

Strategic Southern Expansion of Peterborough

WORKING PAPER 05: DEVELOPMENT CAPACITY



MAY 2004

WP05

Working Paper 5: Development Capacity

Working Papers 1, 2 and 3 of this series have set the context within which the development concept for the Strategic Southern Expansion of Peterborough is being progressed, and explaining the way in which development in this location could be delivered to meet in full the requirements of the government's *Sustainable Communities Plan*.

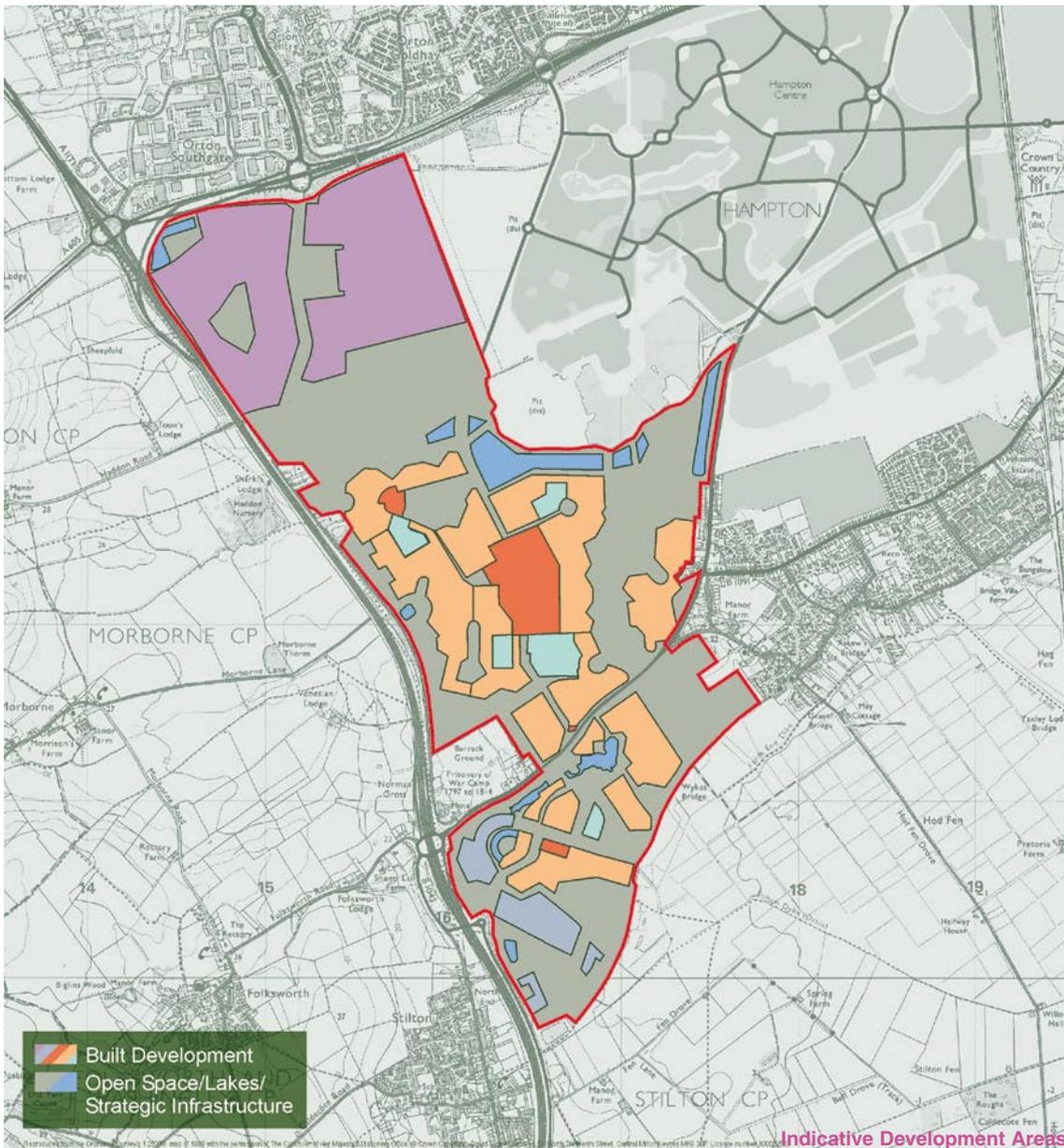
Working Paper 4 demonstrates how the principles of physical, economic and social sustainability previously outlined could be translated into an emerging Development Concept for the Strategic Southern Expansion land.

This Working Paper provides an indication of the likely development capacity of the Strategic Southern Expansion land, including the overall quantum of development which would be generated by applying a range of appropriate densities for new development.

Development Areas

The initial development capacity exercise for the Concept Plan is based upon a definition of 'development areas', to which a gross density has been applied to provide an estimate of the likely quantum of development each area can deliver.

For clarity, these 'gross development areas' exclude both the principal streets (principal boulevard and A15) which run through the development and the strategic open spaces, but do include the local street network and incidental/local open spaces.



Mix of Uses

The summary land use budget below indicates the quantum of development by land use. It is intended that a significant amount of development will be delivered as mixed use development, either 'vertically' (different uses on ground and upper storeys) or 'laterally' (where different uses sit side by side but are integral to each other's operation).

Where mixed use activity is concentrated (in township and neighbourhood centres and along public transport routes), this has been reflected in the land use budget figures and density of development proposed.

Summary Land Use Budget

The following table indicates the overall quantum of development which may be expected from the comprehensive development of the Strategic Southern Expansion land.

Land Use	Area (ha)	Average Density (Dwellings per ha)	Average Density (plot ratio - commercial)	Dwelling Number	Indicative floorspace (sq.m)	Indicative floorspace (sq.ft)
Residential	160.2	38		6,088		
Township Centre/ Neighbourhood Centres	19.5	60		468		
<i>(40% resid; 60% other uses)</i>			75%		87,750	
Mixed Commercial <i>(B1 office and R&D)</i>	18.2		40%		72,800	783,626
Strategic Distribution <i>(large scale B8 plus ancillary B1/B2)</i>	124.8		40%		499,200	5,373,439
Education <i>(primary x 3)</i>	6.0					
Education <i>(secondary x 1)</i>	8.0					
TOTAL BUILT DEVELOPMENT	336.7			6,556	432,550	6,157,065
Strategic Open Space, Woodland and Lakes, Principal Boulevard and A15, Park and Ride Facility and Residual Land	345.3					
TOTAL SITE AREA	682.0					

Notes:

It should be noted that in order to generate estimates of development capacity which are deliverable, the densities applied to each development area represent the minimum densities expected.

For example, the average density indicated for Township Centre/Neighbourhood Centre residential development of 60 dph (gross) equates to the densities currently being achieved for detailed application schemes for residential development in Hampton Township Centre which are generating average densities of 70-80 dph (equating to at least 60dph gross).

Similarly, because of the significant need for ancillary office and other industrial space when developing at large scales, recent schemes for strategic distribution-led development are generating plot ratios of around 50%. Applying the 50% plot ratio to the strategic distribution element of the development area would result in an increased in the total capacity for this use within the Strategic Southern Expansion land to 624,000 sq.m (6.7 million sq.ft).

As the Development Concept for the Strategic Southern Expansion land is progressed further, it is expected that additional Working Papers in this series will be produced, setting out in further detail some of the emerging concepts, analysis and assessments outlined in Working Papers 1-5.