

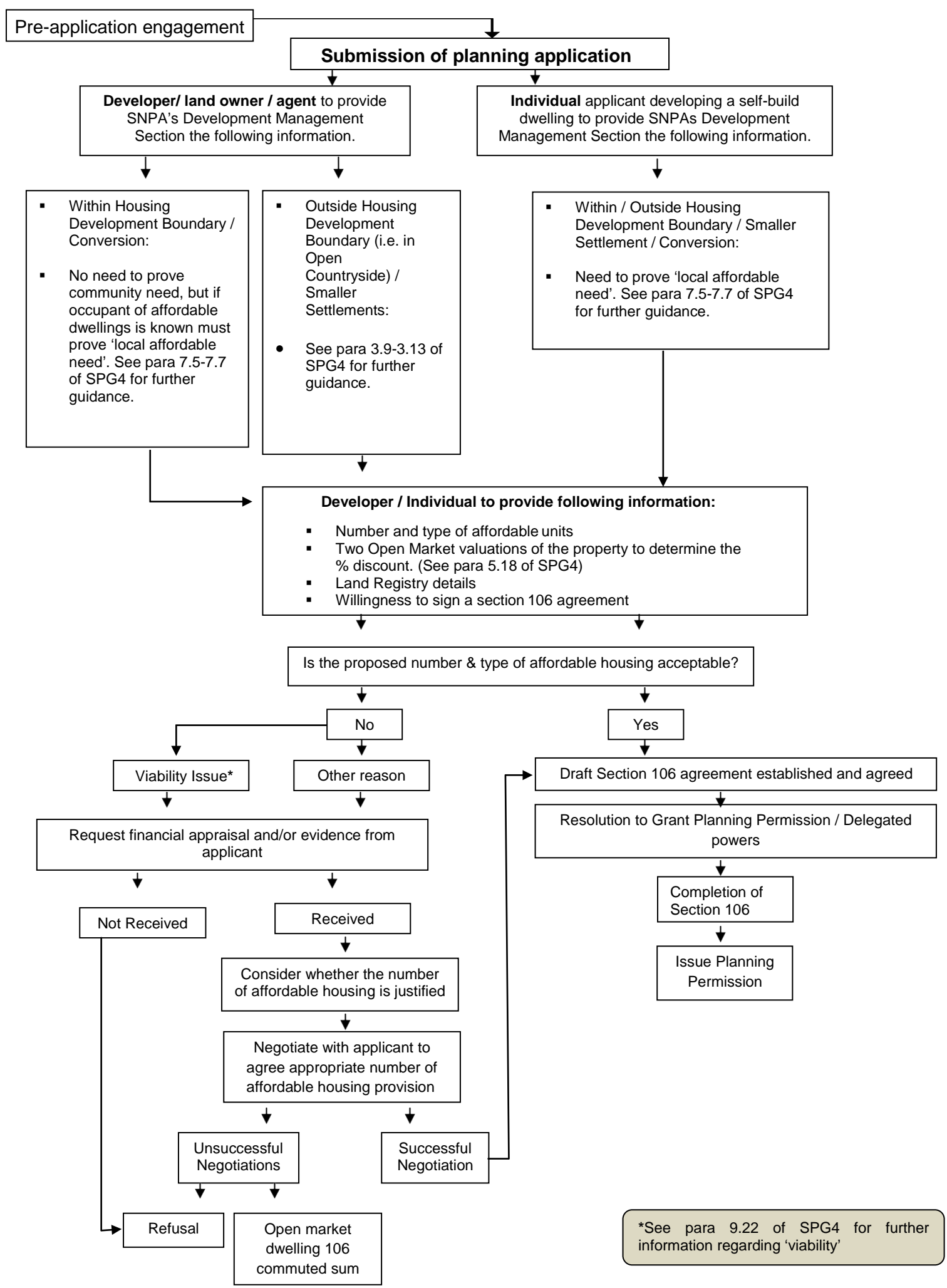


Information for Applicant's submitting a planning application for Affordable Dwellings.

Noted below are the main points for consideration when preparing a planning application for a new affordable dwelling/s or the conversion of an existing building to a residential use. Also, attached is a flow chart to ensure that the correct information is submitted at each stage of the planning process. More detailed information is contained within Supplementary Planning Guidance 4: Affordable Housing (SPG4), which should be read in conjunction with this note.

1. Ensure compliance with Policies G, 30 and 11 of the Eryri Local Development Plan 2016 – 2031 (LDP). (Further guidance is available in SPG4.)
2. Ensure that the intended occupier of the dwelling complies with the definition of a “local” and is in need of an affordable dwelling in accordance with Development Policy 30: Affordable Housing and paragraphs 5.26 and 5.27 of the LDP.
3. Applicants will be required to enter into a legal agreement with the Snowdonia National Park Authority (SNPA). The purpose of this agreement is to ensure that the dwelling is made available at an affordable value and will remain affordable in the future for local people who cannot afford to purchase a dwelling on the open market. The affordable value is determined by setting a percentage discount for the property from its open market value. The exact percentage discount will be determined by comparing the open market value and what the SNPA considers to be an affordable value, which is based on a multiplier of average wages in different areas within the National Park. A copy of a standard 106 Agreement can be made available early in the application process or before submission.
4. To enable the open market value to be determined, the applicant will need to provide two separate valuations from two independent qualified Chartered Surveyors based on the architect plans, stating what would be the open market value of the property without any planning restriction. A valuation must be provided for each individual residential unit.
5. It might be the case that despite best endeavours the overall development costs of providing a dwelling exceeds an affordable value and as a consequence it becomes unviable to build or to convert to an affordable dwelling. In such a situation an applicant will need to prove additional abnormal development costs over and above normal build costs. The SNPA will check these costs against normal development cost guidance. If every effort to provide an affordable dwelling has been made but the costs remain unviable and proven, an applicant will be expected to make a commuted payment to the Authority in accordance with Strategic Policy G: Housing, and Development Policy 30: Affordable Housing as a contribution to providing affordable housing elsewhere. In such situation the SNPA will not take into account excessive land purchase costs. A section 106 agreement will need to be signed to ensure the transfer of commuted payments to the Authority.
6. Commuted payment calculations are based on the amount of social housing grant which would be received by a Housing Association. The formula for calculating the commuted payment can be found on pages 26-28 of SPG4.
7. The planning decision will only be released once the 106 agreement has been completed and signed by both parties.

Pre-application engagement offers the potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications. The Authority is committed to working with applicants at the pre-application stage and actively encourage pre-application discussions for all types of development. Further information can be found on the Authority's website;
<http://www.snowdonia.gov.wales/planning/planning-permission/pre-application-enquiry>



*See para 9.22 of SPG4 for further information regarding 'viability'