

Appeal 6008845

Appeal questionnaire

Submitted on 7 May 2026.

Appeal type	Full planning
Appeal site	Pound Lane Cottage, Pound Lane, Hurst, RG10 0RS
Agent contact details	Neil Davis mail@davis-planning.com +447821158236
Application number	260049

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consultee list - application stage.pdf (/document/b9606443-82a4-40c0-83f4-3bb4580c812a)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/d371a154-61bc-45ad-9334-b25fd43917c2)
Appeal notification letter	Consultee list - PINs.pdf (/document/04af35b3-ad50-4be8-a5e4-401b589a232e) Consultee letter - PINs.pdf (/document/732e0c6b-b893-4172-a2ea-ee407a660da0)

Consultation responses and representations

Statutory consultees	Yes WBC Drainage WBC Ecology WBC Enforcement WBC Environmental Health WBC Highways WBC Landscape and Trees
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Landscape Consultation - BC.docx (/document/0e7c901f-56a3-46c3-bbf2-703628782964) Ecology Newts Response.pdf (/document/e2af8de0-d94a-4be1-9928-99c88f49b757) Drainage Response 1.NT.docx (/document/76336f69-aa5f-4df5-8421-aa342c8057ef) Highways - Final Comments.docx (/document/a60ae58f-cbc1-4f20-acf7-b20c2589fd1e) Drainage - Final Comment.docx (/document/1571e922-6fa6-4ccd-9e38-bf1feac232bc) Ecology response updated.docx (/document/549f60af-3463-4290-aaca-cda6abef0738) Highways response.docx (/document/95bd250d-ff72-4c94-a89b-f85a1041f419)

Representations from other parties	Yes
Upload representations from other parties	Comments StNicholasHurstParish_260049.pdf (/document/92ad4f20-29ba-457e-ad0a-bf0f6e3b9323)

Planning officer's report and supporting documents

Upload planning officer's report	Signed Officer Report General.docx (/document/18db154e-d219-4b8a-8f72-00e7e71ddbe8) Decision Notice.pdf (/document/5a7dc39e-32d6-4fb4-8cad-31eaf2d636b9) Signed Officer Report Draft Decision Notice.docx (/document/5de3dc31-cd93-4c6d-8489-3ad120dc97d5)
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Do you have any relevant policies from your statutory development plan?	Yes
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Policies from statutory development plan	CC07 MDD Local Plan.pdf (/document/2685b8ca-52da-4b28-bd47-08928d7c14ba) CP15 - Core Strategy.pdf (/document/42aa07e3-cd2e-490c-821e-1e6f0824ba73) TB21 MDD Local Plan.pdf (/document/b7042033-e68d-4323-9eda-2c2ededd1bda) Core Strategy Front Cover.pdf (/document/1893ee1f-c881-4457-9589-306a80da631c) CP11 - Core Strategy.pdf (/document/1b751b07-7b02-4458-8833-3f3408bee30d) CC01 MDD Local Plan.pdf (/document/a24ed703-1265-4681-9efe-568a0cca4279) TB23 MDD Local Plan.pdf (/document/9df8134f-c831-4f7f-8ab4-65126decbbf4) CP9 - Core Strategy.pdf (/document/d29fc8fe-0c4f-4deb-b81f-6809a5fa6520) CP6 - Core Strategy.pdf (/document/657142b4-814e-4344-8f52-71253771a22a) CC02 MDD Local Plan.pdf (/document/2967731b-b158-4548-99fb-7686078e4257) CC10 MDD Local Plan.pdf (/document/973cb721-1309-44f5-b5ad-76e42f90555b) CP1 - Core Strategy.pdf (/document/8a464b41-648d-4965-9b6c-8759711c181d) CC06 MDD Local Plan.pdf (/document/1373da4a-7715-460b-b3c9-8e829b09e7f4) CC03 MDD Local Plan.pdf (/document/25118ba3-b3bb-4dc1-bf95-9edc296e2753) Adopted MDD February 2014 front cover.pdf (/document/16baba93-b3a3-4e2f-bdf7-9f831d6796e6) CC04 MDD Local Plan.pdf (/document/2c235395-f23f-48b4-a0d4-ca36ed2a05f2) CP3 - Core Strategy.pdf (/document/f4122847-ea61-40f1-b6c9-cb7281dc8d69)
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[CC09 MDD Local Plan.pdf \(/document/85c0c63a-e886-4006-8d6b-cf80786b8bed\)](#)
[CP7 - Core Strategy.pdf \(/document/92d328bc-af80-4e89-ba34-fc117611c021\)](#)

Emerging plans	Yes
Upload emerging plan and supporting information	Emerging Local Plan.pdf (/document/c6db5c1a-a7f1-44a6-adb3-667172d1b712)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Design for Hurst.pdf (/document/b47db611-323b-4554-8dad-4414b3c5c9b1)
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/bf35a984-e65f-49b9-a915-e57373c3e0db) SPD on Sustainable Design and Construction.pdf (/document/3c9693f5-8f73-4e97-a528-ee110b66d2af)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Charging Schedule February 2015.pdf (/document/2ce7519f-dd14-4b29-a2b5-8a3bb358e757) CIL Frequently Asked Questions.pdf (/document/ace56823-ddad-466c-94d2-da902b35fd2d)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015

Site access

Access for inspection	Yes Enter the application site to understand the context of the rural locale and the associated impact of the proposed development. The site is accessed via a private access track off Pound Lane to the north.
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes To follow within the SOC