

Potential site analysis for site 464, Land north of Paskeston Road at Milton

Associated settlement **Milton**
LDP settlement tier **Rural centres**
Community Council area **Carew**
Site area (hectares) **0.52**

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

Relationship to designated areas

Within 500 metres of a SAC.

Not within 500 metres of a SPA.

Not within 500 metres of a National Nature Reserve.

Not within 100 metres of a Local Nature Reserve.

Not within 500 metres of a Marine Nature Reserve.

Not within 100 metres of a Woodland Trust Nature Reserve.

Not within 100 metres of a Wildlife Trust Nature Reserve.

Not within 100 metres of Access Land.

Not within 100 metres of a Scheduled Ancient Monument.

Not within 50 metres of a Listed Building.

Partly within a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Partly within Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Partly within HSE safeguarding zones.

Not within MoD safeguarding zones for buildings under 15m high.

Site includes a Tree Protection Order.

Not within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 5 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

No Public Right of Way.

Not a Village Green.

Stage one commentary

Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Does the site pass stage one site criteria tests? **Yes**

Stage two evaluation

Ownership	Unknown		
General overview	The road frontage part of this site has been developed into two detached properties. Land to the rear forms part of a larger field		
Greenfield or Brownfield/PDL	both	Estimated number of dwellings	0
Adjoining uses and access	Development of part of this site contributes to the existing frontage development of detached dwellings with individual accesses to Paskeston Road. Egress to land at the rear has not been retained.		
Visible constraints to development	Lack of access potential and poorly related to existing development - backland development		
Impact on National Park's Special Qualities	Milton is located within the Daugleddau LCA, the enclosed large water body provides a great sense of tranquillity here. A strong sense of enclosure and shelter is provided by the surrounding landform, dense strands of woodland and belts of trees. There is a prevailing sense of a sheltered, well cared for wooded farmland and parkland landscape of long established private estates and secluded houses contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary. Milton itself has traditional buildings closer to the old village core and the eastern end of the village, and the northern end of the village approaches very close to Radford Pill. Development of this site, is not likely to adversely affect the special qualities of the area, provided design and boundary treatments are appropriate and separation from the Pill remains.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Part of the site has already been developed application 99/107. Site visit confirms the lack of suitable access for the remaining undeveloped part of this site		

Development planning history

Subject to an objection during the Local Plan process

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
99/107	FULL	Dwelling and garage	APP	06-May-1999
99/197	OL	Dwelling	APP	22-Jun-1999

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class B; soluble rock class A; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.

Distance from potential sites to selected services in kilometres

Nearest shop	3.79	Nearest doctor	5.84
Nearest pub	0.18	Nearest Dentist	5.5
Nearest primary school	1.52	Nearest secondary school	6.18
Nearest post office	0.14	Nearest petrol station	1.4
Nearest community hall	3.46	Nearest police station	6.92
Nearest letter box	0.69	Nearest library	5.67
Nearest place of worship	0.73	Nearest cash point	0.29
Nearest sports ground	0.92		

* Distances are in kilometres, 'as the crow flies'

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development Part of this site has already been developed at the road frontage. Access to the rear part of the site has not been retained. This remaining undeveloped part of the site forms part of a larger field, not well related to existing development, and would create backland development.

Does the site pass stage two tests? No **Proposed use**