



Our Local Plan

Housing and Economic Land Availability Assessment (HELAA) (2017- 2018)

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1. Introduction

Background

- 1.1 The Housing and Economic Land Availability Assessment (HELAA) is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence document that informs plan-making, but it does not in itself represent policy nor does it determine whether a site should be allocated for development in the future or influence the determination of any planning application. Land allocations can only be made by local authorities through a Development Plan Document, such as a Local Plan.
- 1.2 The preparation of the HELAA is a requirement of the National Planning Policy Framework (NPPF)¹. The HELAA assesses potential land and sites for their development potential focusing on their suitability (the physical ability of a site to be developed), availability (the willingness of a landowner to make a site available for development) and achievability (the ability of a site to be delivered).
- 1.3 The HELAA determines whether a site could be developed, not whether it should or would be. It does not represent policy or determine whether a site should be allocated or granted planning permission should an application be received.
- 1.4 The assessment of sites and locations set out in this HELAA follows the methodology approved at Tandridge Council's Planning Policy Committee in March 2015 for undertaking the process as well as the relevant sections of the NPPF and the Planning Practice Guidance (PPG).
- 1.5 This HELAA 2017/18 supersedes and combines earlier iterations of the document published in 2016 and the Interim HELAA on Broad Locations published in 2017. It is consequently split into two parts.

What is included in this Report?

- 1.6 The Council adopted a preferred strategy in March 2017, which is to be pursued in preparing the Plan. The strategy includes the need to identify and allocate suitable sites on the edge of urban and semi-rural service settlements. It also requires the identification of a broad location within which a strategic scale development that accords with the Town and Country Planning Associations 'Garden City' principles, can be delivered. The two

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

elements of the strategy require differing methods for the identification and assessment of sites. It is therefore appropriate for this HELAA review to be split into two parts.

Part 1 – Individual Sites

- 1.7 Part 1, covered in Chapters 3 – 9 of this HELAA, builds upon and updates the 2016 Report. It has assessed the development potential of sites submitted to the Council through the HELAA process. The report presents the following key outputs:
 - Details, including maps, of sites submitted as part of the HELAA process;
 - An assessment of the suitability of each site for development;
 - A notional development capacity that could be delivered on each site assessed to be suitable;
 - A calculation of the potential windfall delivery of housing for the district²;
 - and
 - An indicative trajectory of development that could come forward.
- 1.8 The indicative trajectory includes sites that are suitable as per the HELAA methodology, and therefore not just those which accord with the preferred strategy for the Local Plan. As such, not all of the sites included in the trajectory will be considered for inclusion in the Plan.

Part 2 – Broad Locations

- 1.9 Part 2, covered in Chapters 10 – 14, provides an update to, and supersedes, the Focused Interim HELAA- Broad Locations. (2017), which was published as part of the evidence base used to inform the Local Plan: Garden Villages Consultation 2017. Part 2 of the HELAA assesses the suitability and availability of a number of areas which meet the Councils criteria to be considered as a broad location.
- 1.10 It should be noted that the treatment and assessment of an individual site through the HELAA process, is different than a cluster of sites being treated as a broad location. Sites which are found to be unsuitable or unavailable as an individual site may not be considered in the same way when looking at a broad location. As part of the interim HELAA the Council has looked at clustered HELAA sites that when considered together could deliver large

² Windfall delivery relates to the delivery of housing which will come forward on unidentified sites or on sites that fall below the minimum HELAA threshold within the plan period.

scale development, as well as significant sized sites/ site parcels submitted in the context as a self-sustaining settlement.

- 1.11 As such, there may be sites that are considered positively as part of a broad location in interim HELAA document, which are not considered to be suitable or available in Part 1 of this iteration of the HELAA.
- 1.12 It is an important part of the HELAA and site assessment process that sites can be assessed in a number of ways to ensure they have been fully considered.
- 1.13 Please note, this HELAA reflects the information known to be correct to the Council at the time of writing and no site submitted after 31st December 2017 has been assessed, but will be considered in future iterations of the HELAA.

What the HELAA does and what it does not do

- 1.14 Whilst the HELAA is a key document, it is only one part of the evidence base used to inform the preparation of the Local Plan. It is important to understand what the HELAA does and does not do. This is presented in Table 1, below.

