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Our Reference: 1695199/LW  
Your Reference: 2016/0347

Please ask for: Laura Webb  
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Date: 22<sup>nd</sup> November 2018



**\*\*By Email\*\***

Confidential

Dear Graham,

**Review of Development Viability Appraisal  
Residential Development Land at 26 Vale Road, Colwick, NG4 2GJ**

I refer to your instructions set out in your email of the 07 November 2018 requesting my updated professional advice in relation to the proposed residential development scheme as described below. I have now considered the matter and I am pleased to report as follows:

**Instructions**

I have been asked to provide an updated appraisal in connection with the established planning permission in respect of the proposed residential development scheme under reference 2008/0287. This comprises the demolition of offices, car parking and storage areas and the erection of 44 dwellings.

In 2016 a S.73 application (ref. 2016/0347) was submitted for a variation of condition 12 of the original planning permission relating to changes to approved layout, plans and elevations. In addition the applicant is now challenging the required education contribution, as detailed below.

Having regard to the updated local plan, adopted in July 2018, I note that 'planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of affordable housing', specifically within Colwick 10% affordable housing is requested. However, as affordable housing has not been requested as part of the original planning permission I have not included an affordable element within my updated appraisal.