

220105_Stafford Typologies Matrix_SWPV_v8 - Residential Typologies

Draft for Consultation

Appraisal Ref.	Appraisal Title	Planning Capacity	Site Typology										Scheme Typology										Construction costs imposed by Policy																												
			Market Area / Value Zone		Greenfield / Brownfield	Gross Site Area (ha)	Gross Density (site allocation)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (net)	Development Density	SAC	Open Space	Sport	Education	Highways	Sub-local Policy Code	CL - baseline	Affordable Housing Requirements	Scheme Typology		Affordable Tenures Housing Mix:										BNG	Col M4(2)	Col. M4(2)B wheelchair accessible	Part LPI6B - houses	Part LPI6B - flats	Net Zero - extra over baseline cost (£ per unit)	EV - Houses	EV - Flats	Water Efficiency E											
			Greenfield	Brownfield	(pph net)	(pph net)	(%)	(pph net)	(pph net)	(%)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)	(pph net)														
A	BF LV 15	15	Low	Brownfield	0.36	42	90%	0.32	0.79	47	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	30%	On-site	0%	85%	10%	25%	100%	10.0%	Housing and flats	-	10.0%	35.0%	-	40.0%	10.0%	-	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£268	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
B	BF LV 250	250	Low	Brownfield	11.90	21	90%	10.71	26.40	23	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	30%	On-site	0%	85%	10%	25%	100%	10.0%	Housing	-	-	-	30.0%	50.0%	10.0%	5.0%	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£268	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
C	GF LV 250	250	Low	Greenfield	11.90	21	75%	8.93	22.08	28	£290.58	£2,740	£736	£9,000	£2,000	£13,796.58	£9.00	30%	On-site	0%	85%	10%	25%	100%	10.0%	Housing	-	-	-	40.0%	50.0%	10.0%	-	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£1,000	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
D	BF MV 10	10	Medium	Brownfield	0.29	34	90%	0.26	0.65	38	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	20.0%	60.0%	20.0%	-	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£268	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
E	BF MV 18	18	Medium	Brownfield	0.75	24	90%	0.68	1.67	27	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	20.0%	55.0%	20.0%	5.0%	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£268	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
F	BF MV 110	110	Medium	Brownfield	5.24	21	90%	4.71	11.65	23	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	30.0%	50.0%	10.0%	5.0%	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£268	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
G	GF MV 20	20	Medium	Greenfield	0.83	24	90%	0.75	1.85	27	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	40.0%	45.0%	10.0%	-	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£1,000	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
H	GF MV 115	115	Medium	Greenfield	5.75	20	75%	4.31	10.66	27	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	40.0%	45.0%	10.0%	-	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£1,000	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
I	GF MV 10	10	High	Greenfield	0.43	23	90%	0.39	0.97	26	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	30.0%	50.0%	10.0%	5.0%	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£1,000	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10
J	GF MV 50	50	High	Greenfield	2.50	20	90%	2.00	4.94	25	£290.58	£2,740	£736	£9,000		£1,796.58	£9.00	40%	On-site	0%	85%	10%	25%	100%	14%	Housing	-	-	-	30.0%	50.0%	10.0%	5.0%	100.0%	-	20.0%	10.0%	25.0%	35.0%	10.0%	-	100.0%	£1,000	£321	£22,791	£4,847	£2,256	£9,000	£1,000	£2,500	£10