Table 1: Table showing summary of what the HELAA does and does not do

What it is	What it is not
A document that informs Local Plan preparation	A process that directly allocates land for development
A process for identifying and assessing any sites that may have a part to play in meeting the development needs of the area	A document that excludes the consideration of land in the Green Belt
A document that provides the Council with a general understanding of the development potential of sites	A document that grants planning permission for sites or suggests that planning permission would be granted
A process that allows a windfall allowance to be calculated	

Terminology clarification

- 1.15 Traditionally the land considered through the HELAA process is referred to as a 'site'. The HELAA 2017/18 refers to land in a number of ways and for clarity each of the following terminologies and their definitions are set out below:

1.16 **Site** – a single parcel of land that has been submitted to the Council for consideration through the HELAA process. An individual site will usually have one representative that may be the landowner or a developer. However, on larger sites, there may be a number of landowners. All sites will have a site boundary that distinguishes the extent of the site that has been submitted and which is usually the landownership boundary. This term is predominantly used in Part 1 of the HELAA 2017/18.

1.17 **Broad Location** – a broad location is a general area that has development potential. A broad location may cover a number of individual sites, only a few sites or none at all. Broad locations do not always have a defined boundary and it is the principal of development that is being considered. If a broad location is pursued by a local authority and subsequently allocated in a Local Plan, it is through the evidence gathering process and the preparation of local development policies that the precise extent of land will be determined. This term is predominantly used in Part 2 of the HELAA 2017/18.

1.18 **Garden Community** – A Garden Community refers to what is being sought for delivery through the Tandridge Local Plan and is referred to in this document for context in terms of how the HELAA Broad Location work feeds into the wider plan-making process. All information relating to a Garden Community and details etc will be set out in the development plan which once adopted, will include the Local Plan and an Area Action Plan. This term is predominantly used in Part 2 of the HELAA 2017/18.

2. Policy Context

National Policy and Guidance

- 2.1 The NPPF and the accompanying Planning Practice Guidance (PPG) identifies that the Government wants to use the planning system to significantly boost the supply of housing³ and support sustainable economic growth⁴. In order to facilitate this, assessing the development needs of the district and identifying specific and deliverable sites is a critical aspect of the Local Plan process.
- 2.2 Specifically, the requirement for local authorities to produce a land assessment which enables realistic assumptions about the **availability, suitability and achievability** of land to meet identified development needs for the duration of the plan period is set out in paragraphs 159 and 161 of the NPPF. The NPPF identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 2.3 The PPG provides advice on how to undertake HELAAs. Simply put, the advice states that a HELAA should:
 - Identify sites and broad locations with potential for development;
 - Assess their development potential and suitability; and
 - Assess the likelihood of development coming forward (availability and achievability).
 - Assess whether the site and broad locations are deliverable, developable or non-developable.
- 2.4 This advice was taken on board when finalising the Tandridge HELAA methodology and undertaking the site assessments.
- 2.5 National planning policy is clear that the Green Belt should only be altered in ‘exceptional circumstances’. However, as the HELAA is a ‘policy-off’ process, sites within the Green Belt are assessed but no recommendation about alterations to the Green Belt boundary, are made. Green Belt boundaries can only be altered through the preparation of a Local Plan and it is only through that process, and on reflection of the wider evidence base, that any decision regarding alterations to the Green Belt, can be made.

³ NPPF, Paragraph 47

⁴ NPPF, Paragraph 19

Local Policies

- 2.6 Tandridge District Council's local planning policies are set out in the Core Strategy (adopted in 2008) and the Detailed Policies Document (adopted in 2014). These documents continue to be used in determining planning applications.
- 2.7 The Council is preparing a Local Plan which, once adopted, will replace the Core Strategy and will be using the evidence base, including the HELAA, to inform the Plan preparation. As such, sites and the broad locations assessed as part of the HELAA process are done in a 'policy-off' manner in that they are not judged in detail against current local planning policies the way a planning application would be, although regard may be had to current policies to provide appropriate context.

Part 1 – Individual Sites

3. Methodology

Establishing a Methodology

3.1 The first part of the process was the establishment of an agreed methodology for undertaking the HELAA and this was developed whilst taking into account national policy and advice contained in the NPPF and PPG. The methodology (including a name change of the process from SHLAA to HELAA), was adopted on 19th March 2015 at Planning Policy Committee.

