

Ref no.	Appeal	LPA & LPA reference	Client / Lead Planning Consultant	Main reasons for refusal by LPA / Main Issues	Greenfield or PDL	Total No. of homes	Five Year Supply	AH policy requirement	% of AH units to be delivered	No. of AH unit	Decision	Decision date
1	Land between Leasowes Rd & Laurels Rd, Offenham APP/H1840/A/13/2203924 Inspector Mike Fox	Wychavon W/13/00696/PN	<ul style="list-style-type: none"> David Wilson RCA Regeneration 	<ul style="list-style-type: none"> Outside settlement Lacks connectivity to village Out of character with area 	Greenfield	50	Disputed Inspector found Shortfall	40%	40%	20	Allowed	7 February 2014
2	Land north of Upper Chapel, Launceston APP/D0840/A/13/2209757 Inspector Geoffrey Hill	Cornwall PA/13/04056	<ul style="list-style-type: none"> Hallam Land David Lock Assoc 	<ul style="list-style-type: none"> Increase in traffic. LPA has 5YS Countryside 	Greenfield	100	Disputed Inspector found Shortfall	40%	40%	40	Allowed	11 April 2014
3	Beachley Road, Sedbury APP/P1615/A/14/2220590 Inspector Mike Fox	Forest of Dean P1792/13/OUT	<ul style="list-style-type: none"> Barratt Barton Willmore 	<ul style="list-style-type: none"> Prominent site Intrusion into open countryside Green Wedge 	Greenfield	110	Disputed Inspector found Shortfall	40%	40%	44	Allowed	30 October 2014
4	Land surrounding Sketchley House, Burbage APP/K2420/A/13/2208318 Inspector David Cullingford	Hinckley and Bosworth 13/00529/OUT	<ul style="list-style-type: none"> Catesby/Rainier Cerda Planning 	<ul style="list-style-type: none"> Urbanising effect on the landscape Adverse impact upon amenity 	Greenfield	135	Disputed Inspector found Shortfall	20%	40%	54	Allowed By both Inspector and Sec of State	18 November 2014
5	Land off Hind Heath Road, Sandbach APP/R0660/A/14/2212992 Inspector David Richards	Cheshire East 13/3887C	<ul style="list-style-type: none"> Richborough Estates Pegasus Planning 	<ul style="list-style-type: none"> Open countryside Loss of BMV 	Greenfield	100	Disputed Inspector found Shortfall	30%	30%	30	Allowed	1 August 2014
6	Land off Crewe Road, Haslington APP/R0660/A/14/2213304 Inspector B S Rogers	Cheshire East 13/4301N	<ul style="list-style-type: none"> Richborough Estates Pegasus Planning 	<ul style="list-style-type: none"> LPA has 5YS Loss of greenfield Loss of BMV 	Greenfield	250	Disputed Inspector found Shortfall	30%	30%	74	Allowed	15 August 2014

