



Examination of the Darlington Local Plan

Inspector: William Fieldhouse

Programme Officer: Liz Sheard

Tel: 01325 406656

Email: programmeofficer@darlington.gov.uk

Address: Darlington Town Hall, Feethams, Darlington DL1 5QT

Examination webpage: www.darlington.gov.uk/local-plan-exam

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