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 Mb:: Market Housing Mix: [2]						sing Mix: [2]				Affordable Housing Mix: [2]							Cat. M4(2)	Cat. M4(3)
							(£/unit)	(£/psm)	(%)		Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [9]	1BF 2	2BF 1	IBH 2B	н звн	4B H	5B H	Total	1BF 2BF	1B H	2B H	3B H	4B H	5B H	Total		
А	5	High Value Zone	Greenfield	35	0.14	0.35	£4,000	£111	0%	on site	65%	35%	0%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	-	-	-	-	-	100%	0%
В	10	High Value Zone	Greenfield	35	0.29	0.71	£4,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	1% 40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
С	50	High Value Zone	Greenfield	35	1.43	3.53	£4,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%			60.0%	30.0%	10.0%	-	100.0%	90%	10%
D	100	High Value Zone	Greenfield	35	2.86	7.06	£6,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
E	200	High Value Zone	Greenfield	35	5.71	14.12	£6,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
F	50	High Value Zone	Greenfield	50	1.00	2.47	£4,000	£111	30%	on site	65%	35%	11%	5% 1	10%	- 15.0	40.0%	30.0%	- 1	00.0% 1	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	£111	0%	on site	65%	35%	0%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	-	-	-	-	-	100%	0%
н	10	High Value Zone	Brownfield	35	0.29	0.71	£4,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
ı	50	High Value Zone	Brownfield	35	1.43	3.53	£4,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
J	100	High Value Zone	Brownfield	35	2.86	7.06	£6,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
к	200	High Value Zone	Brownfield	35	5.71	14.12	£6,000	£111	30%	on site	65%	35%	11%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%	- -	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
L	50	High Value Zone	Brownfield	50	1.00	2.47	£4,000	£111	30%	on site	65%	35%	11%	5% 1	10%	- 15.0	40.0%	30.0%	- 1	00.0% 1	10.0% 5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%
М	5	Upper Medium Value Zone	Greenfield	35	0.14	0.35	£4,000	£56	0%	on site	65%	35%	0%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%	- -	-	-	-	-	-	-	100%	0%
N	10	Upper Medium Value Zone	Greenfield	35	0.29	0.71	£4,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
0	50	Upper Medium Value Zone	Greenfield	35	1.43	3.53	£4,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
Р	100	Upper Medium Value Zone	Greenfield	35	2.86	7.06	£6,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
Q	200	Upper Medium Value Zone	Greenfield	35	5.71	14.12	£6,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
R	50	Upper Medium Value Zone	Greenfield	50	1.00	2.47	£4,000	£56	20%	on site	65%	35%	7%	5% 1	10%	- 15.0	40.0%	30.0%	- 1	00.0% 1	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	£56	0%	on site	65%	35%	0%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%	- -	-	-	-	-	-	-	100%	0%
Т	10	Upper Medium Value Zone	Brownfield	35	0.29	0.71	£4,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%	- -	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
U	50	Upper Medium Value Zone	Brownfield	35	1.43	3.53	£4,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%	- -	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
٧	100	Upper Medium Value Zone	Brownfield	35	2.86	7.06	£6,000	£56	20%	on site	65%	35%	7%	-	-	- 20.0	40.0%	35.0%	5.0%	00.0%	- -	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
w	200	Upper Medium Value Zone	Brownfield	35	5.71	14.12	£6,000	£56	20%	on site	65%	35%	7%			- 20.0			5.0%	00.0%	- -	-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
х	50	Upper Medium Value Zone	Brownfield	50	1.00	2.47	£4,000	£56	20%	on site	65%	35%	7%	5% 1	10%	- 15.0	40.0%	30.0%	- 1	00.0% 1	10.0% 5.0%	-	50.0%	30.0%	5.0%	-	100.0%	90%	10%



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 Ho	ousing Mix	3 Mix: [2]					Affordable Housing Mix: [2]							Cat. M4(2)	Cat. M4(3)
							(£/unit)	(£/psm)	(%)		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	1BF 2BF	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	£22	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	£22	20%	on site	65%	35%	7%	-	-	-	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	£22	20%	on site	65%	35%	7%	-	-	-	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	£22	20%	on site	65%	35%	7%	-	-	-	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	£22	20%	on site	65%	35%	7%	-	-	-	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	£22	20%	on site	65%	35%	7%	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	£22	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	£22	20%	on site	65%	35%	7%	-	-	-	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	£22	20%	on site	65%	35%	7%	-	-	-	20.0%	40.0% 35.0%	5.0%	100.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
АН	100	Lower Medium Value Zone	Brownfield	35	2.86	7.06	£6,000	£22	20%	on site	65%	35%	7%	-	-	-	20.0%	40.0% 35.0%	5.0%	100.0%		-	60.0%	30.0%	10.0%	-	100.0%	90%	10%
Al	200	Lower Medium Value Zone	Brownfield	35	5.71	14.12	£6,000	£22	20%	on site	65%	35%	7%	-	-	-	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	£22	20%	on site	65%	35%	7%	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	60	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%
AM	50	Lower Value Zone	Greenfield	35	1.43	3.53	£4,000	£0	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%
AN	100	Lower Value Zone	Greenfield	35	2.86	7.06	£6,000	£0	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%
AO	200	Lower Value Zone	Greenfield	35	5.71	14.12	£6,000	60	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%
AP	50	Lower Value Zone	Greenfield	50	1.00	2.47	£4,000	60	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%
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	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%
AS	50	Lower Value Zone	Brownfield	35	1.43	3.53	£4,000	£0	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%
AT	100	Lower Value Zone	Brownfield	35	2.86	7.06	£6,000	£0	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%
AU	200	Lower Value Zone	Brownfield	35	5.71	14.12	£6,000	£0	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%
AV	50	Lower Value Zone	Brownfield	50	1.00	2.47	£4,000	£0	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%



Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]		Net Developable Site Area (acres)	Site Specific Mitigation - S106 and S278	CIL - Baseline	AH Target	AH basis	AH Tenure Mix:			Market Housing I	Mix: [2]			Affordable h	.ffordable Housing Mix: [2							Cat. M4(2)	Cat. M4(3)
							(£/unit)	(£/psm)	(%)		Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [9]	1BF 2BF	1B H 2B	Н 3ВН 4ВН 5ВН	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	03	30%	off-site commuted sum	65%	35%	11%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
AX	55	Age Restricted / Sheltered Housing Upper Medium Value Zone	Greenfield	125	0.44	1.09	£1,500	60	20%	off-site commuted sum	65%	35%	7%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
AY	55	Age Restricted / Sheltered Housing High Value Zone	Brownfield	125	0.44	1.09	£1,500	60	30%	off-site commuted sum	65%	35%	11%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
AZ	55	Age Restricted / Sheltered Housing Upper Medium Value Zone	Brownfield	125	0.44	1.09	£1,500	60	20%	off-site commuted sum	65%	35%	7%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
ВА	60	Assisted Living / Extra-Care Housing High Value Zone	Greenfield	100	0.60	1.48	£1,500	60	30%	off-site commuted sum	65%	35%	11%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
ВВ	60	Assited Living / Extra Care Housing Upper Medium Value Zone	Greenfield	100	0.60	1.48	£1,500	60	20%	off-site commuted sum	65%	35%	7%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
BC	60	Assisted Living / Extra-Care Housing High Value Zone	Brownfield	100	0.60	1.48	£1,500	03	30%	off-site commuted sum	65%	35%	11%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
BD	60	Assited Living / Extra Care Housing Upper Medium Value Zone	Brownfield	100	0.60	1.48	£1,500	03	20%	off-site commuted sum	65%	35%	7%	60.0% 40.0%			100.0%	60.0% 4	0.0%						100.0%	NA	NA
BE	8	Build To Rent High Value Zone	Brownfield	55	0.15	0.36	£1,500	£111	30%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	100%	0%
BF	12	Build To Rent Upper Medium Value Zone	Brownfield	55	0.22	0.54	£1,500	£56	20%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	90%	10%
BG	20	Build To Rent Lower Medium Value Zone	Brownfield	60	0.33	0.82	£1,500	£56	20%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	90%	10%
вн	80	Build To Rent Lower Value Zone	Brownfield	100	0.80	1.98	£1,500	£22	15%	Discounted Market Rent (20% discount)	NA	NA	NA	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	90%	10%
ВІ	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%
BJ	8	Flatted scheme High Value Zone	Brownfield	90	0.09	0.22	£1,500	£111	30%	on site	65%	35%	11%	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	100%	0%
ВК	12	Flatted scheme Upper Medium Value Zone	Brownfield	90	0.13	0.33	£1,500	£56	20%	on site	65%	35%	7%	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	90%	10%
BL	20	Flatted scheme Lower Medium Value Zone	Brownfield	90	0.22	0.55	£1,500	£56	20%	on site	65%	35%	7%	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	90%	10%
ВМ	80	Flatted scheme Lower Value Zone	Brownfield	90	0.89	2.20	£1,500	£22	15%	on site	65%	35%	5%	40.0% 60.0%			100.0%	40.0% 6	0.0%						100.0%	90%	10%



190830 BMDC Typologies Matrix_v7 - Residential Typologies

DRAFT for Consultation

Ref. #Resi Units	Location / Value Zone	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres) Site Specific Mitigation - 5106 and S278	CIL - Baseline	AH Target	AH basis	is AH Tenure Mix:			Market Housing Mix: [2]			Affordable Housing				Cat. M4(2)	Cat. M4(3)	
				(£/unit)	(£/psm)	(%)		Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%) [9]	1BF 2BF 1BH	2B H 3B H 4B H 5E	H Total	1BF 2BF	1BH 2BH	3BH 4B	н 58 н	Total		

Notes

- Policy HO5 minimum 35 doh 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

