

Southern Expansion Land, Peterborough

WORKING PAPER 09: DEVELOPMENT CAPACITY & DELIVERY

Prepared on behalf of
O&H Properties Ltd

By
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A decorative graphic in the bottom right corner of the page. It features several stylized trees in shades of yellow, orange, and pink, with some trees containing a grid pattern. To the right of the trees is a stylized building with a grid-like facade, also in shades of pink and purple. The background of the graphic is a gradient of blue and purple.

Working Paper 9: Development Capacity & Delivery

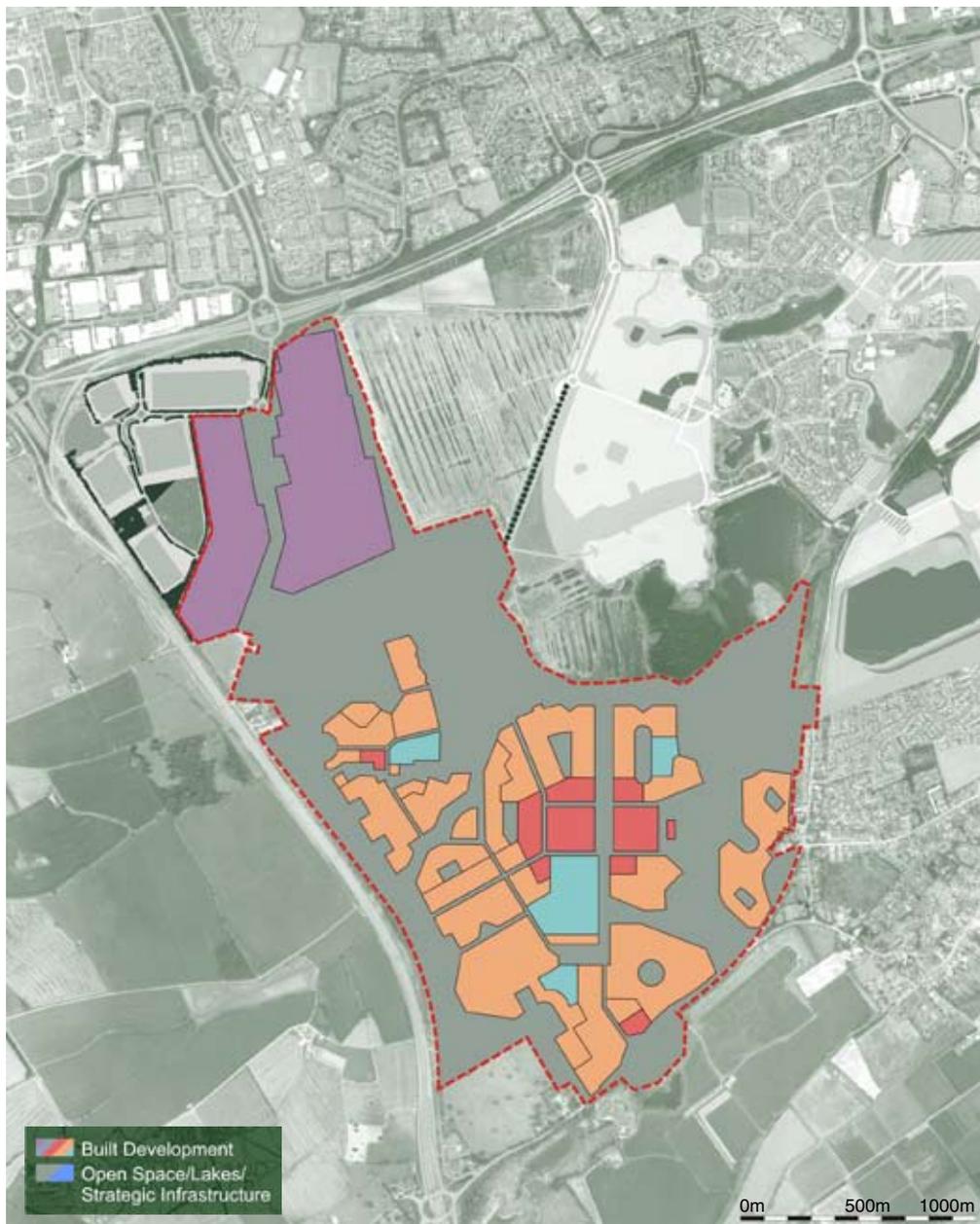
Working Papers 7 and 8 of this series provide details of the background technical assessment which informed the review of the 2004 development concept for the Southern Expansion Land and set out the resulting changes to the Concept Plan.

