TERMINUS

LAND INTELLIGENCE REPORT

SAMPLE SITE

Sample report · location withheld

Data centre site suitability assessment

OVERALL RATING

Favourable

75%

ORDER #	SITE AREA	ISSUE DATE
SAMPLE-0001	**89 ACRES**	**16 November 2026**

WHERE THE SEARCH ENDS.

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About this report

This report tells you whether the sample site can carry a data centre, and what may stand in the way.

A desk-based assessment built from published national datasets, covering the six things that decide a data centre site: planning, power, connectivity, land relief, accessibility and risk.

It shows where the site is strong, where it is constrained and where to look next, before money goes on surveys or legal searches. It does not replace a site survey, a title search or the advice of the local planning authority.

HOW IT IS ORGANISED

01 Overview

What this report covers, and how the six pillars are assessed.

Pages 4–5

02 Summary

The site at a glance: its rating, key figures and maps, and its strongest and weakest findings.

Pages 6–10

03 Assessment details

Every criterion in every pillar, with planning records, designations, ground sections, data gaps and sources.

Pages 11–26

04 Next steps

What to do next, and how a Full Parcel Viability survey takes it further.

Pages 27–28

Rating key

Favourable

75% or more, with nothing holding it back.

Caution

45 to 74%, or held there by a named limit such as Green Belt or Flood Zone 3.

Adverse

Under 45%, or a hard fail. Resolve before any spend.

Not assessed

No data available. Never counted against the site.

Each pillar is scored out of 100%, weighted by how much each criterion matters to data centre development, and given a colour-coded rating for easy review.

HOW WE ASSESS A SITE

The six pillars

Every site is checked against the same six pillars. Each asks one question, and each is answered from published national data.

Planning

Will the planning system support a data centre here?

Covers: current use, planning history, protected land, flood zone

Power

Can the grid supply enough power, and how soon?

Covers: grid capacity, connection distance, on-site infrastructure, local generation, connection queue

Connectivity

Is the site well connected for fast, reliable data?

Covers: fibre, network providers, mobile signal and operators

Land Relief

Is the land big, level and sound enough to build on?

Covers: site area, gradient, ground history, land status

Accessibility

Can lorries, deliveries and staff all reach the site?

Covers: HGV road access, year-round access, public transport

Risk

What around the site could slow, stop or complicate development?

Covers: neighbours, noise, hazards, flight paths, crime, population

We report as much as the published data allows. Where data is unavailable for a site, the report says so.

THE SITE SUMMARY

SAMPLE SITE

Local authority withheld in this sample

6 of 6 pillars assessed · 30 criteria checked · 16 published datasets

The site rates Favourable overall, at 75%. Mean slope, Distance to substation, Nearest residential and 1 more are material barriers to resolve before any spend. It is strongest on Connectivity (84%) and weakest on Land Relief (64%).

Its land fits a Hyperscale data centre (30 acres or more); the grid headroom published nearby (42.6 MW) supports Edge (15 MW or more).

42.6	3,038	89.2	1	Farmland or open land
MW	**Metres**	**Acres**	**Zone**	
Grid headroom at the nearest substation	To the nearest substation	Site area, 36.1 ha	Rivers and sea flood risk	Current land use

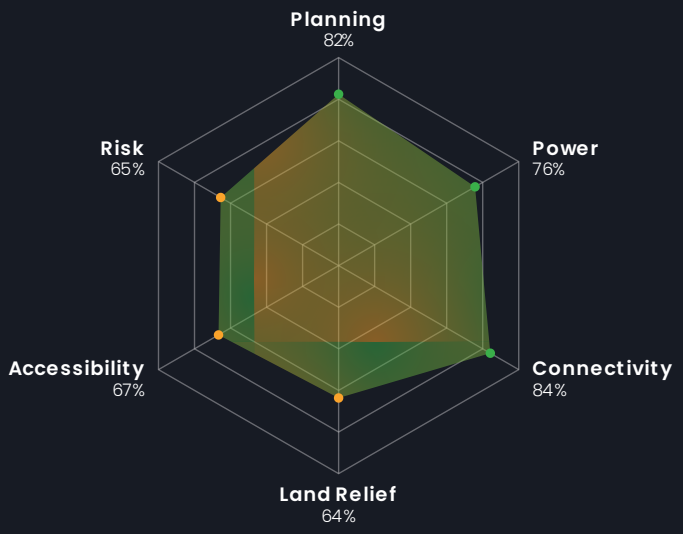


Figure 1. Each spoke is one pillar, scored out of 100%: the further out, the better. A dashed spoke means no data is held for that pillar yet.

Planning	Favourable	82%
Power	Favourable	76%
Connectivity	Favourable	84%
Land Relief	Caution	64%
Accessibility	Caution	67%
Risk	Caution	65%

Overall score 75%

Favourable

WHERE IT IS STRONG

- Fibre infrastructure
- Grid headroom
- Site area

WHAT TO WATCH

- Nearest residential
- Mean slope
- Current land use

WHAT TO DO NEXT

- Plan noise and visual mitigation
- Commission a topographic survey
- Check the local plan allocation

THE SITE OVERVIEW

The Map

The site boundary is shown in red on Ordnance Survey mapping, with the surrounding roads, buildings and landmarks. Use it to confirm the parcel assessed in this report is the land you expected before reading on.

