

Tracey Webley

From: Hawkins, Jon <JON.HAWKINS@planninginspectorate.gov.uk>
Sent: 07 November 2025 17:10
To: Nayan Gandhi
Cc: Mark Hitchcott; Appeals; Nick Laister; TeamE2
Subject: RE: APP/D1265/C/22/3313965: Gundrys Farm, School Lane, BH21 6RU - Further ES extension request

Caution - Attachments:

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Caution - External links:

Do not click on links in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Dear Mr Gandhi

I refer to your request for a further extension of time to submit the Environmental Statement (ES) until 31 January 2026 (and further request of 5 November 2025 for an extension until the end of February 2026) due to the three reasons cited in your e-mail request of 8 October 2025. I have consulted with the Inspector, who has taken into account the comments from Dorset Council of 5 November 2025.

I can confirm that the Inspectorate agrees to your request for an extension of time in order to submit a scoping request, to allow for the statutory consultations and preparation/finalisation of the ES until 31 January 2026. The scoping request should be submitted to the Council by no later than 21 November 2025, although I note the intention in your e-mail of 6 November 2025 to submit the scoping request by 14 November 2025, which would be preferable.

The full suite of required ES documents should therefore be submitted by no later than 31 January 2026.

Kind regards

Jon Hawkins

From: Mark Hitchcott <mark.hitchcott@dorsetcouncil.gov.uk>
Sent: 05 November 2025 15:46
To: Hawkins, Jon <JON.HAWKINS@planninginspectorate.gov.uk>
Cc: TeamE2 <TeamE2@planninginspectorate.gov.uk>; Nayan Gandhi <nayan@laister.co.uk>; Lara Altree <lara.altree@dorsetcouncil.gov.uk>; Elizabeth Adams <elizabeth.adams@dorsetcouncil.gov.uk>; Appeals <appeals@dorsetcouncil.gov.uk>; Nick Laister <nick@laister.co.uk>
Subject: RE: APP/D1265/C/22/3313965: Gundrys Farm, School Lane, BH21 6RU - Further ES extension request

Dear Jon,

Whilst the Local Planning Authority (LPA) is disappointed with a further delay in bringing this matter to a hearing we are prepared to accept an extension until 31st January 2026.

However, we note that the applicant is going to submit an EIA scoping request and, therefore would draw your attention to the requirements this places on the LPA. There is a statutory requirement to adopt an EIA scoping opinion within 5 weeks of the request being received. Within this 5 week period,

we are required by law to consult with the statutory consultation bodies and then write the EIA scoping opinion response. In order to achieve this deadline, we normally give the statutory consultees around 3-4 weeks, then write and review the EIA Scoping Opinion response. It is considered it would be sensible to avoid the Christmas period entirely for the EIA scoping process to allow the statutory consultees to respond and the response to be written. We would therefore, suggest that the scoping request needs to be with us by 14th November at the very latest. Otherwise, it is likely that the statutory period will need to be extended, and there is a high risk that the LPA would not complete the screening process in time to meet the agreed extension date.

Furthermore, we have not yet received the Environmental Statement yet, the deadline for receiving this was previously set as 15 November 2025.

It is also worth noting that it is very likely that the Environmental Statement will need to include an Ecology Chapter which considers the potential for ecological impacts, given the proximity of the Holt and West Moors Heaths SSSI and Dorset Heaths SAC, SPA and Ramsar to the site, irrespective of ecological baseline survey work which has been completed to date, as this will be a key issue.

I trust the above informs you of the LPA's position however, should you require anything further please let us know by return to me and appeals@dorsetcouncil.gov.uk (in case I am not available).

Kind Regards

Mark Hitchcott
Senior Enforcement Officer
Place
Dorset Council

[01258 484233](tel:01258484233)
dorsetcouncil.gov.uk



From: Hawkins, Jon <JON.HAWKINS@planninginspectorate.gov.uk>

Sent: 24 October 2025 15:14

To: Mark Hitchcott <mark.hitchcott@dorsetcouncil.gov.uk>

Cc: TeamE2 <TeamE2@planninginspectorate.gov.uk>; Nayan Gandhi <nayan@laister.co.uk>; Nick Laister <nick@laister.co.uk>

Subject: RE: APP/D1265/C/22/3313965: Gundrys Farm, School Lane, BH21 6RU - Further ES extension request

Caution - Attachments:

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Caution - External links:

Do not click on links in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Mark

I can confirm that we are agreeable to your request for an extension of time to submit your response. Please provide your response to the appellants further extension request by no later than 7 November 2025.

Kind regards

Jon Hawkins

From: Mark Hitchcott <mark.hitchcott@dorsetcouncil.gov.uk>

Sent: 22 October 2025 13:58

To: Hawkins, Jon <JON.HAWKINS@planninginspectorate.gov.uk>

Cc: Lara Atree <lara.altree@dorsetcouncil.gov.uk>; Elizabeth Adams <elizabeth.adams@dorsetcouncil.gov.uk>; Sam Williams <sam.williams@dorsetcouncil.gov.uk>; TeamE2 <TeamE2@planninginspectorate.gov.uk>

Subject: RE: APP/D1265/C/22/3313965: Gundrys Farm, School Lane, BH21 6RU - Further ES extension request

Dear Jon,

I need to consult with colleagues on this matter. Due to their and my own upcoming leave it will not be possible to get a response to you in 7 days. We would be able to provide one by 7th November 2025.

