

200417 SWC Typologies Matrix_v12 - Residential Typologies

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL (£ psm)	Site Specific Mitigation - S106 and S278 (£/unit)	AH Target (%)	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							Mkt. Housing - Cat. M4(2) [3]	Mkt. Housing - Cat. M4(3) [3]	Mkt. Housing - Cat. M4(2) [3]	Mkt. Housing - Cat. M4(3) [3]		
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total
A	7	High Value Zone	Greenfield	30	0.23	0.58	£40.00	£2,000	0%	n/a	70%	30%	0%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
B	10	High Value Zone	Greenfield	30	0.33	0.82	£40.00	£2,000	40%	onsite	70%	30%	12%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
C	30	High Value Zone	Greenfield	30	1.00	2.47	£40.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
D	50	High Value Zone	Greenfield	30	1.67	4.12	£40.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
E	80	High Value Zone	Greenfield	30	2.67	6.59	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
F	100	High Value Zone	Greenfield	40	2.50	6.18	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
G	200	High Value Zone	Greenfield	40	5.00	12.36	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
H	300	High Value Zone	Greenfield	40	7.50	18.53	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
I	400	High Value Zone	Greenfield	40	10.00	24.71	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
J	500	High Value Zone	Greenfield	40	12.50	30.89	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
K	700	High Value Zone	Greenfield	40	17.50	43.24	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
L	7	Lower Value Zone	Greenfield	30	0.23	0.58	£40.00	£2,000	0%	n/a	70%	30%	0%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
M	10	Lower Value Zone	Greenfield	30	0.33	0.82	£40.00	£2,000	40%	onsite	70%	30%	12%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
N	30	Lower Value Zone	Greenfield	30	1.00	2.47	£40.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
O	50	Lower Value Zone	Greenfield	30	1.67	4.12	£40.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
P	80	Lower Value Zone	Greenfield	30	2.67	6.59	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
Q	100	Lower Value Zone	Greenfield	40	2.50	6.18	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
R	200	Lower Value Zone	Greenfield	40	5	12	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
S	400	Lower Value Zone	Greenfield	40	10	25	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
T	650	Lower Value Zone	Greenfield	40	16	40	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
U	8	High Value Zone	Brownfield	30	0	1	£40.00	£2,000	0%	n/a	70%	30%	0%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
V	10	High Value Zone	Brownfield	30	0	1	£40.00	£2,000	40%	onsite	70%	30%	12%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
W	30	High Value Zone	Brownfield	30	1	2	£40.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
X	50	High Value Zone	Brownfield	30	2	4	£40.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
Y	100	High Value Zone	Brownfield	40	3	6	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
Z	300	High Value Zone	Brownfield	40	8	19	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
AA	500	High Value Zone	Brownfield	40	13	31	£40.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
AB	7	Lower Value Zone	Brownfield	30	0	1	£0.00	£2,000	0%	n/a	70%	30%	0%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AC	40	Lower Value Zone	Brownfield	30	1	3	£0.00	£2,000	40%	onsite	70%	30%	12%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	7.0%	8.0%	50.0%	23.0%	12.0%			100.0%	10%	90%	10%	90%
AD	300	Lower Value Zone	Brownfield	40	8	19	£0.00	£2,000	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%

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											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H					5B H	1B F	2B F	Total
AE	75	Student - High Value	Greenfield	150	0.50	1.24	£100.00	£1,000	0%	n/a student	70%	30%	0%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	10%	90%	10%	90%
AF	75	Student - Lower Value	Brownfield	150	0.50	1.24	£100.00	£1,000	0%	n/a student	70%	30%	0%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	10%	90%	10%	90%
AG	55	Age Restricted / Sheltered Housing - High Value Zone	Greenfield	125	0.44	1.09	£0.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AH	55	Age Restricted / Sheltered Housing - Low Value Zone	Greenfield	125	0.44	1.09	£0.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AI	55	Age Restricted / Sheltered Housing - High Value Zone	Brownfield	125	0.44	1.09	£0.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AJ	55	Age Restricted / Sheltered Housing - Low Value Zone	Brownfield	125	0.44	1.09	£0.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AK	60	Assisted Living / Extra Care - High Value Zone	Greenfield	100	0.60	1.48	£40.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AL	60	Assisted Living / Extra Care - Low Value Zone	Greenfield	100	0.60	1.48	£40.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AM	60	Assisted Living / Extra Care - High Value Zone	Brownfield	100	0.60	1.48	£40.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AN	60	Assisted Living / Extra Care - Low Value Zone	Brownfield	100	0.60	1.48	£0.00	£2,000	40%	off-site commuted sum	70%	30%	12%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a	n/a	n/a
AO	4	RDA - Higher Value Zone	Greenfield	30	0.13	0.33	£40.00	£2,000	20%	off-site commuted sum	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AP	8	RDA - Higher Value Zone	Greenfield	30	0.27	0.66	£40.00	£2,000	20%	on-site	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AQ	4	RDA - Lower Value Zone	Greenfield	30	0.13	0.33	£40.00	£2,000	20%	off-site commuted sum	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AR	8	RDA - Lower Value Zone	Greenfield	30	0.27	0.66	£40.00	£2,000	20%	on-site	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AS	4	RDA - Higher Value Zone	Brownfield	30	0.13	0.33	£40.00	£2,000	20%	off-site commuted sum	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AT	8	RDA - Higher Value Zone	Brownfield	30	0.27	0.66	£40.00	£2,000	20%	on-site	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AU	4	RDA - Lower Value Zone	Brownfield	30	0.13	0.33	£40.00	£2,000	20%	off-site commuted sum	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AV	8	RDA - Lower Value Zone	Brownfield	30	0.27	0.66	£40.00	£2,000	20%	on-site	70%	30%	6%	-	-	50.0%	50.0%	-	-	-	100.0%	-	50.0%	50.0%	-	-	-	-	100.0%	-	-	-	-
AW	1500	Lower Value Zone - Rushwick	Broad Locations	40	37.50	92.66	£0.00	£5,528	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
AX	6000	High Value Zone - Throckmorton	Broad Locations	40	150.00	370.65	£0.00	£11,931	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%
AY	10000	Higher Value Zone - Worcs Parkway Zone	Strategic Greenfield Site	40	250.00	617.75	£0.00	£13,201	40%	onsite	70%	30%	12%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	5.0%	5.0%	50.0%	23.0%	12.0%	2.0%	3.0%	100.0%	10%	90%	10%	90%

Notes

- [1] Minimum density is 30 dph (see Policies Matrix SWDP 13), but we have used higher densities as appropriate depending on the typology (e.g. larger sites, Student, and Sheltered Housing etc)
- [2] Mix is based on existing and draft SHMA (Policy SWDP 14) and agreed by the Council. We have adjusted the mix on the smaller typologies to reflect the number of units on the scheme. E.g. No flats on smaller schemes
- [3] Category M4(2) and M4(3) units is based upon the emerging Policy (Residential Space and Accessibility Standards)