

180509 NYMNP Baseline Typologies Matrix\_v5 - Residential Typologies

Ref.	Location / Value zone assumptions	Most likely development scenario	Typical Development Constraints / Abnormal Costs	# Res Units	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density (dph) [1]	Site Specific Mitigation - S106 and S278 [3]	AH Target	AH basis	AH Tenure Mix:			Affordable Housing Mix: [2]							"Mkt" Tenure Mix:		Local Occupancy/Principal Residency Housing Mix: [2]							Total		
											Affordable Rent (% of AH) [4]	LCHO (% of AH) [5]	LCHO (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Sub-Total	Local Occupancy (% of Mkt)	Principal Residency (% of Mkt)	1B H	2B H	3B H	4B H	5B H	1B F		2B F	Sub-Total
A	Western Fringes (A19/A172 corridor)	Greenfield - rural exception site	10% on-site renewables; sloping site	5	0.14	0.35	35	£1,000	100%	on-site	100%	0%	0%	-	2	2	1	-	-	-	5	n/a	n/a	-	-	-	-	-	-	-	-	5
B	Western Fringes (A19/A172 corridor)	Brownfield site	10% on-site renewables; requires demolition	10	0.29	0.71	35	£1,000	100%	on-site	100%	0%	0%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
C	North East Zone	Greenfield - rural exception site	10% on-site renewables;	10	0.29	0.71	35	£1,000	100%	on-site	100%	0%	0%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
D	North East Zone	Brownfield site	10% on-site renewables; requires demolition	10	0.29	0.71	35	£1,000	100%	on-site	100%	0%	0%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
E	Central NP e.g. Esk Valley	Greenfield - rural exception site	10% on-site renewables; sloping site	10	0.29	0.71	35	£1,000	100%	on-site	100%	0%	0%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
F	Southern Zone (A170/A64 corridor)	Brownfield site	10% on-site renewables; includes Listed Building refurb	10	0.29	0.71	35	£1,000	100%	on-site	100%	0%	0%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
G	Western Fringes (A19/A172 corridor)	Greenfield - rural exception site	10% on-site renewables; sloping site	5	0.14	0.35	35	£1,000	100%	on-site	50%	50%	50%	-	2	2	1	-	-	-	5	n/a	n/a	-	-	-	-	-	-	-	-	5
H	Western Fringes (A19/A172 corridor)	Brownfield site	10% on-site renewables; requires demolition	10	0.29	0.71	35	£1,000	100%	on-site	50%	50%	50%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
I	North East Zone	Greenfield - rural exception site	10% on-site renewables;	10	0.29	0.71	35	£1,000	100%	on-site	50%	50%	50%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
J	North East Zone	Brownfield site	10% on-site renewables; requires demolition	10	0.29	0.71	35	£1,000	100%	on-site	50%	50%	50%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
K	Central NP e.g. Esk Valley	Greenfield - rural exception site	10% on-site renewables; sloping site	10	0.29	0.71	35	£1,000	100%	on-site	50%	50%	50%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10
L	Southern Zone (A170/A64 corridor)	Brownfield site	10% on-site renewables; includes Listed Building refurb	10	0.29	0.71	35	£1,000	100%	on-site	50%	50%	50%	-	4	4	2	-	-	-	10	n/a	n/a	-	-	-	-	-	-	-	-	10

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											Affordable Rent (% of AH) [4]	LCHO (% of AH) [5]	LCHO (% of total >10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Sub-Total	Local Occupancy (% of Mkt)	Principal Residency (% of Mkt)	1B H	2B H	3B H	4B H	5B H	1B F		2B F	Sub-Total
M	Western Fringes (A19/A172 corridor)	Greenfield - rural exception site	10% on-site renewables; sloping site	5	0.14	0.35	35	£1,000	80%	on-site	50%	50%	40%	-	2	2	-	-	-	-	4	0%	100%	-	-	-	1	-	-	-	1	5
N	Western Fringes (A19/A172 corridor)	Brownfield site	10% on-site renewables; requires demolition	10	0.29	0.71	35	£1,000	80%	on-site	50%	50%	40%	-	4	4	-	-	-	-	8	0%	100%	-	-	-	2	-	-	-	2	10
O	North East Zone	Greenfield - rural exception site	10% on-site renewables;	10	0.29	0.71	35	£1,000	80%	on-site	50%	50%	40%	-	4	4	-	-	-	-	8	0%	100%	-	-	-	2	-	-	-	2	10
P	North East Zone	Brownfield site	10% on-site renewables; requires demolition	10	0.29	0.71	35	£1,000	80%	on-site	50%	50%	40%	-	4	4	-	-	-	-	8	0%	100%	-	-	-	2	-	-	-	2	10
Q	Central NP e.g. Esk Valley	Greenfield - rural exception site	10% on-site renewables; sloping site	10	0.29	0.71	35	£1,000	80%	on-site	50%	50%	40%	-	4	4	-	-	-	-	8	0%	100%	-	-	-	2	-	-	-	2	10
R	Southern Zone (A170/A64 corridor)	Brownfield site	10% on-site renewables; includes Listed Building refurb	10	0.29	0.71	35	£1,000	80%	on-site	50%	50%	40%	-	4	4	-	-	-	-	8	0%	100%	-	-	-	2	-	-	-	2	10

Based on potential development sites

[1] Density is assumed at 35 dph. Note that the TLV 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] mix is adjusted on the smaller typologies to reflect the number of units on the scheme

[3] Based on previous viability studies

[4] Affordable Rent assumed to be 80% of MV (see email 12/4/18)

[5] LCHO assumes Discounted Sale at 65% of MV (see email 12/4/18)