

Application no. 22/0484/FUL

Land at Brook Farm, Daws Heath Road, Hadleigh,
Essex, SS7 2UG

Core Documents List

Ref	Description	Date
CD 1	Original application plans and documents	
1.1	Planning Application Form	1 st June 2022
1.2	Planning Application Cover Letter	1 st June 2022
1.3	Site Location Plan ref: 001.02	30 th May 2022
1.4	Proposed Site Layout Plan ref: 300.04	17 th May 2022
1.5	Proposed Building Height Plan ref: 310.01	20 th May 2022
1.6	Proposed Tenure Plan ref: 311.01	20 th May 2022
1.7	Proposed Parking Plan ref: 312.01	20 th May 2022
1.8	Proposed Housing Mix Plan ref: 313.01	20 th May 2022
1.9	Proposed Back-to-Back Plan ref: 314.01	20 th May 2022
1.10	Proposed Movement Plan ref: 315.01	20 th May 2022
1.11	Proposed Garden Size Plan ref: 316.01	20 th April 2022
1.12	Proposed Materials Plan ref; 317.00	11 th May 2022
1.13	Proposed Refuse Strategy Plan ref: 318.01	20 th May 2022
1.14	Proposed Boundary Treatments Plan ref: 319.00	27 th May 2022
1.15	Proposed 2-Bed Affordable Type A ref: 320.00	28 th April 2022
1.16	Proposed 2-Bed Affordable Type B ref: 321.00	28 th April 2022
1.17	Proposed 3-Bed Affordable Type A ref: 322.00	28 th April 2022
1.18	Proposed 3-Bed Affordable Type B ref: 323.00	28 th April 2022
1.19	Proposed 3-Bed Affordable Type C ref: 324.00	28 th April 2022
1.20	Proposed 4-Bed Affordable ref: 325.00	28 th April 2022
1.21	Proposed Affordable Flat Block A Floor Plans ref: 326.00	20 th May 2022
1.22	Proposed Affordable Flat Block A Elevations ref: 327.00	20 th May 2022
1.23	Proposed Affordable Flat Block B Floor Plans ref: 328.00	20 th May 2022
1.24	Proposed Affordable Flat Block B Elevations ref: 329.00	4 th May 2022
1.25	Proposed 2-Bed Bungalow Affordable ref: 330.00	28 th April 2022
1.26	Proposed 3-Bed Bungalow Affordable ref: 331.00	28 th April 2022
1.27	Proposed HT 301 Type A ref: 332.00	28 th April 2022
1.28	Proposed HT 301 Type B ref: 333.00	28 th April 2022
1.29	Proposed HT 305 Type A ref: 334.00	28 th April 2022



1.30	Proposed HT 305 Type B ref: 335.00	28 th April 2022
1.31	Proposed HT 1184 ref: 336.00	20 th May 2022
1.32	Proposed HT 309 ref: 338.00	28 th April 2022
1.33	Proposed HT 1002 Type A ref: 339.00	20 th May 2022
1.34	Proposed HT 1002 Type B ref: 340.00	20 th May 2022
1.35	Proposed HT 401 Type A ref: 341.00	20 th May 2022
1.36	Proposed HT 401 Type B ref: 342.00	20 th May 2022
1.37	Proposed HT 412 ref: 343.00	20 th May 2022
1.38	Proposed HT 419 ref: 344.00	28 th April 2022
1.39	Proposed HT 500 ref: 345.00	20 th May 2022
1.40	Proposed Single Garage ref: 350.00	29 th April 2022
1.41	Proposed Double Garage ref: 351.00	29 th April 2022
1.42	Proposed Street Scenes AA-CC ref: 342.00	6 th May 2022
1.43	Proposed Street Scenes DD-GG ref: 343.00	11 th May 2022
1.44	Arboricultural Report and Tree Condition Survey	May 2022
1.45	Archaeological Desk Based Assessment ref: JAC 28057	May 2022
1.46	Daws Heath 3.1 Metric	
1.47	Design & Access Statement ref: 106.0	14 th January 2022
1.48	Desk Study & Risk Assessment Report	11 th April 2022
1.49	Ecological Impact Assessment and Biodiversity Net Gain Assessment	June 2022
1.50	Flood Risk Assessment and Drainage Strategy ref: W461-03	June 2022
1.51	Health Impact Assessment	May 2022
1.52	Landscape Management and Maintenance Plan	1 st June 2022
1.53	Landscape and Visual Impact Assessment	1 st June 2022
1.54	Noise Assessment ref: W461-02	June 2022
1.55	Planning Statement	May 2022
1.56	Shadow Habitat Regulations Assessment and Statutory Designated Sites Impact Assessment	June 2022
1.57	SUDs Technical Assessment Pro Forma	
1.58	Sustainability and Energy Statement	June 2022
1.59	Transport Statement	June 2022
1.60	Utilities and Services Document ref: W-461-01	June 2022
1.61	Landscape and Open Space Strategy Plan ref: LV-0006 Rev S3-P2	1 st June 2022

