

I note that the following S106 contributions have been requested as part of the original planning permission and these are included within the appraisal:

Education	£120,830
Highways	£39,506
Public Open Space	<u>£192,785</u>
Total:	<u>£353,121</u>

Situation/Location The site is situated in the Nottinghamshire village of Colwick, approximately three miles north east of Nottingham city centre, lying between the River Trent and the railway line. Nearby established residential areas include Sneinton, Bakersfield, Carlton and Netherfield.

Colwick Park comprises a 50 hectare designated local nature reserve on the edge of the village and is approximately 0.5 miles away from the site. The Grade II listed Colwick Hall is located two miles to the south west. The A612 road to Newark runs through the area as the Colwick Loop Road and in turn connects with the A60 going north to Mansfield and the A6011 Radcliffe Road which joins the A52 and A46 nearby.

The site itself is located at the south west end of Vale Road within a predominantly residential setting. The site comprises an irregularly shaped, generally flat parcel of land being approximately 0.7 hectares (1.7 acres) which is made up of two contiguous rectangular parcels. The first fronts onto Vale Road and previously comprised two storey, brick built office buildings and designated parking areas to the sides and rear. These buildings have now been demolished. The rear parcel appears to have previously been utilised as open storage land and this too has been cleared. I understand that the site has previously gained Outline Planning Permission for a residential apartment scheme which was granted in 2007 but never implemented.

Inspection This appraisal has been undertaken on a desktop only basis.

Nature of Interest It is assumed that the subject site is held freehold with vacant possession being available.

Easements, Rights of Way and Restrictions affecting Value I have not been made aware of any easements, restrictions, outgoings or charges adversely affecting the subject site.

I have assumed no ransoms.

Planning I understand the applicant applied for and was granted full planning consent for the proposed residential development scheme under planning application reference 2008/0287 and that work has commenced on the site. 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 challenging the required education contribution which they claim undermines the viability of the proposed scheme.

Whilst no affordable housing is required on the site I understand that the following S106 contributions have been requested as part of the original planning permission: