



**Vale
of White Horse**
District Council

Consultation Draft
February 2014

Local Plan 2031 Part 1

Strategic Sites and Policies

Strategic Housing Land Availability Assessment (SHLAA)

Appendix

17: Milton



SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT01 | | |
| Site submission number | V075 | | |
| Site address/location | Junction of Mill Lane with High Street (Land NW of) | | |
| Planning history | P08/V0490 – Temp access for contractor compound - Granted | | |
| | | | |
| Site size (hectares) | 2.02ha | | |
| Site description and current uses | Open green space/ possibly agricultural | | |
| Surrounding land uses and character of surrounding area | Residential/ agricultural | | |
| Suitability for housing | | | |
| Policy constraints | Proximity to LB; Adj to Conservation area; Archaeology | | |
| Physical constraints | Road junctions to NE and SE | | |
| Accessibility | Potential | | |
| Overall suitability/developability | Site is suitable in principle subject to care taken from impact on adjacent conservation area and proximity to listed buildings | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Deliverable | | |

The following options apply in determining the accessibility of sites:

- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT02 | | |
| Site submission number | | | |
| Site address/location | Land north of Mill Lane | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 7.15ha | | |
| Site description and current uses | Agriculture | | |
| Surrounding land uses and character of surrounding area | Agriculture and Residential | | |
| Suitability for housing | | | |
| Policy constraints | Flooding (2.48ha); Adj to Conservation area; Adj to LB; Archaeology | | |
| Physical constraints | None | | |
| Accessibility | Potential (access is feasible but needs upgrading) | | |
| Overall suitability/developability | Site is unsuitable due to Flooding to north and sensitivity to LB to south, Access needs improving. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

:

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SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT03 | | |
| Site submission number | | | |
| Site address/location | Land north of Pembroke Lane | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 2.21ha | | |
| Site description and current uses | Agricultural (Horses) | | |
| Surrounding land uses and character of surrounding area | Residential and Agricultural | | |
| Suitability for housing | | | |
| Policy constraints | Flooding (0.21ha); Adj to Conservation area; Archaeology; | | |
| Physical constraints | Stream/Wide ditch on southern boundary. | | |
| Accessibility | Unknown | | |
| Overall suitability/developability | Northern part of site may be suitable for some dev.- site is suitable in principle | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Developable | | |

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- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT04 | | |
| Site submission number | | | |
| Site address/location | Site to the east of Old Moor | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 6.53ha | | |
| Site description and current uses | Agricultural | | |
| Surrounding land uses and character of surrounding area | Residential and Agricultural | | |
| Suitability for housing | | | |
| Policy constraints | Flooding (0.04ha); Archaeology | | |
| Physical constraints | None | | |
| Accessibility | Unknown – site has access but virtually impossible to improve lane leading to site. | | |
| Overall suitability/developability | Site is unsuitable – Access is serious constraint. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

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- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT05 | | |
| Site submission number | V068 | | |
| Site address/location | Land between 50 & 62 High Street | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 0.65ha | | |
| Site description and current uses | Vacant | | |
| Surrounding land uses and character of surrounding area | Residential, Agricultural and Public House | | |
| Suitability for housing | | | |
| Policy constraints | Conservation Area (Whole site); Archaeology; | | |
| Physical constraints | None | | |
| Accessibility | Potential | | |
| Overall suitability/developability | Site is suitable in principle but regard needed to develop here in heart of conservation area. | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Deliverable | | |

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- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT06 | | |
| Site submission number | | | |
| Site address/location | Land south of Sutton Road | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 2.86ha | | |
| Site description and current uses | Vacant (Agricultural) | | |
| Surrounding land uses and character of surrounding area | Residential and Agricultural | | |
| Suitability for housing | | | |
| Policy constraints | Archaeology | | |
| Physical constraints | Power lines on edge/view of Didcot power station | | |
| Accessibility | Potential | | |
| Overall suitability/developability | Site is unsuitable due to buffer with Sutton Courtenay | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