CD 2 Additional/amended reports and/or plans submitted after validation		
2.1	Proposed Site Layout Plan ref: 300 Rev PL01	31 st August 2023
2.2	Proposed Storey Heights Plan ref: 310 Rev PL01	31 st August 2023
2.3	Proposed Housing Tenure Plan ref: 311 Rev PL01	31 st August 2023
2.4	Proposed Parking Plan ref: 312 Rev PL01	31 st August 2023
2.5	Proposed Housing Mix Plan ref: 313 Rev PL01	31 st August 2023
2.6	Proposed Back-to-Back Plan ref: 314 Rev PL01	31 st August 2023
2.7	Proposed Movement Plan ref: 315 Rev PL01	31 st August 2023
2.8	Proposed Garden Size Plan ref: 316 Rev PL01	31 st August 2023
2.9	Proposed Materials Plan ref: 317 Rev PL01	31 st August 2023
2.10	Proposed Refuse Strategy Plan ref: 318 Rev PL01	31 st August 2023
2.11	Proposed Boundary Treatment Plan ref: 319 Rev PL01	31 st August 2023
2.12	House Type 2 Bed Affordable Type A ref: 320 Rev PL01	25 th August 2023
2.13	House Type 2 Bed Affordable Type B ref: 321 Rev PL01	25 th August 2023
2.14	House Type 3 Bed Affordable Type B ref: 322 Rev PL01	25 th August 2023
2.15	House Type 3 Bed Affordable Type B ref: 323 Rev PL01	25 th August 2023
2.16	House Type 3 Bed Affordable Type C ref: 324 Rev PL01	25 th August 2023
2.17	Apartment Type A Floor Plan ref: 326 Rev PL01	25 th August 2023
2.18	Apartment Type A Elevations ref: 327 Rev PL01	25 th August 2023
2.19	Apartment Type B Floor Plan ref: 328 Rev PL01	25 th August 2023
2.20	Apartment Type B Elevations ref: 329 Rev PL01	25 th August 2023
2.21	2 Bed Bungalow Affordable ref: 330 Rev PL01	25 th August 2023
2.22	House Type 301 Type A ref: 332 Rev PL01	25 th August 2023
2.23	House Type 301 Type B ref: 333 Rev PL01	25 th August 2023
2.24	House Type 305 Type A ref: 334 Rev PL02	7 th September 2023
2.25	House Type 305 Type B ref: 335 Rev PL02	7 th September 2023
2.26	House Type 1184 ref: 336 Rev PL01	25 th August 2023
2.27	House Type 309 ref: 338 Rev PL01	25 th August 2023
2.28	House Type 1002 Type A ref: 339 Rev PL02	7 th September 2023
2.29	House Type 1002 Type B ref: 340 Rev PL02	7 th September 2023
2.30	House Type 412 ref: 343 Rev PL01	25 th August 2023
2.31	House Type 419 ref: 344 Rev PL01	25 th August 2023
2.32	House Type 500 Type A ref: 345 Rev PL02	7 th September 2023
2.33	House Type 500 Type B ref: 346 Rev PL01	25 th August 2023
2.34	Single Garage ref: 350 Rev PL01	1 st September 2023
2.35	Double Garage ref: 351 Rev PL01	25 th August 2023
2.36	Proposed Street Scenes 1 of 2 ref: 355 Rev PL01	25 th August 2023
2.37	Proposed Street Scenes 2 of 2 ref: 356 Rev PL02	7 th September 2023

