

## METHODOLOGY

The aim of this survey was to ascertain which sites may be suitable for future housing development in the District of Rochford. The survey allows the user to consider characteristics of sites that are not obviously comparable and produce a final score for the overall quality of the land and how sustainable housing development on the site would be.

This figure can then be compared to other sites and giving an idea of what a 'good' site for sustainable development should be scoring and what a typical score for a more inappropriate site would be. Any subsequent sites, which are scored, can then be compared to these sites and can be assessed for their appropriateness for development.

The guide below sets out how the sites have been assessed and how the sustainability of other sites may be a consideration of their suitability for future development. Whilst this method goes some way to saying how good an area is for development, inevitably there will be other overriding factors that need to be taken into account. The detailed examination of options through the preparation of local development documents is therefore, the key to final decisions about land-use allocations regardless of the results of this analysis.

### The Guide

**Access:** Measure the distance from the site to the nearest bus stop, train station, etc. The nearest number to the distance collected is then marked off, so if it is 1.3km, then it will be marked as 1.5km, whilst if it were 1.2km, it would be classed as 1km. 1.25km counts as 1.5km. The only exception to this is for the 10 metre box. If the distance is over 30 metres then it is classed as 500m rather than being the closer of the two values. If there is not a certain facility within 10km, then just mark it off as >10km. Any development which is going to happen, i.e. it has received planning permission and they are looking to start with the construction, may be included as a site. For example, if a new supermarket were being built but its construction had not yet started, it can still count as the closest supermarket to the site if it is indeed so, as the development will be finished before any houses would be finished. Please note; the distance measured must be along roads and **NOT** as the crow flies or along rough tracks. If the total distance is under 400 metres then the footpaths can be used, otherwise it has to be measured using roads only.

**Utilities:** Whilst the utilities are not expected to be on site if there is no previous development, there should be the possibility of some being easily available. If, therefore, there are residences or industry around the site, this will be classed as there being the utilities. It is important to note under 'details' where the utilities are for the site and also if they run across the site as this may have an impact on densities.

**Site Characteristics:** The Environment Agency holds information about the flood risk of areas and this should be used to say whether or not the land is liable to flooding. No other source is acceptable. Previous development must also have been with planning permission and any illegally erected buildings or buildings not requiring planning permission do not count as previous development. Agricultural buildings such as barns do not count as development either. A change of land use is classed as development.

**Preservation Orders:** All preservation orders must be recorded and for IPC and Landfill, the zone of influence must be recorded as well if the site lies within it.

**Land Classification:** Using the Agricultural Land Classification of England and Wales, the grade of land must be recorded on the survey also. This is to try and protect high quality farmland. Already developed land does not need this.

**Sequential Test:** The site must be classed according to which category it is most like and marked off accordingly.

**Observations:** Here any other factors are added which do not affect the direct scoring of the site but which need to be added in order to help give an overall evaluation of the site. Site area should be to 1d.p. and visual impact is a subjective view of whether the surrounding area would suffer or not. These are not used to score the site but are useful to get an idea of the area and can be used to compare different sites with similar scores.

**Bus Service:** This looks at how often buses serve the nearest bus stop. There are three options, frequent (a bus more often than every hour), hourly (a bus every hour) and infrequently (a bus less than every hour). This is so that land in rural areas with a very poor bus service but next to a bus stop does not have an advantage over an area on a very busy bus route but is 500 metres away from the nearest stop.

## **Analysis of Non-residential Land**

The sheets below provide details of the scoring of the non-residential sites within the identified urban areas of the district, particularly the existing industrial estates. The analysis is intended as a starting point for considering future options for residential development in accordance with the government's requirements that all such sites are assessed.

It will be clear that the provision of land for housing is not a requirement that overrides the good planning of an area and employment land is an equally important of the equation. Indeed, the sub-regional section of draft East of England Plan dealing with South Essex makes it very clear that employment and infrastructure provision must be considered in advance of new housing if the aim of creating sustainable communities is to be met.

The methodology outlined here will also form part of the assessment of the option assessment for future housing sites.

Eldon Way industrial estate					Total		119							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station		10												
Primary school			8											
Secondary school		8												
General shop		10												
Supermarket		5												
Town centre		8												
Employment site					6									
Public space				6										
Children's play space				6										
Main road	5													
Pub		5												
Doctors		5												
Village/Community Centre			4											
Religious centre		5												
Recycling facilities		5												

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	
Existing non Town Centre	
Town Centre	10

Observations		
Visual impact	Neutral	
Article 4 direction		No
Landscape type	Open	
Size of the land	4.6 ha	
Description of site	Existing industrial estate in the middle of the town	
Ownership		
Topography	Flat	