Would that be acceptable?

Kind Regards

Mark Hitchcott
Senior Enforcement Officer
Place
Dorset Council

[01258 484233](tel:01258484233)
dorsetcouncil.gov.uk



From: Hawkins, Jon <JON.HAWKINS@planninginspectorate.gov.uk>

Sent: 22 October 2025 13:38

To: Mark Hitchcott <mark.hitchcott@dorsetcouncil.gov.uk>; Appeals <appeals@dorsetcouncil.gov.uk>

Cc: Nayan Gandhi <nayan@laister.co.uk>; Nick Laister <nick@laister.co.uk>; TeamE2 <TeamE2@planninginspectorate.gov.uk>

Subject: APP/D1265/C/22/3313965: Gundrys Farm, School Lane, BH21 6RU - Further ES extension request

Some people who received this message don't often get email from jon.hawkins@planninginspectorate.gov.uk. [Learn why this is important](#)

Caution - Attachments:

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Caution - External links:

Do not click on links in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Dear Mr Hitchcock

Please see below a request from the appellant's agents (Laister) for a further extension to submit the required Environmental Statement (ES) for the above appeal, which is due be submitted on 15 November as per PINS agreement of 11 March 2025 to the original extension request dated 04 March 2025.

The summary of reasons for a further extension are listed as:

- EIA Scoping
- Public Consultation Exercise
- Key Consultant – Health Issue

As a result of discussions with the Inspector and a senior colleague we have concluded that the LPA should be asked for its views on this further extension request. Please provide any views on this request within 7 days of this e-mail (by no later than 29 October 2025), which will be taken into account before a final decision is reached.

Kind regards

Jon Hawkins



Planning
Inspectorate

Jon Hawkins
Associate Environmental Advisor
Planning Inspectorate
T 0303 444 5364
www.gov.uk/pins

Ensuring **fairness**, **openness** and **impartiality** across all our services

This communication does not constitute legal advice.

Our [Customer Privacy Notice](#) sets out how we handle personal data in accordance with the law.

Dear Mr Hawkins,

We write to you in regard to the timescale for submission of the Environmental Statement (ES) for the above appeal. On 4 March 2025, we requested an extension to the submission date of the ES, to allow for time to undertake and analyse protected species surveys taking into account Government guidance on survey seasons. Following our request the Inspectorate agreed to a submission deadline of 15 November 2025.

We require an extension of time of 2.5 months (to 31st January 2026) for the provision of the ES for three primary reasons (set out below), to ensure the ES is compliant with best practices:

- EIA Scoping
- Public Consultation Exercise
- Key Consultant – Health Issue

I discuss each in turn below.

EIA Scoping

Following completion of the key ecological surveys, we intend to undertake a scoping exercise with the LPA. Whilst we understand that this is not a legal requirement, it is a normal step in preparing an ES to ensure that the LPA and applicant are aligned with regards to relevant topics and level of detail of each topic to ensure that the ES is focused on the key or main matters. This is suggested in the Government's EIA guidance (Paragraph: 036 Reference ID: 4-036-20170728; Revision date: 28 07 2017).

In our view, given the Secretary of State's Screening Direction, which indicates that it is by way of potential impacts on ecological features nearby, that there is a potential likely significant effect from the development subject to the Enforcement Notice, it was necessary to collect ecological data regarding the relevant ecological matters, which clearly influence the extent and scope of any ES. This information collection was completed at the end of last month, as previously noted with yourself in our previous correspondence. Based on this information, it is now appropriate to present the likely significant effects to the LPA to agree the relevant scope of the ES using this preliminary data.

The timeframe for requesting scoping after ecological surveys are complete is aligned with guidance. The previous procedural guidance published by PINS on Enforcement Notice Appeals stated at Paragraph 3.7.1 that:

*"Appellants are encouraged to discuss and agree the scope and level of detail of any Environmental Statement with the local planning authority prior to submitting the appeal, or **as soon as possible thereafter.**"*

Given the nature of potential impact as identified by the Secretary of State in the Screening Direction is focused exclusively on impact on the international European designations adjacent to the site, in our view, now is the only time which we could present a logical and justified EIA Scoping report, with relevant baseline survey information used to inform the matters.

The European Union's EIA Guidance - Scoping document (2017) states under Section 2.1 that: *"The Developer may need to **carry out preliminary data collection and field work at this stage**, in order to help determine what the significant impacts of the Project are likely to be. **As much information reasonably available at the time should always be provided.** The aim is not to undertake the full EIA Report, but rather to obtain sufficient information to allow for a reasonable plan to be drawn up for the preparation of the EIA Report."*

We have now completed sufficient ecological assessments to provide as much information as reasonably appropriate to determine what significant impacts might need to be considered as part of the ES, to confirm the Scope of the ES.

