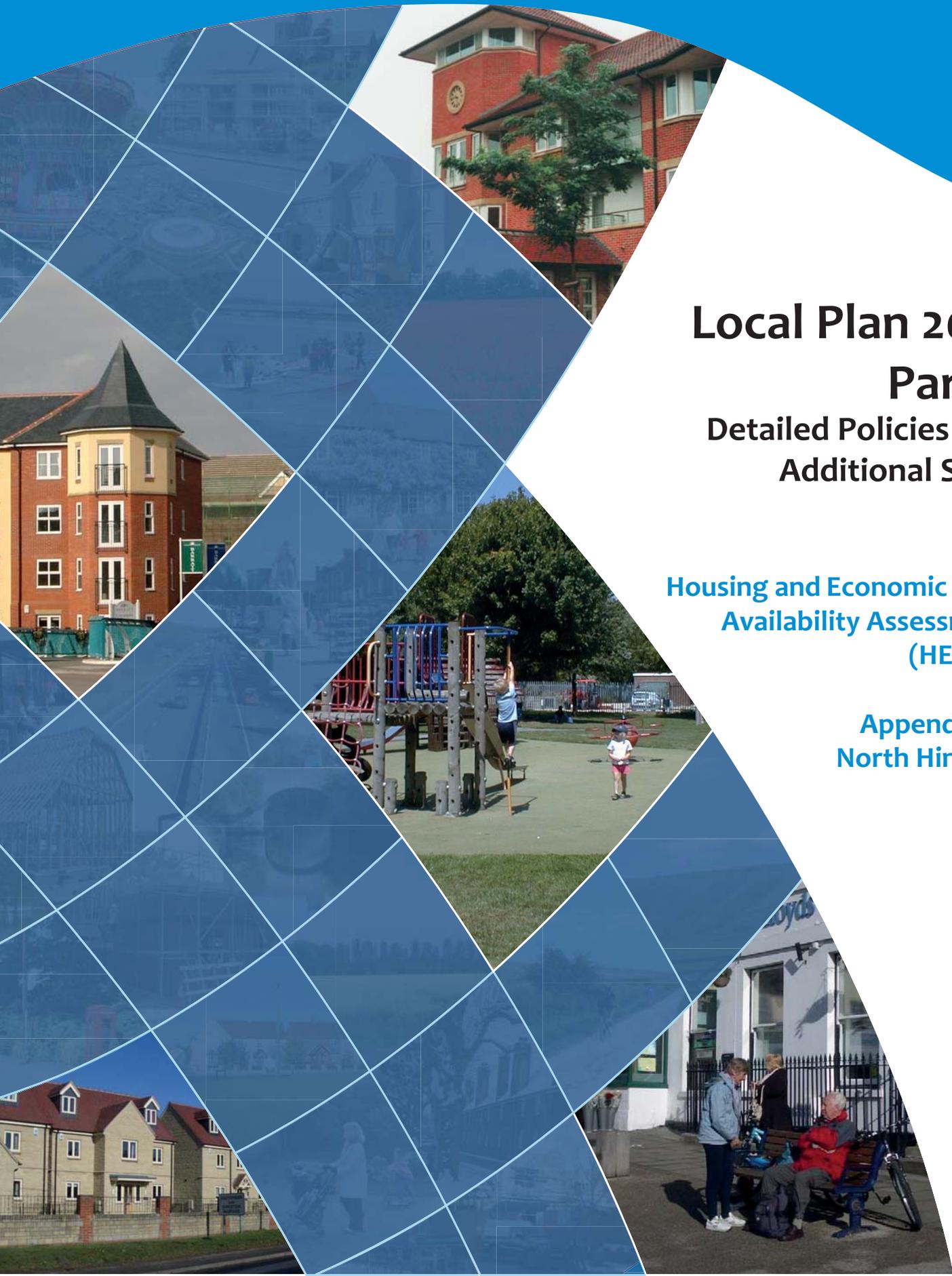




**Vale  
of White Horse**  
District Council

Publication Version  
October 2017



# Local Plan 2031 Part 2 Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 40:  
North Hinksey

<b>Settlement/Parish</b>	<b>North Hinksey</b>		
<b>HELAA Reference</b>	<b>NOHI01</b>	<b>Submitted Site Reference</b>	<b>Yes / V157</b>
Location/Address	Land to the rear of 22 North Hinksey Village		
Size	0.90ha		
Land uses	Greenland		
Surrounding land uses	Residential and A34		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	Site is 1.9km from Oxford Meadows		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 203m from Willow Walk Meadow		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
<b>Other Constraints Identified</b>			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is within the North Hinksey Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 4		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Yes - site is promoted for development		
<b>Achievability</b>	Yes - Site is deliverable		
<b>Indicative Trajectory</b>	0-5 years: 18 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=NOHI01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=NOHI01</a>		

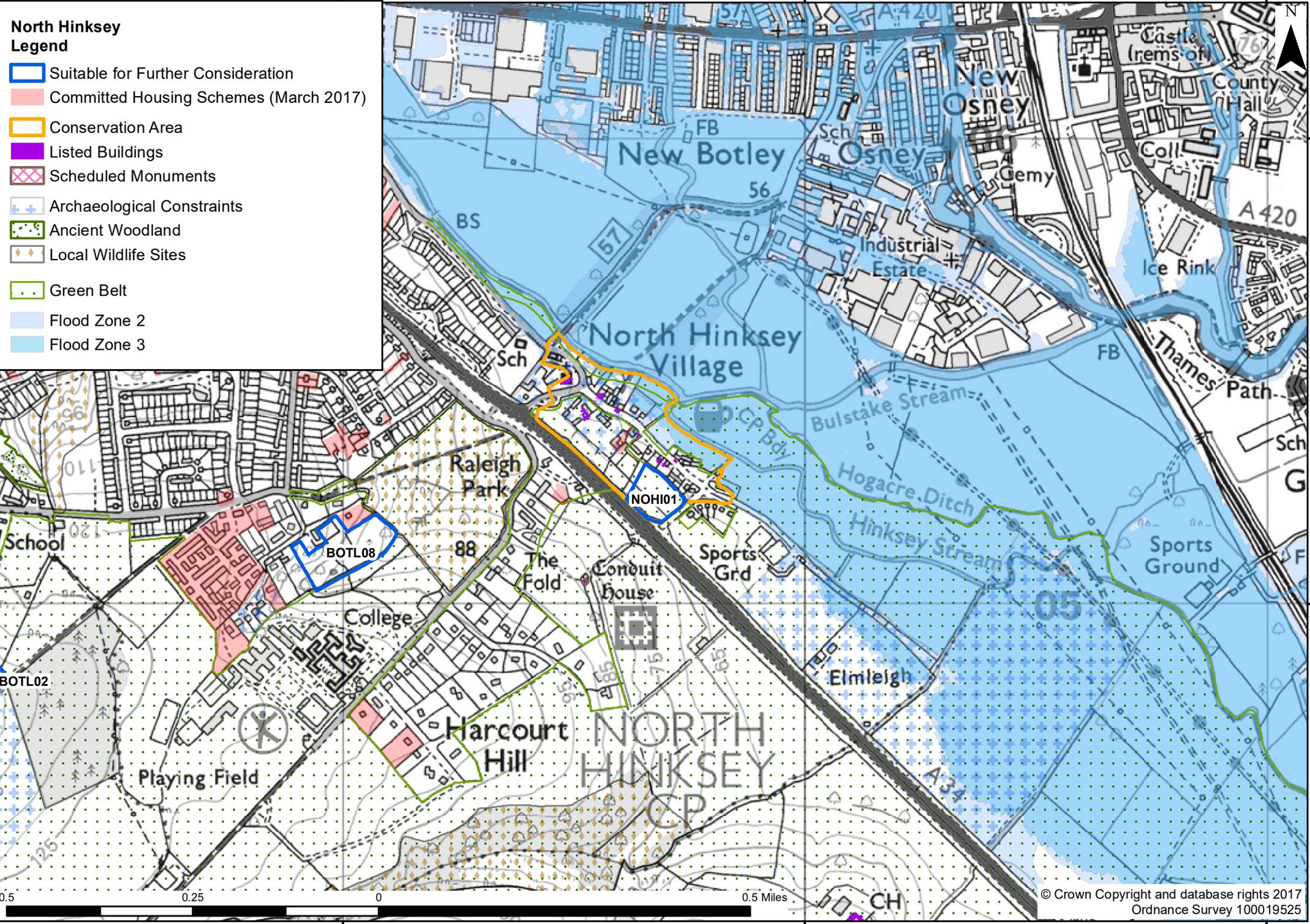
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### North Hinksey Legend

- Suitable for Further Consideration
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- Scheduled Monuments
- Archaeological Constraints
- Ancient Woodland
- Local Wildlife Sites
- Green Belt
- Flood Zone 2
- Flood Zone 3



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