

# The key themes and trends in housing appeals over the past year (part one)



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## INTRODUCTION

- THE PURPOSE OF THE LECTURE IS AN ATTEMPT TO LOOK AT WHAT IS HAPPENING ON THE GROUND IN TERMS OF PLANNING APPEALS FROM **1 APRIL 2019 TO THE PRESENT DAY. [15 APRIL 2020]**
- I HAVE SOUGHT TO PROVIDE **INVESTIGATION AND IDENTIFICATION OF TRENDS** WHICH ARE FINDING FAVOUR AND TRACTION WITH **THE INSPECTORS** WHEN CONSIDERING PLANNING APPEALS INVOLVING HOUSING.
- THE APPEALS UNDER CONSIDERATION **ONLY RELATE TO RESIDENTIAL USE** WHETHER ON ITS OWN OR PART OF A MIXED USE SCHEME.
- THE SPECIFIC FOCUS IS ON APPEALS BY INQUIRY OF WHICH THERE WERE **196** IN THAT TIME PERIOD.

## REFERENCES

- ALL STATISTICS ARE FROM THE PLANNING STATISTICAL RELEASE OF 25 MARCH 2020 OR THE PINS WEBSITE OR THE GOVERNMENT WEBSITE.
- ALL APPEALS CAN BE FOUND ON THE COMPASS DIGEST OF PLANNING APPEALS.
- REFERENCES ARE TO THE LPA AND THE DATE OF THE DECISION.
- IF ANY PROBLEMS FINDING THE DECISION DO EMAIL ME!
- ADDITIONALLY IF ANY OF THE AUDIENCE FEEL THAT I HAVE MISSED A SEMINAL APPEAL ON AN ISSUE THEN DO TELL ME VIA THE CHAT FUNCTION AND I CAN ADD IT TO THE WEBINAR FOR FUTURE REFERENCE!

## THE 25 KEY THEMES TO BE COVERED:

- KEY THEME 1 – THE FACTUAL POSITION WITH HOUSING APPEALS IN 2019-20.
- KEY THEME 2 – PRIOR TO APPEAL ARE LPAS GRANTING MORE PERMISSIONS?
- KEY THEME 3 – IS IT EASIER OR HARDER TO GET PERMISSION AT APPEAL?
- KEY THEME 4 – WHAT IS THE APPROACH OF INSPECTORS TO AMENDMENTS AT APPEAL?
- KEY THEME 5 – HOW IS HOUSING LAND SUPPLY BEING DETERMINED?
- KEY THEME 6 – WHAT IS THE APPROACH TO OUT OF DATE DEVELOPMENT PLANS?
- KEY THEME 7 – WHAT WEIGHT IS BEING GIVEN TO THE TILTED BALANCE?
- KEY THEME 8 – IN WHAT CIRCUMSTANCES IS THE TILTED BALANCE BEING DISENENGAGED?
- KEY THEME 9 – WHAT IS THE EFFECT OF THE APPLICATION OF THE FLAT BALANCE?
- KEY THEME 10 – WHAT WEIGHT IS BEING GIVEN TO AFFORDABLE HOUSING?
- KEY THEME 11 – HOW ARE INSPECTORS CONSIDERING PREMATURETY ARGUMENTS?
- KEY THEME 12 – HOW ARE INSPECTORS CONSIDERING NEIGHBOURHOOD PLANS?
- KEY THEME 13 – WHAT APPROACH IS BEING TAKEN TO LANDSCAPE IMPACT AND VALUED LANDSCAPES?
- KEY THEME 14 – WHAT APPROACH IS BEING TAKEN TO HERITAGE HARM?
- KEY THEME 15 – WHAT APPROACH IS BEING TAKEN TO SEVERE IMPACT ON HIGHWAYS?
- KEY THEME 16 – WHAT APPROACH IS BEING TAKEN TO ACCESSIBILITY?
- KEY THEME 17 – WHAT APPROACH IS BEING TAKEN TO CLIMATE CHANGE?
- KEY THEME 18 – WHAT APPROACH IS BEING TAKEN TO COSTS APPLICATIONS?
- KEY THEME 19 – WHAT APPROACH IS BEING TAKEN TO EMERGING POLICY?
- KEY THEME 20 – WHAT APPROACH IS BEING TAKEN TO THE GREEN BELT?
- KEY THEME 21 – WHAT APPROACH IS BEING TAKEN TO IMPACT ON THE AONB?
- KEY THEME 22 – WHAT APPROACH IS BEING TAKEN TO DESIGN?
- KEY THEME 23 – THE CURRENT POSITION REGARDING UNDETERMINED APPEALS.
- KEY THEME 24 – WHAT IS LIKELY TO HAPPEN TO HOUSING APPEALS IN THE FUTURE?
- KEY THEME 25 – SUMMARY AND CONCLUSION