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7	Land north of Moorfields, Willaston, Crewe APP/R0660/W/15/3135683 Inspector Alan Boyland	Cheshire East 14/0365	<ul style="list-style-type: none"> Richborough Estates Barton Willmore 	<ul style="list-style-type: none"> Outside settlement boundary Green Gap Loss of BMV 	Greenfield	146	Disputed Inspector found Shortfall	30%	30%	44	Allowed Challenge by LPA Upheld by the Supreme Court	14 June 2014
8	Fairway Golf Driving Range Pease Pottage APP/D3830/A/14/2215289 Inspector Terry Phillimore	Mid-Sussex 13/02994/OUT	<ul style="list-style-type: none"> Riverdale Developments CMYK Planning 	<ul style="list-style-type: none"> Unsustainable location Inaccessible to pedestrians 	Greenfield	95	Disputed Inspector found Shortfall	30%	30%	29	Allowed	4 November 2014
9	Scott Elm Drive, Weston-super-Mare APP/D0121/A/14/2223975 Inspector Gareth Jones	North Somerset 13/P/2409/O	<ul style="list-style-type: none"> Summerfield Developments WYG Planning 	<ul style="list-style-type: none"> Loss of site allocated for employment Insufficient marketing of site 	Greenfield	72	LPA concede shortfall	30%	30%	22	Allowed	18 March 2015
10	Land East and West of Brickyard Lane, Melton APP/E2001/A/13/2200981 APP/E2001/A/14/2213944 Inspector Katherine Ellison	East Riding of Yorkshire DC/12/04849/ Out DC/13/02810/ Out	<ul style="list-style-type: none"> St Modwen Lichfields 	<ul style="list-style-type: none"> Loss of prime employment land Conflict with emerging Plan Poor location 	Greenfield	510 & 390	Disputed Inspector found 5YS	35% 40%	40%	178 & 156	Inspector & SS Dismissed Challenged but upheld by Court of Appeal	25 June 2015
11	Land at Firlands Farm, Burghfield Common APP/W0340/A/14/2228089 Inspector Kevin Ward	West Berkshire 14/01730/OUT	<ul style="list-style-type: none"> Davidsons Pegasus Planning 	<ul style="list-style-type: none"> Open countryside Green gap Minerals sterilisation 	Greenfield	129	Disputed Inspector found shortfall	40%	40%	36	Allowed	6 July 2015
12	Land adjacent to Cornerways, Twynning APP/G1630/W/14/3001706 Inspector Pete Drew	Tewksbury 13/00978/FUL	<ul style="list-style-type: none"> Persimmon RPS Planning 	<ul style="list-style-type: none"> Significant encroachment into open countryside 	Greenfield	58	Council concede shortfall	35%	36%	21	Allowed	13 July 2015

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13	Land off Campton Rd, Shefford, Bedfordshire APP/P0240/A/14/2228671 Inspector Frances Mahoney	Central Bedfordshire CB/14/01726/OUT	<ul style="list-style-type: none"> Catesby Barton Willmore 	<ul style="list-style-type: none"> Open countryside boundary Harm to character and appearance 	Greenfield	140	Council concede shortfall	30%	35%	49	Allowed	2 September 2015
14	Land at Fountain Lane, Davenham, Cheshire APP/A0665/A/14/2226994 Inspector William Feildhouse	Cheshire West and Chester 14/02130/OUT	<ul style="list-style-type: none"> Richborough Estates Turley 	<ul style="list-style-type: none"> Outside settlement Unsustainable location 	Greenfield	70	Disputed: Inspector found 5YS	30%	30%	21	Allowed	3 September 2015
15	Land off Driffield Rd, Lydney, APP/P1615/A/14/2218921R Inspector Neil Pope	Forest of Dean P1284/13/OUT	<ul style="list-style-type: none"> Allaston Dev Hunter Page 	<ul style="list-style-type: none"> Contrary to NDP Outside settlement Harm to rural character and appearance 	Greenfield	200	Council concede shortfall	40%	40%	80	Insp. allowed SoS dismissed Quashed in High Court	7 November 2015
16	Land rear of 62 Iveshead Road, Shepshed APP/X2410/W/15/3007980 Inspector Christine Thorby	Charnwood P/14/0777/2	<ul style="list-style-type: none"> Rosconn Define 	<ul style="list-style-type: none"> Dwelling heights out of character Impact upon amenity 	Greenfield	77	Disputed Inspector found 5YS	20%	30%	23	Allowed	8 February 2016
17	Land South of Le Neubourg Way, Gillingham, Dorset APP/N1215/W/15/3005513 Inspector: P W Clark	North Dorset 2/2014/0916/OUT	<ul style="list-style-type: none"> Sherbourne School, Mencap, CLIC Sargent PCA Planning 	<ul style="list-style-type: none"> Harmful to the visual amenity Protected species Odour nuisance 	Greenfield	120	Disputed Inspector found 5YS	25%	25%	30	Dismissed	1 March 2016
18	Land at Waterloo Rd, Bidford-on-Avon APP/J3720/W/15/3089709 Inspector C Sproule	Stratford-on-Avon 14/03027/OUT	<ul style="list-style-type: none"> Miller Homes RPS Planning 	<ul style="list-style-type: none"> Road congestion Loss of BMV Infrastructure Conflict with spatial strategy 	Greenfield	200	Disputed Inspector found shortfall	35%	35%	70	Allowed	20 June 2016

