

Version Notes

Date	version	Comments
170925	v15	

170925 SLDC Typologies Matrix_v15 - Residential Typologies

Ref.	# Resi Units	Location / Value Zone scenario	Most likely development scenario	Development Density (dph)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL (£ sqm (Index Linked))	Site Specific S106 (£/unit)	AH Target (%)	AH basis	AH Tenure Mix: Affordable Rent (% of AH)	LCHO (% of AH)	LCHO (% of total >10%)	Market Housing Mix: *							Affordable Housing Mix: *							Cat. M4(2)	Cat. M4(3)					
														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	9	Cartmel Peninsula	Greenfield Allocation	30	0.30	0.74	£55.86	£1,000	35%	on-site	50%	50%	18%		33.0%	50.0%	17.0%				100.0%								100.0%	All	n/a (<40 units)			
B	25	Cartmel Peninsula	Greenfield Allocation	30	0.83	2.06	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						31.0%		100.0%	All	n/a (<40 units)			
C	15	Cartmel Peninsula	Brownfield Allocation	35	0.43	1.06	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						38.0%		100.0%	All	n/a (<40 units)			
D	45	Cartmel Peninsula	Greenfield Allocation	30	1.50	3.71	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						30.0%	22.5%	7.5%	25.0%	15.0%	100.0%	95%	5%
E	30	Cartmel Peninsula	Brownfield Allocation	35	0.86	2.12	£55.86	£1,000	35%	on-site	50%	50%	18%		31.0%	46.0%	23.0%				100.0%						33.0%	29.0%		19.0%	19.0%	100.0%	All	n/a (<40 units)
F	200	Cartmel Peninsula	Greenfield Allocation	35	5.71	14.12	£55.86	£1,000	35%	on-site	50%	50%	18%		25.0%	42.5%	20.0%		2.5%	10.0%	100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%			
G	7	Ulverston and Furness	Greenfield Allocation	25	0.28	0.69	£55.86	£1,000	35%	on-site	50%	50%	18%		34.0%	44.0%	22.0%				100.0%									100.0%	All	n/a (<40 units)		
H	15	Ulverston and Furness	Greenfield Allocation	30	0.50	1.24	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						38.0%	24.0%		38.0%		100.0%	All	n/a (<40 units)
I	25	Ulverston and Furness	Greenfield Allocation	28	0.91	2.25	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						46.0%	23.0%		31.0%		100.0%	All	n/a (<40 units)
J	15	Ulverston and Furness	Brownfield Allocation	30	0.50	1.24	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						38.0%	24.0%		38.0%		100.0%	All	n/a (<40 units)
K	50	Ulverston and Furness	Greenfield Allocation	30	1.67	4.12	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						34.0%	22.5%	7.5%	25.0%	11.0%	100.0%	95%	5%
L	95	Ulverston and Furness	Greenfield Allocation	30	3.17	7.82	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						30.0%	22.5%	7.5%	25.0%	15.0%	100.0%	95%	5%
M	160	Ulverston and Furness	Greenfield Allocation	35	4.57	11.30	£55.86	£1,000	35%	on-site	50%	50%	18%		25.0%	42.5%	20.0%		2.5%	10.0%	100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%			
N	250	Ulverston and Furness	Greenfield Allocation (Strategic Site)	35	7.14	17.65	£23.34	£1,000	35%	on-site	50%	50%	18%		25.0%	42.5%	20.0%		2.5%	10.0%	100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%			
O	12	Kendal	Brownfield Allocation	40	0.30	0.74	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						71.0%	29.0%				100.0%	All	n/a (<40 units)
P	12	Kendal	Greenfield Allocation	35	0.34	0.85	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						71.0%	29.0%				100.0%	All	n/a (<40 units)
Q	25	Kendal	Greenfield Allocation	35	0.71	1.77	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%						46.0%	23.0%		31.0%		100.0%	All	n/a (<40 units)