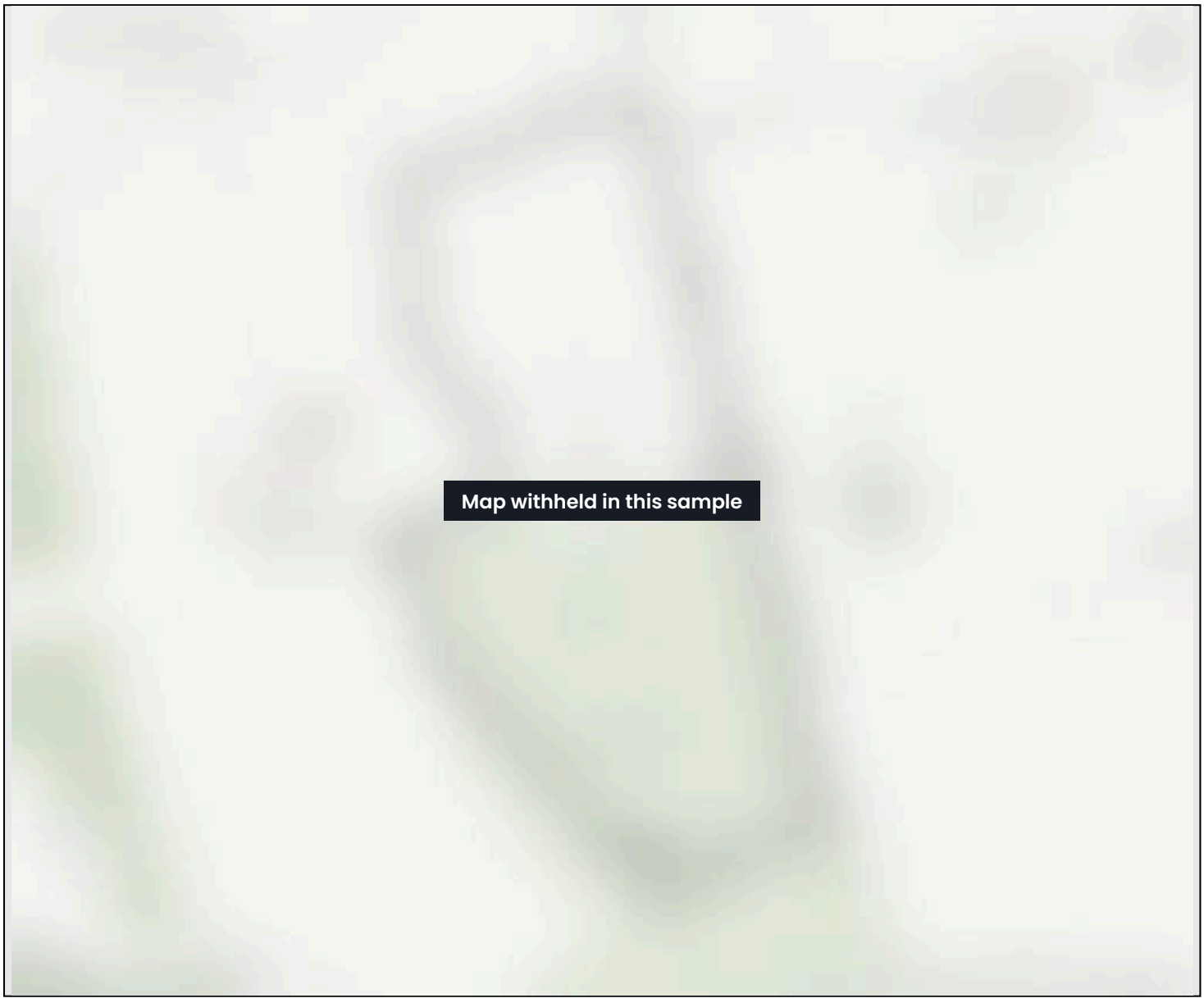


Figure 2. Sample site: the site boundary on Ordnance Survey open mapping (OS Open Zoomstack), at the same scale. Scale 1:8,220 at A4. North is at the top.

See this site on aerial imagery

Site boundary on aerial imagery

Opens geojson.io with the site boundary drawn: choose **Standard Satellite** from its layers button. The imagery belongs to geojson.io and its suppliers and is not part of this report.

THE SITE OVERVIEW

The Area

The site in its wider setting, with the boundary in red: the roads, towns, railways and land uses around it.