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19	Land off Darnhall School Lane, Winsford APP/A0665/A/14/2212671 Inspector Mark Daykene	Cheshire West and Chester 13/03127/OUT	<ul style="list-style-type: none"> Darnhall Estates How Planning 	<ul style="list-style-type: none"> Conflict with NDP As such premature 	Greenfield	184	Disputed Inspector found 5YS	30%	40%	74	Inspector approval SoS dismiss Quashed	7 July 2016
20	Low Lane, Badshot Lea APP/R3650/W/15/3136799 Inspector Ava Wood	Waverley WA/2014/0125	<ul style="list-style-type: none"> Central Land Holdings Barton Willmore 	<ul style="list-style-type: none"> Open countryside Green gap Flooding Odour nuisance 	Greenfield	30	Council concede shortfall	30%	40%	12	Dismissed	10 August 2016
21	Land at Foldgate Lane, Ludlow Shropshire APP/L3245/W/15/3137161 Inspector Culum Parker	Shropshire 14/04608/OUT	<ul style="list-style-type: none"> Richborough Estates Turley 	<ul style="list-style-type: none"> Outside settlement Visual harm Contrary to new Local Plan and Allocations 	Greenfield	137	Disputed: Inspector found 5YS	15%	25%	34	Allowed	10 November 2016
22	Land at Mitchelswood Farm, Allington Road, Newick, APP/P1425/W/15/3119171 Insp. Mathew Birkenshaw	Lewes LW/14/0703	<ul style="list-style-type: none"> DLA Delivery David Lock Assoc 	<ul style="list-style-type: none"> Conflict with emerging NDP 	Greenfield	50	Disputed: Inspector found 5YS	40%	40%	20	Inspector and Sec of State allowed Quashed	23 November 2016
23	Land to the north west of Boorley Green, Eastleigh APP/W1715/W/15/3130073 Inspector David Nicholson	Eastleigh O/15/75953	<ul style="list-style-type: none"> Miller Homes Gleeson, Welbeck Terence O'Rourke 	<ul style="list-style-type: none"> Green Gap Road safety Congestion 	Greenfield	680	Council concede shortfall	35%	35%	238	Inspector and Sec of State Allowed	30 November 2016
24	Shilton Rd, Burford APP/D3125/W/15/3139687 Inspector Keith Manning	West Oxfordshire 15/00166/OUT	<ul style="list-style-type: none"> Hallam Land David Lock Assoc 	<ul style="list-style-type: none"> Unsustainable location Harm to local distinctiveness 	Greenfield	91	Council concede shortfall	50%	50%	45	Allowed	17 January 2017

