

## C235503 : MAJOR URBAN PLANNING

KEY WORD: LANDUSE / INDUSTRIAL / SETHAKIT I ROAD.

SARAKORN BUNJONGJATE : LANDUSE PATTERN INFLUENCED BY INDUSTRIAL DEVELOPMENT ALONG ROADS : A CASE STUDY OF SETHAKIT I ROAD, SAMUT SAKHON PROVINCE. THESIS ADVISOR KWANSUANG ATIBODHI LECTURER. 217 pp. ISBN 974-583-892-6

This study aims at land usage after industrial development along Sethakit I Road in order to understand trend of industrial development, factors that influence on expansion and impact.

It is found that industry development along Sethakit I Road will be continuous along the main road connecting Bangkok and Kratumban-Omnoi. Factors that motivate such expansion are

1. Liquidity of transportation
2. Location which is close to Bangkok, central market of country
3. Availability of public utility
4. Density of industry

These enable industry to expand highly especially along Sethakit I Road and will scatter on inner space of its both sides. As space along the road has its limitation such as limited land and increasing price and as public utility in inner space grow more, inner space and agriculture area will change to industry area, accommodation, etc. in proportion to unplanned expansion. Eventually it has impact on environment and community.

Thus, it is necessary to plan the land usage and handle the environmental change by considering the characteristics of each industry, trend of its expansion and potential of the land. Measures should be made to control industry expansion and to develop the land to serve such expansion.