

Land Use Schedule

East Kettering:

Outline Planning Application for 5,500 dwellings and Related Development

Summary Land Use Budget

	Size (ha)	Dwellings (units)	Non-residential Floorspace (sqm)
Residential Areas	145.9	5,170	
District Centre	12.1	265	28,000
Local Centres	3.0	65	3,100
Employment Areas	10.6		42,400
Secondary School	10.0		13,500
Primary Schools	8.0		12,000
Health Clinic	3.0		12,000
Hotel and Leisure	3.1		8,300
Park & Ride Site	4.6		
Formal Open Space	20.2		
Informal Open Space	81.1		
Reserve Site (Temp. IOS)	4.8		
Primary Infrastructure	25.6		
Total	332.0	5,500	119,300

Detailed Land Use Budget
-- Residential Areas

Parcel	Size (ha.)	Use	Quantum (dw.)	Net Density (dw./ha)	Phase
R1	8.0	Residential	256	32	P2
R2	2.5	Residential	83	33	P2
R3a	5.2	Residential	213	41	P1
R3b	8.9	Residential	365	41	P3
R4	1.0	Residential	26	26	P1
R5	4.2	Residential	113	27	P1
R6	6.2	Residential	254	41	P2
R7	7.7	Residential	239	31	P3
R8	4.5	Residential	158	35	P4
R9	1.6	Residential	40	25	P4
R10	10.0	Residential	350	35	P4
R11	6.0	Residential	150	25	P4
R12a	1.2	Residential	36	30	P1
R12b	6.4	Residential	314	49	P1
R12c	3.1	Residential	155	50	P1
R12d	1.7	Residential	51	30	P1
R13	3.8	Residential	152	40	P1
R14	2.0	Residential	80	40	P2
R15	7.6	Residential	304	40	P2
R19	1.6	Residential	70	44	P3
R20	2.5	Residential	110	44	P3
R21	1.1	Residential	48	44	P3
R22	2.0	Residential	88	44	P3
R23	2.6	Residential	114	44	P3
R24	3.0	Residential	114	38	P3
R25	2.9	Residential	110	38	P3
R26	1.1	Residential	43	39	P3
R38a	1.8	Residential	45	25	P4
R38b	5.4	Residential	189	35	P4
R39a	1.6	Residential	40	25	P4
R39b	5.3	Residential	186	35	P4
R39c	2.8	Residential	98	35	P4
R41a	2.1	Residential	53	25	P4
R41b	3.3	Residential	99	30	P4
R42	1.8	Residential	40	22	P4
R43	3.6	Residential	126	35	P4
R44	4.0	Residential	120	30	P4
R45	5.8	Residential	139	24	P4
Total	145.9		5,170	35.4	

Note 1: See Parameters Plan: D – Housing Density for parcel locations.

Note 2: 'Net' is as defined in Annex B of PPS3: Housing (2006).

-- District Centre

Parcel	Size (ha.)	Use	Plot Ratio	Floorspace (sqm)	Resi. Units (dw)	Height (m)	Phasing
DC1a	0.9	Mixed use	0.4	3,600	50	up to 15	P1
DC1b	2.1	Mixed use	0.37	7,770	95	up to 12	P1
DC2	1.8	Mixed use	0.5	9,000	20	up to 15	P1
DC3a	2	Mixed use	0.5	10,000	40	up to 15	P1
DC4	2.3	Mixed use	0.45	10,350	60	up to 15	P1
DC5	1.1	Mixed use	0.38	4,200	0	up to 15	P1
DC6	1.9	Mixed use	0.3	5,700	0	up to 15	P1
Total	12.2		0.41	50,620	265		

Note: For building height, specified maxima are to ridge level, but exclude any point features.

Detailed Land Use Schedule in the District Centre

TCPA Use Class Order 2005	Use		Resi. Units (dw)	Floorspace (sqm)
A1	Retail	Convenience		2,100
		Comparison		3,000
A1	Retail	Specialist		250
A2	Financial Etc			2,000
A3,4,5	Restaurants etc			800
B1	Business			11,550
D1	Non-resi/community			4,000
D1	Health centre			2,000
D1	Childrens' nursery			500
D2	Assembly and Leisure			1,800
C3	Residential		265	22,620
Total			265	50,620

Note 1: Specialist retail includes pharmacy, dry cleaners, laundrettes, postal services, etc.

Note 2: Size of health centre subject to PCT requirements. A separate facility from HC1 (health clinic).

-- Local Centres

Parcel	Size (ha.)	Use	Plot Ratio	Floorspace (sqm)	Resi. Units	Height (m)	Phasing
LC1	0.8	Mixed use	0.40	3,200	30	up to 12	P3
LC2	1.1	Mixed use	0.40	4,400	35	up to 12	P4
LC3	1.1	Mixed use	0.09	1,000	0	up to 12	P4
Total	3.0		0.29	8,600	65		

Note 1: For building height, specified maxima are to ridge level, but exclude any point features.

Note 2: For LC3, low plot ratio reflects proposal to re-use existing farm buildings as a pub/restaurant, within an extensive open setting.

Detailed Land Use Schedule in the Local Centres

TCPA Use Class Order 2005	Use		Resi. Units (dw)	Floorspace (sq.m)
A1	Retail	Convenience		400
A3,4,5	Restaurant/Take away			700
D1	Non-resi/community			1,400
D2	Leisure			600
C3	Residential		65	5,500
Total			65	8,600

-- Employment Areas

Parcel	Size (ha.)	Use	Plot Ratio	Floorspace (sqm)	Height (m)	Phasing
E1	2.9	Employment	0.4	11,600	up to 15	P2
E2	5.1	Employment	0.4	20,400	up to 15	P2
E3	2.6	Employment	0.4	10,400	up to 12	P3
Total	10.6		0.4	42,400		

Note 1: All floorspace is in Use Class B1 (business).

Note 2: In addition, 11,550 sqm of B1 (business) use is proposed in the District Centre (see above).

Note 3: For building height, specified maxima are to ridge level, but exclude any point features.

-- Schools

Parcel	Size (ha.)	Use	Height (m)	Phasing
SS1	10.0	Secondary School	up to 12	P1
PS1	2.0	Primary School	up to 12	P1
PS2	2.0	Primary School	up to 15	P1
PS3	2.0	Primary School	up to 12	P3
PS4	2.0	Primary School	up to 12	P4
Total	18.0			

Note: For building height, specified maxima are to ridge level, but exclude any point features.

-- Health Clinic

Parcel	Size (ha.)	Use	Plot Ratio	Floorspace (sqm)	Height (m)	Phasing
HC1	3.0	Health Clinic	0.4	12,000	up to 15	P1

Note: For building height, specified maxima are to ridge level, but exclude any point features.

-- Hotel & Leisure

Parcel	Size (ha.)	Use	Plot Ratio	Floorspace (sqm)	Height (m)	Phasing
HL1	2.0	Hotel (200 Beds)	0.25	5,000	up to 15	P3
HL2	1.1	Country Club, with Accommodation (60 Beds)	0.30	3,300	up to 15	P3
Total	3.1			8,300		

Note: For building height, specified maxima are to ridge level, but exclude any point features.

-- Park & Ride Site

Parcel	Size (ha.)	No. of Parking Spaces	Height (m)	Phasing
P&R 1	1.6	640	Ground level	P1
P&R 2	3.0	1,360	Ground level	P1
Total	4.6	2,000		

-- Formal Open Space

Parcel	Size (ha.)	Phasing
FOS1	12.2	P1
FOS2	8.0	P3
Total	20.2	