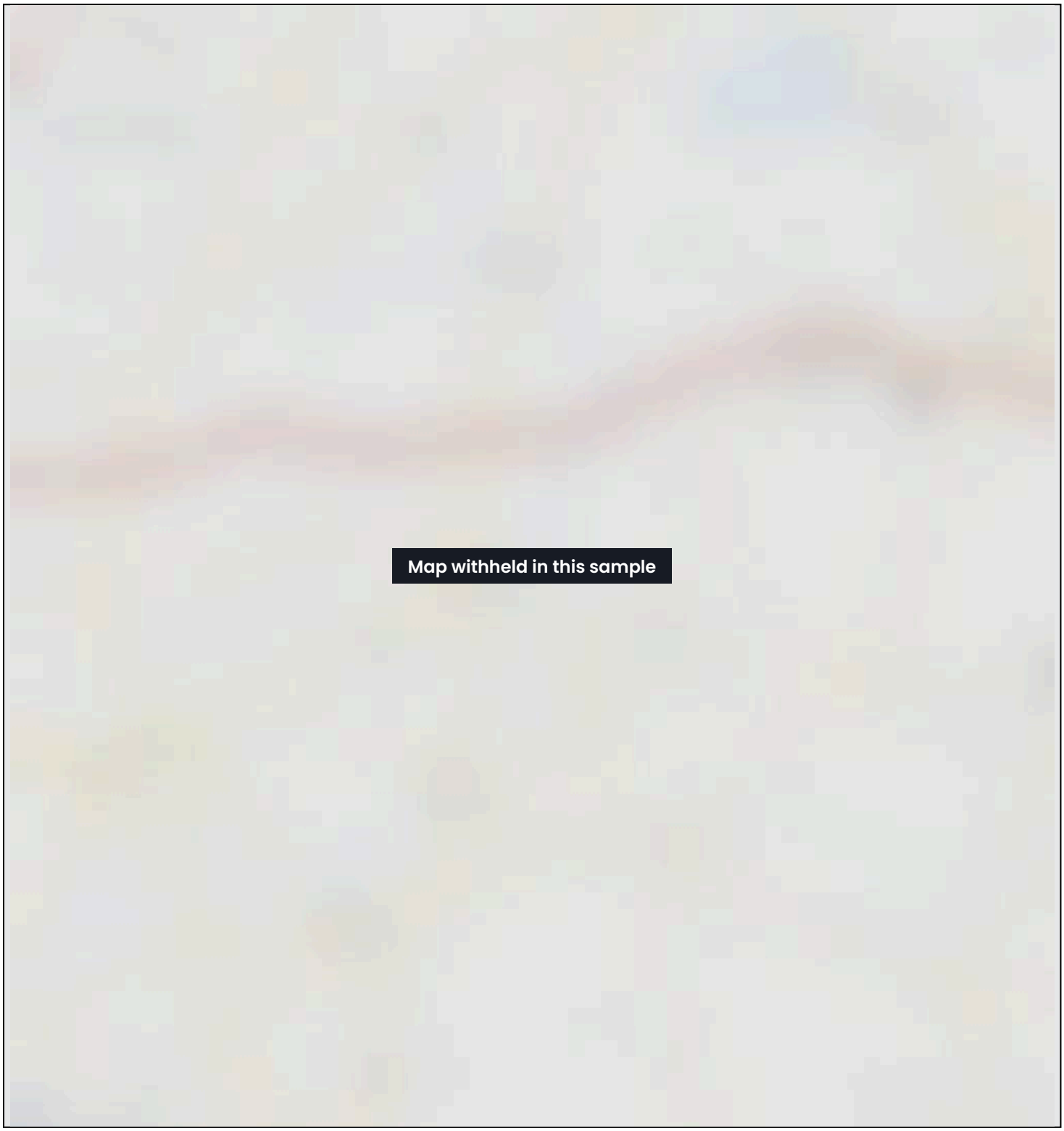


Figure 3. Sample site: the surrounding area, out to the nearest city (39 km) and town (4.1 km). Scale 1:243,000 at A4. North is at the top.

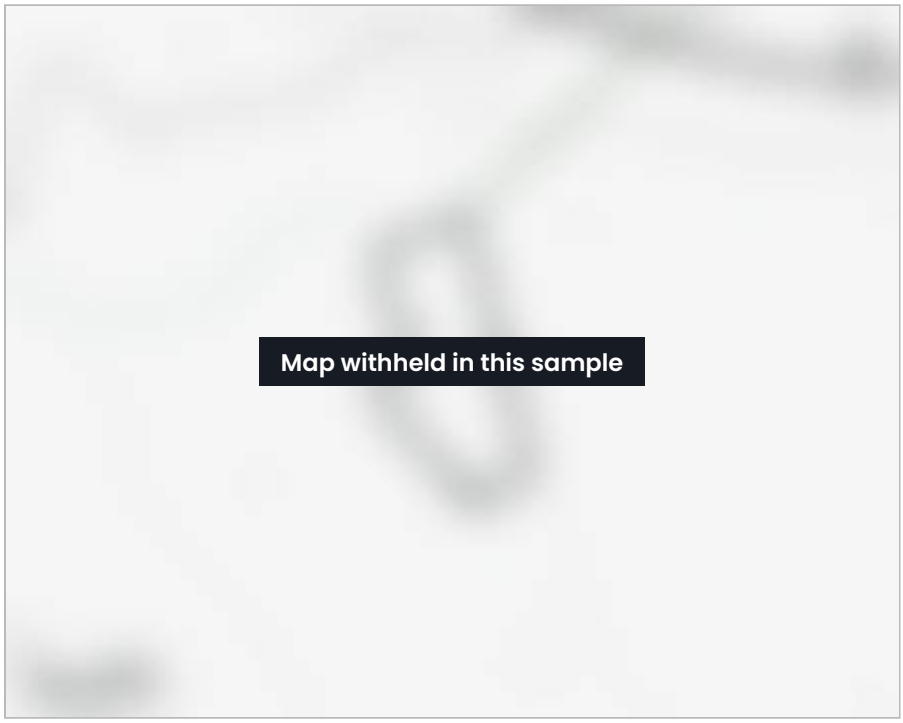
KEY STRENGTHS

The finding that counts most in the site's favour.

Grid headroom

Power | Favourable

Grid headroom is the strongest feature of this site, and it is one of the most important factors in data centre site selection.

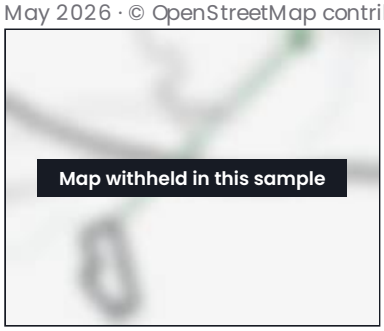


Favourable

42.6 MW of headroom at the nearest substation, 3.0 km from the site.

- Site boundary
- Nearest substation: 42.6 MW of headroom
- Straight-line distance, 3.0 km
- The area it supplies, as its operator publishes it

Figure 4. SSEN Distribution, SEPD Long Term Development Statement Capacity Heatmap - May 2026 · © OpenStreetMap contributors



Criterion	Grid headroom
Finding	42.6 MW
Full detail	42.56 MW of headroom published for the nearest substation. Only the network operator can confirm what a connection would actually get.[1]
Source	SSEN Distribution, SEPD Long Term Development Statement Capacity Heatmap - May 2026

WHY IT MATTERS

Power availability is the biggest constraint on UK data centre development. Capacity at the nearest substation puts this site ahead of many

WHAT TO DO

Request a budget connection estimate from the network operator to confirm the capacity is still available, as other applicants can take it up.

