

APPENDIX 1 – REQUIREMENTS FOR VIABILITY APPRAISAL

Dartmoor National Park Authority Development Viability Assessment Information Request

The following form sets out the basic information required by the Authority in order to assess the viability of a scheme for the provision of affordable housing. Where an application proposes a level of affordable housing which falls short of policy the Authority will require the application is supported by a viability appraisal. This appraisal, undertaken by a suitably qualified professional, would normally be expected to include the following information. Where necessary we will seek verification of the applicant’s viability appraisal; this independent viability appraisal will be carried out at the applicant’s expense by a suitable professional instructed by the Authority.

Dartmoor National Park Authority is registered under the Data Protection Act 1998. Your personal information will be held securely and will not be used for any purpose other than for the assessment of viability of the planning obligations relating to the planning application in question. Your details will not be passed on to any other organisation or used for any other purpose without your prior consent.

1. Scheme Information

Applicant	
Planning Application Number	
Date this schedule completed	
Name of Scheme	
Address	
Postcode	
Scheme description	
Site size in Ha (Gross site area)	
Site size in Ha (Net developable area)	
Total residential units	
Description of any commercial and other uses	
Residual land value of commercial/other uses if known	
Date site acquired	
Existing/alternative use value £	
Has the existing alternative use value been determined by a current independent valuation? (If yes please attach a copy)	

2. Timetable and phasing

Please provide:

- proposed start date of construction (month and year);
- proposed completion date of construction (month and year);
- phasing information (if relevant);
- completion timetable for affordable units if known.

3. Residential Scheme Mix

Breakdown of units to be provided to include details of :

- property type e.g. terraced, detached;
- net internal area (m2) of each property type;
- number of bedrooms;
- number of bedspaces;
- number of storeys (if flats);
- whether units are proposed for open market sale or are to be affordable and if the latter, proposed affordable housing tenure .

Please attach architect plans of the proposed scheme (unless already provided as part of a planning application or permission)

4. Scheme Revenue

Please detail:

- current selling prices for each market unit by property type;
- current agreed transfer price (with Registered Provider) for any affordable units by property type and affordable housing tenure – if agreed;
- level of affordable rent to be charged (if known);
- ground rent to be charged;
- all other sources of funding such as Social Housing Grant, EU funding and the amount (£) either on a per scheme or per unit basis.

5. Scheme costs

Site investigation cost (£)	
Abnormal build costs Please provide full details and related costs per item	
Developer profit (as a % of GDV)	
Please detail any build costs that are external to the built form of the dwellings.	
Planning gain and infrastructure contributions – please detail on a per item basis for the scheme as a whole (e.g. Education - £)	