2.38	Apartment Block Cycle Store ref: 385 Rev PL01	4 th September 2023
2.39	Apartment Block Refuse Store ref: 386 Rev PL01	4 th September 2023
2.40	Ecological Impact Assessment and Biodiversity Net Gain Assessment	October 2023
2.41	Daws Heath 3.1 Metric Rev B	
2.42	Transport Assessment Addendum	July 2022
2.43	Desk Study & Risk Assessment Report	1 st June 2022
CD 3 Committee/Officer's Report and Decision Notice		
3.1	Decision Notice	20 th March 2024
3.2	Committee Report	19 th March 2024
3.3	Minutes of Development Management Committee	19 th March 2024
CD 4 The Development Plan		
4.1	Adopted Local Plan Saved Policies	17 th November 1998
4.2	Adopted Proposals Map	1998
4.3	Adopted Local Plan Chapter 1: Introduction	17 th November 1998
4.4	Adopted Local Plan Chapter 2: The Green Belt	17 th November 1998
4.5	Adopted Local Plan Chapter 4: Housing and Population	17 th November 1998
CD 5 Supplementary planning documents / guidance		
5.1	Residential Design Guide SPD	1 st January 2013
5.2	Developers Contributions Guidance SPD Affordable Housing	March 2023
5.3	Developers Contributions Guidance SPD Healthcare Facilities	March 2023
5.4	Developers Contributions Guidance SPD Highways, Travel, Education, Libraries, Flooding and Drainage Infrastructure	March 2023
5.5	Developers Contributions Guidance SPD Playing Pitches and Indoor Built Facilities	March 2023
5.6	Essex Coast RAMS SPD	May 2020

CD 6 Withdrawn Castle Point Local Plan (2018-2033)		
6.1	Report on the Examination of the New Castle Point Local Plan	3 rd March 2022
6.2	New Castle Point Local Plan 2018-2033	March 2022
6.3	Ordinary Council: Adoption of the Castle Point Local Plan Report	23 rd March 2022
6.4	Local Plan Inspector's Post-Hearing Letter	6 th September 2021
6.5	Castle-Point Pre submission Local Plan Policies Map	2019
6.6	Pre-Submission Castle Point Local Plan	December 2019
6.7	Pre-Submission Proposals Map	December 2019
CD 7 Planning Policy Evidence Base		
7.1	Castle Point Borough Green Belt Review 2018 – Part 1	
7.2	Castle Point Borough Green Belt Review 2018 Part 2	
7.3	Green Belt Review Part 2 Addendum 2021	February 2021
7.4	Green Belt Topic Paper November 2018	November 2018
7.5	Strategic Housing & Economic Land Availability Assessment Update	November 2018
7.6	Large Site Capacity Assessment	October 2018
7.7	South Essex Housing Needs Assessment	June 2022
7.8	Castle Point Authority Monitoring Report 1 st April 2021-31 st March 2022	
7.9	Castle Point Local Housing Needs Assessment	December 2023
7.10	Guidance for Assessing Planning Applications in the Green Belt in Castle Point	November 2023
7.11	Castle Point Corporate Plan 2021/2024	
7.12	Housing Development and Finance Manager e-mail	7 th September 2022
7.13	Castle Point Homelessness and Rough Sleeping Strategy 2019-2024	
7.14	Institute of Environmental Management and Assessment and the Landscape Institute (2013) – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition	2013
7.15	Landscape Institute TGN 02/24 GLVIA3 clarifications	August 2024
7.16	Landscape Institute TGN 01/21 Assessing landscape value outside national designations	
7.17	Building the homes we need Ministerial Statement	30 th July 2024
7.18	Draft New NPPF	2024
7.19	Landscape Sensitivity Assessment and Outline Landscape Appraisal	21 st October 2024

7.20	South Essex Strategic Green and Blue Infrastructure Study	
7.21	Castle Point Issues and Options Consultation Document	July-September 2024
7.22	South Essex Strategic Housing Market Assessment	2016
7.23	South Essex Strategic Housing Market Assessment Addendum	2017
7.24	Draft New Local Plan 2014	2014
7.25	Green Belt Boundary Review	November 2013
7.26	Draft New Local Plan 2016	2016
7.27	Castle Point Local Development Scheme	January 2024
7.28	Natural England Green Infrastructure Standards for England – Summary	January 2023
7.29	Castle Point Authority Monitoring Report 1 st April 2022-31 st March 2023	

