

## Agreed table of adverse impacts and benefits

Land to the north of Droitwich Spa, Droitwich, WR9 0NU - APP/H1840/W/22/3305934

<b>Adverse Impact</b>	<b>Scale of Impact (Appellant's position)</b>	<b>Scale of Impact (LPA's position)</b>
Conflict with Policy SWDP 2 and same in emerging SWDPR	Limited	Significant
Conflict with the plan making process and the planning system being genuinely plan-led	No harm	Significant
Loss of BMV Agricultural land/Conflict with Policy SWDP 13 H	Limited	Modest
Impact on the setting of Grade I and Grade II Listed Buildings/Conflict with Policies SWDP 6 and 21.	Lower end of less than substantial harm – great weight.	The proposal will cause an adverse impact of moderate/large adverse significance which is at the top end of the range of less than substantial harm to the Grade I listed Church of St Mary. The proposal would also cause an adverse impact of moderate adverse significance which is at the upper end of the range of less than substantial harm to the Grade II listed Lych-gate.
Landscape adverse effect/Conflict with Policy SWDP25 and SWDP 2 F.	Limited	Major, significant and demonstrable harm
<b>Benefit</b>	<b>Scale of impact/public benefit (Appellant's position)</b>	<b>Scale of Impact (LPA's position)</b>
The delivery of housing to the 5YHLS	Substantial benefit	Substantial benefit
The delivery of 40% affordable housing on site	Substantial benefit	Substantial benefit
Economic benefits namely from the construction process and supporting the local economy through future spend	Significant benefit	Limited benefit from the construction process and moderate benefit through supporting the local economy through future spend
New planting	Very limited benefit	Modest benefit
Public open space	Moderate benefit	Modest benefit – the open space derives from the proposed development
A minimum of 20% BNG enhancement	Substantial	Moderate

S106 and CIL	Limited	None, the S106/CIL requirements are necessary and directly related to off-setting the impacts of the proposed development
Reduce flood risk in extreme rainfall events	Limited	None – this is only a benefit to occupiers of the scheme
Provision of public access to the retained area of pasture nearest the church and Lych gate which will better reveal the significance of the heritage assets.	Moderate	None – this is a harm, the significance of the heritage asset is harmed
Enhanced pedestrian connectivity for existing residents	Moderate	Modest
Accessible location relative to Droitwich as a Main Town	Moderate	Modest