This is reflected in guidance to EIA professionals to avoid practical problems with ES preparation. An article for the Institute of Sustainability and Environmental Professionals by Chris Garratt at NJL Consulting on 'Effective EIA Scoping', sets out that Scoping should also be considered after surveys are carried out. He states: *"**Scoping is a continuous process and the EIA scope can change at any point prior to determination. Topics deemed likely to be significant at first may prove not to be once further work is carried out.**"*

Alternatively, following formal scoping and the progression of surveys and technical work, it may be that a topic previously scoped out is deemed likely to be significant and should be scoped in, or assessment methodologies need to be revised."

It confirms that EIA professionals should consider an iterative process to the scope of an ES to ensure that they remain relevant regarding the topics of consideration. In our view, this can only be after the ecological baseline surveys were undertaken.

EIA Scoping normally takes 7 weeks (at least 2 weeks to prepare the scoping report, and the LPA has 5 weeks to reply). This would take us towards the end of November to complete this exercise.

Public Consultation

We intend to undertake consultation on the information to be included in the ES, recognising that although not a legal requirement, it is valuable to obtain local information and any preliminary advice on particular aspects of the proposal. This aligns with best practice set out in various guidance notes, as follows:

- The Government's Environmental Impact Assessment guidance Paragraph: 035 Reference ID: 4-035-20170728; Revision date: 28 07 2017) states: *"The applicant does not need to consult anyone about the information to be included in an Environmental Statement. However, local planning authorities will often possess useful local and specialised information and may be able to give preliminary advice on those aspects of the proposal that are likely to be of particular concern to the applicant. It may also be helpful to an applicant preparing an Environmental Statement to obtain relevant environmental information from the statutory consultation bodies as is provided for in regulation 17 of the 2017 Regulations and also to consult any appropriate non-statutory bodies that also have relevant information."*
- Although related to NSIPs, PINS Advice Note 7 'EIA: Process, Preliminary Environmental Information and Consultation, 2015' states at Paragraph 9.5: *"9.5 The Planning Inspectorate acknowledges that the EIA process is iterative and **includes public participation as an essential component**. Applicants are strongly encouraged to invest time and effort in both statutory and nonstatutory EIA consultation exercises. This should include allowing time to consider and address comments from consultees including, if necessary, undertaking additional surveys and analysis."*
- European Union's guidance on EIA 'Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report' (European Union, 2017). It states under Section 3.1.1 that:

"- the public concerned (Article 6(2), 6(3), 6(4) of the EIA Directive):

The public and the public concerned must have access to any information gathered during the preparation of the EIA Report, the reactions of the Competent Authority/Authorities at the time the information is made available, and any other relevant information which may arise later. The public concerned must be given early and effective opportunities to participate, and be able to provide their comments and opinions. Exactly how this is done is up to Member States to decide, although the EIA Directive does set out several provisions, including mandating what information should be available to the public. This information includes the EIA Report itself."

- IEMA Outlook Journal (Jan 2023), 'Public Participation, Stakeholder Engagement and Impact Assessment' states *"EIA legislation in the UK requires the Environmental Statement (ES) to be publicised, but this places the emphasis on public participation at the end of the process,*

rather than focusing on proactively engaging with the public throughout the process. This is problematic, since preparing and developing an ES is an intrinsically iterative process, and benefits from participation and engagement throughout ...”

- IEMA, Environmental Impact Assessment: Guide to Delivering Quality Development (July 2016) states: “Pro-actively collaborate with stakeholders ... externally (consenting authority and key stakeholders)” and “Consideration of mitigation should be undertaken from the earliest possible design stage ...”

It is clear that a robust ES should be prepared with evidence following a relevant public consultation event. The earliest opportunity that a public consultation event could be undertaken is early in November, given that ecological surveys could only be completed at the end of last month, and there needs to be time available to prepare consultation information.

However, as noted above, an EIA Scoping exercise based on the ecological information is also relevant, which should be completed before the public consultation exercise. Given the Scoping will not be completed before the end of November, it is unlikely that we will be able to undertake a public consultation event in December, as the event cannot be held after the second week of December to avoid the Christmas/holiday period, where the public is focused on other matters. As such, this exercise can be undertaken the first week of January.

To allow for time to consider the public's comments, the consultant team would need approximately 3 weeks to review comments and finalise an ES, which takes us to the end of January 2026.

Key Consultant Delays

Due to unforeseen circumstances, a key member of the appellant's team would be unavailable as a result of health issues.

For the above reasons, we therefore kindly request an extension of time of 2.5 months to the end of January 2026 to provide a robust ES, in accordance with legislation and best practice. This should also reduce inquiry time, which could be taken up with matters that can be scoped out. We would be grateful for the Inspector's confirmation of our request.

Kind regards,

Nayan

Please take a moment to review the **Planning Inspectorate's Privacy Notice** which can be accessed by clicking [this link](#).

Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.

Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses. It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.

The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72



This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/data-protection

Please take a moment to review the **Planning Inspectorate's Privacy Notice** which can be accessed by clicking this link.

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/data-protection

Please take a moment to review the **Planning Inspectorate's Privacy Notice** which can be accessed by clicking this link.