

DCS reference	Authority	Address	Decision	Summary
400-028-431	Ribble Valley	Land at junction of Chatburn Road & Pimlico Link Road, Clitheroe Easting: 375365 Northing: 443101	Allowed – 10 th November 2020	Erection of 39 dwellings with landscaping and associated works, and access from adjacent development site. Main issue: Whether the proposed development would be in a suitable location for residential development, having regard to local and national policies. Distance from built environment: Opposite commercial premises, ~120m from the nearest dwelling and over 200m from the nearest residential estate. Clitheroe is a principal settlement where a majority of the borough's new housing is to be concentrated, however, the site is located outside, but adjacent to, the settlement boundary and therefore considered to be within open countryside. The appeal site is bounded by, and would be accessed through, a recent residential development so, despite being outside the settlement boundary, it is considered to be very much part of the built form of Clitheroe. Even though the site is considered a 'reasonable length walk' from the town centre's services and technically in open countryside, on applying the planning balance, the Inspector found that this is outweighed by the fact the site creates a continuation of recent residential development and for all intents and purposes, forms part of the town of Clitheroe.
200-007-248	Newark and Sherwood District Council	Land to the South of Bilsthorpe Road, Eakring, Nottinghamshire, NG22 0DG	Allowed – 23 rd January 2018	Erection of 9 environmentally sustainable eco homes, publicly accessible wildlife area and associated development including landscaping, allotments, sustainable drainage reed bed and pond system, PV panels, cycle storage, electric car recharging facilities Main issue: Whether the site would provide a suitable location for the proposed development, having regard to national and local policy on the location of rural housing. The site is on the edge of a very small, rural settlement of just over 400 people with a very limited range of services (public house, church and village hall). Despite the village being rural and lacking in services, the Inspector applied the 'Braintree' ruling and deemed that the development was not isolated due to its proximity to other buildings and the fact that village amenities were within walking distance, it was not 'remote'.

DCS reference	Authority	Address	Decision	Summary
200-008-546	Darlington Borough Council	Bridge View, Middleton Road, Sadberge, DL2 1RP	Allowed – 24 th June 2019	Erection of dormer bungalow and double garage Main issues: whether the appeal site is a suitable location for the proposed development, having regard to its proximity to key services and public transport connection; and whether there are any material considerations that weigh in favour of the development. The site is located next to the village of Sadberge and was previously used for the keeping of horses. The Inspector considered that despite being outside the village envelope, for the purposes of NPPF paragraph 79, the term ‘isolated’ should be given its objective meaning. As the site is not ‘far away from other places’, it cannot be considered isolated and therefore paragraph 79 was not applicable and the appeal allowed.
400-027-655	Wealden	Squires Farm Industrial Estate, Palehouse Common, Framfield	Allowed – 15 th September 2020	Outline planning permission for 4No new-build dwellings. Main issue: Whether the site is in a suitable location for further residential development having regard to policies on sustainable development. Despite being outside built development, the site was not considered to be truly in open countryside due to the proximity to the built form of nearby commercial uses. The site was deemed not to be remote by virtue of other buildings and residential uses close-by. NPPF paragraph 79 relating to isolated dwellings in the countryside was therefore considered to be of limited applicability. Lack of 5-year housing land supply meant the NPPF’s ‘tilted balance’ was applied.

DCS reference	Authority	Address	Decision	Summary
400-027-312	Cheshire West and Chester	Land opposite 12 West View Road, Norley, Northwich	Allowed – 19 th August 2020	The erection of No.2 infill residential plots with associated access and infrastructure. Main issue: Whether the site is in a suitable location for development having regard to the settlement strategy and accessibility to shops and services. The site is outside a settlement boundary nearby the village of Norley and in the Greenbelt. The NPPF sets out that new buildings in the Greenbelt are inappropriate development except for limited infilling. The site has residential development to the north, east and west with open fields to the south. The Inspector conclude that, despite being outside the settlement boundary for Norley, the site was not in an isolated location.
200-00-664	Broadland	Land to the east of Memorial Hall, Brundall, Norfolk	Allowed – 11 th November 2020	Outline planning permission with the details of appearance, landscaping, layout and scale reserved for later determination, with the exception of Phase 1 for which details of all matters in relation to the 23 dwellings within that Phase have been provided. Development to comprise: up to 170 dwellings (Use Class C3), and a community/sports pavilion (Class D1 and D2 use), a Country park, formal and/or informal outdoor sports provision, access, and other earthworks and engineering works. All development works and operations to be in accordance with the Development Parameters Schedule and Plans. Main issues: The effect of the proposal on the landscape character and appearance on the area, including on identified public viewpoints; the effect of the proposal on the setting of a Grade I Listed Church of St Andrew and St Peter; the effect of the proposal on the identified strategy for growth for the district; and whether any adverse effects, including conflict with the development plan considered as a whole, would be outweighed by other material considerations. The site comprises open fields and is surrounded on three sides by built development. Despite already having permissioned 305 dwellings with an allocation of around 50, the Inspector found that the sustainability of the site outweighed any conflicts with the Development Plan and that the aims of the spatial strategy were met.