## Key theme 1 – The Factual Position – 2019 -2020

- ALL STATISTICS COURTESY OF COMPASS PLANNING APPEALS DATABASE [1 APRIL 2019-1 APRIL 2020]
- 2669 APPEALS DETERMINED INVOLVING RESIDENTIAL DEVELOPMENT.
  - OUT OF 22,000 DETERMINED – SO JUST OVER 10% INVOLVED SECTION 78S FOR RESIDENTIAL.
  - ONLY 752 ALLOWED WHICH IS 28% OF THE TOTAL RESIDENTIAL APPEALS MADE. [72% DISMISSED]
- IN TERMS OF PROCEDURE OF DETERMINATION:
  - 19 APPEALS BY CALL IN OF WHICH 52% ALLOWED.
  - 196 APPEALS BY INQUIRY OF WHICH 36% ALLOWED.
  - 401 APPEALS BY HEARING OF WHICH 37% ALLOWED.
  - 2053 APPEALS BY WRITTEN REPRESENTATIONS OF WHICH 25% ALLOWED.
- IN TERMS OF REGIONAL DIFFERENCES:
  - IN LONDON 31% ALLOWED.
  - IN NORTH EAST 27% ALLOWED.
  - IN SOUTH EAST [EXCLUDING LONDON] ONLY 23% ALLOWED.
- NUMBER OF HOUSES BEING APPEALED
  - INSPECTORATE STATE THAT THEY GAVE PERMISSION FOR 21,064 DWELLINGS IN 2019-2020.
  - OUT OF A TOTAL OF 55,468 DWELLINGS UNDER APPEAL.
  - SO 38% OF THE TOTAL NUMBER OF DWELLINGS SOUGHT WERE GRANTED PERMISSION.
- % OF HOUSING COMING FROM APPEALS
  - 21,064 DWELLINGS GRANTED ON APPEAL OUT OF TOTAL UNITS BEING GRANTED OF AROUND 400,00.
  - SO JUST 5% OF RESIDENTIAL UNITS GRANTED ON APPEAL IN ENGLAND AND WALES.

## Key theme 2 – Prior to appeal are LPAs now granting more housing permissions?

- 432,000 PLANNING APPLICATIONS IN 2019.
  - DOWN 4% ON 2018 BUT MASSIVE REDUCTION SINCE 750,000 IN 2004.
- 347,000 PLANNING APPLICATIONS GRANTED IN 2019.
- 80.32% OF PLANNING APPLICATIONS GRANTED THEREFORE.
- IN 2019 PLANNING PERMISSION GRANTED FOR 371,800 UNITS
- SINCE 2008 LOWEST YEAR IS 2009 [161,000] AND HIGHEST YEAR IS 2018 [383,300]
- IN 2008 79% OF MAJOR RESIDENTIAL DEVELOPMENT GRANTED CONSENT.
- IN 2019 83% OF MAJOR RESIDENTIAL DEVELOPMENT GRANTED CONSENT.
- SUMMARY – LPAS ARE GRANTING MORE UNITS THAN 10 YEARS AGO AND THE RATE OF SUCCESS FOR MAJOR PLANNING APPLICATIONS HAS marginally improved as well with only 17% of MAJOR RESIDENTIAL APPLICATIONS REFUSED CONSENT.

