

Appeal decisions referred to by BP

CD:	Appeal ref:	Site:	Date:	Inspector	References:
16.1	3362414	Land east of Tilstock Road, Tilstock	9 th September 2025	Andrew Smith	DN38 – 80: Shropshire's 5YHLS at 1 st April 2024 including: DN39 – 44: Use of the latest data sets to calculate the LHN; and DN45 – 79: Definition of deliverable, clear evidence and disputed sites
16.14	3376495	Land north of Maldon Road, Tiptree	8 th May 2026	Owen Woodwards	DN43: The principle of whether or not to include a site in the supply must have regard to the base date
16.15	3355576	Land west of Fringford Road, Caversfield	16 th December 2025	Zoë Hill	DN14-17: Sites that were not deliverable at the base date should not be included in the 5YHLS
16.23	3194926	East side of Green Road, Woolpit, Mid Suffolk	28 th September 2018	Harold Stephens	DN66-67: Sites that were not deliverable at the base date should not be included in the 5YHLS DN 70: Evidence being produced to retrospectively justify the inclusion of sites.
16.16	3329488	Land at North End, Creech St Michael	14 th February 2024	David Rose	DN51-54: Sites that were not deliverable at the base date should not be included in the 5YHLS
16.17	3256877	Land west of Winterfield Lane, East Malling	22ns March 2021	A Jordan	DN7-9: Sites that were not deliverable at the base date should not be included in the 5YHLS

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16.24	3169314	Land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands	25 th June 2020	Tom Gilbert-Wooldridge (SoS Case)	DL 12, IR12.8 – 12.10: Sites that were not deliverable at the base date should not be included in the 5YHLS DL 12, IR 12.12: Inclusion of evidence and new sites after the base date. DL 12, IR 12.11: reliance on evidence post base date
16.25	2212671	Land off Darnhall School Lane, Winsford	4 th November 2019	Melvyn Middleton (SoS Case)	DL 15 and IR 344: Inclusion of evidence and new sites after the base date. DL 19 and IR 368-370: Build out rates and lead-in times. IR28 Substantial weight to SBCH
16.18	2197532 and 2197529	Land off Audlem Road, Stapeley, Nantwich and land off Peter De Stapeleigh Way, Nantwich	15 th July 2020	David Morgan (SoS Case)	DL 21: Removal of category b) sites without any evidence for their inclusion. DL 21: Removal of b) sites where no progress has been made contrary to that set out in the clear evidence. DL 28: Significant weight to the delivery of housing despite the LPA being able to demonstrate a 5YHLS

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16.19	3227970	Land to the south of Cox Green Road, Rudgwick, Surrey	16 th September 2019	John Felgate	DN 10 – 27: Five Year Housing Land Supply DN 22 – 24: Removal of category b) sites without any evidence for their inclusion. DN 10 – 27: Removal of category b) sites without clear evidence.
16.20	3284485	Land at Station Road, Stalbridge, North Dorset	20 th June 2022	Andrew Dawe	DN 53 and 57: Removal of category b) sites without any up to date information from a developer.
16.21	3270721	Land within the Westhampnett / North East Strategic Development Location, North of Madgwick Lane, Chichester	27 th May 2022	O S Woodward	DN 82: Removal of category b) sites for phase 2 of a development without clear evidence.
16.22	3330615	Weddington Road, Nuneaton	26 th July 2024	R Aston	DN 164-165, 172-173, 179: Removal of category b) sites with outline permission without clear evidence towards submission of reserved matters. DN 174 – 175: Removal of category b) site with resolution to grant full PP where S106 has not been issued.
16.26	3180729	Land east of Gleneagles Way, Hatfield Peverel	8 th July 2019	Brian Cook (SoS Case)	DL 34 – 43 and Annex D to the DL: Five Year Housing Land Supply.

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					DL 41: Removal of category b) sites without clear evidence.
16.27	3216104	Land off Popes Lane, Sturry, Kent	3 rd September 2019	John Felgate	DN 23: Removal of category b) sites without clear evidence.
16.28	3265861	Little Sparrows, Sonning Common, South Oxfordshire	25 th June 2021	Harold Stephens	DN 20 and 21: Removal of category b) sites without clear evidence.
16.30	3301202	Land west of Wroslyn Road, Freeland	18 th January 2023	H Porter	DN 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.
16.29	3292721	Spruce Close, Exeter	25 th August 2022	H Porter	DN 40-41: sites with outline planning permission and no reserved matters and no clear evidence should be removed. DN 42-43: sites with pending reserved matters applications subject to objections should be removed.
16.31	3329928	46 Lymington Bottom, Four Marks, Alton, East Hampshire	10 th April 2024	J P Longmuir	DN15: removal of an allocated site without permission where an outline application had been pending for a protracted period.

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					DN 17: removal of a category b) site where reserved matters had been pending for 2 years and subject to technical objections. DN 54: removal of a category b) site with reserved matters pending determination subject to statutory objections.