

Appendix 2 – Residential Typologies Matrix

251120 Typologies Matrix_WBC_v0.6 FINAL - Residential Typologies

			Site Typology							S106		Affordable Housing Requirements																			(Construction costs impacted by Policy)									
Appraisal Ref.	Appraisal Title	Housing Capacity	Market Area / Value Zone	Greenfield / Brownfield	Gross Site Area (ha)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density	Sub-total Policy Costs	CL - Baseline	AH Target	AH Basis	AH Tenure Mix:					Unit Types												BNG (E per unit)	Cat. M4(2)	Cat. M4(3)A Flats	Cat. M4(3)A Houses	Net Zero Carbon/FHS/Part L (2025 Standard)	EV - Houses (E per unit)	EV - Flats (E per unit)	Water Efficiency (E per unit) (110L per person per day)		
		(# units)							(dph net)	(E per unit)	(E psm)	(%)	(on-site, CSum, or NA)	Affordable Rent (% of AH)	Social Rent (% of AH)	Shared Ownership (% of AH)	First Homes (% of AH)	Total check		2B H	3B H	4B+ H	1B F	2B F	Total	2B H	3B H	4B+ H	1B F	2B F	Total	Differentiated for GF / BF	All new dwellings	% of new homes	% of new homes	All Dwellings	Housing only	Flats only	All Dwellings	
A	BF LV 9	9	Lower	Brownfield	0.26	100%	0.26	0.64	35	£5,500	N/A	0%	On-site	-	-	-	-	0%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
B	BF LV 25	25	Lower	Brownfield	0.71	100%	0.71	1.77	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
C	BF LV 50	50	Lower	Brownfield	1.428571429	100%	1.43	3.53	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
D	BF LV 100	100	Lower	Brownfield	2.857142857	100%	2.86	7.06	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%			100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
E	BF LV 200	200	Lower	Brownfield	5.7	100%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
F	BF LV 400	400	Lower	Brownfield	11.43	100%	11.43	28.24	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
G	BF LV 600	600	Lower	Brownfield	17.14	100%	17.14	42.36	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
A	BF LMV 9	9	Low-Medium	Brownfield	0.26	100%	0.26	0.64	35	£5,500	N/A	0%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
B	BF LMV 25	25	Low-Medium	Brownfield	0.71	100%	0.71	1.77	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
C	BF LMV 50	50	Low-Medium	Brownfield	1.43	100%	1.43	3.53	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
D	BF LMV 100	100	Low-Medium	Brownfield	2.86	100%	2.86	7.06	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
E	BF LMV 200	200	Low-Medium	Brownfield	5.71	100%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
F	BF LMV 400	400	Low-Medium	Brownfield	11.43	100%	11.43	28.24	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
G	BF LMV 600	600	Low-Medium	Brownfield	17.14	100%	17.14	42.36	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
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B	BF HMV 25	25	High-Medium	Brownfield	0.71	100%	0.71	1.77	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
C	BF HMV 50	50	High-Medium	Brownfield	1.43	100%	1.43	3.53	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
D	BF HMV 100	100	High-Medium	Brownfield	2.86	100%	2.86	7.06	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
E	BF HMV 200	200	High-Medium	Brownfield	5.71	100%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
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A	BF HV 9	9	Higher	Brownfield	0.26	100%	0.26	0.64	35	£5,500	N/A	0%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
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C	BF HV 50	50	Higher	Brownfield	1.43	100%	1.43	3.53	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£242	£1,400	£15,691	£26,816	£8,760	£1,000	£2,500	£10	
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E	GF LV 200	200	Lower	Greenfield	7.1	80%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
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G	BF LV 600	600	Lower	Greenfield	21.43	80%	17.14	42.36	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
A	GF LMV 9	9	Low-Medium	Greenfield	0.32	80%	0.26	0.64	35	£5,500	N/A	0%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
B	GF LMV 25	25	Low-Medium	Greenfield	0.89	80%	0.71	1.77	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
C	GF LMV 50	50	Low-Medium	Greenfield	1.79	80%	1.43	3.53	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
D	GF LMV 100	100	Low-Medium	Greenfield	3.57	80%	2.86	7.06	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
E	GF LMV 200	200	Low-Medium	Greenfield	7.14	80%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
F	GF LMV 400	400	Low-Medium	Greenfield	14.29	80%	11.43	28.24	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
G	GF LMV 600	600	Low-Medium	Greenfield	21.43	80%	17.14	42.36	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
A	GF HMV 9	9	High-Medium	Greenfield	0.32	80%	0.26	0.64	35	£5,500	N/A	0%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
B	GF HMV 25	25	High-Medium	Greenfield	0.89	80%	0.71	1.77	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
C	GF HMV 50	50	High-Medium	Greenfield	1.79	80%	1.43	3.53	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
D	GF HMV 100	100	High-Medium	Greenfield	3.57	80%	2.86	7.06	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
E	GF HMV 200	200	High-Medium	Greenfield	7.14	80%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
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A	GF HV 9	9	Higher	Greenfield	0.32	80%	0.26	0.64	35	£5,500	N/A	0%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
B	GF HV 25	25	Higher	Greenfield	0.89	80%	0.71	1.77	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
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E	GF HV 200	200	Higher	Greenfield	7.14	80%	5.71	14.12	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
F	GF HV 400	400	Higher	Greenfield	14.29	80%	11.43	28.24	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
G	GF HV 600	600	Higher	Greenfield	21.43	80%	17.14	42.36	35	£5,500	N/A	25%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
A	GB LV 9	9	Lower	Green Belt	0.32	80%	0.26	0.64	35	£5,500	N/A	0%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
B	GB LV 25	25	Lower	Green Belt	0.89	80%	0.71	1.77	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
C	GB LV 50	50	Lower	Green Belt	1.78714286	80%	1.43	3.53	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
D	GB LV 100	100	Lower	Green Belt	3.571428571	80%	2.86	7.06	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
E	GB LV 200	200	Lower	Green Belt	7.1	80%	5.71	14.12	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
F	GB LV 400	400	Lower	Green Belt	14.29	80%	11.43	28.24	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
G	GB LV 600	600	Lower	Green Belt	21.43	80%	17.14	42.36	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
A	GB LMV 9	9	Lower-Medium	Green Belt	0.32	80%	0.26	0.64	35	£5,000	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	50.0%	50.0%	-	-	-	100.0%	-	-	-	-	-	-	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10
B	GB LMV 25	25	Lower-Medium	Green Belt	0.89	80%	0.71	1.77	35	£5,500	N/A	50%	On-site	30.0%	45.0%	25%	0%	100%	Houses	35.0%	40.0%	25.0%	-	-	100.0%	70.0%	20.0%	10.0%	-	-	100.0%	£1,137	£1,400	£15,091	£26,816	£8,760	£1,000	£2,500	£10

251120 Typologies Matrix_WBC_v0.6 FINAL - Residential Typologies

Appraisal Ref.	Appraisal Title	Housing Capacity	Market Area / Value Zone	Greenfield / Brownfield	Gross Site Area (ha)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density	Sub-total Policy Costs	CL - Baseline	AH Target	AH Basis	AH Tenure Mix:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</
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