## Key Theme 3 – Is it now easier or harder to get permission at appeal?

- IN 2014 – 62% OF PUBLIC INQUIRIES ENDED WITH PERMISSION BEING GRANTED ON APPEAL.
- IN 2017 - 47% OF PUBLIC INQUIRIES ENDED WITH PERMISSION BEING GRANTED ON APPEAL.
- IN 2019 – JUST 36% OF PUBLIC INQUIRIES DEALING WITH RESIDENTIAL APPLICATIONS GRANTED ON APPEAL.
- IN 2019 – JUST 28% OF RESIDENTIAL PLANNING APPEALS GOT PERMISSION [NOT JUST BY PUBLIC INQUIRY]
- SO THE TREND IS OF A **CONSIDERABLE DECLINE** IN THE SUCCESS RATE OF APPEALS FOR RESIDENTIAL USE.
- WHY?
  - PINS DOES NOT RECRUIT BROADLY ENOUGH AND PARTICULARLY FROM PRIVATE SECTOR.
  - INSPECTORS DO NOT APPLY THE TILTED OR FLAT BALANCE CORRECTLY IN MANY OCCASIONS.
  - LPAS ARE GETTING BETTER AND MORE REFINED IN GROUNDS OF OBJECTION AND INTERPRETATION OF THE NPPF.
  - THIRD PARTIES ARE GETTING BETTER AND MORE SOPHISTICATED IN OPPOSITION.
  - EMERGENCE OF NEIGHBOURHOOD PLANS HAS A MAJOR IMPACT ON DELIVERY OF HOUSING SCHEMES.
  - INCREASE IN DEVELOPMENT PLANS BEING UP TO DATE.

# Key theme 4 – What is the approach of Inspectors proposed amendments to appeal schemes?

- **QUESTION I AM ASKED TO ADVISE ON CONSTANTLY!**
- **KEY SOURCES OF CONSIDERATION:**
  - ANNEX M TO THE PLANNING INSPECTORATE PROCEDURAL GUIDANCE [MARCH 2020]
  - **HOLBORN STUDIOS CASE** [2017] EWHC 2823 – JOHN HOWELL AS A DEPUTY HIGH COURT JUDGE.
  - RIGHTS OF THE PUBLIC ARE OF SIGNIFICANT IMPORTANCE.
  - WHETHER WHAT IS PROPOSED IS SUBSTANTIAL OR NOT IN SUBSTANCE WHAT WAS ORIGINALLY APPLIED FOR.
  - QUESTION OF FAIRNESS ON RE-CONSULTATION AS WELL – WHETHER NOT DOING SO WOULD DEPRIVE THOSE WHO WERE ENTITLED TO BE CONSULTED ORIGINALLY AN OPPORTUNITY TO MAKE REPRESENTATIONS CONSIDERING THE NATURE AND EXTENT OF CHANGES
- **WEALDEN [13/12/2019] – MORNINGS MILL FARM, WILLINGDON – DISMISSED.**
  - PROPOSAL FOR 700 HOMES MIXED USE EXTENSION.
  - HIGHWAY AUTHORITY DID NOT MAKE CONSULTATION RESPONSE PRIOR TO NON-DETERMINATION APPEAL.
  - THEN MADE CRITICISMS OF PROPOSAL 2 MONTHS PRIOR TO THE INQUIRY.
  - APPELLANT SOUGHT TO AMEND SCHEME TO TAKE ON BOARD COMMENTS OF THE LHA.
  - INSPECTOR REFUSED TO ACCEPT THE AMENDMENTS SO APPEAL DETERMINED ON BASIS OF ORIGINAL PLANS BEFORE THE LHA AND LPA.
- **WILTSHIRE [28/01/2019] – LAND AT MARSH FARM, WILTSHIRE – DISMISSED.**
  - INSPECTOR WITH CONSULTATION ALLOWED CHANGE FROM 320 TO 220 DWELLINGS.
- **SUMMARY – STILL FAR TOO SUBJECTIVE DEPENDENT ON APPROACH OF INSPECTOR.**



