

### **Council response to Inspectors Further Supplementary Question APFSQ2.1 (IN15)**

**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?**

The total residual land value the Council's latest viability assessment (DBC24 appendix A) shows for the Skerningham site is £57,961,927 which equates to £498,468 per net developable hectare.

The benchmark land value identified in CD08 that the residual land value should be compared to, consistent with the original viability assessment for the Skerningham site (addendum to CD08), is £494,200 per net developable hectare, thus demonstrating the residual land value of the appraisal scenario for 3,700 homes without the golf course relocating is above the benchmark land value.