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

The Freight House					Total		116							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station		10												
Primary school		10												
Secondary school					6									
General shop		10												
Supermarket		5												
Town centre		8												
Employment site		10												
Public space		10												
Children's play space		10												
Main road	5													
Pub		5												
Doctors		5												
Village/Community Centre				4										
Religious centre		5												
Recycling facilities	5													

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk	-10	
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	
Existing non Town Centre	5
Town Centre	

<b>Observations</b>	
Visual impact	Neg
Article 4 direction	No
Landscape type	Open
Size of the land	0.5 ha
Description of site	Raised site so only base would flood. Current function suits
Ownership	
Topography	flat at top but steep sides to north and east. Gentle slope o

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Swaine's Industrial Estate					Total		106							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station			8											
Primary school		10												
Secondary school			6											
General shop		10												
Supermarket			5											
Town centre			6											
Employment site						5								
Public space					5									
Children's play space					5									
Main road	5													
Pub			4											
Doctors		5												
Village/Community Centre				4										
Religious centre		5												
Recycling facilities		5												

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		
Sewerage system	x		
Telephone	x		
Gas	x		
Electricity	x		

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential test</b>	
Rural	
Urban exention	
Existing non Town Centre	5
Town Centre	

Observations		
Visual impact	Positive	
Article 4 direction		No
Landscape type		Closed
Size of the land	0.9 ha	
Description of site	Current industrial site - drab and fairly run down	
Ownership		
Topography	flat	

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

RDC Depot and Riverside Industrial Estate					Total		99							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station		10												
Primary school					5									
Secondary school					6									
General shop		10												
Supermarket		5												
Town centre		8												
Employment site				8										
Public space		10												
Children's play space		10												
Main road		5												
Pub		5												
Doctors		5												
Village/Community Centre			4											
Religious centre		5												
Recycling facilities		5												

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk	-10	
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

Observations		
Visual impact	Neutral	
Article 4 direction		No
Landscape type	Open	
Size of the land	1.6 ha	
Description of site	Current industrial estate	
Ownership		
Topography	Flat	

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Vertex offices & community use west of t						Total		98							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k		
Access:															
Bus stop		8													
Train station				8											
Primary school		10													
Secondary school			6												
General shop		10													
Supermarket					4										
Town centre					6										
Employment site						5									
Public space		10													
Children's play space					5										
Main road	5														
Pub			4												
Doctors		5													
Village/Community Centre					3										
Religious centre		5													
Recycling facilities				4											

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Neutral
Article 4 direction	No
Landscape type	Closed
Size of the land	2.4 ha
Description of site	Current offices and scout huts
Ownership	
Topography	Flat

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	



Brook Road Industrial estate					Total		96							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station					6									
Primary school			8											
Secondary school					6									
General shop				6										
Supermarket				5										
Town centre				6										
Employment site					6									
Public space		10												
Children's play space				4										
Main road		10												
Pub		5												
Doctors				4										
Village/Community Centre					3									
Religious centre			4											
Recycling facilities		5												

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

Observations		
Visual impact	Neutral	
Article 4 direction		No
Landscape type	Open	
Size of the land	13.5 ha	
Description of site	Current industrial estate alongside A127	
Ownership		
Topography	Flat	

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Rawreth Industrial Estate					Total		95							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station						5								
Primary school		10												
Secondary school						4								
General shop				6										
Supermarket							4							
Town centre						4								
Employment site		10												
Public space		10												
Children's play space		10												
Main road		5												
Pub				4										
Doctors			4											
Village/Community Centre			4											
Religious centre					3									
Recycling facilities				4										

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

Observations		
Visual impact	Positive	
Article 4 direction		No
Landscape type	Open	
Size of the land	10.3 ha	
Description of site	Existing industrial estate	
Ownership		
Topography	Mainly flat but south end of the side is on a hill.	

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Main Road Industrial Estate					Total		93							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station					6									
Primary school				6										
Secondary school						4								
General shop			8											
Supermarket					4									
Town centre					6									
Employment site					6									
Public space		10												
Children's play space			8											
Main road	5													
Pub			4											
Doctors		5												
Village/Community Centre		5												
Religious centre				4										
Recycling facilities				4										

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Neutral
Article 4 direction	No
Landscape type	Open
Size of the land	1.3 ha
Description of site	Existing industrial site
Ownership	
Topography	flat

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Imperial Park Industrial estate					Total		90							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station					6									
Primary school		10												
Secondary school					6									
General shop		10												
Supermarket						4								
Town centre						4								
Employment site			8											
Public space				6										
Children's play space				6										
Main road	5													
Pub					3									
Doctors		5												
Village/Community Centre				4										
Religious centre					3									
Recycling facilities			4											

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

Sequential Test	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

Observations		
Visual impact	Positive	
Article 4 direction		No
Landscape type	Open	
Size of the land	1.7 ha	
Description of site	Current industrial site	
Ownership		
Topography	Flat	