The Process

3.2 The adopted methodology sets out a 5 stage approach, based on the approach identified in the PPG, for undertaking the Tandridge HELAA, as set out below:

- 1) Site identification;
- 2) Site assessment;
- 3) Windfall assessment;
- 4) Assessment review; and
- 5) Final evidence base.

3.3 The above approach has been followed and the various stages have been addressed in the subsequent sections of this report.

Types of sites

3.4 This HELAA considers sites for housing, employment and Traveller uses. Accordingly, the subsequent sections of the HELAA relate to sites capable of accommodating the different types of land uses. If a site is considered capable of accommodating a mix of uses, generally it is assessed within the housing sites section.

PART 1 – HOUSING SITES

4. Potential Housing Sites

Background

- 4.1 A major reason for undertaking the HELAA process is to ensure that a variety of potential housing sites are assessed to understand potential land supply within an area. This information, along with other evidence, is subsequently utilised to inform the preparation of the Local Plan.
- 4.2 It should be remembered however, that a Local Plan is prepared on reflection of a great deal of information in addition to the HELAA. Whilst a HELAA must consider the development potential of all sites, a Local Plan will only select those that accord with the strategic direction of a plan and that perform sufficiently against the wider evidence base that underpins a Local Plan. As such, a site identified as suitable, available and achievable in the HELAA will not be automatically included within a Local Plan or allocated for development.

Site Identification

- 4.3 The Council has determined that the extent of the assessment area should be the entire district. This approach allows the Council to consider all sites from the outset and accords with the methodology set out in the PPG.
- 4.4 The sites assessed as part of the HELAA are identified from multiple sources, which include the following:
 - Sites submitted by landowners/developers for the Council to consider;
 - Sites included in previous iterations of the HELAA process;
 - The Council's own land/assets as identified through any corporate review; and
 - Sites identified through the pre-application advice service or where planning permissions had lapsed or been refused but might be granted in future.

Call for Sites

- 4.5 The Council has a 'rolling' Call for Sites programme where a site/land can be submitted at any point. The Council will, however, put in place a deadline for submission to facilitate the management and assessment process, enabling the HELAA to be published.

4.6 This HELAA (2018) considers all individual sites entered into the process up until 31 December 2017.⁵ Any additional individual sites received after this period and up to the point of completing the report, are listed in Appendix 8 of the document and will be more fully considered through the next review of the HELAA.

Site Assessments

4.7 Information used in the assessment of sites is gathered from a variety of 'desktop' sources that include:

- The Council's in house GIS data which includes information on flooding, historic assets, landscape and environmental designations and other relevant information;
- The site promoter's site submission form;
- Meetings between council officers and site promoter's, where they took place⁶; and
- Relevant planning applications.

4.8 Regard is also had to any relevant information submitted by landowners/developers either as part of the HELAA process or through formal consultation on the Local Plan. This can include information pertaining to constraints on a site and/or its availability.

4.9 In addition, sites assessed are visited by Planning Policy Officers to verify information gathered through the 'desktop' process. Site visits enable officers to establish whether there are any additional uses and/or constraints present on the site which had not been identified through the desktop phase.

Suitability Assessment

4.10 Suitability is a high level assumption about whether a site could be developed, not whether a site should or will be developed or allocated. The suitability of a site is one, albeit crucial, aspect of the HELAA assessment. Determining a site's suitability is done by taking into account information available to the

⁵ The Council had intended to prepare and publish a HELAA in 2017 which would have included all sites submitted up until 31 December 2016. However, it was determined to be more effective to combine the 2017 and 2018 processes and publish an assessment which covered the both periods.

⁶ In accordance with the Council's HELAA methodology, a number of meetings between Council officers and site promoter's, landowners and developers took place during April to May 2016. These focussed on sites which had been identified as being suitable and available at that time and gave the Council the opportunity to clarify information which was then considered when preparing the HELAA 2016.

Council to help build up a picture and general understanding of the site area in relation to its development potential.

