

## APPENDIX A Residential Viability Testing - Scenarios tested

Typology	Location	Site Type	Scenario	Dwellings	Site Area	Developable Area Assumption	Net Developable Area	Density per HA		Density per Acre	Affordable housing	Value Area	Aff 1	Aff 2	Aff 3	Typ 1	Typ 2	Typ 3	
1	Urban	Greenfield	B1	10	0.29 ha	100%	0.29	35	10.15	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
2	Urban	Greenfield	B2	25	0.80 ha	90%	0.72	35	25.2	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
3	Urban	Greenfield	B3	50	1.79 ha	80%	1.43	35	50.05	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
4	Urban	Brownfield	B4	10	0.29 ha	100%	0.29	35	10.15	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
5	Urban	Brownfield	B5	25	0.80 ha	90%	0.72	35	25.2	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
6	Urban	Brownfield	B6	50	1.79 ha	80%	1.43	35	50.05	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
7	Urban	Brownfield	B7	100	3.81 ha	75%	2.86	35	100.1	14.16430595	30%, 20% and 10% affordable	High, Medium and Low value	10%	20%	30%	H	M	L	9
8	Urban Extension	Greenfield	B8	100	4.08 ha	70%	2.86	35	100.1	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
9	Urban Extension	Greenfield	B9	250	11.00 ha	65%	7.15	35	250.25	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
10	Urban Extension	Greenfield	B10	500	23.81 ha	60%	14.29	35	500.15	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
11	Urban Extension	Greenfield	B11	1,000	47.63 ha	60%	28.58	35	1000.3	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
12	Village	Greenfield	B12	10	0.29 ha	100%	0.29	35	10.15	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
13	Village	Greenfield	B13	25	0.85 ha	85%	0.72	35	25.2	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
14	Village	Greenfield	B14	50	1.92 ha	75%	1.44	35	50.4	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
15	Village	Greenfield	B15	100	4.08 ha	70%	2.86	35	100.1	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
16	Village	Greenfield	B16	250	11.00 ha	65%	7.15	35	250.25	14.16430595	30% and 20% affordable	High and Medium value		20%	30%	H	M		4
17	Skerningham Strategic Allocation	Greenfield	17	4,500	490.99 ha	50%	<a href="#">128.57 ha[1]</a>	35		14.16430595	20% affordable	Medium Value		20%			M		1
18	Faverdale Strategic Allocation	Greenfield	18	2,000	178.48 ha	53%	<a href="#">57.15 ha[2]</a>	35		14.16430595	20% affordable	Medium Value		20%			M		1

[1] Net developable area based on 45% of the gross site area remaining as managed agricultural land and accommodating the relocated Darlington Golf Club in the River Skerne Valley, resulting in an area of 257.14 ha, of which 50% has been assumed to be developable.

[2] Net developable area based on 70 hectares of the gross site area being developed for employment uses, resulting in a gross area for residential development of 108.48 ha.