

Appendix A - Summary of benefits/weighting

Scale:

No weight/harm/benefit

Minimal weight/harm/benefit

Medium weight/harm/benefit

Substantial weight/harm/benefit

Very Substantial weight/harm/benefit

Benefit	Appellant Weighting	LPA Weighting	Appellant Comment
Delivery of allocations ISPA4.1 and SCLP12.24	Very Substantial benefit	Very Substantial <u>harm</u> (due to alleged conflicts)	
Housing delivery	Very Substantial in the event of a 5 Year land shortfall, due to para 11(d). Medium benefit (ESC area)	Very Substantial benefit (IBC area, in light of 5 year supply) Substantial benefit (ESC area)	
Ability of the Appeal Scheme to increase delivery over and above Local Plan assumptions.	Substantial benefit (IBC area) Medium benefit (ESC area)	Very substantial <u>harm</u>	
Affordable Housing Delivery	Very Substantial benefit	Very Substantial benefit	
10% Biodiversity Net Gain (on-site and off-site)	Medium benefit	Medium benefit	
Additional on-site ecology measures	Minimal benefit		

Assisting in addressing a shortfall in Youth play opportunities	Medium benefit		
Improved opportunity for participation in sport.	Medium benefit		
Improved access to open space for existing residents.	Minimal benefit	No benefit	
Measures designed to support healthy communities.	Minimal benefit		
Contribution to the "Green Trail" policy objective.	Medium benefit	Minimal benefit	
Improved availability of local facilities for existing residents	Minimal benefit	Minimal benefit	
Economic benefits	Medium benefit	Minimal benefits (construction activity only)	
Community infrastructure	Minimal benefit	Minimal benefit	
Contributions to health care, libraries, school places, and waste	No benefit	No benefit	
ADDITIONAL ITEMS			
Archaeological investigation		Minimal benefit	I agree with Ms Evans
Improved accessibility for wider community between the Appeal Site and town centre (as per Mr Cantwell Forbes)			I agree with Mr Cantwell Forbes, and would assign this as a <u>medium benefit</u> , on the basis that whilst the overall effects would be a substantial benefit, the Appeal Scheme would be only a part contributor to delivery.

Other local pedestrian/cycle improvements that may be agreed as part of the s106/conditions package.			<u>Minimal benefit</u> , as these are likely to be smaller scale and more localised improvements.
--	--	--	---