## Key Theme 5 – How are issues relating to Housing land supply being determined?

- **TORRIDGE [18/03/2020] LAND AT CADDYWELL LANE, GREAT TORRINGTON – ALLOWED.**
  - PROPOSAL FOR 181 HOMES ON LAND OUTSIDE SETTLEMENT BOUNDARY.
  - 3 FIELDS FOR DEVELOPMENT [ONE OF WHICH LAY WITHIN SETTLEMENT BOUNDARY AND WAS ALLOCATED AND EXTANT PERMISSION FOR 60 HOUSES]
  - INSPECTOR APPLIED THE TILTED BALANCE AND DECIDED NO HARM OUTWEIGH THE BENEFITS.
  - CONSIDERED LPA COULD NOT SHOW 5 YEAR HLS BECAUSE LPA RELYING ON A NUMBER OF SITES WHICH DID NOT MEET UPDATED NPPG DEFINITION OF DELIVERABLE.
- **CHICHESTER [02/03/2020] LAND AT SOUTHBOURNE – ALLOWED.**
  - PROPOSAL FOR UP TO 199 DWELLINGS.
  - NO CURRENT 5 YEAR HLS SHORTFALL BUT THE NEED WAS LIKELY TO INCREASE AS NEW LOCAL PLAN PROGRESSED AND GRANTING PERMISSION WOULD NOT PREJUDICE THAT PROCESS.
- **WAVERLEY [16/09/2019] – LAND TO THE SOUTH OF COX GREEN ROAD, RUDGWICK – DISMISSED**
  - PROPOSAL FOR 53 DWELLINGS ON GRAZING LAND ON EDGE OF VILLAGE.
  - LPA MAINTAINED A 5.2 YEAR HLS, APPELLANT CONTENDS 4.3 YEARS HLS.
  - LPAS DEFINITION OF DELIVERABILITY WAS NOT SUPPORTABLE BECAUSE OF A LACK OF SUBSTANTIVE EVIDENCE COVERING ISSUES SUCH AS TIMING OF RESERVED MATTERS, ADVANCED WORKS REQUIRED AND LEGAL ISSUES TO BE RESOLVED.
  - LPA THEREFORE DID NOT HAVE A 5 YEAR HLS.

## Key Theme 6 – What approach is being taken to whether a development plan is out of date or not?

- **CENTRAL BEDFORDSHIRE [24/02/2020] – LAND WEST OF LANDFORD ROAD – DISMISSED.**
  - PROPOSAL FOR 55 NEW DWELLINGS.
  - THE PLAN WAS MORE THAN FIVE YEARS OLD AND BASED ON OUT OF DATE HOUSING REQUIREMENT.
  - BUT HARM TO LANDSCAPE WAS SO POWERFUL AS TO OUTWEIGH THE BENEFITS OF THE SCHEME.
- **WOKINGHAM [31/01/2020] – LAND AT LODGE ROAD, HURST – DISMISSED.**
  - PROPOSAL FOR 5 DWELLINGS ON A PADDOCK SITE IN OPEN COUNTRYSIDE GAP.
  - INSPECTOR HELD ALTHOUGH HOUSING REQUIREMENT HAD INCREASED SINCE LOCAL PLAN ADOPTION IT DID NOT NECESSARILY MEAN THE BASKET OF POLICIES WERE OUT OF DATE AND THEREFORE POLICIES NOT OUT OF DATE.
- **BRACKNELL FOREST [25/10/2019] – LAND NORTH OF TILEHURST LANE, BINFIELD – ALLOWED.**
  - PROPOSAL FOR [?]
  - POLICIES RELATING TO THE PROTECTION OF THE COUNTRYSIDE NOT COMPATIBLE WITH NPPF.
  - PROTECTION OF THE COUNTRYSIDE FOR ITS OWN SAKE NOT CONSISTENT WITH THE NPPF.
  - FOUR OF THE CENTRAL POLICIES FOR DETERMINATION OF APPEAL WERE OUT OF DATE.
  - TILTED BALANCE IN PLAY.
  - OVERALL THE CONSIDERABLE BENEFITS OF THE SCHEME WERE DETERMINATIVE.

# Key Theme 7 – What weight is being given to the tilted balance?

- **TORRIDGE [18/03/2020] LAND AT CADDYWELL LANE, GREAT TORRINGTON – ALLOWED.**
  - PROPOSAL FOR 181 HOMES ON LAND OUTSIDE SETTLEMENT BOUNDARY.
  - 3 FIELDS FOR DEVELOPMENT [ONE OF WHICH LAY WITHIN SETTLEMENT BOUNDARY AND WAS ALLOCATED AND EXTANT PERMISSION FOR 60 HOUSES]
  - INSPECTOR APPLIED THE TILTED BALANCE AND DECIDED NO HARM OUTWEIGH THE BENEFITS.
- **ROTHER [13/02/2020] – LAND AT CLAVERING WALK, COODEN – ALLOWED**
  - PROPOSAL FOR 85 HOUSES BEYOND SETTLEMENT BOUNDARY.
  - ACUTE HOUSING NEED WITH LESS THAN 4 YEARS AND HOUSING POLICIES OoD.
  - TILTED BALANCE APPLIED.
  - HARM TO LANDSCAPE CHARACTER AND CONTRARY TO DEVELOPMENT PLAN BOUNDARY WAS CLEARLY OUTWEIGHED BY BENEFITS OF HOUSING.
  - THE EXTENT OF NEED AND HOUSES COULD BE DELIVERED BY MID 2021 GAVE ADDED WEIGHT TO THE PROVISION OF MARKET HOUSING.
- **NORTH SOMERSET [16/12/2019] THE ELM GROVE NURSERY – DISMISSED.**
  - PROPOSAL FOR 110 HOUSES.
  - HLS SHORTFALL AND DEVELOPMENT PLAN OUT OF DATE.
  - HOWEVER SIGNIFICANT WEIGHT TO HARM TO SETTLEMENT GAP POLICY AND THAT OUTWEIGHED THE BENEFITS AS A WHOLE
- **SUMMARY – INCONSISTENT APPLICATION OF THE TILTED BALANCE.**