170925 SLDC Typologies Matrix_v15 - Residential Typologies

Ref.	# Resi Units	Location / Value Zone scenario	Most likely development scenario	Development Density (dph)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL (£ sqm) (Index Linked)	Site Specific S106 (£/unit)	AH Target (%)	AH basis	AH Tenure Mix: Affordable Rent (% of AH)	LCHO (% of AH)	LCHO (% of total) (>10%)	Market Housing Mix: *								Affordable Housing Mix: *								Cat. M4(2)	Cat. M4(3)
														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		
R	65	Kendal	Greenfield Allocation	33	1.97	4.87	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%	5.0%	27.5%	22.5%	7.5%		20.0%	17.5%	100.0%	95%	5%
S	100	Kendal	Greenfield Allocation	34	2.94	7.27	£55.86	£1,000	35%	on-site	50%	50%	18%		31.0%	43.0%	20.0%			6.0%	100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%
T	160	Kendal	Greenfield Allocation	34	4.71	11.63	£55.86	£1,000	35%	on-site	50%	50%	18%		25.0%	42.5%	20.0%		2.5%	10.0%	100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%
U	8	Kendal Rural	Greenfield Allocation (outside Principal/Key Service Centres)	26	0.31	0.76	£55.86	£1,000	35%	on-site	50%	50%	18%		38.0%	38.0%	24.0%				100.0%		67.0%	33.0%					100.0%	All	n/a (<40 units)
V	25	Kendal Rural	Greenfield Allocation	30	0.83	2.06	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%		46.0%	23.0%			31.0%		100.0%	All	n/a (<40 units)
W	20	Kendal Rural	Brownfield Allocation	26	0.77	1.90	£55.86	£1,000	35%	on-site	50%	50%	18%		31.0%	46.0%	23.0%				100.0%		43.0%	28.0%			29.0%		100.0%	All	n/a (<40 units)
X	60	Kendal Rural	Greenfield Allocation	30	2.00	4.94	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%
Y	75	Kendal Rural	Greenfield Allocation	30	2.50	6.18	£55.86	£1,000	35%	on-site	50%	50%	18%		35.0%	45.0%	20.0%				100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%
Z	125	Kendal Rural	Greenfield Allocation	31	4.03	9.96	£55.86	£1,000	35%	on-site	50%	50%	18%		25.0%	42.5%	20.0%		2.5%	10.0%	100.0%	5.0%	30.0%	22.5%	7.5%		20.0%	15.0%	100.0%	95%	5%
AA	9	Kendal Rural RES	RES Site (100% AH)	29	0.31	0.77	n/a (Market sqm only)	£0	100%	on-site	50%	50%	50%	-	-	-	-	-			-		45.0%	22.0%	11.0%		22.0%		100.0%	All	n/a (<40 units)
BB	9	Kendal Rural RES	RES Site (incl. 25% Market Housing to X-subsidy)	29	0.31	0.77	£55.86	£0	75%	on-site	50%	50%	38%				50.0%	50.0%			100.0%		44.0%	26.0%			30.0%		100.0%	All	n/a (<40 units)
CC	55	Age Restricted / Sheltered Housing - District Wide	Age Restricted / Sheltered Housing - Brownfield	125	0.44	1.09	£55.86	£1,000	35%	off-site commuted sum	50%	50%	18%	-	-	-	-	-	60.0%	40.0%	100.0%		-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a
DD	60	Assisted Living / Extra-Care Housing - District Wide	Assisted Living / Extra-Care Housing - Brownfield	100	0.60	1.48	£55.86	£1,000	35%	off-site commuted sum	50%	50%	18%	-	-	-	-	-	60.0%	40.0%	100.0%		-	-	-	-	60.0%	40.0%	100.0%	n/a	n/a
* mix is adjusted on the smaller typologies to reflect the number of units on the scheme																															
Based on Site Allocations spreadsheet (170712 Housing Allocations SLDC_v3)																															

170925 SLDC Typologies Matrix_v15 - Retail Typologies

Ref.	Commercial use typology	Location / Value Zone scenario	Most likely development scenario	Development Density		
				Sqm/ha	Unit Floor area - GIA sqm	GIA sqft (rounded)
A	Small 'Express' Retail (A1, A2, A3 and A5)	Within Development Boundaries	previously developed land	5,000	200	2,200
B	Small 'Express' Retail (A1, A2, A3 and A5)	Outside Development Boundaries (e.g. strategic site(s))	greenfield	5,000	200	2,200
C	Small Supermarket (A1 and ancillary)	Within Development Boundaries	previously developed land	2,800	1,000	10,800
D	Small Supermarket (A1 and ancillary)	District wide	greenfield	2,800	1,000	10,800
E	Discount Store Format (A1 and ancillary)	Within Development Boundaries	previously developed land	2,800	1,900	20,500
F	Discount Store Format (A1 and ancillary)	District wide	greenfield	2,800	1,900	20,500
G	Large Supermarket (A1 and ancillary)	Within Development Boundaries	previously developed land	2,800	4,000	43,100
H	Large Supermarket (A1 and ancillary)	District wide	greenfield	2,800	4,000	43,100
I	Retail Warehouse (A1)	Within Development Boundaries	previously developed land	2,800	750	8,100
J	Retail Warehouse (A1)	District wide	greenfield	2,800	750	8,100

170925 SLDC Typologies Matrix_v15 - Commerical Typologies

Ref.	Commercial use typology	Location / Value Zone scenario	Most likely development scenario	Development Density		Unit Floor area -	
				Sqm/ha	GIA sqm	GIA sqft (rounded)	
A	Office (small)	Cartmel / Ulverston	Brownfield	5,000	150	1,600	
B	Office (large)	Cartmel / Ulverston	Brownfield	5,000	500	5,400	
C	Office (small)	Cartmel / Ulverston	Greenfield	5,000	150	1,600	
D	Office (large)	Cartmel / Ulverston	Greenfield	5,000	500	5,400	
E	Office (small)	Kendal / Kendal Rural	Brownfield	5,000	150	1,600	
F	Office (large)	Kendal / Kendal Rural	Brownfield	5,000	500	5,400	
G	Office (small)	Kendal / Kendal Rural	Greenfield	5,000	150	1,600	
H	Office (large)	Kendal / Kendal Rural	Greenfield	5,000	500	5,400	
I	Industrial (small)	District Wide (Excluding M6 Corridor)	Brownfield	6,000	200	2,200	
J	Industrial (large)	District Wide (Excluding M6 Corridor)	Greenfield	6,500	1,500	16,100	
K	Industrial (small)	M6 Corridor	Brownfield	6,000	200	2,200	
L	Industrial (large)	M6 Corridor	Greenfield	6,500	1,500	16,100	