CD 8 Relevant Appeal Decisions		
8.1	APP/M1520/W/23/3329585, land south of Daws Heath Road, Thundersley	16 th July 2024
8.2	APP/M1520/W/24/3338797, land east of Rayleigh Road, Thundersley	22 nd August 2024
8.3	APP/Q3115/W/19/3230827, Oxford Brookes University	23 rd April 2020
8.4	APP/B1930/W/20/3265925 & APP/C1950/W/20/3265926, Colney Hatch	14 th June 2021
8.5	APP/W3520/W/18/3194926, Land on east side of Green Road, Woolpit	28 th September 2018
8.6	APP/R0660/A/13/2197532 and APP/R0660/A/13/2197529, Land off Audlem Road, Stapeley, Nantwich	15 th July 2020
8.7	APP/R3650/W/19/3227970, Land to the south of Cox Green Road, Surrey	16 th September 2019
8.8	APP/D1265/W/21/3284485, Land at Station Road, Stalbridge, North Dorset	20 th June 2022
8.9	APP/L3815/W/21/3270721, Land within the Westhampnett / North East Strategic Development Location, North of Madgwick Lane, Chichester	27 th May 2022
8.10	APP/W3710/W/23/3330615, Land at Weddington Road, Weddington, Nuneaton	26 th July 2024
8.11	APP/Y0435/W/17/3169314, Land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands	25 th June 2020
8.12	APP/A0665/W/14/2212671, Land off Darnhall School Lane, Winsford	4 th November 2019

8.13	APP/Z1510/V/17/3180729, Land east of Gleneagles Way, Hatfield Peverel	8 th July 2019
8.14	APP/J2210/W/18/3216104, Popes Lane, Sturry	3 rd September 2019
8.15	APP/Q3115/W/20/3265861, Little Sparrows, Sonning Common, Oxfordshire	25 th June 2021
8.16	APP/D3125/W/22/3301202, Land west of Wroslyn Road, Freeland, Oxon	18 th January 2023
8.17	APP/P0240/W/24/3341832, Land east of Langford Road, Biggleswade	11 th November 2024
8.18	APP/Y1110/W/22/3292721, Land off Spruce Close, Exeter	25 th August 2022
8.19	APP/M1710/W/23/3329928, 46 Lymington Bottom, Four Marks	10 th April 2024
8.20	APP/P0240/W/24/3347529, Leighton Road, Stanbridge	24 th December 2024
CD 9 Relevant Judgements		
9.1	Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3	5 th February 2020
9.2	Turner v Secretary of State for Communities and Local Government [2015] EWCA Civ 582	18 th May 2016
9.3	R (Compton Parish Council & Others) v Guildford Borough Council & others [2019] EWHC 3242 (Admin).	4 th December 2019
9.4	Euro Garages Ltd v The Secretary of State for Communities And Local Government & Anor [2018] EWHC 1753 (Admin)	11 th July 2018
9.5	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing and Communities & Fairfax Acquisitions Ltd v Secretary of State for Levelling Up, Housing and Communities	7 th August 2024
9.6	Gallagher Estates Ltd & Lioncourt Homes Ltd v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin)	17 th December 2014
CD 10 Signed Statement of Common Ground		
10.1	Signed Statement of Common Ground	
10.2	Statement of Common Ground on Housing Land Supply	
CD 11 Statements of Case		
11.1	Appellant's Statement of Case	29 th August 2024
11.2	Council's Statement of Case	

CD 12 Inquiry Documents		
12.1	Pre Case Management Conference Note	
12.2	Case Management Conference Summary Note	
12.3	Appellant Proof Ben Pycroft (Housing Land Supply)	December 2024
12.4	Appellant Proof Annie Gingell (Affordable Housing)	December 2024
12.5	Appellant Proof Paul Gibbs (Green Belt Openness and Purposes)	December 2024
12.6	Appellant Proof Matthew Wood (Planning Policy and Planning Balance)	December 2024
12.7	Council Proof of Evidence	January 2025
CD 13 Draft Conditions and Obligations		
13.1	List of Draft Conditions	
13.2	Draft Section 106 Agreement	
CD 14 Other		
14.1	CPBC Legal Services application consultation response	23 rd August 2022
14.2	Essex County Fire & Rescue Service consultation response	26 th August 2022
14.3	Essex Badger Protection Group consultation response	4 th September 2022
14.4	CPBC Environmental Health consultation response	
14.5	Natural England consultation response	7 th September 2022
14.6	CPBC Housing Development and Finance Team consultation response	7 th September 2022
14.7	Anglian Water consultation response	2 nd September 2022
14.8	Lead Local Flood Authority consultation response	13 th September 2022
14.9	Green Infrastructure Environment and Climate Change Team consultation response	30 th September 2022
14.10	Environment Agency consultation response	24 th October 2022
14.11	NHS England consultation response	27 th October 2022
14.12	ECC Infrastructure Officer consultation response	14 th October 2022
14.13	Essex Highway Authority consultation response	24 th January 2022
14.14	Essex Police consultation response	15 th March 2023
14.15	Natural England consultation response	19 th February 2024