## Key Theme 8 – When is the tilted balance being disengaged by Footnote 6 of the NPPF?

- **NORTH SOMERSET [05/02/2020] – LAND AT BLEADON, NORTH SOMERSET – DISMISSED.**
  - PROPOSAL FOR 200 HOUSES ON LAND LIABLE TO FLOODING.
  - INSPECTOR TOOK THE VIEW THAT FOOTNOTE 6 CLEARLY RELATED TO FLOODING [AREAS AT RISK TO FLOODING] AND THE SEQUENTIAL APPROACH HAD NOT BEEN SATISFIED IN THIS CASE.
  - THIS PROVED A CLEAR CASE FOR DISENGAGING THE TILTED BALANCE AND ALSO FOR REFUSING THE SCHEME.
- **TENDRING [23/10/2019] – LAND OFF GRANGE ROAD, LAWFORD – DISMISSED.**
  - OUTLINE APPLICATION FOR 110 HOUSES.
  - SITE LAY CLOSE TO AN ESTUARY [SPA AND RAMSAR SITE AND AN SSSI]
  - POTENTIAL SIGNIFICANT HARM TO EUROPEAN SITES SHE DID NOT ENGAGE THE TILTED BALANCE BECAUSE OF FOOTNOTE 6.
  - OVERALL HARM OUTWEIGHED THE BENEFITS OF THE SCHEME.
- **TENDRING [11/06/2019] – LIFEHOUSE SPA AND HOTEL, THORPE-LE-SOKEN – DISMISSED.**
  - PROPOSAL FOR 200 HOMES TO ASSIST THE REGENERATION OF EXISTING HOTEL.
  - INSPECTOR FELT THE PROPOSAL WOULD IMPACT ON THE NEARBY EUROPEAN DESIGNATED SITES FOR NATIONALLY IMPORTANT BIRDS AND THEIR HABITATS.
  - TILTED BALANCE COULD NOT APPLY BECAUSE OF THIS NOTWITHSTANDING THE SHORTFALL IN HOUSING LAND SUPPLY IN THE AREA.

## Key Theme 9 – What is the effect of the use of the Flat balance?

- **CRAWLEY [21/02/2020] LAND AT STEERS LANE – ALLOWED**
  - APPLICATION FOR 185 DWELLINGS ON A SITE ALLOCATED FOR 75 DWELLINGS.
  - THE LPA COULD DEMONSTRATE POTENTIALLY NINE YEARS HLS BUT SOME OF ITS NEEDS WERE MET BY ADJOINING AUTHORITIES.
  - GRANTING CONSENT WOULD BE SUSTAINABLE AND ALSO ENSURE THAT HOUSING DELIVERY WAS ACCEPTABLE THROUGH THE PLAN PERIOD.
- **CHARNWOOD [26/09/2010] – LAND OFF BARNARDS DRIVE, SILEBY – DISMISSED.**
  - PROPOSAL FOR 226 HOUSES ON FIELDS ADJACENT TO SILEBY.
  - LPA COULD SHOW 5 YEAR HLS AND ALSO OVERALL BASKET OF POLICIES NOT OoD.
  - TILTED BALANCE NOT THEREFORE ENGAGED.
  - BENEFITS OF MARKET HOUSING AND POLICY COMPLIANT AH COULD NOT OUTWEIGH CONFLICT WITH DP AND IMPORTANCE OF PLAN LED SYSTEM.
- **MID SUFFOLK [13/08/2020] – POPLAR HILL, STOWMARKET – DISMISSED.**
  - PROPOSAL FOR 160 HOMES ON EDGE OF STOWMARKET.
  - FLAT BALANCE AS LPA COULD SHOW 5 YEAR HLS AND DEVELOPMENT PLAN PARTLY UP TO DATE.
  - THE IMPACT OF THE CHURCH WAS OF SUCH WEIGHT THAT IT PROVIDED CLEAR JUSTIFICATION FOR REFUSING THE APPLICATION UNDER NPPF 196.

