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.