

NEWCASTLE GREAT PARK consultation



THE masterplan

What is masterplanning

Masterplanning comes in many forms and levels of detail. The Park already has an adopted Masterplan but this considered commercial development in Cell A. At the same time we now have considerably more information to develop specific masterplanning work.

A Masterplan is not one specific plan but a series of plans showing how the site can be delivered resulting in a document known as a "Masterplan and Design and Access Statement" (MDAS). This document includes what are known as parameter plans, these are not detailed drawings to show what the housing or schools will look like but more high level information. The MDAS sets the scale and location of development and will be approved by the Council. This approval process will take place with the determination of the outline planning application.

Good masterplanning is based on a sound understanding of the site, baseline information and the range of opportunities and constraints that exist. The Consortium and our appointed design team have over 20 years experience in working on the site and this provides significant knowledge and information to ensure the Masterplan is deliverable.

Constraints

Considering constraints is a fundamental part of the Masterplanning process and we have spent considerable time interrogating all constraints so we full understand the issues that exist.

We have already discussed ecology and noise as part of the Environmental Impact Assessment process but these also form part of site constraints.

Each constraint is presented below as a specific issue.

HAVANNAH AND THREE HILLS NATURE RESERVE AND SITE OF NATURE CONSERVATION INTEREST.

This site is adjacent to the northern boundary of Cell A and b1 and has been designated for the habitats that it supports including wetlands, low land meadow, heathland and coniferous plantation woodland as well as for the populations of great crested newts and dingy skipper butterfly that are present.

A buffer will be maintained along the boundary of this feature and measures are proposed to provide enhancement within the reserve and maintain connectivity.

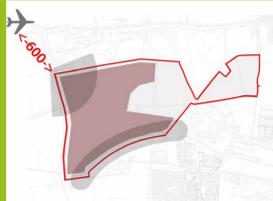


NEWCASTLE AIRPORT

The development site is located close to Newcastle International Airport with the closest point on the proposed development site boundary approximately 600m south east of the eastern end of the runway.

Aircraft movements for landing and takeoffs do not pass directly overhead but can be heard across the site, with noise levels reducing accordingly with distance.

An appropriate design response will be required to achieve satisfactory noise levels.



WEST BRUNTON WETLANDS SNCI

Designated for its ecological value of woodland and wetland habitats within an arable landscape, the site also provides connectivity forming an ecological 'stepping stone' within close proximity to Havannah and Three Hills.

The SNCI will be retained within the masterplan and a green corridor will be created between this feature and the Havannah and Three Hills reserve.



GCNS

Great crested newts breed within two waterbodies that lie within the boundary of Cell A and b1 as well as in Havannah Nature Reserve to the north and a further pond to the south.

A mitigation strategy is currently being discussed with Natural England, but no breeding ponds are to be lost through the development of Cell A and b1 and the masterplan will include corridors for wildlife movement, including GCN.



BRUNTON WAGGONWAY

The historic waggonway runs down the eastern boundary of Cell A and b1.

The waggonway is a strategic route under the existing NGP framework and provides opportunities for pedestrian and cycle connectivity along an attractive green corridor.

The waggonway can form part of a network of links connectivity housing with the school, play pitches and the heart of NGP.

The wagon way and associated hedgerows provide good habitat linkages.



ELAND LANE SEWER

This is a 675mm public foul sewer. There have been recent maintenance issues with it and NWLs latest proposal is to reline the sewer but leave it in situ.

The sewer can be diverted at cost to the developers and thus does not provide a constraint to development proposals.



NORTHERN CIRCULAR WATER MAIN

This is a twin large diameter trunk water main that serves the north of the city and cannot be diverted. The main has a 23m easement and there are strict controls upon development within this.

The easement will have to be crossed to access the northern extent of Cell A and b1. NWL are currently being consulted regarding this and the acceptability of running adopted roads in parallel to the pipes within the easement. The easement provides a significant opportunity to run a greenway east/west across the northern extent of the site. The greenway can form a fundamental part of the green network of the site and enable pedestrian as well as ecological connectivity.

Housing can be orientated to overlook the greenway which will provide high quality landscaped open space.

