



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 proximity of adjacent commercial uses needs to be considered,
- 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

**Proposed Apartments
Coverack Road, Newport**

T 02920 545100
10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Site Analysis Plan

Title Date
15/03/2024

Status Scale @ A3
1:1250/various

Pre Application Consultation

Job Number Revision Drawn by
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