- 4.11 When assessing the suitability of sites, consideration was given to all sites submitted and only where no feasible development potential could be demonstrated were sites deemed to be unsuitable. This may have been due to certain constraints, for example flooding and where there was no information available to demonstrate how that constraint could be mitigated or overcome. However, mitigation may be possible and information can become available and therefore unsuitable sites will remain in the HELAA process and will be reassessed for their suitability in subsequent review periods and where further information becomes available.
- 4.12 Also considered when assessing suitability were physical problems or limitations of the site or immediate surroundings. These included, but were not limited to, the following:
 - Whether the site could be accessed;
 - Whether topography or ground conditions would prevent development;
 - Locational suitability; and.
 - Whether a site was a suitable size or could deliver an appropriate yield.
- 4.13 In determining locational suitability, a judgement was made that if a site was not within or immediately adjacent to a sustainable settlement, then it would not be a suitable location for development at this point in time. The exception to this was if a HELAA site, when combined with another HELAA site, would be adjacent to a sustainable settlement. In this context, the Tandridge District Settlement Hierarchy 2015 and update 2018 (as shown in Figure 1) was used to define whether a settlement was sustainable or not. If a site was adjacent to a settlement categorised as a limited or unserviced settlement, it was seen as being locationally unsuitable and would have been ruled out on such grounds.