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SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT07 | | |
| Site submission number | | | |
| Site address/location | Junction of Sutton Road and High Street (Land NE of) | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 2.57ha | | |
| Site description and current uses | Open green space | | |
| Surrounding land uses and character of surrounding area | Residential and Agricultural | | |
| Suitability for housing | | | |
| Policy constraints | Archaeology | | |
| Physical constraints | Pylons adjacent to site/across the site; adj to junction | | |
| Accessibility | Potential | | |
| Overall suitability/developability | Site is suitable in principle. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Developable | | |

The following options apply in determining the accessibility of sites:

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SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT08 | | |
| Site submission number | V066 | | |
| Site address/location | Land south and west of 70-78 High Street | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 2.37ha (0.388ha submitted) | | |
| Site description and current uses | Vacant | | |
| Surrounding land uses and character of surrounding area | Residential and Agricultural | | |
| Suitability for housing | | | |
| Policy constraints | Flooding (0.75ha); Conservation area (0.43ha); Adj to LB; Archaeology | | |
| Physical constraints | Stream along S boundary and west of submitted area. | | |
| Accessibility | Unknown | | |
| Overall suitability/developability | Site is unsuitable for major development – minor only | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undevelopable | | |

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SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT09 | | |
| Site submission number | | | |
| Site address/location | Land west of High Street | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 4.11ha | | |
| Site description and current uses | Agricultural (Horses) | | |
| Surrounding land uses and character of surrounding area | Agricultural and Industry | | |
| Suitability for housing | | | |
| Policy constraints | Flooding (2.5ha); Conservation (0.07ha); Archaeology | | |
| Physical constraints | None visible | | |
| Accessibility | Potential (Existing, but too close to junction) | | |
| Overall suitability/developability | Unsuitable due to flood risk. | | |
| Availability and Achievability | | | |
| Availability | | | |
| Achievability | | | |
| Overall assessment of site deliverability | | | |

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SHLAA proforma

| | | | |
|--|---|--|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT10 | | |
| Site submission number | V057 | | |
| Site address/location | Private Allotment Site, Milton | | |
| Planning history | P09/V0932 – Relocation of access point – Granted | P08/V1418 – New access – Withdrawn | |
| | | | |
| Site size (hectares) | 0.56ha | | |
| Site description and current uses | Allotment (Private) | | |
| Surrounding land uses and character of surrounding area | Agricultural (Horses) and Residential | | |
| Suitability for housing | | | |
| Policy constraints | None | | |
| Physical constraints | Large pylons close to site | | |
| Accessibility | Existing | | |
| Overall suitability/developability | Suitable in principle | | |
| Availability and Achievability | | | |
| Availability | | | |
| Achievability | | | |
| Overall assessment of site deliverability | | | |