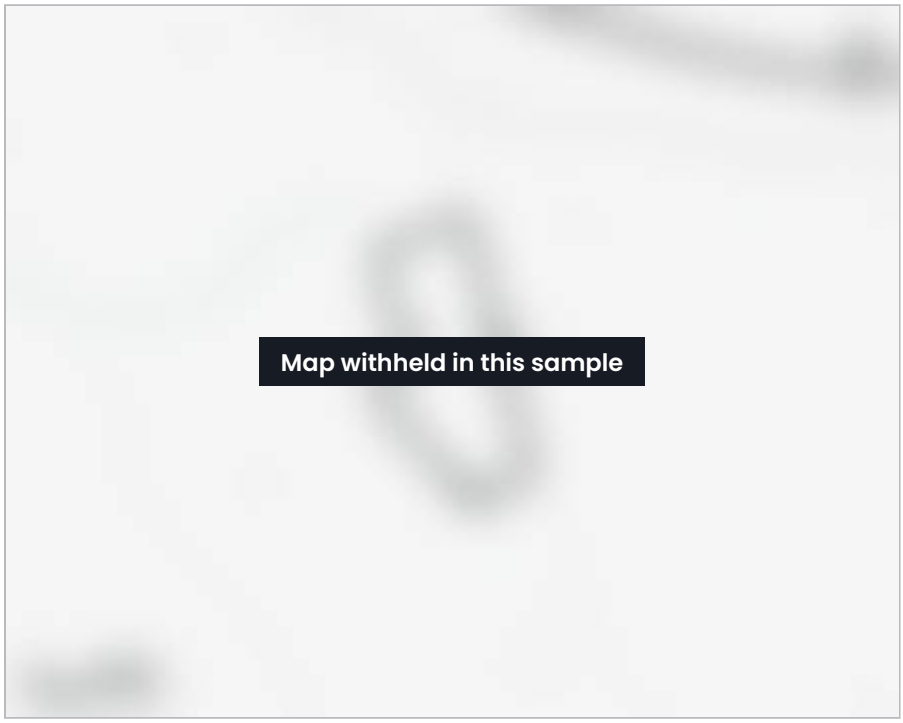
KEY CONSTRAINTS

The finding that most stands in the way. Resolve it before any further spend.

Nearest residential

Risk | Adverse

Homes close to the site are its main risk, and this is likely to affect a developer's decision directly.



Adverse

Nearest home, 1.7 m from the site boundary.

- Site boundary
- The nearest home: an address in a mapped residential area
- Straight-line distance, 1.7 m

Figure 5. Ordnance Survey, OS Open UPRN · © OpenStreetMap contributors



Criterion	Nearest residential
Finding	1.7 m
Full detail	The nearest home in a mapped residential area is 1.7 m away — expect this to be a live planning objection.[2]
Source	Ordnance Survey, OS Open UPRN

WHY IT MATTERS

Nearby residents are the most common source of planning objections, typically over noise, lighting, traffic and visual impact. This can slow or stop an application.

WHAT TO DO

Plan for early community engagement, and consider noise and landscape assessments to shape the layout before an application.

Power

Can the grid supply enough power, and how soon?

76%

Power has at least one material barrier to resolve before any spend.

Power is rated for an Edge data centre (15 MW or more). The land would fit a Hyperscale data centre, which needs 100 MW or more: headroom above the nearest primary substation isn't scored yet.

CRITERION	FINDING	RATING	WHAT IT MEANS
Grid headroom	42.6 MW	Favourable	42.56 MW of headroom published for the nearest substation. Only the network operator can confirm what a connection would actually get.[1]
Distance to substation	3.0 km	Adverse	3.0 km to the nearest primary substation — a long connection route that will add significant cost and time.[1]
Renewables of 10 MW or more nearby	2 projects	Favourable	Renewable projects of 10 MW or more within 5 km: 2 — a sign of grid activity, and a possible route to a local green supply.[3]
On-site power infrastructure	Transmission line crosses the parcel	Favourable	A power line crosses the site — a sign of nearby capacity, though its easement may limit where buildings can go.[3]

CRITERION	FINDING	RATING	WHAT IT MEANS
Gas for on-site generation	None mapped within 15 km	Caution	No high or intermediate-pressure gas main is mapped within 15 km — the grid is the route here. Many mains aren't mapped, so ask the gas network if gas matters.
Connection queue	—	Not assessed	Connection queue times are published by only one network operator so far, so they aren't assessed yet.

Power

The figures that matter most for power.

76%

42.6 MW
Grid headroom: enough for Edge

3.0 km
Distance to the substation

2
Renewable projects of 10 MW or more nearby

Nearest substation	Nearest substation, 33 kV, 3.0 km away, with 42.6 MW of headroom (2026 figures).
On-site power infrastructure	A power line crosses the site — a sign of nearby capacity, though its easement may limit where buildings can go.
Renewables within 5 km	Solar farm A (solar, 10.5 MW, 446 m); Solar farm B (solar, 60 MW, 2.8 km)
Connection queue	Connection queue times are published by only one network operator so far, so they aren't assessed yet.
Network operator	SSEN Distribution runs the distribution network here. Ask them for a budget connection estimate.

Power

Could on-site gas generators fill a gap in grid supply?

76%

ALTERNATIVE POWER GENERATION METHODS

Gas availability for on-site gas generators

CRITERION	FINDING	RATING	WHAT IT MEANS
Gas for on-site generation	None mapped within 15 km	**Caution**	No high or intermediate-pressure gas main is mapped within 15 km — the grid is the route here. Many mains aren't mapped, so ask the gas network if gas matters.

Only transmission, high- and intermediate-pressure mains are counted: low- and medium-pressure pipes are too small to run generators. A mapped main is not a confirmation that gas is available here. Ask the gas network for a connection assessment, and check whether generators would need an environmental permit for their size.

Planning

Will the planning system support a data centre here?

82%

Planning has at least one material barrier to resolve before any spend.

CRITERION	FINDING	RATING	WHAT IT MEANS
Current land use	Farmland or open land	Adverse	Mapped as farmland or open land in OpenStreetMap — development means a change of use, with the scrutiny that brings. This is current use, not a local plan allocation.[4]
Planning history	No relevant planning history	Caution	No application relevant to a data centre is recorded on this site; any other applications are listed in the planning history.[5]
Green Belt	None found	Favourable	No Green Belt designation affects this parcel.
National Landscape (AONB)	None found	Favourable	No National Landscape (AONB) designation affects this parcel.
National Park	None found	Favourable	No National Park designation affects this parcel.
Site of Special Scientific Interest	None found	Favourable	No Site of Special Scientific Interest close enough to this parcel to constrain development.

CRITERION	FINDING	RATING	WHAT IT MEANS
Ancient Woodland	None found	Favourable	No Ancient Woodland directly borders this parcel.
Flood Zone	Zone 1	Favourable	Flood Zone 1 — the lowest flood risk category; not expected to be a planning constraint.

Planning history

1 planning application is recorded on this site, none of them for development of this kind.[5]

No similar applications are recorded within 250 m.

On the site

RECEIVED	REFERENCE	PROPOSAL	DECISION
03/04/2018	XX/00/0000	Extension to an existing building on the site	**Approved, October 2018**

From PlanIt (planit.org.uk), which gathers councils' planning registers; checked 10 November 2026. Development counts as similar when its description mentions industrial, warehousing, data centre, substation or energy-storage use.

