

## Version Notes

<b>Date</b>	<b>version</b>	<b>Comments</b>
191121	v11	issued to client

191121 BMDC Typologies Matrix\_v11 - Residential Typologies

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Site Specific Mitigation - S106 and S278	CIL - Baseline	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]					Affordable Housing Mix: [2]					Cat. M4(2)	Cat. M4(3)						
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [8]	1B F	2B F	1B H	2B H	3B H	4B H	5B H	Total	1B F	2B F			1B H	2B H	3B H	4B H	5B H	Total
A	5	High Value Zone	Greenfield	35	0.14	0.35	£4,000	£200	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	-	100%	0%
B	10	High Value Zone	Greenfield	35	0.29	0.71	£4,000	£200	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
C	50	High Value Zone	Greenfield	35	1.43	3.53	£4,000	£200	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
D	100	High Value Zone	Greenfield	35	2.86	7.06	£6,000	£200	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
E	200	High Value Zone	Greenfield	35	5.71	14.12	£6,000	£200	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
F	50	High Value Zone	Greenfield	50	1.00	2.47	£4,000	£200	40%	on site	65%	35%	14%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
G	5	High Value Zone	Brownfield	35	0.14	0.35	£4,000	£150	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	100%	0%	
H	10	High Value Zone	Brownfield	35	0.29	0.71	£4,000	£150	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
I	50	High Value Zone	Brownfield	35	1.43	3.53	£4,000	£150	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
J	100	High Value Zone	Brownfield	35	2.86	7.06	£6,000	£150	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
K	200	High Value Zone	Brownfield	35	5.71	14.12	£6,000	£150	40%	on site	65%	35%	14%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
L	50	High Value Zone	Brownfield	50	1.00	2.47	£4,000	£150	40%	on site	65%	35%	14%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
M	5	Upper Medium Value Zone	Greenfield	35	0.14	0.35	£4,000	£150	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	100%	0%	
N	10	Upper Medium Value Zone	Greenfield	35	0.29	0.71	£4,000	£150	30%	on site	65%	35%	11%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
O	50	Upper Medium Value Zone	Greenfield	35	1.43	3.53	£4,000	£150	30%	on site	65%	35%	11%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
P	100	Upper Medium Value Zone	Greenfield	35	2.86	7.06	£6,000	£150	30%	on site	65%	35%	11%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
Q	200	Upper Medium Value Zone	Greenfield	35	5.71	14.12	£6,000	£150	30%	on site	65%	35%	11%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
R	50	Upper Medium Value Zone	Greenfield	50	1.00	2.47	£4,000	£150	30%	on site	65%	35%	11%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
S	5	Upper Medium Value Zone	Brownfield	35	0.14	0.35	£4,000	£100	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	100%	0%	
T	10	Upper Medium Value Zone	Brownfield	35	0.29	0.71	£4,000	£100	25%	on site	65%	35%	9%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
U	50	Upper Medium Value Zone	Brownfield	35	1.43	3.53	£4,000	£100	25%	on site	65%	35%	9%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
V	100	Upper Medium Value Zone	Brownfield	35	2.86	7.06	£6,000	£100	25%	on site	65%	35%	9%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
W	200	Upper Medium Value Zone	Brownfield	35	5.71	14.12	£6,000	£100	25%	on site	65%	35%	9%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
X	50	Upper Medium Value Zone	Brownfield	50	1.00	2.47	£4,000	£100	25%	on site	65%	35%	9%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%

