

Affordable housing

Affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Local connection

A key part of securing affordable housing is ensuring it is made available for occupation by suitable qualifying households. A household's need for affordable housing will be determined by the Registered Provider and/or the District Housing Authority. For schemes within the National Park, the following local connection criteria will apply:

- i) Households resident in the National Park for the preceding three years; or,
- ii) A household that contains someone that is in or is taking up employment in the National Park, with a contract length of not less than 12 months, and for a minimum of 16 hours a week; or,
- iii) A household returning to the National Park having lived there for at least 10 years previously.

Affordable housing should be offered in the first instance to households who have a connection to the Parish within which the need has been identified or a group of Parishes, as agreed by the National Park Authority. If no eligible occupier can be found within the Parish (or group of Parishes) then those who meet the local connection criteria in the remainder of the National Park will be eligible. If no one there is available, then a third priority area would become valid, embracing the whole district housing authority area.

Commuted sums

On sites of 6-11 houses, the Authority's policy requires a financial contribution towards off-site affordable housing in lieu of on-site provision. This is calculated as follows:

CS = GDV – TV	
CS (Commuted sum)	the sum payable by the developer to YDNPA in lieu of building affordable housing on site
GDV (Gross development value)	the estimated value that the open market homes will fetch if they are sold in the current economic climate
TV (Transfer value)	the price an Housing Association or Registered Provider would pay for the number of affordable dwellings that would otherwise have been delivered on the site

Example (2-bed house):

£165,000 (GDV) less £95,000 (TV) = £70,000 (CS)