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

Development Areas

Working on the same assumptions as for the original development capacity calculations, the indicative development capacity as shown in the revised Concept Plan (below) is based upon a definition of 'developable 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 developable areas' exclude the primary streets and the strategic open spaces, but do include the local street network and incidental/local open spaces.



Indicative Development Areas

Mix of Uses

The summary development capacity figures below indicate the quantum of development by land use. As in the original development concept, it is intended that a significant amount of development will be delivered as a mix of uses, 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 neighbourhood and local centres and at public transport nodes), 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 Southern Expansion Land. This is indicative only at this stage: the concept plan shows broad areas for development, strategic open space, and primary infrastructure networks. Further work on definition of development areas, open space and infrastructure design will take place at a later stage of the project.

Land Use	Area (ha)	Average Density (Dwellings per ha)	Average Density (Gross plot ratio - employment/commercial)	Dwelling Number	Indicative floorspace - employment/commercial uses(sq.m)	Indicative floorspace - employment/commercial uses(sq.ft)
Residential	120.0	38		4560		
District Centre/ Neighbourhood Centres	15.0					
<i>Residential (50%)</i>		60		450		
<i>Local centre/community/ office uses (50%)</i>			75%		56,250	605,481
District Centre/ Neighbourhood Centre Commercial	5.0					
<i>B1 office/R&D/B2</i>			75%		37,500	403,654
Strategic Distribution (large scale B8 plus ancillary B1/B2)	68.0		40%		319,950	3,443,974
Education (primary x 3)	6.0					
Education (secondary x 1)	8.0					
TOTAL BUILT DEVELOPMENT	221.8			5,010	413,700	3,847,628
Strategic Open Space, Woodland and Lakes, Principal Boulevard	293.0					
Park and Ride site (South of A15)	3.5					
TOTAL SITE AREA	518.2					

Notes:

(i) It should be noted that in order to generate estimates of development capacity which are deliverable, the densities applied to development areas represent the minimum densities expected. For example, the average density indicated for District/Neighbourhood Centre residential development of 60 dph (gross) equates to the densities currently being achieved for detailed application schemes for residential development in Hampton Town Centre which are generating average densities of 70-80 dph (equating to at least 60dph gross).