191121 BMDC Typologies Matrix\_v11 - Residential Typologies

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Site Specific Mitigation - S106 and S278	CIL - Baseline	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]					Affordable Housing Mix: [2]					Cat. M4(2)	Cat. M4(3)						
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [8]	1B F	2B F	1B H	2B H	3B H	4B H	5B H	Total	1B F	2B F			1B H	2B H	3B H	4B H	5B H	Total
Y	5	Lower Medium Value Zone	Greenfield	35	0.14	0.35	£4,000	£10	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	-	100%	0%
Z	10	Lower Medium Value Zone	Greenfield	35	0.29	0.71	£4,000	£10	15%	on site	65%	35%	5%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AA	50	Lower Medium Value Zone	Greenfield	35	1.43	3.53	£4,000	£10	15%	on site	65%	35%	5%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AB	100	Lower Medium Value Zone	Greenfield	35	2.86	7.06	£6,000	£10	15%	on site	65%	35%	5%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AC	200	Lower Medium Value Zone	Greenfield	35	5.71	14.12	£6,000	£10	15%	on site	65%	35%	5%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AD	50	Lower Medium Value Zone	Greenfield	50	1.00	2.47	£4,000	£10	15%	on site	65%	35%	5%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
AE	5	Lower Medium Value Zone	Brownfield	35	0.14	0.35	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	-	100%	0%
AF	10	Lower Medium Value Zone	Brownfield	35	0.29	0.71	£4,000	£0	10%	on site	65%	35%	4%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AG	50	Lower Medium Value Zone	Brownfield	35	1.43	3.53	£4,000	£0	10%	on site	65%	35%	4%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AH	100	Lower Medium Value Zone	Brownfield	35	2.86	7.06	£6,000	£0	10%	on site	65%	35%	4%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AI	200	Lower Medium Value Zone	Brownfield	35	5.71	14.12	£6,000	£0	10%	on site	65%	35%	4%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AJ	50	Lower Medium Value Zone	Brownfield	50	1.00	2.47	£4,000	£0	10%	on site	65%	35%	4%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
AK	5	Lower Value Zone	Greenfield	35	0.14	0.35	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	-	100%	0%
AL	10	Lower Value Zone	Greenfield	35	0.29	0.71	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AM	50	Lower Value Zone	Greenfield	35	1.43	3.53	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AN	100	Lower Value Zone	Greenfield	35	2.86	7.06	£6,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AO	200	Lower Value Zone	Greenfield	35	5.71	14.12	£6,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AP	50	Lower Value Zone	Greenfield	50	1.00	2.47	£4,000	£0	0%	on site	65%	35%	0%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
AQ	5	Lower Value Zone	Brownfield	35	0.14	0.35	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	-	-	-	-	-	100%	0%
AR	10	Lower Value Zone	Brownfield	35	0.29	0.71	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AS	50	Lower Value Zone	Brownfield	35	1.43	3.53	£4,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AT	100	Lower Value Zone	Brownfield	35	2.86	7.06	£6,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AU	200	Lower Value Zone	Brownfield	35	5.71	14.12	£6,000	£0	0%	on site	65%	35%	0%	-	-	-	20.0%	40.0%	35.0%	5.0%	100.0%	-	-	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
AV	50	Lower Value Zone	Brownfield	50	1.00	2.47	£4,000	£0	0%	on site	65%	35%	0%	5%	10%	-	15.0%	40.0%	30.0%	-	100.0%	10.0%	5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%

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											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [8]	1B F	2B F	1B H	2B H	3B H	4B H	5B H	Total	1B F	2B F	1B H	2B H			3B H	4B H	5B H	Total										
AW	55	Age Restricted / Sheltered Housing High Value Zone	Greenfield	125	0.44	1.09	£1,500	£200	40%	off-site commuted sum	65%	35%	14%	60.0%	40.0%													100.0%	60.0%	40.0%								100.0%	NA	NA	
AX	55	Age Restricted / Sheltered Housing Upper Medium Value Zone	Greenfield	125	0.44	1.09	£1,500	£150	30%	off-site commuted sum	65%	35%	11%	60.0%	40.0%														100.0%	60.0%	40.0%							100.0%	NA	NA	
AY	55	Age Restricted / Sheltered Housing High Value Zone	Brownfield	125	0.44	1.09	£1,500	£150	40%	off-site commuted sum	65%	35%	14%	60.0%	40.0%														100.0%	60.0%	40.0%							100.0%	NA	NA	
AZ	55	Age Restricted / Sheltered Housing Upper Medium Value Zone	Brownfield	125	0.44	1.09	£1,500	£100	25%	off-site commuted sum	65%	35%	9%	60.0%	40.0%														100.0%	60.0%	40.0%							100.0%	NA	NA	
BA	60	Assisted Living / Extra-Care Housing High Value Zone	Greenfield	100	0.60	1.48	£1,500	£200	40%	off-site commuted sum	65%	35%	14%	60.0%	40.0%														100.0%	60.0%	40.0%							100.0%	NA	NA	
BB	60	Assisted Living / Extra Care Housing Upper Medium Value Zone	Greenfield	100	0.60	1.48	£1,500	£150	30%	off-site commuted sum	65%	35%	11%	60.0%	40.0%															100.0%	60.0%	40.0%							100.0%	NA	NA
BC	60	Assisted Living / Extra-Care Housing High Value Zone	Brownfield	100	0.60	1.48	£1,500	£150	40%	off-site commuted sum	65%	35%	14%	60.0%	40.0%															100.0%	60.0%	40.0%							100.0%	NA	NA
BD	60	Assisted Living / Extra Care Housing Upper Medium Value Zone	Brownfield	100	0.60	1.48	£1,500	£100	25%	off-site commuted sum	65%	35%	9%	60.0%	40.0%															100.0%	60.0%	40.0%							100.0%	NA	NA
BE	8	Build To Rent High Value Zone	Brownfield	55	0.15	0.36	£1,500	£150	0%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0%	60.0%															100.0%	40.0%	60.0%							100.0%	100%	0%
BF	12	Build To Rent Upper Medium Value Zone	Brownfield	55	0.22	0.54	£1,500	£100	25%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0%	60.0%															100.0%	40.0%	60.0%							100.0%	90%	10%
BG	20	Build To Rent Lower Medium Value Zone	Brownfield	60	0.33	0.82	£1,500	£0	10%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0%	60.0%															100.0%	40.0%	60.0%							100.0%	90%	10%
BH	80	Build To Rent Lower Value Zone	Brownfield	100	0.80	1.98	£1,500	£0	0%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0%	60.0%															100.0%	40.0%	60.0%							100.0%	90%	10%
BI	20	Build To Rent High Value Zone	Brownfield	55	0.36	0.90	£1,500	£150	40%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0%	60.0%															100.0%	40.0%	60.0%							100.0%	100%	0%
BJ	20	Build To Rent Upper Medium Value Zone	Brownfield	55	0.36	0.90	£1,500	£100	25%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0%	60.0%															100.0%	40.0%	60.0%							100.0%	90%	10%
BK	6	Rural Exception Site	Greenfield	35	0.17	0.42	£4,000	n/a	100%	on site	65%	35%	35%																0%	0%	-	33.0%	33.0%	34.0%	-		100.0%	100%	0%		