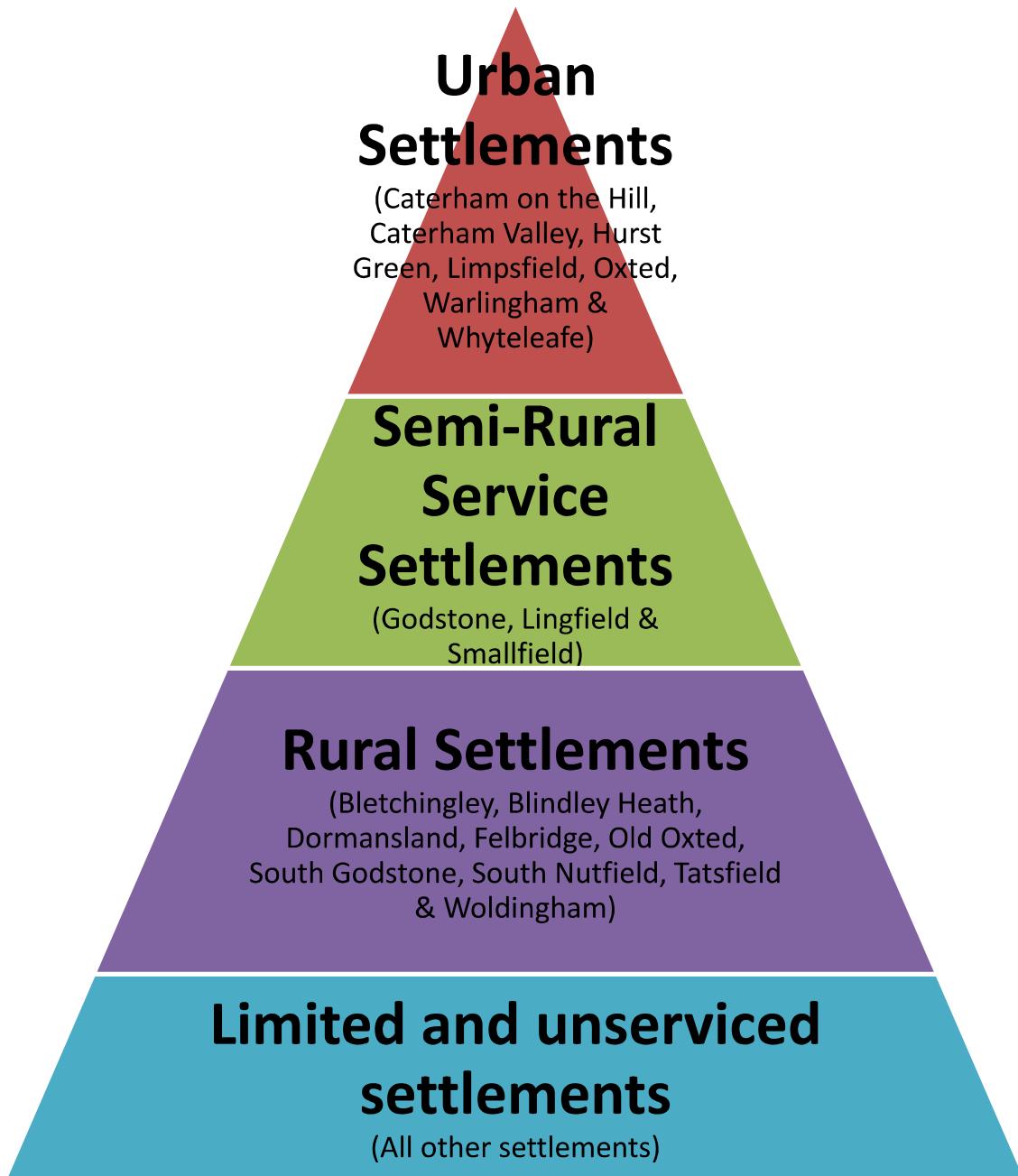


Figure 1: Tandridge District Settlement Hierarchy

4.14 If sites had no known constraints or limitations that would prevent development, then it was viewed as being suitable. It is important to note that existing policy constraints, such as the Green Belt, were not considered to prevent the site from being assessed to be suitable and it is for the Local Plan and the wider evidence base, to determine whether a site is to be allocated for development or not.

4.15 Finally, as part of the suitability assessment and in accordance with both the PPG and the adopted methodology, the HELAA only considers sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. If it was apparent at the desktop stage that sites would not be able to satisfy these criteria, they would be considered 'non-qualifying' and no further consideration of them would take place. However, they have been kept on the file for the purposes of considering whether there is a potential supply of windfall development, and in case site sizes or circumstances change when the HELAA is reviewed in the future.

Availability Assessment

4.16 Availability is important in the HELAA process as it helps to establish whether a site is a valid option for consideration and relates to a landowner's willingness to see a site developed. Given the role of the HELAA in enabling the Council to establish a land supply for future development, if there is an element of doubt over whether a site will come forward or that certain constraints prevent it from being considered available (e.g. current long term occupation or a lack of commitment from all landowners where multiple parties are involved), then it cannot realistically be included as a potential option.

4.17 In addition, attention was given to the following questions in ascertaining whether the site could be judged as being available:

- Is there a willing land owner?
- Are there multiple owners/ransom strips?
- Is the site available now?
- Is the site likely to be available in 10 years' time?
- Are there any legal or ownership problems?
- What is preventing the site from being available and what measures could be taken to address this?

4.18 Officers have and will contact relevant landowners/developers where it is considered necessary to determine availability.

4.19 Sites which have been found unavailable will remain in the HELAA process but will not be seen as potential options for the allocation of land or be able to contribute to potential land supply in the shorter term. Should the Council receive information that the availability of sites has altered, this will be reflected in subsequent HELAA Reports.

Achievability Assessment

4.20 Section 3, Paragraph 21⁷ of the PPG explains that a “... site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.” It continues by explaining that it “... is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.”

4.21 Assessing achievability requires a specialist knowledge and understanding of the market factors, cost issues and delivery of development which is key to understanding and considering the development potential of a piece of land. To secure this knowledge and in the 2015 iteration of the HELAA, the Council commissioned BNP Paribas to carry out a high level and independent assessment of site viability, using a sample of sites being considered through the 2015 HELAA process. This work is included as Appendix 2 to this Report and was done in liaison with a selection of development professionals and council officers who are familiar with development in the district and who have an understanding of the local housing market. This ensured that the variables used in site testing were appropriate for the local context.

4.22 A key output of this study was to raise awareness of the elements that may be a factor in identifying viable and deliverable sites through the plan-making process and the barriers which the Council may need to consider when refining development options and drafting policies. The study represented the first stage in the assessment of site viability and reflects information gathered at that point in time.

4.23 As the Local Plan progresses towards its final state and as more information on individual sites becomes known, further work on site viability will be necessary. Such work will play a role in demonstrating that the Local Plan’s preferred strategy can be achieved and policies implemented. A whole plan viability assessment, also carried out by BNP Paribas in 2018, has been prepared to accompany the Local Plan and informed decisions on land allocations through that process. The updated viability work has not altered the consideration of any sites in the HELAA 2017/18.

Estimating Site Capacity

4.24 Calculating the approximate potential capacity of a site is a key aspect of the HELAA. This allows the Council to understand the development potential of sites.

⁷ Reference ID 3-021-20140306

Developable Areas

4.25 In order to arrive at a site capacity, it is important to establish the developable area as this is not always the same as the site area submitted. To this effect officers have considered the extent of the developable areas of sites and this is reflected in each of the site assessments.

4.26 The developable areas were drawn based on a number of factors. This included, but is not limited to, the following:

- Ancient Woodland (and 15m⁸ buffer);
- Undeveloped land in Flood Zone 3⁹;
- Areas of Outstanding Natural Beauty (AONB) (as well as areas recognised as candidates for AONB extension); and
- Sites allocated for Minerals and Waste use.