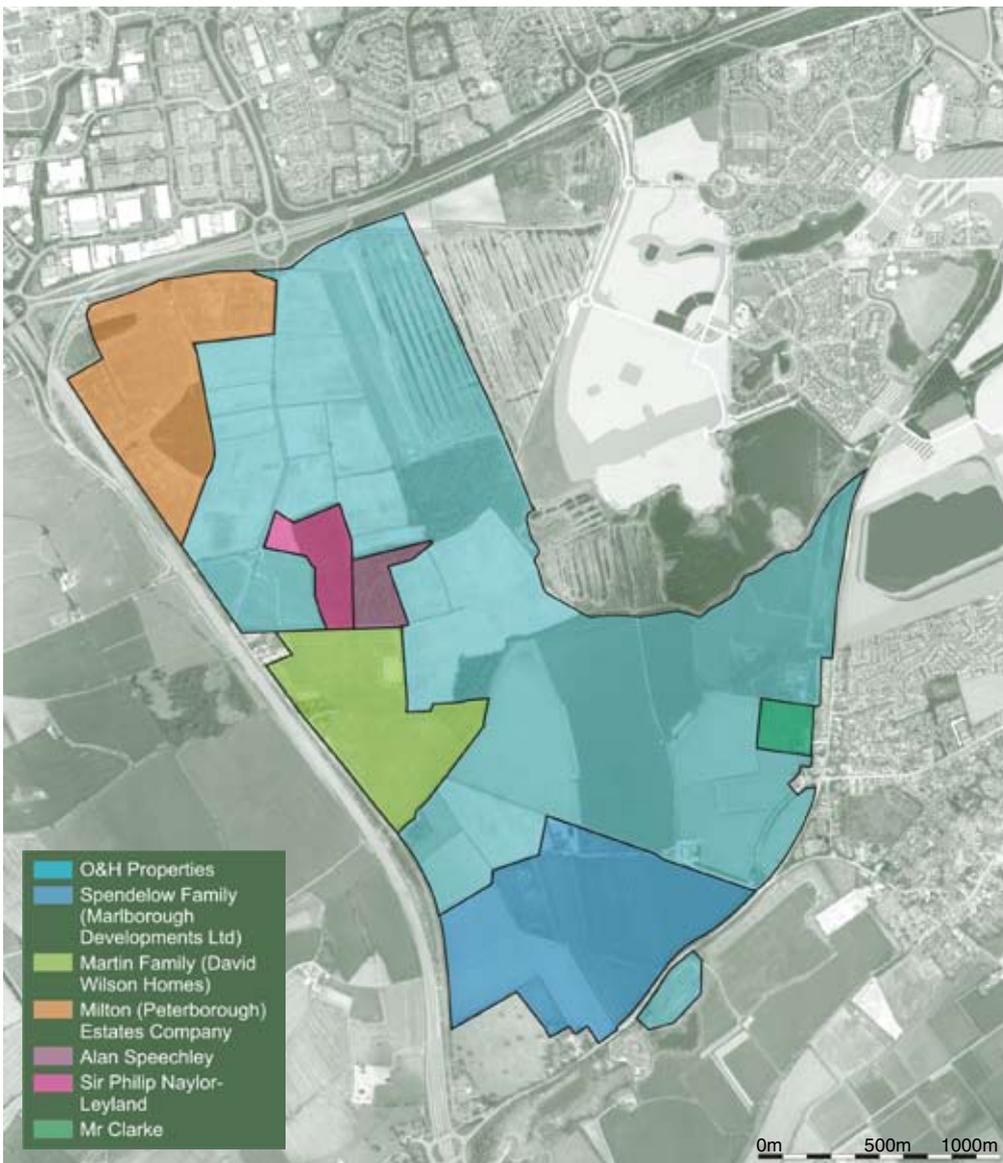
(ii) The Alwalton Hill scheme for strategic distribution-led development generates gross plot ratios of around 40% (equating to net plot ratios of approx. 50%). It is therefore assumed that a similar density of employment development would be achieved on the second phase of strategic employment land in the north of the site, to be delivered in tandem with the rest of the new community to the south.

Land Ownership

Since the 2004 Working Papers were published, there have been several changes in land ownership and control, including:

- **O&H Properties Ltd** has acquired 170 ha of land from Hanson plc, increasing the company's landholding to over 70% of the total development area. The land acquired from Hanson includes the two areas of land previously identified as having extant consent for mineral working. In addition, the small area of previously developed land south of the A15 proposed for a Park and Ride facility as part of the Southern Expansion Land proposals is also owned by O&H;
- Land owned by the Spendelow family (approximately 15% of the development area) is now under option from **Marlborough Developments Ltd**;
- Land owned by the Martin family is now under option from **David Wilson Homes** (equating to around 8% of the total).

The consolidation of land ownership will assist the delivery of the Southern Expansion Land. Both Marlborough and David Wilson Homes are developers with a proven track record of delivery and are now actively promoting development of this land in tandem with O&H. Partnerships are in place with O&H to secure joint working.



Land Ownership Plan

Timescale for Delivery

The proposals for the Southern Expansion Land are being promoted alongside the emerging LDF for Peterborough. The Council is currently assessing its options for growth, and aims to publish a 'Preferred Options' paper by the end of 2007. This will form the basis of the Core Strategy for the LDF in due course, part of which will identify strategic areas for growth.

However, it should be noted that the LDF is not due to be adopted by the Council until 2010. Thus, because of the long lead in time necessary to bring forward development projects of the scale proposed for the Southern Expansion Land, it is imperative that work continues on the design and planning of the new community in advance of the policy framework which secures its designation for development. Whilst this necessitates a degree of risk on the part of the landowners and promoters of the new community, the preparation of the background technical work necessary to support an outline planning application, together with an environmental assessment, will ensure that a planning application can be lodged with the Council at the earliest appropriate time.

Work to date has identified the parameters and constraints for development, fixed the boundary and extent of the development area, and defined the key structuring elements. The next stage is the preparation of a Development Framework for the Southern Expansion Land. A critical aspect of this stage is to engage with key stakeholders in the area.

Over the course of the next few months, O&H and its partners will be inviting stakeholders to attend a series of workshop sessions so that they can influence the nature, type and characteristics of development from an early stage.