

Existing Use Value Amendment

Green MSP Andy Wightman is proposing to introduce an Existing Use Value amendment to the Planning (Scotland) Bill. His proposed amendment would be designed to provide local authorities with the power to acquire land or property at its existing use value. Existing Use Value is the price that would be paid between a willing seller and a willing buyer for the land or property with a view to using it for the use to which it is currently put and excluding any value attributable to any planning permission that exists or which might hope to be granted in future.

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Under Mr Wightman's proposals, such a power would be available in the following circumstances;

1. For land which the authority intends to develop for a public interest purpose to include meeting housing needs, community facilities, health facilities or for leisure and recreation purposes.

A more restricted amendment would limit the circumstances in which the power would be available to land within a Simplified Development Zone as defined by Part 2 of the Bill.

1. For land which the authority intends to acquire an area designated a Simplified Development Zone under Part 2 of the Act and where the authority intends to develop that land for a public interest purpose to include meeting housing needs, community facilities, health facilities or for leisure and recreation purposes.

The amendment would define how land was to be valued and could include provision that the price to be paid could be set a level higher than Existing Use Value (but still lower than a value that incorporates current or potential planning consent).

SLE will be responding to this consultation but we would urge interested members to also respond and distribute the proposal to those in your networks who may be interested in contributing. The consultation paper can be downloaded [here](#) and response should be submitted by **15 June**.