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											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [9]	1B F	2B F	1B H	2B H	3B H	4B H	5B H	Total	1B F	2B F	1B H	2B H	3B H	4B H			5B H	Total																
BL	8	Flatted scheme High Value Zone	Brownfield	90	0.09	0.22	£1,500	£150	0%	on site	65%	35%	0%	40.0%	60.0%																	100.0%	40.0%	60.0%									100.0%	100%	0%		
BM	12	Flatted scheme Upper Medium Value Zone	Brownfield	90	0.13	0.33	£1,500	£100	25%	on site	65%	35%	9%	40.0%	60.0%																											100.0%	90%	10%			
BN	20	Flatted scheme Lower Medium Value Zone	Brownfield	90	0.22	0.55	£1,500	£0	10%	on site	65%	35%	4%	40.0%	60.0%																												100.0%	90%	10%		
BO	80	Flatted scheme Lower Value Zone	Brownfield	90	0.89	2.20	£1,500	£0	0%	on site	65%	35%	0%	40.0%	60.0%																													100.0%	90%	10%	
BP	20	Flatted scheme High Value Zone	Brownfield	90	0.22	0.55	£1,500	£150	40%	on site	65%	35%	14%	40.0%	60.0%																													100.0%	100%	0%	
BQ	20	Flatted scheme Upper Medium Value Zone	Brownfield	90	0.22	0.55	£1,500	£100	25%	on site	65%	35%	9%	40.0%	60.0%																														100.0%	90%	10%

**Notes**

- [1] Policy HO5 – minimum 35 dph – base case / assume no flats at this density
- [2] Notwithstanding SHMA – assume no one bed houses on smaller than 100-unit schemes
- [3] Notwithstanding density sensitivities assume 1 additional typology (e.g. 50-unit scheme at 50dph) Include some flats in the mix
- [4] Housing mix based on SHMA 2019
- [5] Affordable Housing Policy based on current policy
- [6] Affordable housing split based on SHMA 2019
- [7] S106 - £4000 per units for standard sites and £1500 per unit for retirement / flats.
- [8] M4 (3) 10% and M4 (2) 90% applies to all major housing developments over 10 units
- [9] Can waiver this requirement (i.e. 10% intermediate) if the evidence need suggest this is better (tbc) - conference call 27/06/2019
- [10] CIL based on current charging schedule July 2017



## 191121 BMDC Typologies Matrix\_v11 - Retail Typologies

Ref.	Commercial use typology	Location / Value Zone scenario	Most likely development scenario	Development Density		
				Sqm/ha	Unit Floor area - GIA sqm	GIA sqft (rounded)
A	Large Supermarket (A1 and ancillary)	Within Development Boundaries	Brownfield / previously developed land	2,800	2,800	30,100
B	Large Supermarket (A1 and ancillary)	Outside Developmnet Boundaries District wide	Greenfield	2,800	2,800	30,100
C	Discount Store Format (A1 and ancillary)	Within Development Boundaries	Brownfield / previously developed land	2,800	1,700	18,300
D	Discount Store Format (A1 and ancillary)	Outside Developmnet Boundaries District wide	Greenfield	2,800	1,700	18,300
E	Medium Supermarket (A1 and ancillary)	Within Development Boundaries e.g. existing District Centre	Brownfield / previously developed land	2,800	500	5,400
F	Medium Supermarket (A1 and ancillary)	Outside Developmnet Boundaries District wide e.g. new District Centre within Strategic Site	Greenfield	2,800	500	5,400
G	Small 'Express' Retail (A1, A2, A3 and A5)	Within Development Boundaries e.g. existing Local Centre	Terrace of units on previously developed land / brownfield	5,000	200	2,200
H	Small 'Express' Retail (A1, A2, A3 and A5)	Outside Developmnet Boundaries District wide e.g. new Local Centre within Strategic Site	Terrace of units on greenfield	5,000	200	2,200
I	Retail Warehouse (A1)	Within Development Boundaries / existing CIL Charging Zone	Brownfield / previously developed land	2,800	350	3,800
J	Retail Warehouse (A1)	District wide / outside existing CIL Charging Zone	Greenfield	2,800	350	3,800
K	Retail Warehouse (A1)	District wide / outside existing CIL Charging Zone	Brownfield / previously developed land	2,800	350	3,800