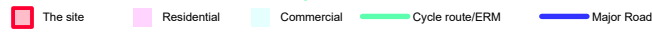


Area Analysis Plan/Neighbourhood Structure (NTS)



Strengths

- The site is available and deliverable,
- The site is in a residential location in an area with an identified need for affordable housing,
- The location is highly sustainable in transport terms and located close to a District Centre and a range of local amenities,
- The site is not overshadowed and allows windows to be located on most elevations,
- There are sufficient statutory service connections readily available in close proximity to the site.

Weaknesses

- The adjacent George St Bridge generates noise levels that need to be addressed in the design,

Opportunities

- The site provides an opportunity to:
- address an identified need for affordable housing,
  - provide high quality accommodation in a sustainable location with easy access to the wider region and employment opportunities.
  - ensure that safe access for all is provided to the proposed building(s).
  - provide a development that is sustainable in its construction and ongoing use.
  - provide a development that is sensitive to its wider environment and does not adversely affect neighbouring occupiers.
  - To significantly increase the Biodiversity on the site by inclusion of landscaping features.
  - To reduce the extent of surface water run off from the site by the inclusion of an appropriate SUDs drainage scheme.

Threats

There are no significant threats to development at the site

Kennedy James Griffiths  
Chartered Architects and Project Managers  
Project

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Title	Date	
<b>Site Analysis Plan</b>	04/12/2024	
Status	Scale @ A3	
<b>Planning - PAC</b>	1:1250/various	
Job Number	Revision	Drawn by
<b>1671-PAC-02</b>		CKG

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