

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 | 143.8 | 5,170 | |
| District Centre | 11.4 | 265 | 28,000 |
| Local Centres | 3.3 | 65 | 3,100 |
| Employment Areas | 14.1 | | 42,400 |
| Secondary School | 11.0 | | 13,500 |
| Primary Schools | 9.0 | | 12,000 |
| Health Clinic | 3.0 | | 12,000 |
| Hotel and Leisure | 3.1 | | 8,300 |
| | | | |
| Formal Open Space | 21.3 | | |
| Informal Open Space | 85.9 | | |
| | | | |
| Primary Infrastructure | 22.6 | | |
| | | | |
| Total | 328.5 | 5,500 | 119,300 |

Detailed Land Use Budget
-- Residential Areas

| Parcel | Size (ha.) | Use | Quantum (dw.) | Net Density (dw./ha) | Phase |
|--------------|--------------|-------------|---------------|----------------------|-------|
| R1 | 5.9 | Residential | 207 | 35 | 3 |
| R2 | 5.2 | Residential | 182 | 35 | 3 |
| R3 | 7.8 | Residential | 273 | 35 | 3 |
| R4 | 1.3 | Residential | 52 | 40 | 3 |
| R5 | 7.7 | Residential | 308 | 40 | 3 |
| R6 | 1.4 | Residential | 56 | 40 | 3 |
| R7 | 5.5 | Residential | 220 | 40 | 1 |
| R8 | 2.8 | Residential | 112 | 40 | 1 |
| R9 | 1.0 | Residential | 29 | 29 | 1 |
| R10 | 2.8 | Residential | 129 | 46 | 1 |
| R11 | 1.8 | Residential | 90 | 50 | 1 |
| R12 | 3.4 | Residential | 156 | 46 | 1 |
| R13 | 1.6 | Residential | 74 | 46 | 1 |
| R14 | 1.3 | Residential | 65 | 50 | 1 |
| R15 | 4.6 | Residential | 166 | 36 | 3 |
| R16 | 2.7 | Residential | 86 | 32 | 2 |
| R17 | 1.8 | Residential | 58 | 32 | 2 |
| R18 | 1.2 | Residential | 49 | 41 | 1 |
| R19 | 4.7 | Residential | 193 | 41 | 1 |
| R20 | 4.1 | Residential | 168 | 41 | 1 |
| R21 | 6.1 | Residential | 250 | 41 | 2 |
| R22 | 8.8 | Residential | 361 | 41 | 2 |
| R23 | 8.4 | Residential | 269 | 32 | 1 |
| R24 | 1.1 | Residential | 39 | 35 | 1 |
| R25 | 3.3 | Residential | 112 | 34 | 2 |
| R26 | 1.1 | Residential | 39 | 35 | 1 |
| R27 | 2.9 | Residential | 87 | 30 | 3 |
| R28 | 1.2 | Residential | 36 | 30 | 2 |
| R29 | 1.7 | Residential | 51 | 30 | 3 |
| R30 | 2.4 | Residential | 60 | 25 | 3 |
| R31 | 3.9 | Residential | 117 | 30 | 3 |
| R32 | 3.1 | Residential | 121 | 39 | 3 |
| R33 | 3.0 | Residential | 114 | 38 | 3 |
| R34 | 0.6 | Residential | 15 | 25 | 3 |
| R35 | 3.3 | Residential | 83 | 25 | 3 |
| R36 | 1.2 | Residential | 30 | 25 | 3 |
| R37 | 2.4 | Residential | 60 | 25 | 3 |
| R38 | 5.9 | Residential | 148 | 25 | 3 |
| R39 | 1.0 | Residential | 25 | 25 | 3 |
| R40 | 0.3 | Residential | 11 | 35 | 3 |
| R41 | 1.5 | Residential | 53 | 35 | 3 |
| R42 | 12.0 | Residential | 420 | 35 | 3 |
| Total | 143.8 | | 5,170 | 36.0 | |

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 | Floorspace (sqm) | Resi. Units (dw) | Height (m) | Phase |
|--------------|-------------|-----------|------------------|------------------|------------|-------|
| DC1 | 2.5 | Mixed use | 10,460 | 55 | up to 15 | 1 |
| DC2 | 5.0 | Mixed use | 21,755 | 114 | up to 15 | 1 |
| DC3 | 3.9 | Mixed use | 18,405 | 96 | up to 15 | 1 |
| Total | 11.4 | | 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

| Use Class | 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 | Children's 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, launderettes, 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 | Floorspace (sqm) | Resi. Units | Height (m) | Phase |
|--------------|------------|-----------|------------------|-------------|------------|-------|
| LC1 | 1.0 | Mixed use | 3,200 | 30 | up to 12 | 3 |
| LC2 | 1.2 | Mixed use | 4,400 | 35 | up to 12 | 3 |
| LC3 | 0.9 | Mixed use | 1,000 | 0 | up to 12 | 2 |
| Total | 3.1 | | 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 community facility, within an extensive open setting.

Detailed Land Use Schedule in the Local Centres

| Use Class | 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 | Floorspace (sqm) | Height (m) | Phase |
|--------------|-------------|------------|------------------|------------|---------------------|
| E1 | 8.2 | Employment | 24,660 | up to 15 | 2 (30%) and 3 (70%) |
| E2 | 2.8 | Employment | 8,420 | up to 15 | 3 |
| E3 | 3.1 | Employment | 9,320 | up to 15 | 1 (85%) and 2 (15%) |
| Total | 14.1 | | 42,400 | | |

Note 1: All floorspace is in Use Class B1 (business), of which up to 50% would be B1a (office) use

Note 2: In addition, 11,550 sqm of B1a (office) 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) | Phase |
|--------------|-------------|------------------|------------|-------|
| SS1 | 11.0 | Secondary School | up to 15 | 1 |
| PS1 | 3.0 | Primary School | up to 12 | 3 |
| PS2 | 2.0 | Primary School | up to 12 | 1 |
| PS3 | 2.0 | Primary School | up to 12 | 3 |
| PS4 | 2.0 | Primary School | up to 12 | 1 |
| Total | 21.0 | | | |

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

-- Health Clinic

| Parcel | Size (ha.) | Use | Floorspace (sqm) | Height (m) | Phase |
|--------|------------|---------------|------------------|------------|-------|
| HC1 | 3.0 | Health Clinic | 12,000 | up to 15 | 1 |

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

-- Hotel and Leisure

| Parcel | Size (ha.) | Use | Floorspace (sqm) | Height (m) | Phase |
|--------|------------|---------------------|------------------|------------|-------|
| HL1 | 3.1 | Hotel (200 Beds) | 8,300 | up to 15 | 3 |

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

-- Formal Open Space

| Parcel | Size (ha.) | Phase |
|--------------|-------------|-------|
| FOS1 | 11.4 | 1 |
| FOS2 | 2.3 | 3 |
| FOS3 | 7.6 | 2 |
| Total | 21.3 | |