

Supplementary Information

The following information will be reported to the Planning Committee at its meeting on 2nd February 2016

Agenda Item 6

Application No. 15/00699/FUL

Land at Ashfields New Road, Newcastle

Since the main agenda report was published further comments have been received from the **District Valuer** (DV).

The DV has concluded that if the public open space contribution (£106k) is included the residual land value (£179,792) of the scheme is significantly lower than the site value (£315,000). The conclusion is that the proposed scheme is unviable and furthermore that it cannot at present support any public open space contribution.

Taking into account the viability case made by the applicant, the independent advice received from the District Valuer, and the merits of the scheme, particularly its contribution to housing availability and the redevelopment of a vacant site, it would not be appropriate to require any contribution towards public open space.

The District Valuer's confirmation that the scheme cannot, at present, support any financial contributions now having been received, the RECOMMENDATION remains as set out in the main agenda, with the deletion of the first proviso