

Planning Balance Comparison

Harm:

Alleged Harm	Appellant Position	Council Position
Harm to the character and appearance of the street scene.	No harm (neutral weight)	Significant harm & weight
Severe impact on the local highway network.	No harm (neutral weight)	Significant harm & weight
Unacceptable living environment for proposed occupiers.	No harm (neutral weight)	Moderate harm & weight
Poor mix of accommodation types.	No harm (neutral weight)	No harm (neutral weight)

Benefits:

Benefit	Appellant position	Council position
Provision of open market housing of the type and size proposed (gross 83, net 77).	Significant weight (positive)	Significant weight (positive)
Additional economically active residents and expenditure of new residents into local economy, Council Tax and potential New Homes Bonus, in the context of the Council's current financial situation.	Significant weight (positive)	Significant weight operational economic benefits (positive) Moderate weight New Homes Bonus (positive) Moderate weight vitality and viability of high street (positive)
Making effective use of brownfield land on an underutilised site	Significant weight (positive)	Significant weight (positive)
Contribution towards GVA, construction employment and supply chain benefits. Investment by a local business.	Significant weight (positive)	Significant weight (positive)
Provision of off-site affordable housing in South Birmingham.	Moderate weight (positive)	Moderate weight (positive)
Improved visual amenity of the site.	Limited weight (positive)	Neutral weight
Enhancements to on-site biodiversity.	Limited weight (positive)	Low/Limited weight (positive)
Energy efficiency measures that exceed Building Regs requirements incl. PV systems	N/A	Low/Limited weight (positive)
Sustainable location	Moderate weight (positive)	Moderate weight (positive)
Traffic Regulation Order (£25,000)	N/A	Low/Limited weight (positive)