



**Vale  
of White Horse**

*District Council*

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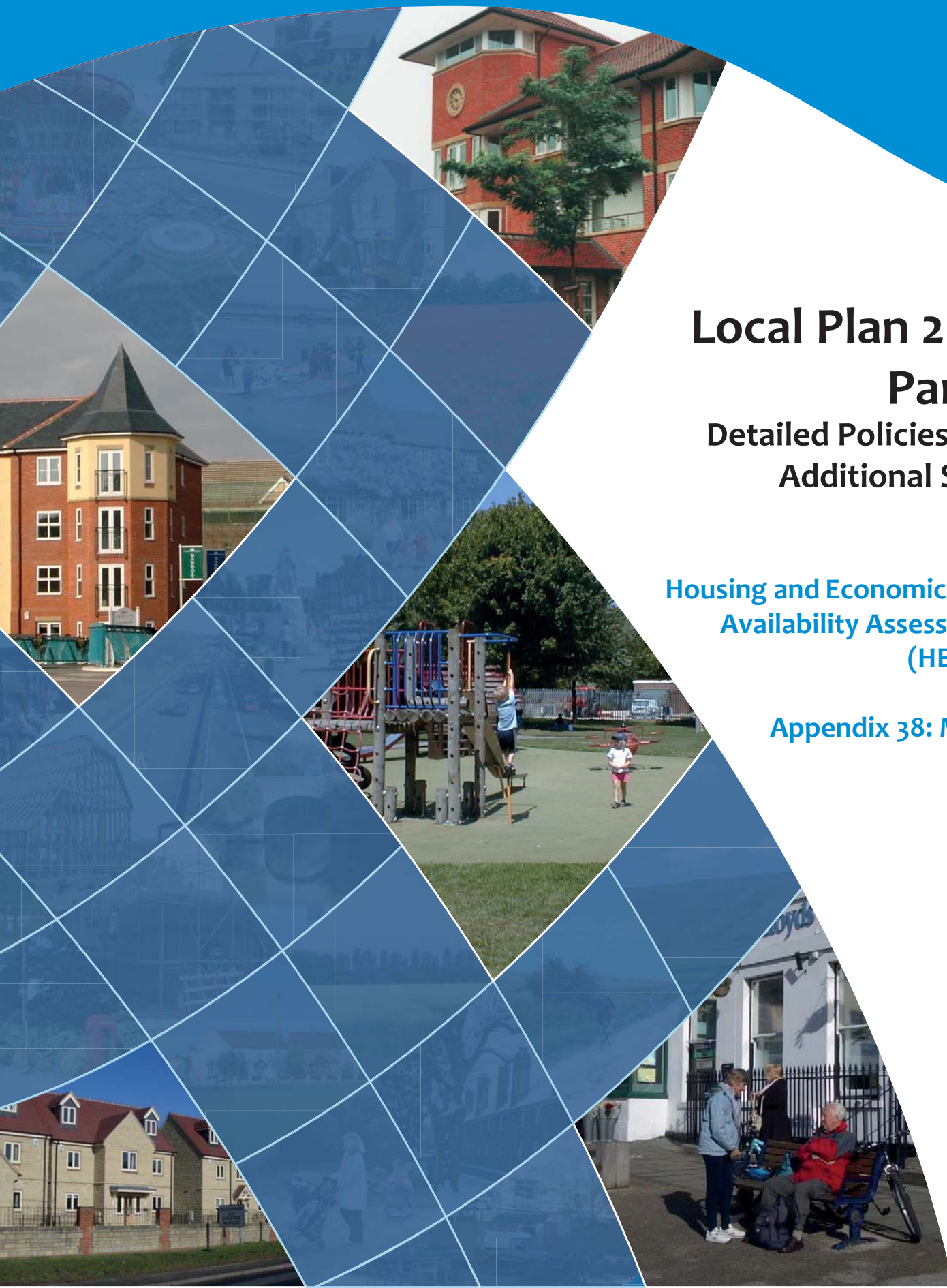
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 38: Milton



Settlement/Parish	Milton		
HELAA Reference	MILT01	Submitted Site Reference	No
Location/Address	Land north of Mill Lane		
Size	7.15ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	2.52ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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 Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
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		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 93dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT01</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT02	Submitted Site Reference	Yes / V075
Location/Address	Land north west of junction off Mill Lane with High Street		
Size	2.03ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Community		
Planning history	P16/V2105/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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 Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
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		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 41 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT02</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT03	Submitted Site Reference	No
Location/Address	Land north east of junction off Sutton Road and High Street		
Size	2.57ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V2105/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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 adjacent to the Milton Conservation Area		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylon traverses eastern part of site.		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 64dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT03">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT03</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT04	Submitted Site Reference	No
Location/Address	Land north of Sutton Road, west of Sutton Courtenay		
Size	6.10ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 193m from the proposed Kelart's Field		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylons traverse wider parcel and cut close to site.		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 153dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT04">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT04</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT05	Submitted Site Reference	No
Location/Address	Land south of Sutton Road, west of Sutton Courtenay		
Size	5.54ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to the proposed Kelart's Field		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylons traverse wider parcel and define south west border of site.		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 139dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT05">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT05</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT06	Submitted Site Reference	No
Location/Address	Land south of Sutton Road, east of Milton		
Size	1.66ha		
Land uses	Part planning permission		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylons define north of site.		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 42 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT06">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT06</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT07	Submitted Site Reference	No
Location/Address	Land at site east of Old Moor		
Size	6.53ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.05ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole, Great Crested Newts		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is adjacent to the Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 3 and N/A		
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		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 162dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT07">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT07</a>		



Settlement/Parish	Milton		
HELAA Reference	MILT08	Submitted Site Reference	Yes / V094
Location/Address	Land at Manor Farm, Old Moor		
Size	0.73ha		
Land uses	Agricultural and Residential		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.01ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole, Great Crested Newts		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is partly within the Milton Conservation Area		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 14 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT08">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT08</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT09	Submitted Site Reference	Yes / V138
Location/Address	Land north of Pembroke Lane		
Size	1.67ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.21ha - Part of site within Flood Zone 2 and/or 3 (11%-25%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole, Great Crested Newts		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is within the Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
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		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 29 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT09">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT09</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT10	Submitted Site Reference	Yes / V225
Location/Address	Land to rear of horse paddocks, Pembroke Lane		
Size	0.50ha		
Land uses	Agricultural		
Surrounding land uses	Residential, Agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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 Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - Site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 10 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT10">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT10</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT12	Submitted Site Reference	No
Location/Address	Land west of 70 - 78 High Street		
Size	1.99ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.79ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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 adjacent to the Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
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		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 30dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT12">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT12</a>		

Settlement/Parish	Milton		
HELAA Reference	MILT13	Submitted Site Reference	Yes / V068
Location/Address	Land between 50 & 62 High Street		
Size	0.65ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of 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 Milton Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	N/A		
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		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 13 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT13">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=MILT13</a>		

