INSPECTOR’S NOTE NO. 15:
FURTHER SUPPLEMENTARY QUESTION TO THE COUNCIL:
SKERNINGHAM VIABILITY

Introduction

The Council is requested to respond to following further supplementary question to the Programme Officer by midday on Friday 20 August 2021.

Viability assessment for Skerningham

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.

Appendix A to the Council’s response (DBC24) to my Further Supplementary Questions (IN13) sets out an additional viability assessment for the Skerningham site to test a scenario where the Darlington Golf Club does not relocate. However, that assessment does not seem to indicate what the residual land value would be for such a development scenario.

APFSQ2.1. What does the Council’s latest viability assessment (DBC24 appendix A) show the total residual land value of the Skerningham site to be, what does that represent in £ per hectare, and which benchmark land value identified in CD08 should that residual land value be compared to?

William Fieldhouse
18 August 2021