Explanatory Note on referenced appeal decisions/judgements

CD	Relevant Appeal Decisions	Justification
8.1	APP/M1520/W/23/3329585, land south of Daws Heath Road, Thundersley	<p>Paragraphs 50, 53:</p> <ul style="list-style-type: none"> - Very substantial weight afforded to the contribution that the proposal would make towards meeting needs for housing that are currently going unmet. - The proposal includes 40% affordable housing provision which would provide up to 23 affordable dwellings. This would be more than double the net annual average number of affordable homes that have been delivered over 2014 – 2022 and in view of the woeful supply position noted above, I afford this provision very substantial weight.
8.2	APP/M1520/W/24/3338797, land east of Rayleigh Road, Thundersley	<p>Paragraphs 32, 44:</p> <ul style="list-style-type: none"> - Although the Local Plan has been withdrawn, there is no substantive evidence of the circumstances relating to the evidence base for the proposed allocation and the Examining Inspector's conclusions on the extent of effects on the Green Belt having changed. That evidence and those conclusions therefore carry significant weight, albeit that no weight can be afforded to the policies of the withdrawn Local Plan. - Extent of Council's 5YHLS at 1st April 2022.

8.3	APP/Q3115/W/19/3230827, Oxford Brookes University	<p>Paragraphs 35, 46:</p> <ul style="list-style-type: none"> - SoS attributing "<i>very substantial</i>" weight to market and affordable housing even in circumstances when the LPA could demonstrate a 5yhl. - It also sets out the importance of meeting the affordable housing needs of real households in urgent need in the context of a persistent failure to deliver enough affordable houses, and that this forms part of the consideration in respect of weight to the provision of affordable housing.
8.4	APP/B1930/W/20/3265925 & APP/C1950/W/20/3265926, Colney Hatch	<p>Paragraphs 46-49, 53-54, 78:</p> <ul style="list-style-type: none"> - The Inspector attributing "<i>very substantial</i>" weight to delivery of both market and affordable housing in circumstances where the LPA had in excess of 2 years' housing land supply.
8.5	APP/W3520/W/18/3194926, Land on east side of Green Road, Woolpit	<p>Paragraphs 65-68: Onus on the Council to provide clear evidence.</p> <p>Paragraph 70: Evidence being produced to retrospectively justify the inclusion of sites.</p>
8.6	APP/R0660/A/13/2197532 and APP/R0660/A/13/2197529, Land off Audlem Road, Stapeley, Nantwich	<p>Paragraphs 21, 28:</p> <ul style="list-style-type: none"> - Removal of category b) sites without any evidence for their inclusion. - Removal of b) sites where no progress has been made contrary to that set out in the clear evidence. - Significant weight to the delivery of housing despite the LPA being able to demonstrate a 5YHLS.