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SHLAA proforma

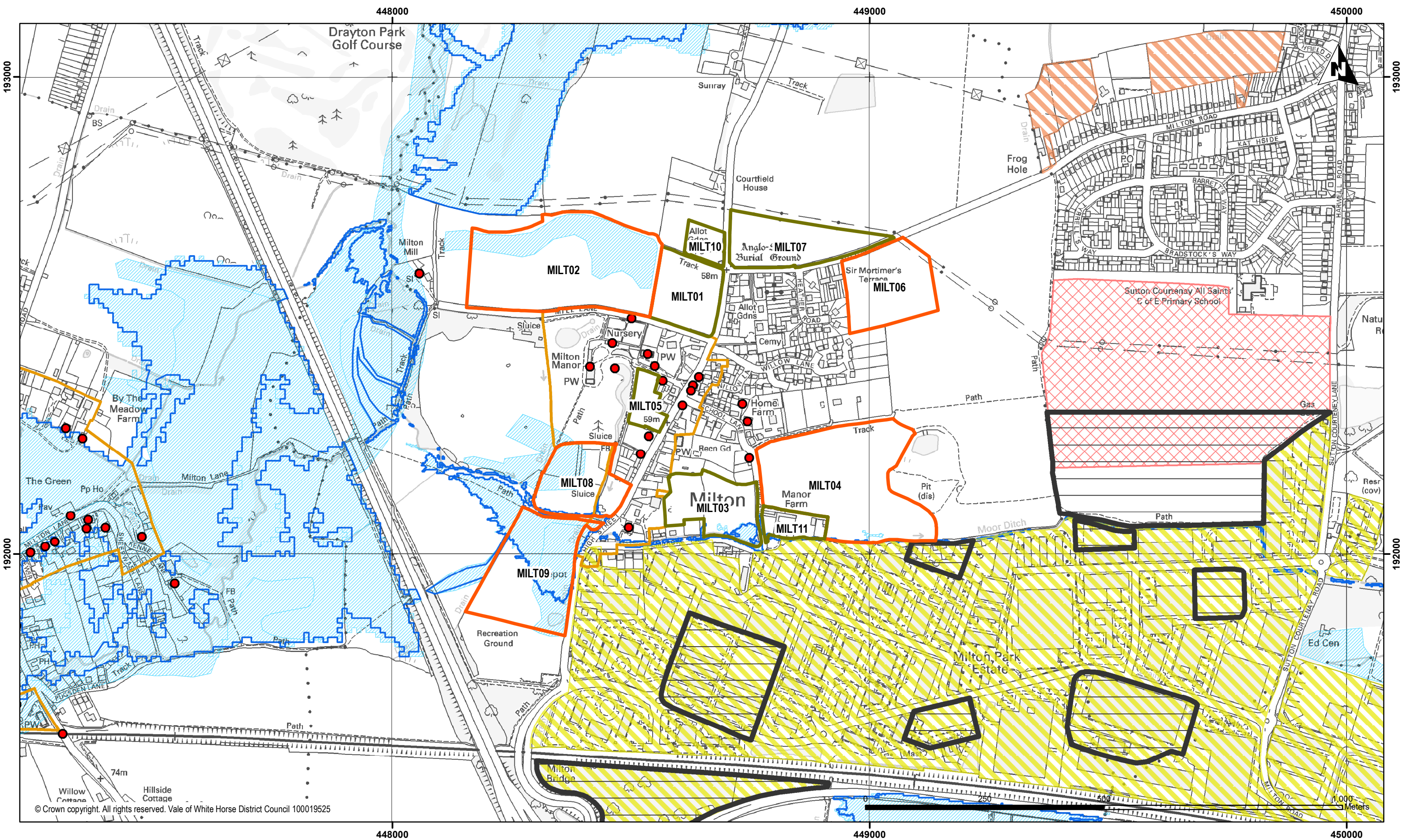
| | | | |
|---|---|---|--|
| Settlement | Milton | | |
| SHLAA site reference | MILT11 | | |
| Site submission number | V094 | | |
| Site address/location | Land at Manor Farm, Old Moor | | |
| Planning history | P67/V0207/O Conversion of granary into living accommodation (Two units). The Granary. | P90/V1762 Erection of units for B1 use Planning Permission on 05 September 1990 | |
| | | | |
| Site size (hectares) | 0.73ha | | |
| Site description and current uses | Agricultural dwellings and residential | | |
| Surrounding land uses and character of surrounding area | Agricultural and residential | | |
| Suitability for housing | | | |
| Policy constraints | Adjacent to mineral consultation area, adjacent to archaeological constraint of Milton historic core, protected species buffered- European Water Vole, South of site adjacent to Flood Zones 2 and 3. | | |
| Physical constraints | | | |
| Accessibility | Existing | | |
| Overall suitability/developability | Suitable in principle subject to appropriate flood mitigation measures, care from ecological constraints | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Deliverable | | |

The following options apply in determining the accessibility of sites:

:

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Area of search

- Permitted site
- Strategic Site Allocation
- Suitable in principle
- Unsuitable
- District Outline

