

190520 NNPA typologies vFINAL - Residential Typologies

Ref.	Most likely development scenario	Typical Development Constraints / Abnormal Costs	# Resi Units	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density (dph) [1]	Site Specific Mitigation - S106 and S278 (£/unit)	AH Target (%)	AH basis	AH Tenure Mix: [3]		Affordable Housing Mix: [4]							"Mkt" Tenure Mix: [3]		Local Connection/Principal Residency Housing Mix: [4]							Total					
										Affordable Rent (% of AH)	LCHO (% of AH)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Sub-Total	Local Connection (% of Mkt)	Principal Residency (% of Mkt)	1B H	2B H	3B H	4B H	5B H	1B F		2B F	Sub-Total			
A	Greenfield site	n/a	1	0.05	0.12	20	£1,000	100%	on-site	0%	100%			1					1	n/a	n/a									-	1		
B			3	0.15	0.37	20	£1,000	100%	on-site	66.7%	33.3%			2	1					3	n/a	n/a									-	3	
C			7	0.35	0.86	20	£1,000	100%	on-site	66.7%	33.3%	2	3	2							7	n/a	n/a									-	7
D			10	0.50	1.24	20	£1,000	100%	on-site	60%	40%	2	3	3	2						10	n/a	n/a									-	10
E	Brownfield site	n/a	1	0.05	0.12	20	£1,000	100%	on-site	0%	100%			1						1	n/a	n/a									-	1	
F			3	0.15	0.37	20	£1,000	100%	on-site	66.7%	33.3%			2	1						3	n/a	n/a									-	3
G			7	0.35	0.86	20	£1,000	100%	on-site	66.7%	33.3%	2	3	2							7	n/a	n/a									-	7
H			10	0.50	1.24	20	£1,000	100%	on-site	60%	40%	2	3	3	2						10	n/a	n/a									-	10
I	Greenfield site	n/a	1	0.05	0.12	20	£1,000	n/a [2]	on-site	50%	50%																					-	
J			3	0.15	0.37	20	£1,000	33%	on-site	0%	100%			1							1	0%	100%				2					2	3
K			7	0.35	0.86	20	£1,000	29%	on-site	50%	50%	1	1								2	0%	100%			2	3					5	7
L			10	0.50	1.24	20	£1,000	20%	on-site	50%	50%		1	1							2	0%	100%			2	4	2				8	10
M	Brownfield site	n/a	1	0.05	0.12	20	£1,000	n/a [2]	on-site	50%	50%																					-	
N			3	0.15	0.37	20	£1,000	33.3%	on-site	0%	100%			1							1	0%	100%			2					2	3	
O			7	0.35	0.86	20	£1,000	28.6%	on-site	50%	50%	1	1								2	0%	100%			2	3				5	7	
P			10	0.50	1.24	20	£1,000	20.0%	on-site	50%	50%		1	1							2	0%	100%			2	4	2			8	10	

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										Affordable Rent (% of AH)	LCHO (% of AH)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Sub-Total	Local Connection (% of Mkt)	Principal Residency (% of Mkt)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Sub-Total				
Q	Greenfield site	n/a	1	0.05	0.12	20	£1,000	n/a [2]	on-site	50%	50%																						
R			3	0.15	0.37	20	£1,000	33.3%	on-site	0%	100%		1							1	50%	50%			2						2	3	
S			7	0.35	0.86	20	£1,000	28.6%	on-site	50%	50%	1	1								2	60%	40%			2	3					5	7
T			10	0.50	1.24	20	£1,000	20.0%	on-site	50%	50%		1	1							2	50%	50%			2	4	2				8	10
U	Brownfield site	n/a	1	0.05	0.12	20	£1,000	n/a [2]	on-site	50%	50%																						
V			3	0.15	0.37	20	£1,000	33.3%	on-site	0%	100%		1							1	50%	50%			2						2	3	
W			7	0.35	0.86	20	£1,000	28.6%	on-site	50%	50%	1	1								2	60%	40%			2	3					5	7
X			10	0.50	1.24	20	£1,000	20.0%	on-site	50%	50%		1	1							2	50%	50%			2	4	2				8	10

Based on potential development sites/scenarios

- [1] Density is assumed at 20 dph. Note that the BLV is determined by plot value (£10,000 per plot) so the site area is not relevant for viability modelling (it is still relevant for efficient use of land)
- [2] These typologies are not relevant as you can not split the tenure for a single unit scheme
- [3] Tenure mix is adjusted to ensure that the tenure is divisible into the number of units
- [4] Housing type/size mix is adjusted to ensure that the units are divisible into the number of units
- [5] Typologies I,M,Q,U cannot be calculated as only one resi unit