

Table of Benefits/Impacts

Benefits	Appellant's Weight	Council Weight
Provision of 78 residential dwellings	Substantial	Moderate
Provision of 78 units of specialised accommodation for older persons	Substantial	Moderate
Redevelopment of previously developed land	Substantial	Moderate
Redeveloping in a sustainable location	Substantial	Substantial
Making effective and efficient use of land	Substantial	Moderate
Economic Benefits to the Local community	Substantial	Moderate
Social and Health Benefits to the local Community and health infrastructure	Substantial	Moderate/Minor
Environmental benefits from photovoltaic panels, sustainable construction, sustainable drainage, electric vehicle charging points	Moderate	Minor
Freeing up under occupied housing stock	Substantial	Minor
Demolition of negative Buzz Bingo Building	Substantial	Minor/Moderate
Provision of Tree planting and landscape strip to Castle Street	Moderate	Minor
Impact on heritage assets	None	Less than substantial but to which great weight should be attached Moderate to listed building Minor/Moderate to CA
Absence of Affordable Housing	None	Moderate
Absence of planning infrastructure obligations	None	Moderate