- Listed buildings
- Route of Wilts and Berks Canal
- Proposed new route of Wilts and Berks Canal
- Conservation Area
- AONB

- Great Western Community Forest
- Green Belt
- Local Wildlife Sites
- SSSI
- Scheduled Ancient Monuments

- Historic Park and Gardens
- Flood Zone 3
- Flood Zone 2
- Ancient Woodland
- Enterprise Zones

- South Oxfordshire District Council Housing Sites
- Significant Permissions/Resolutions to grant
- Principal Employment Sites
- Local Plan 2011 Allocations
- February 2013 Local Plan Part 1 Proposed Strategic Allocations

| SHLAA - Assessment of Sites | | | | | | | | | | | | | | | | | |
|-----------------------------|-----------|----------------|--|-----------------------|--|------------------|------|---------------------|--|-------------------------|--------------------------|------------------------|--------------------|-------------------------|------------|----------------|--|
| Settlement | SHLAA REF | Submission REF | SUITABILITY (Phase 1) | SUITABILITY (Phase 2) | Final Report (Consistency cross check and feedback from DM and D&E) | Green Belt Sites | AONB | Maximum Housing No. | # Housing Units (less Flood Zones) @25dph | Total Housing 0-5 years | Total Housing 6-15 years | Total ha gross (SHLAA) | Total ha submitted | Flood Zone 2 and 3 (ha) | Available? | Achievability? | |
| Milton | MILT01 | V075 | Suitable (adjacent Conservation Area; Not in Green Belt); Archaeological Constraints; Grade 2 agric land | Suitable | Suitable in principle | | | 51 | 51 | 51 | 0 | 2.02 | 2.02 | 0 | Yes | Yes | |
| Milton | MILT02 | | Suitable; 35% flooding; (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj; Grade 2 agric land | Refer | Unsuitable - Flooding; Heavily Constrained. | | | 179 | 117 | 0 | 117 | 7.15 | | 2.48 | No | Unknown | |
| Milton | MILT03 | | Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints | Partly suitable | Suitable in principle | | | 55 | 50 | 0 | 50 | 2.21 | | 0.21 | No | Yes | |
| Milton | MILT04 | | Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj | Suitable | Unsuitable - Access; | | | 163 | 162 | 0 | 162 | 6.53 | | 0.04 | No | Unknown | |
| Milton | MILT05 | V068 | Suitable; Not in Green Belt; Within Cons Areat; Archaeological Constraints; Listed Building Adj | Suitable | Suitable in principle | | | 16 | 16 | 16 | 0 | 0.65 | 0.65 | 0 | Yes | Yes | |
| Milton | MILT06 | | Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land | Suitable | Unsuitable - Buffer | | | 72 | 72 | 0 | 72 | 2.86 | | 0 | No | Unknown | |
| Milton | MILT07 | | Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land | Suitable | Suitable in principle | | | 64 | 64 | 0 | 64 | 2.57 | | 0 | No | Yes | |
| Milton | MILT08 | V066 | Suitable; 32% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj | Refer | Unsuitable - Heavily constrained | | | 59 | 41 | 10 | 31 | 2.37 | 0.388 | 0.75 | Yes | Unknown | |
| Milton | MILT09 | | Suitable; 60% flooding; Not in Green belt; Archaeological Constraints | Unsuitable | Unsuitable - Flooding | | | 103 | 40 | 0 | 40 | 4.11 | | 2.5 | No | Unknown | |
| Milton | MILT10 | V057 | SUITABLE; Not in Green Belt; Grade 2 agric land | Suitable | Suitable in principle | | | 14 | 14 | 14 | 0 | 0.56 | 0.56 | 0 | Yes | Yes | |
| Milton | MILT11 | V094 | SUITABLE | Suitable | Suitable in principle | | | 18 | 18 | 18 | 0 | 0.73 | 0.73 | 0.01 | Yes | Yes | |