**Conversion & re-use of rural buildings:**

**Development appraisal template**

**INFORMATION IN SUPPORT OF PLANNING APPLICATION**

Denbighshire County Council is committed to retaining and creating local employment opportunities, and improving the supply of affordable housing, in rural areas. The Council supports the conversion of redundant rural buildings to be for an employment/commercial use in the first instance, followed by conversion to affordable housing if an employment use cannot be secured.

Conversion and re-use of redundant rural buildings to market housing will only be acceptable (subject to compliance with other policies/guidance) where:

* Sufficient and reasonable attempts have been made to secure a business, commercial or community use but have proved unsuccessful AND
* Where it can be demonstrated that conversion to affordable housing is not financially viable.

To support planning applications for conversion to market housing, you will be required to undertake a minimum 12-month marketing exercise for employment uses (see accompanying ‘Conversion & re-use of redundant rural buildings: Marketing exercise guidance’ note) **AND** also to submit the completed development appraisal template below, to demonstrate that conversion to an employment use and affordable housing is not viable:

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| **Gross Development Value** |
| **Unit type**  | **Number of units** | **Floor area (sqm)** | **Affordable value per unit[[1]](#footnote-1)** | **Total sales value**  |
| *eg Detached, 3 bedrooms* |  |  |  | £ |
|  |  |  |  | £ |
|  |  |  |  | £ |
| TOTAL GROSS DEVELOPMENT VALUE | £ |

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| --- |
| **Total Development Costs** |
| **Cost** | **Details (please specify)** | **Total cost** |
| Building/land purchase cost | £ |
| Building/land acquisition fees  | Stamp dutyLegal feesOther (please specify) | £££ |
| Planning & professional fees  | Planning application feeArchitectTechnical surveysOther (please specify) | ££££ |
| Construction  | New build costs  | £xxxx per sqm | £££££ |
| Conversion costs | £xxxx per sqm |
| ServicesLandscapingRoadsOther (please specify) |
| S106/planning obligations  | Open space EducationHighwaysOther (please specify) | ££££ |
| Abnormal construction costs  | Land stabilisationDecontaminationOther (please specify) | £££ |
| Financial & legal costs  | Borrowing costsLegal feesArrangement feesOther (please specify) | ££££ |
| Sales & marketing costs | Estate agent feesOther (please specify) | ££ |
| Other (please specify) |  | £ |
| Contingency  | £ |
| TOTAL DEVELOPMENT COSTS | £ |

|  |  |
| --- | --- |
| **TOTAL SURPLUS OR DEFICIT** | **£** |
| **As a percentage of Gross Development Value** |  **%**  |

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| **SUPPORTING STATEMENT** |
| Please provide a brief explanation in support of the development appraisal above and how conversion to affordable housing has been demonstrated not to be viable: |
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**Contact details**

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| Development Management Team |
| Denbighshire County Council |
| Caledfryn |
| Smithfield Road |
| Denbigh |
| LL16 3RJ |
|  |
| Tel: (01824) 706727 |
| Email: planning@denbighshire.gov.uk |

1. Please contact Denbighshire County Council’s Development Management Team for affordable values. [↑](#footnote-ref-1)