Appeal 6002076

Appeal questionnaire

Submitted on 22 December 2025.

Appeal type	Full planning
Appeal site	the plough, milk and water drove, farcet, PE7 3DR
Agent contact details	Matthew Taylor matt@taylorplanningandbuilding.co.uk +447469210782
Application number	25/00806/FUL

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

Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	2500806FUL-Neighbour 2.jpg (/document/3704216d-3c49-4b30-86a7-0cb1cd1c4d28) 2500806FUL-Neighbour 3.jpg (/document/0ed0694a-79cf-4a60-ad8a-412869de5646) 2500806FUL- Consultees.jpg (/document/72a436f7-8e44-4317-b271-bc3897871a13) 2500806FUL-Neighbour 1.jpg (/document/54fb2792-f406-4509-8fdf-df016b03cc70)
Type of notification	A site notice
Uploaded site notice	2500806FUL- Site Notice.jpg (/document/24327732-65f0-45da-b957-29b60d91a0ba)
Appeal notification letter	2500026REFUSL-Consultees.jpg (/document/adc95bdf-98d9-42ab-8a1b-69f2d9e4d4a5) 2500026REFUSL-Neighbours.jpg (/document/2a8e5bcc-700a-446e-966e-6abbdb9ce1ec)

Consultation responses and representations

Statutory consultees	Yes Environment Agency
Responses or standing advice to upload	No
Representations from other parties	No

Planning officer's report and supporting documents

Upload planning officer's report	D031BC3192474AC8BFCFD56E8583B5D4.pdf (/document/ab312e02-6718-460f-a171-d98ae8fda4ee) DD727D3E31B841AC82EFFD6C1179DD9A.docx (/document/b7232948-6c80-46a6-8a7d-f696e99591d4)
Do you have any relevant policies from your statutory development plan?	Yes

Policies from statutory development plan	HDC Local Plan to 2036.pdf (/document/6ad0fc86-4144-48e8-bfaa-43803d58d3b7)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	developer-contributions-spd (4).pdf (/document/449c8f88-354c-4bcf-8670-0456701318f4)
Community infrastructure levy	Yes
Upload your community infrastructure levy	cil-charging-schedule (4).pdf (/document/ae78944d-36b6-4eae-afa7-ebc19ad06b4b)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	12 April 2012

Site access

Access for inspection	No
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	Yes Site is partly fenced off and gated but can be seen through fence.

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes Built in accordance with FRA mitigation measures Compliance with Construction & Environmental Management Plan Land contamination risk assessment prior to commencement