Bus Service	
Frequent	
Hourly	3
Infrequent	

Former Brickworks, Star Lane					Total		77							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station							3							
Primary school			8											
Secondary school													-4	
General shop				6										
Supermarket					4									
Town centre									3					
Employment site	10													
Public space			8											
Children's play space			8											
Main road	5													
Pub		5												
Doctors		5												
Village/Community Centre				4										
Religious centre			4											
Recycling facilities		5												

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	-10
Urban exention	
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Positive
Article 4 direction	No
Landscape type	Open
Size of the land	3.1 ha
Description of site	Has existing brick works on site
Ownership	
Topography	flat land

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Purdeys Way & Sutton Wharf Industrial Estate					Total		82							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
<b>Access:</b>														
Bus stop		8												
Train station				8										
Primary school			8											
Secondary school						4								
General shop			8											
Supermarket				5										
Town centre				6										
Employment site		10												
Public space		10												
Children's play space		10												
Main road	5													
Pub		5												
Doctors				4										
Village/Community Centre					3									
Religious centre			4											
Recycling facilities				4										

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk	-10	
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	-5
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	-10
Urban exention	
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Positive
Article 4 direction	No
Landscape type	Open
Size of the land	37.3 ha
Description of site	Large industrial estate on ex-landfill surrounded by rivers on tw
Ownership	
Topography	Flat

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Aviation Way (East)					Total		76							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station							3							
Primary school							0							
Secondary school									3					
General shop				6										
Supermarket				5										
Town centre							4							
Employment site		10												
Public space		10												
Children's play space				6										
Main road	5													
Pub				4										
Doctors				4										
Village/Community Centre				4										
Religious centre		5												
Recycling facilities				4										

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	-10
Urban exention	
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Neutral
Article 4 direction	No
Landscape type	Open
Size of the land	28.8 ha
Description of site	Current industrial estate
Ownership	
Topography	Flat land

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	

Aviation Way (West)					Total		74							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station							3							
Primary school							0							
Secondary school									3					
General shop				6										
Supermarket					4									
Town centre							4							
Employment site		10												
Public space		10												
Children's play space		10												
Main road	5													
Pub				4										
Doctors				4										
Village/Community Centre				4										
Religious centre		5												
Recycling facilities				4										

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		Around site
Sewerage system	x		Around site
Telephone	x		Around site
Gas	x		Around site
Electricity	x		Around site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development		-10

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential Test</b>	
Rural	
Urban exention	-5
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Positive
Article 4 direction	No
Landscape type	Open
Size of the land	11.4 ha
Description of site	Open wasteland
Ownership	
Topography	flat

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	



Stambridge Mill					Total		73							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station					6									
Primary school			8											
Secondary school						4								
General shop				6										
Supermarket					4									
Town centre				6										
Employment site			8											
Public space			8											
Children's play space			8											
Main road		5												
Pub		5												
Doctors					3									
Village/Community Centre				4										
Religious centre			4											
Recycling facilities	5													

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk	-10	
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential test</b>	
Rural	-10
Urban exention	
Existing non Town Centre	
Town Centre	

Observations		
Visual impact	Pos	
Article 4 direction		No
Landscape type	Open	
Size of the land	1.7 ha	
Description of site	Industrial Mill with tall Silo's	
Ownership		
Topography	Flat land	

<b>Bus Service</b>	
Frequent	
Hourly	
Infrequent	1

Star Lane Industrial Estate					Total		67							
	10m	<500m	1k	1.5k	2k	3k	4k	5k	6k	7k	8k	9k	>10k	
Access:														
Bus stop		8												
Train station							3							
Primary school			8											
Secondary school													-4	
General shop				6										
Supermarket					4									
Town centre									3					
Employment site										0				
Public space			8											
Children's play space			8											
Main road	5													
Pub		5												
Doctors		5												
Village/Community Centre				4										
Religious centre			4											
Recycling facilities		5												

	Yes	No	Details
<b>Utilities:</b>			
Mains water	x		On site
Sewerage system	x		On site
Telephone	x		On site
Gas	x		On site
Electricity	x		On site

	Yes	No
<b>Site Characteristics:</b>		
Flood risk		x
Previous development	x	

Designations	Zone of influence
National and International	
Wildlife sites and LNR	
Coastal Protection Belt	
Special Landscape Area	
Area of Ancient Landscape	
Airport safeguarding	
Green belt	
Landfill	
IPC, IPPC, COMAH sites	

<b>Sequential test</b>	
Rural	-10
Urban exention	
Existing non Town Centre	
Town Centre	

<b>Observations</b>	
Visual impact	Neutral
Article 4 direction	No
Landscape type	Open
Size of the land	2 ha
Description of site	Existing industrial site
Ownership	
Topography	Flat

<b>Bus Service</b>	
Frequent	5
Hourly	
Infrequent	