

## Agreed table of adverse impacts and benefits

Land and stables to the west of Ivy Lane, Bretforton (appeal ref. APP/H1840/W/22/3300326)

<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	Limited (paragraphs 7.6 to 7.13 of Mr Wakefield's POE)	Limited
<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 (paragraphs 7.14 and 7.15 of Mr Wakefield's POE)	Substantial benefit
The delivery of 40% affordable housing on site	Substantial benefit (paragraphs 7.16 to 7.21 of Mr Wakefield's POE)	Substantial benefit
Support local services and facilities and promoting a healthy, inclusive and safe community	Moderate benefit (page 32 of Mr Wakefield's POE)	Moderate benefit
Supporting the local economy	Significant benefit (page 33 of Mr Wakefield's POE)	Significant benefit
New planting	Limited benefit (page 33 of Mr Wakefield's POE)	Limited benefit
Public open space	Moderate benefit	Moderate benefit (paragraph 6.15 of Mrs McDermott's POE)
Conformity with the development plan as a whole (Policy SWDP 1)	Substantial benefit	Substantial benefit