

Annex B – Review of Green Belt appeal decisions concerning NPPF paragraph 154(g)

The following appeal decisions have all been determined since the criterion (g) of paragraph 154 of the NPPF was revised to confirmed that redevelopment of previously developed land must not cause “substantial harm” to the openness of the Green Belt rather than the “not having a greater impact” as generally specified for such schemes in the December 2023 edition of the NPPF. Schemes not causing “substantial harm” were only acceptable in the earlier NPPF where the proposal contributed towards an identified affordable housing need.

Hawthorns, Wantz Road, Margaretting, Ingatestone, Essex, CM4 0EP (PINS Ref. APP/W1525/W/24/3348512)

Appeal for demolition of existing dwelling, commercial buildings and storage areas and erect three detached dwellings, allowed 10th June 2025.

The Inspector noted the extent existing development is spread across the site which would reduce in the scheme. Whilst the scheme involves taller buildings the impact upon openness offset by increased spaciousness. Consequently, the scheme would not cause substantial harm to openness.

Grange Stud Farm, Flitwick Road, Ampthill, Central Bedfordshire, MK45 2NY (PINS Ref. APP/P0240/W/24/3350233)

Appeal for demolition of stables, hardstanding and manege and erection of 3 dwellings, allowed 15th April 2025.

The Inspector agreed that the dwellings would not spread across the wider extent of accepted previously developed land on the site. There would be a reduction in footprint and increase in height of building which indicates a greater visual impact. However, the changes were not sufficient to cause substantial harm to openness, especially given the Council’s Green Belt review confirmed that the parcel containing the site made limited contribution towards its purposes.

Chandighrah, Summerhouse Lane, Hillingdon, Harefiled UB9 6HS (PINS Ref. APP/R5510/W/24/3341154)

Appeal for demolition of existing storage buildings and erection of 4 dwellings, allowed 21st February 2025.

The Inspector noted the previously developed status of site and that openness has spatial and visual aspects. The scheme entails reductions in footprint, volume and extent of hardstanding. Development would extend further across site but with spacing between would not replicate the massing of largest equestrian building. Removal of vehicular movements which cause visual intrusion into Green Belt and although scope for domesticating factors such as garden paraphernalia this would be offset by wider reductions in building footprint and volume.

Scheme would not cause substantial harm to openness of the Green Belt in visual or spatial terms.
