

Railway Station

- Mixed use development around the railway station
- Approximately 550 to 650 new dwellings
- **Station East** – office-led mixed use development including improvements to the railway station
- **Station West** – residential-led mixed use development. Need to safeguard land for foot/cycle bridge over railway line
- **Hospital Site** – Residential mixed use development based on already approved policy

City Core

- Mixed use development, including North Westgate and extension of the primary retail area
- Improvements to and expansion of the commercial core including more bars and cafes
- Protecting and enhancing the historic environment
- Approximately 600 new dwellings, including student accommodation
- Some office development
- Leisure uses, including a new cinema

City North

- Some scope for infill development
- Improvements to links between the inner city residential areas and the city core
- Links to wider regeneration projects in the Millfield area

Boongate

- Improvements to the entrance to the city centre from the parkway system
- Approximately 70 new dwellings
- Community facilities
- Improved car parking

Riverside North

- Mainly recreation, with new swimming pool and sports facilities
- Approximately 50 new prestige homes
- Southern part to remain area of open space

Fengate

- Further residential development, approximately 300 to 400 new dwellings
- Improved open space

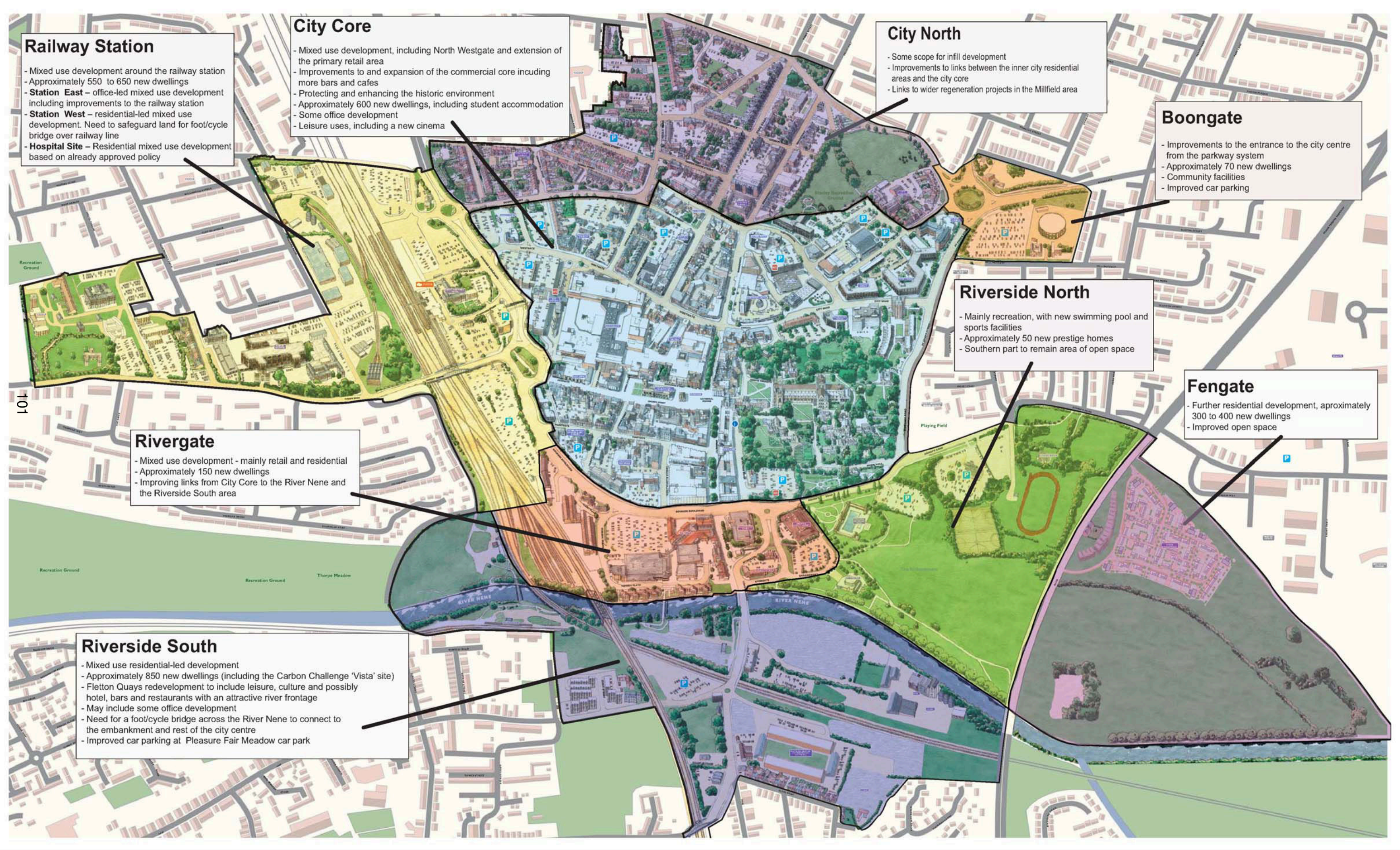
Rivergate

- Mixed use development - mainly retail and residential
- Approximately 150 new dwellings
- Improving links from City Core to the River Nene and the Riverside South area

Riverside South

- Mixed use residential-led development
- Approximately 850 new dwellings (including the Carbon Challenge 'Vista' site)
- Fletton Quays redevelopment to include leisure, culture and possibly hotel, bars and restaurants with an attractive river frontage
- May include some office development
- Need for a foot/cycle bridge across the River Nene to connect to the embankment and rest of the city centre
- Improved car parking at Pleasure Fair Meadow car park

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