

Council Response to Inspectors Further Supplementary Question 2 (IN9)

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?

- a. The total residual land value the Councils viability assessment shows for the Skerningham strategic site is £79,807,450 which equates to £541,802 per net developable hectare and £219,268 per net developable acre.*
- b. The total residual land value the Councils viability assessment shows for the Greater Faverdale strategic site is £34,290,405 which equates to £564,916 per net developable hectare and £228,602 per net developable acre.*
- c. The benchmark land values that these residual land values should be compared to and used in the Councils appraisals within the addendum to CD08 is the medium value of £494,200 per net developable hectare or £200,000 per net developable acre. Thus, demonstrating a residual land value above the benchmark land value on both sites.*