

Table 14.2

Detailed breakdown of the projected phasing and associated development (it should be noted that planned phasing and uses may vary over time in response to the market or other significant criteria).

Phase	Associated development
<b>Phase A</b>	
Area: 44 ha	
(a) Incubator, mixed-use development and parks	<ul style="list-style-type: none"> <li>• Development of 23,000 m<sup>2</sup> of existing space.</li> <li>• Permission for expansion to 50,000 m<sup>2</sup> by the end of Phase B.</li> <li>• Employment 2000 by the end of Phase B.</li> <li>• New leisure facilities for wider company.</li> <li>• Use of existing infrastructure only.</li> </ul>
Area: 50 ha	
(b) Housing, mixed-use development and parks	<ul style="list-style-type: none"> <li>• Development of six land parcels (4.5–6.5 ha each).</li> <li>• Densities between 28 and 50 dwellings per hectare.</li> </ul>
<b>Phase B</b>	
Total area: 128.5 ha	
Locality I: 80.7 ha adjoining Phase A(b)	<ul style="list-style-type: none"> <li>• Eleven land parcels between 4.5 and 40.5 ha.</li> <li>• Densities between 30 and 40 dwellings per hectare.</li> </ul>
Locality II: 40.2 ha adjoining Phase A(b)	
Locality III: 7.67 ha to the north area of site	
<b>Phase C</b>	
Area: 56.1 ha	
Housing and parks	<ul style="list-style-type: none"> <li>• Five land parcels between 9.2 and 12.0 ha</li> <li>• Densities between 28 and 50 dwellings per hectare.</li> </ul>
<b>ECO-park</b>	
Area: 111.5 ha	
Concurrent development	<ul style="list-style-type: none"> <li>• A concurrent development to the above (including implementation of sustainable energy systems and site water management system).</li> </ul>

Table 14.3

ECO-town projected development costs. (The figures demonstrate that the development trust would be able to finance the infrastructure and make profits for re-investing into the community.)

	Cost	Revenue	Net revenue	Development trust revenue	MOD revenue
<b>Phase A</b>	5,088,750	147,000,000	141,911,250	<b>56,764,500</b>	85,146,750
<b>Phase B</b>	5,906,515	192,750,000	186,843,485	<b>74,737,394</b>	112,106,091
<b>Cumulative</b>	10,995,265	339,750,000	328,754,735	<b>131,501,894</b>	197,252,841
<b>Phase C</b>	34,532,600	84,150,000	49,617,400	<b>49,617,400</b>	n/a
<b>Cumulative</b>	45,527,865	423,900,000	378,372,135	<b>181,119,294</b>	n/a

MOD: Ministry of Defence; n/a: not available.

would be built on demand for the purchase of land parcels, but its design would accord with the development framework plan (Figure 14.5). All development sites would be sold with use, density and embodied energy targets, but no stylistic constraints.

Profit derived from the sale of land would be used to provide quality infrastructure, including the wind turbines<sup>13</sup> and the community facilities necessary for developing identity and social capital. The trust would take special care to ensure a diverse social mix by allocating certain sites for self-build and low-cost housing. By the end of Phase B the level of profit would be sufficient for the trust to subsidise such developments (Table 14.3). The final phase would be the completion of the 100-ha Country Park that would form the backbone of the development and tie all the emergent ecosystems together (water and waste management systems in particular) (Figure 14.7). The Lowry model was used primarily for financial costing and feasibility purposes and required fixed projections. However, the proposal recognised that future development demand was inherently unpredictable and therefore sought to achieve a break even point for the trust as quickly as possible, thereafter allowing the trust to make policy decisions relatively free of loan or debt dependency.

### Working within the framework

The second stage of the design was to take a 1-ha case study block, together with the densities and energy targets specified

**Figure 14.7**  
ECO-town country park (tying the development into the existing fenland landscape as well as providing a location for electricity producing wind turbines and reed beds used for water filtration).