Flood risk: precautions

This site is in **Flood Zone 1**: land with a low probability of flooding from rivers or the sea, less than 1 in 1,000 in any year. Flood risk is unlikely to stand in the way of planning permission, but:

- At 36.1 ha, the site is over 1 hectare, so a site-specific Flood Risk Assessment will still be required with a planning application.
- The flood zones cover rivers and the sea only. Check the risk from surface water, groundwater and reservoirs separately, using the Environment Agency's long-term flood risk service.
- Plan the site's drainage from the start, usually with sustainable drainage systems (SuDS), so the development doesn't add to flood risk elsewhere.

General guidance from the site's flood zone and national policy (the NPPF), not a Flood Risk Assessment or planning advice.

Designations on or near the site

Planning restrictions, heritage assets, nature designations and land classifications within 500 m of the site. They are listed for context and do not change the score.

Land and environment

DESIGNATION	ON SITE	NEARBY	NEAREST
Agricultural Land Classification[6]	1	1	Grade 3 (on site); Grade 4 (303 m)

Connectivity

Is the site well connected for fast, reliable data?

84%

Workable under Connectivity, with 1 point to plan around.

CRITERION	FINDING	RATING	WHAT IT MEANS
5G standalone operators	1.88 operators	Caution	On average 1.88 operators run standalone 5G across this local authority: some choice, though not the widest.[7]
Mobile operators (area average)	3.9 operators	Favourable	On average 3.90 mobile operators cover premises across this local authority — strong choice and resilience.[7]
Mobile signal strength	4.88 /5	Favourable	Mobile signal strength scores 4.88/5 — strong coverage for on-site staff and equipment.[7]
Fibre infrastructure	Full fibre	Favourable	Full-fibre connectivity confirmed in the area — the strongest connectivity position this assessment scores.[8]

Connectivity

What is nearby that could connect this site?

84%

Data centres within 25 km

5 data centres are mapped within 25 km of the site.[3]

DATA CENTRE	OPERATOR	DISTANCE
Data centre A	—	1.8 km
Data centre B	Operator withheld	4.1 km
Data centre C	Operator withheld	5.1 km
Data centre D	Operator withheld	5.2 km
Data centre E	—	10.7 km

From OpenStreetMap, where volunteers map data centres; one not mapped there isn't listed, so treat this as the known data centres, not every one. Listed for context; it doesn't change the score.

Nearest internet exchanges

Where networks meet to exchange traffic directly: being close to one can lower latency and the cost of connecting to other networks.[9]

INTERNET EXCHANGE	CITY	DISTANCE	WEBSITE
LINX Wales	Newport	About 80 km	linx.net/network/linx-wales
Equinix Internet Exchange	Slough	About 84 km	equinix.com/services/interconnection-connectivity/internet-exchange
LONAP	Slough	About 84 km	lonap.net
IXMidlands	Coventry	About 100 km	ixmids.net
LINX LON1	London Docklands	About 127 km	linx.net/network/lon1

Distances run from the site to the centre of the city each exchange names, so they are approximate, and distance isn't latency. Compiled from each exchange's own website, checked 9 November 2026. Listed for context; it doesn't change the score.

Land Relief

Is the land big, level and sound enough to build on?

64%

Land Relief has at least one material barrier to resolve before any spend.

Minimum land by data centre class: Micro 1 acre, Edge 2.5 acres, Hyperscale 30 acres. Under 0.5 acres no data centre building and its plant fits.

CRITERION	FINDING	RATING	WHAT IT MEANS
Site area	89.2 acres	Favourable	89.18 acres — enough room for a standard or larger facility.[10]
Mean slope	7.33%	Adverse	Mean slope of 7.33% — significant earthworks would likely be needed before a build could start.[11]
Land status	Not on the brownfield register	Caution	Not on the brownfield register. The register lists land councils consider suitable for housing, so its absence says little on its own; the planning history says more.
Ground history (landfill, quarrying, coal mining)	None mapped within 250m	Favourable	No former landfill, quarry, spoil heap or coal mining high-risk area is mapped on or within 250m of the site. This is not a contaminated-land search.[4, 12]

Land Relief

What is the shape of the ground across the site?

64%

Ground sections across the site

Two straight sections through the centre of the site: A–A′ (bearing 165°) along its longest dimension, and B–B′ (bearing 075°) across it. Each runs 25 m beyond the boundary at both ends, and shows the bare ground, with buildings and vegetation removed. Heights are in metres above Ordnance Datum (Newlyn).[11]

