

3 SITE ANALYSIS



Opportunities

- Expansion of university spin-out activities/business opportunities
- Student accommodation/education uses
- Assist with meeting ARU estate expansion requirements
- Natural riverside setting
- More pedestrian friendly environment
- Removal of industrial and car based activity traffic
- Walking distance to local amenities
- Replacement of weak trees for improved safety (strengthen tree belts)
- Overhead power cables to be grounded

Constraints

- Existing buildings to be demolished and retained
- Existing access via bridges
- Vehicle/Pedestrian conflict
- Protected mature trees, to be retained
- Heritage protected WW2 structure
- Setting of Grade 2 listed 18th Century Mill House to be considered
- Existing low power cables run across the site
- Riverside South - Flood Zone 3 (High Risk)
- Riverside North - Flood Zone 2 (Medium Risk)