Draft for Consultation

			Site Typology								S106 / S278 Contributions (E per unit)				CIL		Affordable Housing	Requirements						\$	Scheme Typology									(Construction costs	ction costs impacted by Policy)							
Appraisal Re	. Appraisal Title	e Housing Capacity	Market Area / Value Zone	Greenfield / Brownfield	d Gross Site Area (ha	a) Gross Density (si allocations)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density	SAC	Open Space	Sport	Education Highways	Sub-total Policy Costs		AHTarget	AH Basis	AH Tenure Mix:						Unit Types 8	arket Housing Mix:				An	fordable Tenures Housing Mix:			BNG (E per unit)	Cat. M4(2)	Cat. M4(3)2b wheelchair accessible	Part L/FHS - houses (£ per house)	Part L/FHS - flats (C per flats)	Net Zero - extra over baseline cost (£ per unit)	EV - Houses (£ per unit)	EV - Flats (E per unit)	Water Efficiency (£ per unit)
		(# units)								(dph net)				Only applied where it is expected development is of a scale where it would need additional highways infrastructure	(E per unit)	(Elpam)	(%)	(on-site, CSum, or NA)	Affordable Rent (% of AH)	Social Rent (% of AH)	Shared Ownership (% of AH)	First Homes (% of AH) Tot	al check _{(%}	Para 65 of total) (>10%)		Studio F 18 F	28F 28H	38 H 48	BH 58+H	Total :	Studio F 18 F 28 F 28 H 36	3 H 4B H 5B-	H Total		All units (only 90% of AH	On schemes which provide 10 o more affordable dwellings, the cost is applied to 10% of the Ah dwellings	Housing only	Flats only	Houses and Flats (for sensitivity testing)	Housing only	Flats only	
A	BF LV 15	15	Low	Brownfield	0.36	42	90%	0.32	0.79	47	£290.58	£2,740	£736	28,000	£11,766.58	00.00	30%	On-site	0%	65%	10%	25%	100%	10.5%	Housing and flats	10.0%	35.0% -	40.0% 15	1.0%	100.0%	- 20.0% 10.0% 25.0% 35	0% 10.0% -	100.0%	1268	£521	£22,791	24,847	£2,258	26,000	£1,000	£2,500	£10
В	BF LV 250	250	Low	Brownfield	11.90	21	20%	10.71	26.48	23	£290.58	£2,740	£736	28,000	£11,766.58	20.00	30%	On-site	0%	65%	10%	25%	100%	10.5%	Housing		- 35.0%	50.0% 10.	1.0% 5.0%	100.0%	- 20.0% 10.0% 25.0% 35	0% 10.0% -	100.0%	£268	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
c	GF LV 250	250	Low	Greenfield	11.90	21	75%	8.93	22.06	28	£290.58	£2,740	£736	18,000 12,000	£13,766.58	20.00	30%	On-site	0%	65%	10%	25%	100%	10.5%	Housing		- 40.0%	50.0% 10	1.0% -	100.0%	- 20.0% 10.0% 25.0% 35	0% 10.0% -	100.0%	£1,003	£521	£22,791	24,847	£2,258	000,33	£1,000	£2,500	£10
D	BF MV 10	10	Medium	Brownfield	0.29	34	20%	0.26	0.65	38	£290.58	£2,740	£736	28,000	£11,766.58	20.00	40%	Oneite	0%	65%	10%	25%	100%	14%	Housing		- 20.0%	60.0% 20	1.0% -	100.0%	- 20.0% 10.0% 25.0% 35	0% 10.0% -	100.0%	1268	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
Е	BF MV 18	18	Medium	Brownfield	0.75	24	20%	0.68	1.67	27	£290.58	£2,740	£736	28,000	£11,766.58	20.00	40%	Oneite	0%	65%	10%	25%	100%	14%	Housing		- 20.0%	55.0% 20	1.0% 5.0%	100.0%	- 20.0% 10.0% 25.0% 35	0% 10.0% -	100.0%	1268	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
F	BF MV 110	110	Medium	Brownfield	5.24	21	20%	4.71	11.65	23	£290.58	£2,740	£736	28,000	211,766.58	20.00	40%	Oneite	0%	65%	10%	25%	100%	14%	Housing				1.0% 5.0%		- 20.0% 10.0% 25.0% 35		100.0%	1268	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
G	GF MV 20	20	Medium	Greenfield	0.83	24	20%	0.75	1.85	27	£290.58	£2,740	£736	28,000	£11,766.58	20.00	40%	On-site	0%	65%	10%	25%	100%	14%	Housing		- 40.0%	45.0% 15	1.0%	100.0%	- 20.0% 10.0% 25.0% 35		100.0%	£1,003	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
н	GF MV 115	115	Medium	Greenfield	5.75	20	75%	4.31	10.66	27	£290.58	£2,740	£736	28,000	£11,766.58	20.00	40%	On-site	0%	65%	10%	25%	100%	14%	Housing		- 40.0%	45.0% 15	1.0% -	100.0%	- 20.0% 10.0% 25.0% 35	0% 10.0% -	100.0%	£1,003	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
1	GF HV 10	10	Higher	Greenfield	0.43	23	20%	0.30	0.97	26	£290.58	£2,740	£736	28,000	£11,766.58	20.00	40%	On-site	0%	65%	10%	25%	100%	14%	Housing			50.0% 10	1.0% 5.0%		- 20.0% 10.0% 25.0% 35		100.0%	£1,003	£521	£22,791	24,847	12,256	000,32	£1,000	£2,500	£10
J	GF HV 50	50	Higher	Greenfield	2.50	20	80%	2.00	4.94	25	£290.58	£2,740	1736	28,000	£11,766.58	20.00	40%	Oneite	0%	65%	10%	25%	100%	14%	Housing	- -	- 35.0%	50.0% 10.	1.0% 5.0%	100.0%	- 20.0% 10.0% 25.0% 35.	0% 10.0% -	100.0%	£1,003	£521	£22,791	£4,847	12,256	000,82	£1,000	£2,500	£10