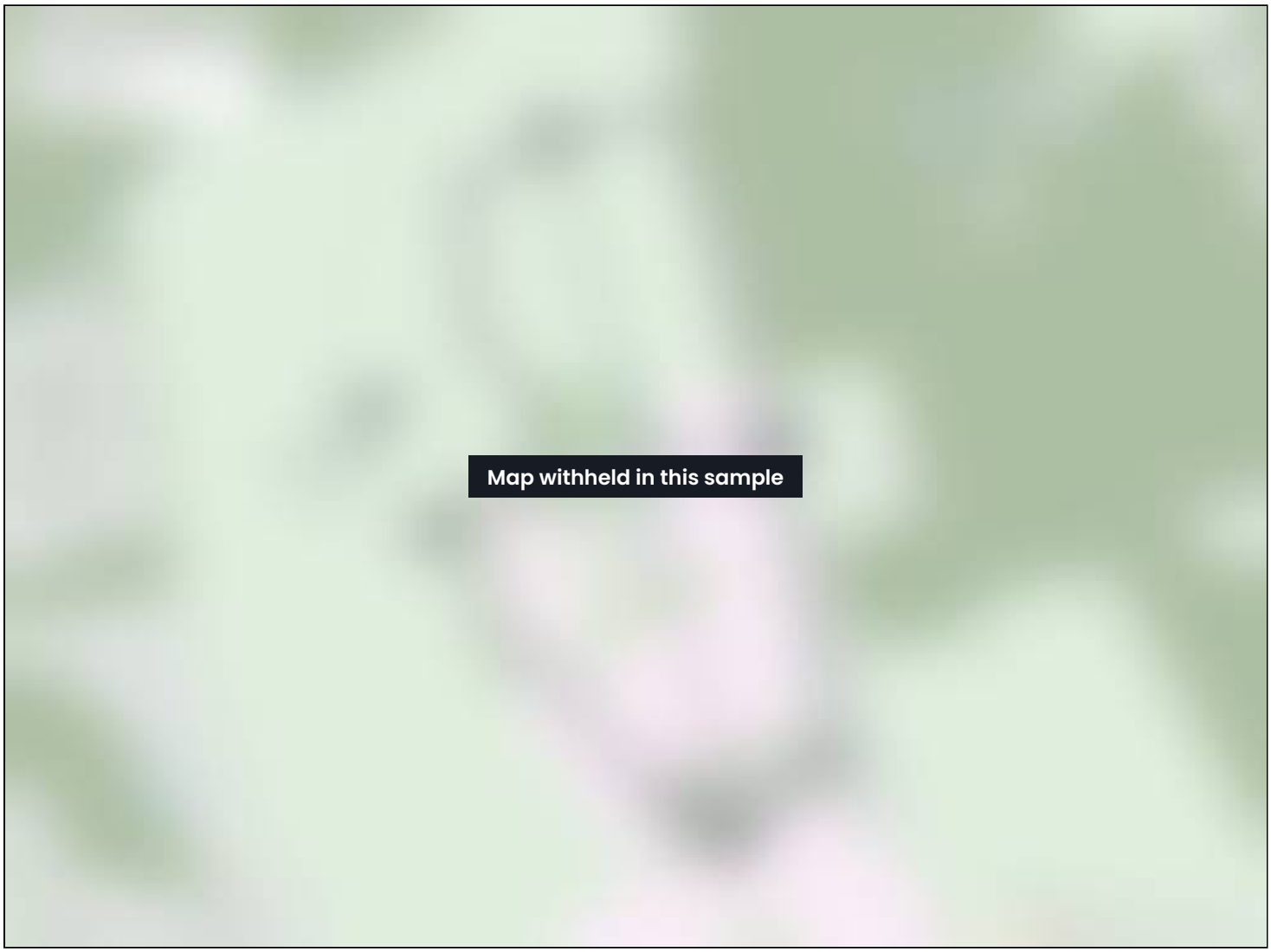


Figure 6. The lines of the ground sections across the site (A–A′ 165°, B–B′ 075°; bearings from true north). Scale 1:9,500 at A4. North is at the top.

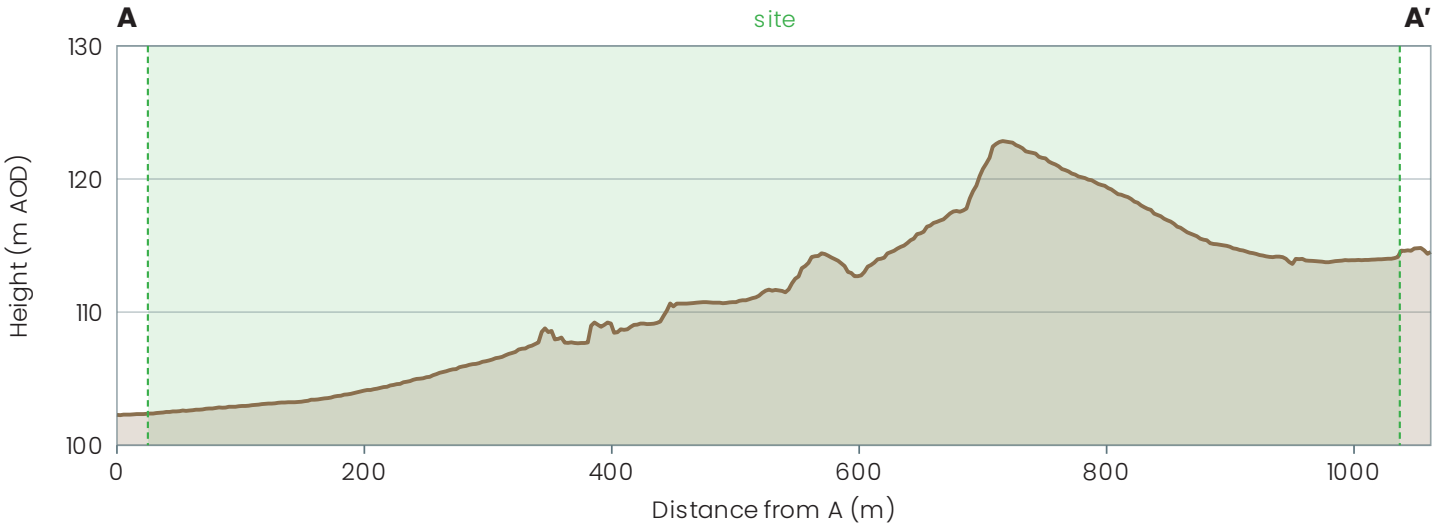


Figure 7. Ground section A–A′, bearing 165°, 1062 m long; the site is shaded. Heights are exaggerated 11 times against distances, so slopes look steeper than they are.

