



Examination of the Darlington Local Plan

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INSPECTOR'S NOTE NO. 9: FURTHER SUPPLEMENTARY QUESTION TO THE COUNCIL: VIABILITY

Introduction

In order to help inform the discussions at the matter 1 and matter 4 hearing sessions, the Council is requested to submit a brief written response to the following further supplementary question to the Programme Officer by **midday on Monday 24 May 2021**.

Viability assessments for Skerningham and Greater Faverdale strategic sites

The Council's *Local Plan Viability Assessment* [CD08] utilises a residual land value approach which is summarised in section 4.2. This entails comparing the residual land value with a benchmark land value. The residential benchmark land values used in the assessment are set out in Table 9: £250,000 for high value areas; £200,000 for medium value areas; and £150,000 for low value areas.

An addendum to CD08 was published on 7 May 2021. This sets out viability assessments for the Skerningham and Greater Faverdale strategic sites.

FSQ2. What do the viability assessments show the residual land values of (a) Skerningham and (b) Greater Faverdale strategic sites to be in £ per hectare; and (c) which benchmark land values identified in CD08 should these residual land values be compared to?

William Fieldhouse

21 May 2021