

NEWCASTLE GREAT PARK consultation



THE masterplan CONT...

Opportunities

Taking forward and developing the constraints that exist there are also huge opportunities on site and the following have also been fully considered to inform the masterplan.

NGP SPINE ROAD

This is a major opportunity in that it provides a high capacity, modern link road to Cell A and b1. Two new roundabouts on the Spine Road will form the primary accesses to Cell A and b1. The Spine Road is a bus route, with services flowing in an anti-clockwise direction around NGP. The bus services can be extended into Cell A and b1 and ensure all properties are within 400m of a bus stop. The Spine Road provides excellent access to the new school site.

There is the opportunity to continue previously established boulevard design principles along the Spine Road.

There will need to be mitigation of noise generated by traffic along the Spine Road.



URBAN / GREEN SQUARES

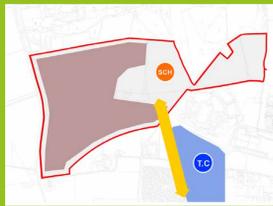
The main carriageways will be punctuated at intervals by urban squares in which the build line is pulled back to define space with built form in order to draw the eye through the development and create visual interest within the scheme and define a sense of place.



PROXIMITY TO TOWN CENTRE

Cell A and b1 is in close proximity to the planned NGP Town Centre including its anticipated retail, employment and social uses. A planning application is currently approved for offices and a public house.

Cell A and b1 will need to be carefully planned to maximise pedestrian connectivity to key destinations. Crossing points of the Spine Road will be a key consideration.



CREATION OF POS AND RECREATIONAL ROUTES

One of the core design principles of NGP was that it would sit within a green parkland environment with a network of open spaces, footpaths and recreational routes.

There is the opportunity to provide a multi functional and well connected network of green corridors and space, which are readily accessible and maximise opportunities for recreation, habitat creation and landscape enhancement.

Local Open Space can be provided which promotes outdoor activity and well-being.

Allotments can be provided as a pastime for residents.



SYNERGY BETWEEN HOUSING AND EDUCATION USES

There is the opportunity to create a mixed-use development with the sustainable combination of education and housing uses. Many of the children attending the school will live on NGP.

Sustainable modes of transport and good connectivity can be prioritised.

The school could be located adjacent to existing woodland and the concept of a 'Forest School' could be taken forward.

The school can be served by the new bus loop penetrating Cell A and b1.



SUDS

NGP already benefits from an extensive drainage network which was planned to accommodate all Cells being developed, including Cell A and b1.

Cell A and b1 provides the opportunity to further attenuate surface water on site in the form of swales around the green edges.



EXISTING STRATEGIC ROUTES AND PATHS

One of NGP's greatest strengths as a place is its existing network of paths and recreational routes.

Cell A and b1 can build upon an existing network of 25 km of planned and implemented strategic routes (pedestrian, cycle and equestrian).

Internal and external routes can be planned to provide access to services, community facilities and the wider countryside.



CELL B1

Cell B1 is a currently underused area of Strategic Open Space north of Sage. The area has been only partially landscaped, directly adjacent to Sage.

The Cell provides a Cell B1 remains in the Green Belt and provides a logical location for sports pitches associated with the school.

There is also a significant opportunity to deliver a high quality landscape scheme which promotes biodiversity.



GREEN EDGES AND EXISTING FEATURES

Cell A and b1 is enclosed by existing vegetation and green infrastructure on 3 sides. These green edges provide opportunities for attractive open spaces and recreational routes. Positive outward facing development can front this attractive setting. This will provide a sensitive transition from urban to rural.

All existing landscape features of value including trees and hedgerows can be retained and celebrated. A landscape strategy can be developed which helps to assimilate the development into the existing landscape. Additional native planting can be introduced within the site to reinforce the existing green infrastructure and provide further opportunities for biodiversity.



DELIVERY OF HOUSING

A range of housing types can be provided to meet local needs and respond to the market. Family housing and affordable housing can be delivered.