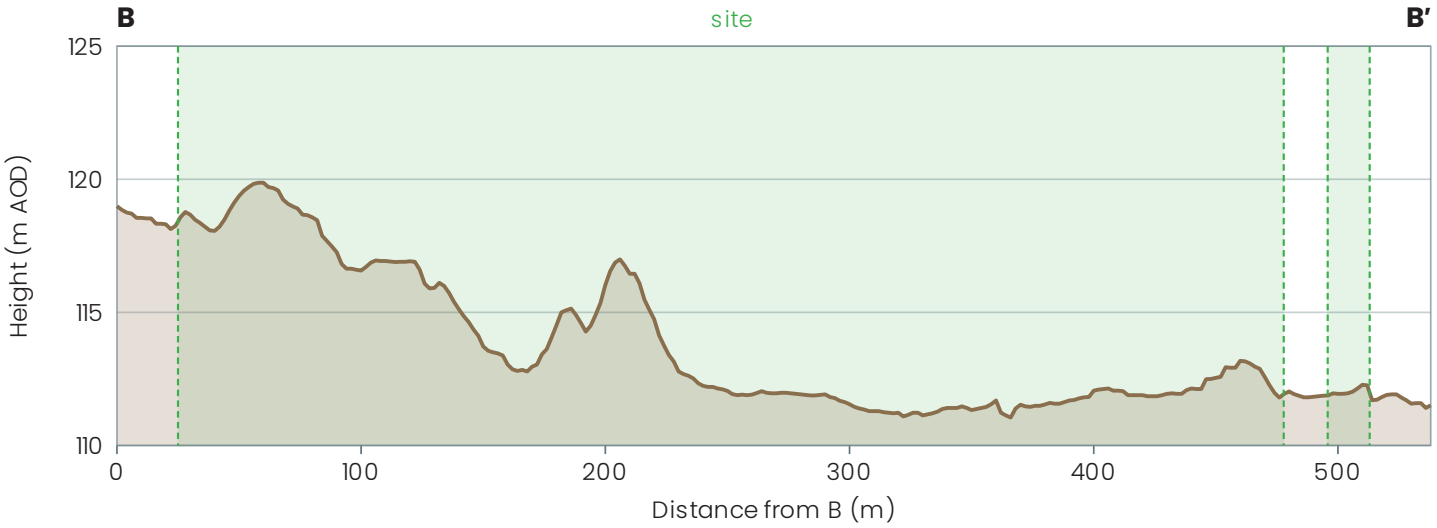


Figure 8. Ground section B–B′, bearing 075°, 538 m long; the site is shaded. Heights are exaggerated 11 times against distances, so slopes look steeper than they are.

Within the site

SECTION	LOWEST	HIGHEST	RANGE	ACROSS THE SITE	STEEPEST 10 M
A–A′	102.4 m (27 m from A)	122.8 m (716 m from A)	20.5 m	Rises 11.8 m towards A′	22.8% (1 in 4.4), from 687 m
B–B′	111.0 m (366 m from B)	119.9 m (58 m from B)	8.8 m	Falls 6.3 m towards B′	23.7% (1 in 4.2), from 194 m

Accessibility

Can lorries, deliveries and staff all reach the site?

67%

Workable under Accessibility, with 2 points to plan around.

CRITERION	FINDING	RATING	WHAT IT MEANS
Public transport modes	1 mode	Caution	1 public transport mode within reach — limited, but not absent.[13]
HGV road access	Via minor roads	Caution	HGV access is via minor roads — workable, but worth checking against your construction and delivery traffic plans.[14]
Year-round access	HGV route, outside the flood zones	Favourable	An HGV route reaches the site, and the site lies outside the flood zones, so a river or sea flood shouldn't cut access. Judged from the road network and the flood map; open data records no other closures.[14]

Risk

What around the site could slow, stop or complicate development?

65%

Risk has at least one material barrier to resolve before any spend.

CRITERION	FINDING	RATING	WHAT IT MEANS
Nearest residential	1.7 m	**Adverse**	The nearest home in a mapped residential area is 1.7 m away — expect this to be a live planning objection.[2]
Local crime (criminal damage / burglary / theft from the person)	3 incidents/12mo	**Favourable**	3 recorded incidents (criminal damage, burglary, theft from the person) within 1km over the past year — a favourable security position.[15]
Population catchment	267,645 people	**Favourable**	267,645 people within a 10km catchment — a strong local workforce base.[16]
Mapped hazardous industry nearby	5.6 km	**Favourable**	The nearest mapped hazardous industrial site (refinery, chemical works, oil or gas site) is 5.6 km away — well clear.[4]
Noise-sensitive receptors	Isolated dwellings only	**Favourable**	Only isolated dwellings nearby — a materially different noise-planning position from a dense residential frontage.[2]
Flight path	Not under a flight path	**Favourable**	The site is not under a flight path.

Data gaps ?

What could not be assessed, and why?

1

1 of 31 criteria could not be assessed for this site.

CRITERION	PILLAR	RATING	WHY NO DATA IS HELD
Connection queue	Power	**Not assessed**	Connection queue times are published by only one network operator so far, so they aren't assessed yet.

A criterion with no data never counts against the site. It is listed here, plainly, rather than guessed at or left out.

Bibliography 🕮

Where does the data in this report come from?

16

16 published datasets, each used under the licence shown.

NO.	PROVIDER	DATASET	LICENCE
[1]	SSEN Distribution	*SEPD Long Term Development Statement Capacity Heatmap - May 2026*	CC BY 4.0
[2]	Ordnance Survey	*OS Open UPRN*	Open Government Licence v3.0
[3]	OpenInfraMap / OpenStreetMap contributors	*OpenInfraMap infrastructure export (GB)*	ODbL 1.0
[4]	OpenStreetMap contributors	*OSM land use, ground workings and hazardous industry (Geofabrik extract)*	ODbL 1.0
[5]	PlanIt (planit.org.uk)	*UK planning applications*	PlanIt terms of use (free use, no attribution required)
[6]	MHCLG Planning Data Platform	*Agricultural Land Classification*	Open Government Licence v3.0
[7]	Ofcom	*Connected Nations Spring 2026 — Mobile coverage (local authority)*	Open Government Licence v3.0
[8]	Ofcom	*Connected Nations Spring 2026 — Fixed broadband coverage (local authority)*	Open Government Licence v3.0
[9]	The internet exchanges' own websites	*UK internet exchanges and the cities they operate in*	Facts compiled from public web pages
[10]	HM Land Registry	*INSPIRE Index Polygons*	Open Government Licence v3.0 + INSPIRE conditions of use
[11]	Environment Agency	*LIDAR Composite Digital Terrain Model (DTM) 2m*	Open Government Licence v3.0
[12]	Mining Remediation Authority	*Coal Development High Risk Area*	Open Government Licence v3.0
[13]	Department for Transport	*NaPTAN (National Public Transport Access Nodes)*	Open Government Licence v3.0
[14]	Ordnance Survey	*OS Open Roads*	Open Government Licence v3.0

NO.	PROVIDER	DATASET	LICENCE
[15]	data.police.uk	*Street-level crime (bulk monthly archive)*	Open Government Licence v3.0
[16]	Office for National Statistics	*LSOA mid-year population estimates (mid-2024) + LSOA 2021 population-weighted centroids*	Open Government Licence v3.0

The numbers in square brackets throughout this report refer to these sources.