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25	Land at Kestrel Close and Beechfields Way, Newport APP/C3240/W/16/3144445 Inspector David Rose	Telford and Wrekin TWC/2015/1003	<ul style="list-style-type: none"> Redrow JVH Planning 	<ul style="list-style-type: none"> Countryside Wildlife. Congestion Harm to local character 	Greenfield	170	Disputed Inspector found 5YS	35%	35%	60	Dismissed	21 March 2017
26	Land to west of Whitworth Way, Wilstead, Bedfordshire APP/K0235/W/16/3147287 Inspector Jackson	Bedford 15.02712/MAO	<ul style="list-style-type: none"> Catesby Barton Willmore 	<ul style="list-style-type: none"> Unsustainable location Countryside Urbanising Wildlife site 	Greenfield	70	Disputed Inspector found 5YS	30%	40%	28	Allowed	29 March 2017
27	Land north of Oldmixon Rd, Weston-Super-Mare APP/D0121/W/16/3150985 Inspector David Rose	North Somerset 16/P/0150/O	<ul style="list-style-type: none"> SW Developments Grassroots Planning 	<ul style="list-style-type: none"> Countryside Harmful to rural landscape 	Greenfield	150	Council concede shortfall	30%	30%	45	Allowed	10 April 2017
28	Land adjacent to & rear of Adari, Tattenhall APP/A0665/A/12/2180958 Inspector Christina Downes	Chester West and Chester 12/02032/OUT	<ul style="list-style-type: none"> Barratt Barton Willmore 	<ul style="list-style-type: none"> Conflict with NDP 30 unit limit Urbanising effect of rural area 	Greenfield	68	Disputed Inspector found shortfall	30%	40%	27	Inspector approval SoS dismissed	21 April 2017
29	Land north of Moorfields, Willaston, Crewe APP/R0660/W/15/3135683 Inspector Jennifer Vyse	Cheshire East 14/0365	<ul style="list-style-type: none"> Richborough Estates Barton Willmore 	<ul style="list-style-type: none"> Outside settlement boundary Green gap Loss of BMV 	Greenfield	146	Council concede shortfall	30%	30%	44	Allowed	14 June 2017
30	South of Braintree Road, Felsted, Essex APP/C1570/W/16/3156864 Inspector Culum Parker	Uttlesford UTT/16/0287/OP	<ul style="list-style-type: none"> Catesby Estates Framptons 	<ul style="list-style-type: none"> Outside settlement Countryside Heritage Loss of BMV 	Greenfield	55	Disputed: Inspector found a shortfall	40%	40%	22	Dismissed	11 July 2017
31	Land at corner of Oving Rd, Chichester APP/L3815/W/16/3165228	Chichester District Council 16/02254/OUT	<ul style="list-style-type: none"> Welbeck Dominic Lawson Bespoke Planning 	<ul style="list-style-type: none"> Outside settlement boundary. Harmful to countryside. 	Greenfield	100	Disputed Inspector found a shortfall	30%	30%	30	Allowed	18 August 2017

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32	Driffield Rd, Lydney, Gloucs APP/P1615/A/14/2218921R Inspector David Rose	Forest of Dean P1284/13/OUT	<ul style="list-style-type: none"> Allaston Dev Hunter Page 	<ul style="list-style-type: none"> Outside settlement boundary. Harm to rural character 	Greenfield	200	Council concede shortfall	40%	40%	80	Allowed	7 November 2017
33	Land to the North of Pound Lane, Semington, Wiltshire APP/&3940/W/16/3162997 Inspector Leslie Coffey	Wiltshire Council 16/05783/OUT	<ul style="list-style-type: none"> Richborough Estates Barton Willmore 	<ul style="list-style-type: none"> Countryside Disproportionate for the village. Harm to rural character 	Greenfield	75	Disputed. Inspector found 5YS	30%	40%	30	Dismissed	14 December 2017
34	Benson Lane, Crowmarsh Gifford, Wallingford APP/Q3115/W/17/3186858 Inspector Helen Hockenhall	South Oxfordshire P16/S3608/0	<ul style="list-style-type: none"> Hallam Land David Lock Assoc 	<ul style="list-style-type: none"> Harm to area's character Lack of capacity at existing schools. Loss of BMV 	Greenfield	150	Council concede shortfall	40%	40%	60	Allowed	29 May 2018
35	Park Lane, Coalpit Heath, South Gloucestershire APP/P0119/W/17/3191477 Inspector Nick Fagan	South Gloucs PT17/0215/O	<ul style="list-style-type: none"> David Wilson Barton Willmore 	<ul style="list-style-type: none"> Landscape character Visual harm Distance to key services Loss of BMV 	Greenfield	215	Council concede shortfall	35%	35%	75	Allowed	6 September 2018
36	Land at Deerlands Road, Wingerworth APP/R1038/W/17/3192255 Inspector Phillip Ware	NE Derbyshire 17/00268/OL	<ul style="list-style-type: none"> Rippon Homes RPS Planning 	<ul style="list-style-type: none"> Can has 5YS Countryside Unsustainable location with limited access to facilities. 	Greenfield	180	Disputed Inspector found 5YS	40%	40%	72	Allowed	19 November 2018
37	Land off Stafford Road, Penkridge APP/C3430/W/18/3213147 Inspector Zoe Raygen	South Staffordshire 17/01022/OUT	<ul style="list-style-type: none"> Bloor Homes Define Planning 	<ul style="list-style-type: none"> Countryside Harm to character Loss of BMV 	Greenfield	200	Council concede shortfall	40%	40%	80	Allowed	3 May 2019