4.27 Furthermore, in some instances there were other site specific reasons for reducing developable areas. This included issues such as the topography of the land, potential land contamination or any other demonstrable obstacles that would inhibit development on a particular site.

Potential yield

4.28 Yield relates to the net amount of housing that could be delivered on a particular site. When considering yields, consideration was given to developable areas of sites, potential housing densities on reflection of existing character areas and built form¹⁰ and estimates of site capacity provided by site promoters¹¹. Regard was also had to detailed work undertaken on sites that had been assessed as part of the previous iterations of the HELAA, any planning applications, where applicable and planning judgement.

4.29 An acknowledgement of local character is essential to successful planning and also understanding the realistic capacity of a site. It is essential that a balance between local character, meeting development needs and optimising the capacity of a site is important. As such, the use of local knowledge and common sense has often fed into the estimated yield, in instances where applying a blanket density would be inappropriate. For example, where the

⁸ At the point of writing, the Forestry Commission and Natural England had published information relating to the need to consider 50m buffers to Ancient Woodland. However, there is no clarity over the policy weight of this information and therefore current guidance/policy has been utilised to inform this HELAA. Should a requirement to consider 50m, become formal guidance/policy this will be reflected in future iterations of the HELAA.

⁹ Land at risk of flooding at least every 1 in 20 years

¹⁰ The Council's Urban Capacity Study

¹¹ Proposed yield is a question on the site submission proforma but the submitter may not always complete that question or know with any certainty. Submissions for the HELAA are made by both planning professionals and general members of the public; in other cases a range was submitted. As such a consistent consideration of capacity must take place meaning that officer judgement is used which may differ from what is.

proposed yield stated in the site submission differs substantially to the densities of the existing built form, the site has been assessed further to see what could realistically be accommodated and the yield could therefore be different to sites of a similar size elsewhere.

4.30 The 2017/18 Report provides yield estimates on every site identified as being deliverable or developable.

Site Categorisation

4.31 The determination of a site's suitability, availability and achievability combined with timeframe for development, directly informs the overall site assessment as either:

- Deliverable,
- Developable, or
- Non-developable

4.32 The NPPF explains in footnote 11 to Paragraph 47 that for a site to be considered deliverable, it “*should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years*”.

4.33 Paragraph 47 continues in footnote 12 by explaining that for a site to be considered developable, it “*should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. A developable site is Suitable, Available and Achievable and has timeframe for development of 5-10 years or 10+ years*”.

4.34 In order to ensure that we abide by the above guidance, we have classified suitable, available and achievable sites as either being deliverable or developable. This is explained in the sub-headings below.

Deliverable

4.35 For the purposes of this report, deliverable sites are those that are: suitable, available and achievable and not currently located within the Green Belt. Based on information available, deliverable sites are considered capable of coming forward within 5 years and would likely be supported by the existing development plan.

4.36 Sites considered to be deliverable can be found in Appendix 3.

Developable

4.37 For the purposes of this report, we have classified sites as being developable if they are either:

- Suitable, available and achievable sites that are located within a defined settlement boundary, but specific information suggests that development could not come forward within 5 years; or
- Suitable, available and achievable but currently located within the Green Belt and would rely on a change in policy to guarantee their delivery.

4.38 The reason for classifying sites located within the Green Belt as developable is due to the fact that the HELAA assumes that such sites will, where justified, come forward through the plan-led system as allocation and will rely on an alteration to policy before realistically coming forward. The Local Plan is not envisaged to come into effect until 2020 and achieving planning permission and developing sites could take varying amounts of time to come forward and secure permission. As such, we have assumed that completions on such sites would not be until the 2024-2022 monitoring year at the earliest

Non-Developable

4.39 A site is non-developable where the prospect of development is unlikely as it does not meet the criteria of being suitable, available and achievable. As such, there are multiple reasons as to why a site would be considered non-developable. Lists of non-developable sites categorised as unavailable or unsuitable can be found in Appendix 4.

Future Updates

4.40 As the HELAA is an iterative process, any future reviews will look at additional information available for the Council to consider, including any new sites which are submitted to the Council for assessment through the HELAA. Additionally, further consideration of potential yields and determination of net developable areas will be considered in future versions of the report and in liaison with site owners and/or their promoters.