Notices

Contains public sector information licensed under the Open Government Licence v3.0.

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The polygons (including the associated geometry, namely x, y co-ordinates) are subject to Crown copyright and database rights 2026 Ordnance Survey AC0000851063.

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Contains OS data © Crown copyright and database right 2026.

Some figures are adapted by TERMINUS: converted, merged or matched from the published data.

This report does not replace a site survey, a title search or the advice of the local planning authority.

Where to go from here



This report gives developers a reason to look at your land. These four steps give them a reason to act.

01 Confirm the legal position

Order CON29 and LLC1 searches from the local authority, or through a conveyancer, to check for local land charges, planning obligations and road schemes a desk assessment cannot see.

02 Talk to the network operator

Request a budget connection estimate from SSEN Distribution. It turns the headroom figure in this report into a cost and a connection date.

03 Take pre-application advice

Ask the local planning authority for a pre-application meeting and bring this report with you. It sets out the site's constraints and the evidence a planning officer will want to see.

04 See the site in detail

Commission a TERMINUS Full Parcel Viability survey: on-site LiDAR and drone data that turns this desk assessment into design-grade information.

TERMINUS can guide you through every step, and introduce you to data centre developers when your land is ready.

EMAIL	WEB	QUOTE ORDER
DEV@GIS-WORLD.COM	**GIS-WORLD.COM/TERMINUS**	**SAMPLE-0001**

THE NEXT STAGE

Full Parcel Viability

This report shows what your land could be. A Full Parcel Viability survey tests it on the ground, with design-grade data captured on site.

LiDAR survey
Millions of measured points capture the ground to centimetre detail.

Drone imagery
Current, high-resolution aerial imagery of the whole parcel.

3D site model
A measured terrain model ready for layout and earthworks design.

Topographic survey
Levels, contours and features drawn to a surveyed standard.

Surveyed boundary
The usable area measured on the ground, not taken from mapping alone.

Viability report
Every finding in this report, re-tested against data from the site itself.

HOW IT WORKS

01 Book your survey

02 We capture the site

03 Data is processed and verified

04 You receive the full package

BUILT FOR

Developers | Architects | Builders | Land agents | Land owners

The data carries through the full development process, from feasibility and design to planning and construction.

Ready to see your site in detail?
Quote order SAMPLE-0001 and we'll scope the survey around this report.

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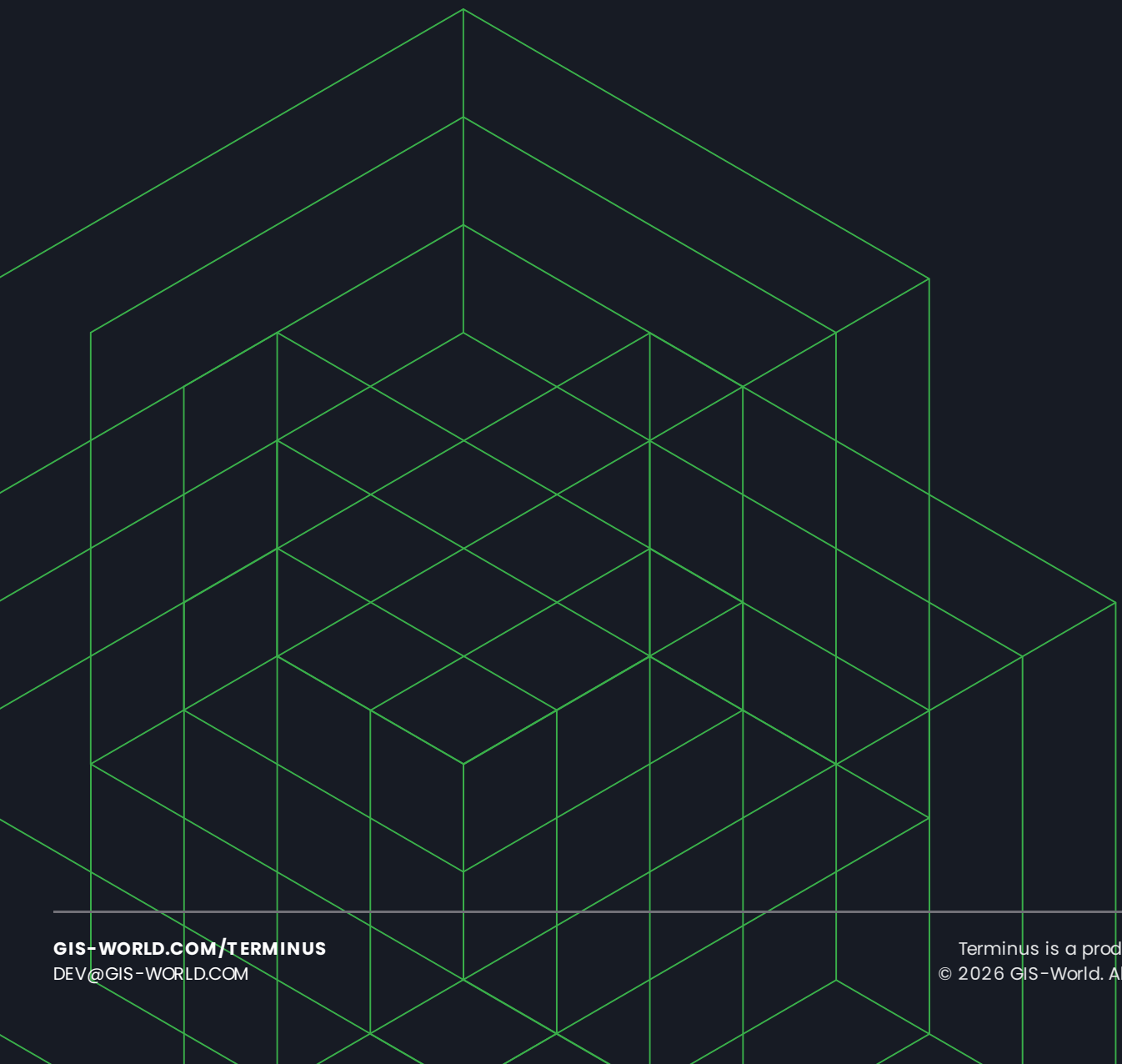

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