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38	Land off Meadow Lane Trentham, Stoke-on-Trent APP/M3455/W/18/3204828 Inspector John Felgate	Stoke-on-Trent 57901	<ul style="list-style-type: none"> Whiteacres/ Barratt Knights LLP 	<ul style="list-style-type: none"> Highway safety Single access for 600 Effect on wildlife Council has 5YS 	Greenfield	227	Disputed Inspector found 5YS	25%	25%	57	Allowed	24 June 2019
39	Land to rear of former Dylon International Premises, London APP/G5180/W/18/3206569 Inspector George Baird	Bromley 18/01319/FULL1	<ul style="list-style-type: none"> Dylon 2 and Lousada PLC West and Partners 	<ul style="list-style-type: none"> Metropolitan Open Land Akin to Green Belt No very special circumstances 	PDL 1/3 Greenfield	151	Disputed Inspector found Shortfall	35%	35%	52	Allowed	26 June 2019
40	Land at site of former North Worcestershire Golf Club APP/P4605/W/18/3192918 Inspector Paul Singleton	Birmingham 2017/02724/PA	<ul style="list-style-type: none"> Bloor Homes Harris Lamb 	<ul style="list-style-type: none"> Greenfield Unallocated site Harm to ecology, trees. 	PDL 1/15 Greenfield	800	Disputed Inspector found Shortfall	35%	35%	280	Allowed	24 July 2019
41	Land off Darnhall School Lane, Winsford APP/A0665/A/14/2212671 Inspector Mel Middleton	Cheshire West and Chester 13/03127/OUT	<ul style="list-style-type: none"> Darnhall Estates Avison Young 	<ul style="list-style-type: none"> Council has 5YS Harm to the open countryside Conflict with NDP 	Greenfield	184	Disputed Inspector found a 5YS	30%	40%	74	Inspector approval SoS dismiss	4 November 2019
42	Land west of Parsonage Road, Takeley, Essex APP/C1570/W/19/3234530	Uttlesford UTT/19/0393	<ul style="list-style-type: none"> Endurance Estates Pegasus Planning 	<ul style="list-style-type: none"> Countryside Protection Zone (CPZ) Coalescence Heritage: Grade I Church 	Greenfield	119	Council concede shortfall	40%	40%	48	Allowed	31 January 2020
43	Land north of Nine Mile Ride, Finchampstead, Berkshire APP/X0360/W/19/3238048 Inspector Christina Downes	Wokingham 181685	<ul style="list-style-type: none"> Welbeck Pegasus Planning 	<ul style="list-style-type: none"> Green gap. Landscape Thames Basin Heaths 	Greenfield	118	Disputed Inspector found a 5YS	50%	50%	59	Dismissed	9 April 2020