# Key Theme 10 – What weight is being given to Affordable Housing in the balancing exercise?

- **LAMBETH [19/12/2020] – CORNWALL ROAD – ALLOWED.**
  - PROPOSAL FOR 215 DWELLINGS ALL FOR 100 RENT ALTHOUGH NOT FOR DISCOUNTED RENT TARGET. 36 OF THE UNITS WOULD BE MADE AFFORDABLE RENT WELL BELOW POLICY TARGET 40%.
  - THIS WAS THE MAXIMUM REASONABLE AMOUNT OF AFFORDABLE HOUSING THAT COULD BE MADE AVAILABLE.
  - TOOK INTO ACCOUNT VIABILITY EVIDENCE.
  - OVERALL BALANCING EXERCISE IN FAVOUR OF THE GRANT OF PERMISSION.
- **HARINGEY [02/10/2019] – OPEN LAND TO REAR OF KERSWELL CLOSE, LONDON – DISMISSED.**
  - 100% AH SCHEME FOR 44 UNITS SINGLE OCCUPANCY FLATS FOR INTERMEDIATE DISCOUNTED MARKET SALES.
  - LPA POLICIES SOUGHT A MIX OF TENURES AND DWELLING SIZES.
  - EXCLUSION OF AFFORDABLE RENTED AND OTHER TYPES OF AFFORDABLE HOUSING AS WELL AS SIZE MIX WEIGHED SIGNIFICANTLY AGAINST THE PROPOSAL.
  - ACKNOWLEDGING IT WAS UNUSUAL TO REJECT 100% AH SCHEMES, APPEAL REFUSED.
- **CHERWELL [09/09/2019] – LAND AT MERTON ROAD, AMBROSDEN – ALLOWED.**
  - A SCHEME COMPRISING 84 DWELLINGS CAUSING LIMITED HARM TO GRADE II\* LISTED CHURCH.
  - THE LATTER HARM FOUND TO BE OUTWEIGHED BY THE VERY SIGNIFICANT NEED FOR AFFORDABLE HOUSING IN THE DISTRICT ONE WHERE HOUSE PRICES WERE ELEVEN TIMES EARNINGS.
- SUMMARY

## Key Theme 11 – How are Inspectors determining prematurity arguments?

- **WYRE [12/03/2020] – LAND OFF LAMBS ROAD – DISMISSED.**
  - PROPOSAL FOR 66 HOUSES ON THE EDGE OF THORNTON-CLEVELEYS.
  - SITE FORMED PART OF A WIDER ALLOCATION FOR 400 DWELLINGS REQUIRING A MASTERPLAN.
  - INSPECTOR DISMISSED APPEAL – WITHOUT A MASTERPLAN IN ACCORDANCE WITH POLICY THEN THERE WOULD BE PREJUDICE TO ACHIEVING WIDER DEVELOPMENT PLAN AIMS.
- **TENDRING [10/03/2020] – LAND SOUTH OF HARWICH ROAD – ALLOWED.**
  - PROPOSAL FOR 100 DWELLINGS OF WHICH 30% AFFORDABLE HOUSING IN OPEN COUNTRYSIDE.
  - SITE OUTSIDE THE BOUNDARIES OF THE EMERGING PLAN BUT THAT PLAN HAD UNRESOLVED OBJECTIONS HOWEVER ONLY APPLIED LIMITED WEIGHT TO THE POSITION OF THE LPA.
- **NORTH SOMERSET [29/11/2019] – LAND NORTH OF YOUNGWOOD LANE, NAILSEA – ALLOWED**
  - PROPOSAL FOR UP TO 450 DWELLINGS.
  - NORTHERN PART OF SITE ALLOCATED FOR 170 DWELLINGS.
  - BUT 280 DWELLINGS PROPOSED ON SOUTHERN PART OF SITE SHOULD COME FORWARD AS PART OF THE DEVELOPMENT PLAN.
  - INSPECTOR REJECTED THAT A PROPOSAL OF THE QUANTUM OF 280 UNITS WAS NOT SO SIGNIFICANT AS TO JUSTIFY AN ALLEGATION OF PREMATURETY.

# Thank you for listening

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