

REG1 (36) VILLAGE FARM INDUSTRIAL ESTATE, PYLE

Uses – B1, B2 & B8

Area of
Undeveloped Land
Remaining (ha)
(2009) – 5.15



Site Details

A large, established industrial estate, which is substantially developed, one of the few established employment areas in this western part of the County Borough. Situated off the A48 on the outskirts of Pyle, less than 1 mile from junction 37 of the M4.

Village Farm Industrial Estate is a well established employment / industrial site within the existing urban area and relates well to its surroundings.

Much of the site is developed with pockets of vacant land (totaling 5.15Ha) remaining.

Planning Requirements

Planning Application	<input checked="" type="checkbox"/>
Design and Access Statement	<input checked="" type="checkbox"/>
Masterplan / Development Brief	<input type="checkbox"/>
Environmental Statement	<input checked="" type="checkbox"/>
Ecological Assessment	<input type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>
Contaminated Land Investigations	<input type="checkbox"/>
Energy Assessment	<input type="checkbox"/>
Economic Impact Assessment	<input checked="" type="checkbox"/>
Habitats Regulations Assessment	<input checked="" type="checkbox"/>
Archaeological Assessment	<input type="checkbox"/>
Landscape Impact Assessment	<input type="checkbox"/>
Health Impact Assessment	<input type="checkbox"/>
Travel Plan	<input type="checkbox"/>
Groundwater Investigations	<input type="checkbox"/>
Tree Survey	<input type="checkbox"/>

Infrastructure Requirements

Affordable Housing	<input type="checkbox"/>
Education Provision	<input type="checkbox"/>
Community Facility Provision	<input type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input type="checkbox"/>
Recreation Provision	<input type="checkbox"/>
Green Infrastructure	<input type="checkbox"/>
Drainage Improvements/SUDS	<input type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

Other Issues/Comments

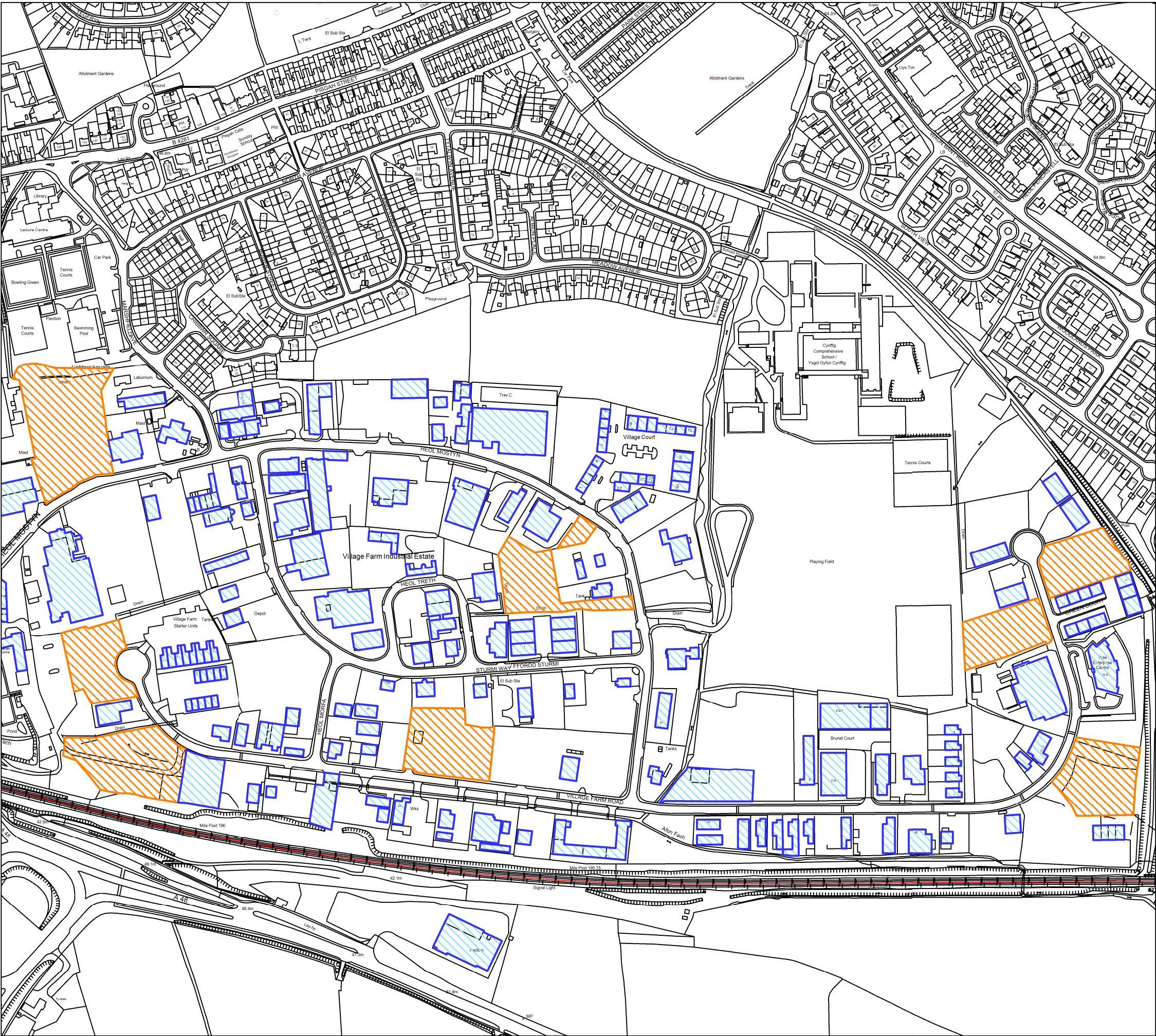
The HRA of the LDP identifies this site as being within 2km of a SAC. Future development at this site may need to be screened to determine whether a (project-level) HRA is required.

Total Area (Ha)
44.54

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Various

Village Farm Ind. Est., Pyle - 2013
REG1(36)
4.56 Ha remaining



Date: Map generated by:



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Scale 1:4000 @ A3