4.41 The HELAA is published alongside other evidence base studies which collectively inform the Local Plan, and as such it should not be considered in isolation and does not take account of those other evidence based documents, as their primary purpose is to inform the Local Plan and not to inform the HELAA.

Appendix 3: Deliverable and Developable

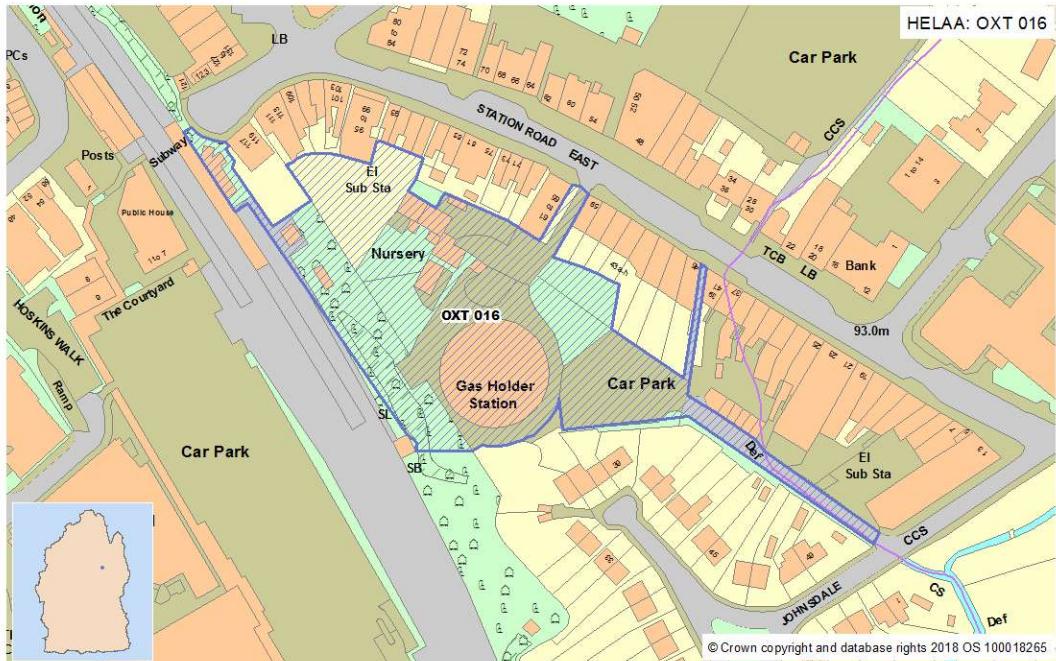
	<p>Access is available from Chichele Road (although this is currently blocked) and Bluehouse Lane (via a track).</p> <p>The site can be considered suitable, although as it is within the Green Belt this designation would have to change in order for it to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	150
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 007
Address	Land adjacent to The Graveyard and St Mary's Church
 <p>Land adjacent to The Graveyard and St Mary's Church</p>	

Site Size (Hectares)	9.88
Approximate Developable Area (Hectares)	9.56
Site Description	The site is a large field located west of the built-up area of Oxted, it is used for agriculture and lined by trees and hedges. It is located adjacent to a cemetery to the east and to large detached residential properties to the south. A right of way runs across the site and appears in regular use for recreation.
Suitability	The site slopes broadly from east to west, but the topography would not prevent development. Although there are a number of Tree

	<p>Preservation Orders on the site, this would not prevent development, either. The developable area has been reduced slightly in order to maintain a 15 metre buffer from Ancient Woodland on the south western boundary of the site. This would have to be considered through the development management process.</p> <p>The site can be accessed from Barrow Green Road and Wheeler Avenue. The site is considered able to accommodate development, but as it is currently in the Green Belt this would have to change in order for the site to be developed.</p>
Availability	The site has been submitted by the landowner and is considered available.
Achievability	No constraints that could render the site financially unviable are identified at this time.
Status	Developable - For the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.
Estimated Site Yield	250
Strategy compliance	Site is in accordance with the Preferred Strategy.

HELAA Reference Number	OXT 016
Address	Oxted Gas Holder, Station Road East, Oxted



Site Size (Hectares)	0.91
Approximate Developable Area (Hectares)	0.91
Site Description	The site comprises a disused gasholder, a small car park and the grounds of a demolished nursery. It is bound by homes and shops to the north, east and south and by an elevated railway line to the west.