

### Railway Station

- Mixed use development around the railway station
- Approximately 650 to 750 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 leisure and cultural uses
- Protecting and enhancing the historic environment
- Approximately 700 new dwellings, including student accommodation

### 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
- Improved car parking

### Riverside North

- Mainly recreation, with new swimming pool and sports facilities
- Approximately 25 new prestige homes
- Southern part to remain area of open space

### Fengate South

- Residential development, approximately 500 to 600 new dwellings
- Possibility of moorings or a marina

### Rivergate

- Mixed use development - mainly retail and residential
- Approximately 100 new dwellings
- Improving links from City Core to the River Nene and the Riverside South area

### Riverside South

- Mixed use residential-led development
- Approximately 800 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