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44	Land East of Oakley Road, Bromham, M43 8HZ APP/K0235/W/19/3240091 Inspector Stephen Wilkinson	Bedford 18/02671/MAO	<ul style="list-style-type: none"> Landcrest Developments Woods Hardwick 	<ul style="list-style-type: none"> Inappropriate location Harm to character Unsustainable location 	Greenfield	80	Disputed Inspector found 5YS	30%	30%	24	Dismissed Quashed by the High Court	16 April 2020
45	Oxford Brookes University, Wheatley Campus, College Road, Oxford APP/Q3115/W/19/3230827 Inspector Dominic Young	South Oxfordshire P17/S4254/O	<ul style="list-style-type: none"> Oxford Brookes Uni Avison Young 	<ul style="list-style-type: none"> Green Belt Landscape harm Heritage impact Sustainability 	Greenfield 15% PDL (buildings and sports pitches)	500	Disputed Inspector found a 5YS	40%	35% Reduction for Vacant Building Credit	173	Inspector recommend allow Secretary of State allowed	23 April 2020
46	Land at Pear Tree Lane, Euxton, Chorley APP/D2320/W/20/3247136 Inspector Mike Hayden	Chorley 19/00654/OUTMAJ	<ul style="list-style-type: none"> Gladman 	<ul style="list-style-type: none"> Council has 5YS Safeguarded Land 	Greenfield	180	Disputed Inspector found Shortfall	30%	30%	54	Allowed	11 August 2020
47	Land at Mitchelswood Farm, Allington Road, Newick APP/P1425/W/15/3119171 Inspector John Felgate	Lewes LW/14/0703	<ul style="list-style-type: none"> DLA Delivery David Lock Assoc 	<ul style="list-style-type: none"> Conflict with NDP Landscape harm 	Greenfield	50	Council concede shortfall	40%	40%	20	Inspector recommend refusal & SoS dismissal	16 January 2021
48	Adjacent to Orchard Business Park, Ledbury APP/W1850/W/20/3244410 Inspector Lesley Coffey	Herefordshire 171532	<ul style="list-style-type: none"> Bloor Homes Ridge Planning 	<ul style="list-style-type: none"> Highway impact Second access required Impact on AONB 	Greenfield	625	Council concede shortfall	40%	40%	250	Inspector recommend allow Allowed by SoS	15 March 2021
49	Land to rear of former Dylon International Premises, London APP/G5180/W/20/3257010 Inspector Paul Singleton	Bromley 20/00781/FULL1	<ul style="list-style-type: none"> Dylon 2 Ltd and Lousada PLC West and Partners 	<ul style="list-style-type: none"> Inappropriate development Metropolitan Open Land Harm to character 	PDL 1/3 Greenfield	254	Council concede shortfall	50% London Plan	19% First Homes Discounted Market sales	48	Allowed	29 March 2021

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50	Land off Sketchley Lane, Burgage, Hinckley, Leics APP/K2420/W/20/3260227 Inspector John Woolock	Hinckley and Bosworth 19/00947/OUT	<ul style="list-style-type: none"> Barwood Developments Stantec UK Ltd 	<ul style="list-style-type: none"> Conflict with NDP Visual Harm Effect on Wildlife Corridor 	Greenfield	140 plus B1/B8	Disputed Inspector found shortfall	25%	40%	56	Dismissed	7 May 2021

Total number of dwellings granted permission	6,659
Total number of affordable dwellings	2,274
% of affordable	34%
Only additional new homes are included	

Total Allowed	36 / 50
Allowed or recommended approval by inspector	41 / 50
Dismissed or recommended refusal by Inspector	9 / 50
Dismissed by Sec of State AGAINST recommendation of the Inspector	5 / 50
Total dismissed	14 / 50

Appeals Allowed	72%
Allowed/Recommended for approval by inspectors	82%
Inspector only decision quashed by High Court	2%
Secretary of State decisions allowed	45%
Secretary of State decision quashed by High Court	37.5%