8.7	APP/R3650/W/19/3227970, Land to the south of Cox Green Road, Surrey	<p>Paragraphs 10-27:</p> <ul style="list-style-type: none"> - Five Year Housing Land Supply - Removal of category b) sites without any evidence for their inclusion. - Removal of category b) sites without clear evidence.
8.8	APP/D1265/W/21/3284485, Land at Station Road, Stalbridge, North Dorset	<p>Paragraphs 53, 57:</p> <ul style="list-style-type: none"> - Removal of category b) sites without any up-to-date information from a developer.
8.9	APP/L3815/W/21/3270721, Land within the Westhampnett / North East Strategic Development Location, North of Madgwick Lane, Chichester	<p>Paragraph 82:</p> <ul style="list-style-type: none"> - Removal of category b) sites for phase 2 of a development without clear evidence.
8.10	APP/W3710/W/23/3330615, Land at Weddington Road, Weddington, Nuneaton	<p>Paragraphs 164-165, 172-173, 179: Removal of category b) sites with outline permission without clear evidence towards submission of reserved matters.</p> <p>Paragraphs 174 – 175: Removal of category b) site with resolution to grant full PP where S106 has not been issued.</p>
8.11	APP/Y0435/W/17/3169314, Land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands	<p>Paragraph 12: Inclusion of evidence and new sites after the base date.</p> <p>Reliance on evidence post base date</p>
8.12	APP/A0665/W/14/2212671, Land off Darnhall School Lane, Winsford	<p>Paragraph 15: Inclusion of evidence and new sites after the base date.</p> <p>Paragraph 19: Build out rates and lead-in times.</p>
8.13	APP/Z1510/V/17/3180729, Land east of Gleneagles Way, Hatfield Peverel	<p>Paragraphs 34 – 43 and Annex D: Five Year Housing Land Supply.</p>

		Paragraph 41: Removal of category b) sites without clear evidence.
8.14	APP/J2210/W/18/3216104, Popes Lane, Sturry	Paragraph 23: Removal of category b) sites without clear evidence.
8.15	APP/Q3115/W/20/3265861, Little Sparrows, Sonning Common, Oxfordshire	Paragraphs 20 and 21: Removal of category b) sites without clear evidence.
8.16	APP/D3125/W/22/3301202, Land west of Wroslyn Road, Freeland, Oxon	Paragraphs 49 - 59: Sites with outline planning permission and no reserved matters and no clear evidence should be removed and sites with pending applications subject to objections should be removed.
8.17	APP/P0240/W/24/3341832, Land east of Langford Road, Biggleswade	Paragraph 16: Removal of category b) site for phases 3 and 4 of a development without clear evidence.
8.18	APP/Y1110/W/22/3292721, Land off Spruce Close, Exeter	<p>Paragraphs 40-41: Sites with outline planning permission and no reserved matters and no clear evidence should be removed.</p> <p>Paragraphs 42-43: Sites with pending reserved matters applications subject to objections should be removed.</p>
8.19	APP/M1710/W/23/3329928, 46 Lymington Bottom, Four Marks	<p>Paragraph 15: Removal of an allocated site without permission where an outline application had been pending for a protracted period.</p> <p>Paragraph 17: removal of a category b) site where reserved matters had been pending for 2 years and subject to technical objections.</p> <p>Paragraph 54: removal of a category b) site with reserved matters pending determination subject to statutory objections.</p>

8.20	APP/P0240/W/24/3347529, Leighton Road, Stanbridge	<p>Paragraph 8:</p> <ul style="list-style-type: none"> - The 2nd green belt purpose applies to <i>towns</i>, not to smaller settlements more generally. - The 2nd green belt purpose is concerned with towns "<i>merging</i>", not merely coming closer together.
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CD Relevant Judgements		
9.1	Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3	
9.2	Turner v Secretary of State for Communities and Local Government [2015] EWCA Civ 582	
9.3	R (Compton Parish Council & Others) v Guildford Borough Council & others [2019] EWHC 3242 (Admin)	
9.4	Euro Garages Ltd v The Secretary of State for Communities And Local Government & Anor [2018] EWHC 1753 (Admin)	
9.5	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing and Communities & Fairfax Acquisitions Ltd v Secretary of State for Levelling Up, Housing and Communities	<p>Paragraphs 154, 157:</p> <ul style="list-style-type: none"> - This judgment highlights that the fact that a benefit (such as affordable housing provision) aligns with policy requirements does not make it less significant; it should still contribute meaningfully to the overall planning balance. - It also affirms that it is incumbent upon the decision-maker to evaluate the extent to which the affordable housing provision responds to specific needs of an authority, particularly in the context of any

		existing deficiencies in meeting these needs and/or shortfalls in delivery when ascribing weight in the planning balance.
9.6	Gallagher Estates Ltd & Lioncourt Homes Ltd v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin)	<p>Paragraph 97:</p> <ul style="list-style-type: none"> - The NPPF requires plan-makers to focus on full objectively assessed need for housing.