

Environmental Statement

Appendix 2.3: Consultation Report

Gundrys Farm Caravan Park

On behalf of Royale Parks (Dorset) Limited

March 2026





PARTNERS IN PLANNING

Enforcement Appeal

Consultation Report

Gundry's Farm Caravan Park, School Lane, Three-Legged
Cross, Winbourne, Dorset, BH21 6RU

March 2026

Consultation Report

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LPL Project No: 1259

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Contents

1.	Introduction	1
2.	Chapter 2	Error! Bookmark not defined.
3.	Chapter 3	3
4.	Chapter 4	Error! Bookmark not defined.

Appendix 1: Copy of Public Consultation Letter and Feedback Form

Appendix 2: All Consultation Feedback Responses



1. Introduction

- 1.1. This Consultation Report sets out the public consultation undertaken by Laister Planning Ltd (Laister) on behalf of the Appellant, Royale Parks (Dorset) Limited, in relation to the appeal against enforcement notice ref. ENF/17/0094 dated 4 October 2022 at Gundry's Farm Caravan Park, School Lane, Three Legged Cross, Winbourne, Dorset, BH21 6RU.
- 1.2. The purpose of the non-statutory public consultation exercise was to seek feedback on the environmental impact mitigation measures that were proposed in the draft Environmental Statement (ES). A pamphlet providing context to the proposal and a summary outlining the results and proposed mitigation topics in relation to each environmental topic, was delivered via mail to neighbours.
- 1.3. This Report provides an overview of the key issues raised in the feedback received following the non-statutory consultation exercise and details the actions in response to these comments where appropriate.



2. Public Consultation Methodology

- 2.1. A pamphlet providing context to the proposal and a summary outlining the results and proposed mitigation topics in relation to each environmental topic was delivered via Royal Mail (posted 1st class) to properties in close proximity to the appeal site. The pamphlet outlined the baseline scenarios and the three proposed alleged unauthorised development scenarios utilised by the EIA assessment, as contained in the ES. Accompanying the pamphlet was a separate feedback form for the public to provide their feedback to Laister, which was returned either by email (to Laister's main administration email address info@laister.co.uk) or by using the provided self-addressed pre-paid envelope to Laister. A copy of the letter and feedback form is provided at Appendix 1.
- 2.2. The consultation ran from 3rd March 2026 to 13th March 2026, although we have also included any responses received after this end period within our response in Section 4.
- 2.3. The neighbour letter drop was targeted at residents and neighbours who would most likely be affected by the development within a specified radius, with the furthest point being no more than 1 kilometre away from the site. Figure 2.1 shows the exact letter drop boundary which was used to extract all addresses for the letter drop. A total of 103 addresses were found to be present within this boundary, and all were sent the letter and feedback form.



Figure 2.1 Letter Drop boundary

- 2.4. This boundary was selected to include all properties immediately abutting the site, including those on School Lane and 200 metres of the junction of School Lane and Gundry's Farm. It also includes properties along both sides of Ringwood Road.
- 2.5. This was considered to be a proportionate boundary to use in relation to the scale of the proposal, as well as to the likely level of impact caused by the proposals given the existing permitted development rights for use of the appeal site as a caravan site by exempt organisations (as purported by the Council in the absence of the alleged unauthorised development), and the existing use of other parts of Gundry's Farm as a caravan and camping site.



3. Consultation Feedback

- 3.1. The feedback form (Appendix 1) was included with the public consultation letter sent out to nearby properties to Gundry's Farm. The feedback form poses three questions. Firstly, it asks the respondent to check a box saying 'yes' or 'no' regarding whether they think that the proposed mitigation measures for each environmental matter are suitable. It then provides the opportunity for the respondent to provide any further comments about the proposed mitigation measures. Finally, it asks for suggestions of any mitigation measures that have not been mentioned that the respondent thinks would be helpful to include in the proposal.
- 3.2. A total of 13 no. responses were received via post and electronically via email, all of which are provided at **Appendix 2**.
- 3.3. A summary of the results can be found below.
- 3.4. **Question 1: For each environmental matter, do you think that the proposed mitigation measures are suitable?**

Environmental Topic	Yes	No
Ecology	1	12
Transport	0	13
Air Quality	1	12
Noise	1	12
Lighting	2	11
Water	1	12
Landscape and Visual	2	11

- 3.5. **Question 2: Do you have any other comments about the proposed mitigation measures?**

Topic	Summary of comments
Ecology	Next to a SSSI site. Concern over impact on conservation. One respondent noted that residents would wish to see the environmental data covering the use of the area according to the site licence and the differences between the proposed (we assume alleged) use.
Transport	Concerns raised over whether the entry/exit onto the main road would be wide enough for vehicles and caravans at the same time. Concerns raised over the increase in traffic along Ringwood Road which has increasingly been busy over the last 10 years as a result of businesses along the road. Concerns raised over the number of accidents which have increased. Assertion that both Scenarios 1 + 2 will have a significant impact on the traffic flow along local roads which are already in a poor condition.



Air Quality	There has been a noticeable deterioration in air quality near School Lane.
Noise	Concerns raised over increase in noise which will disrupt residents' way of life and will discourage potential buyers of properties. Noise is a particular problem as well as traffic. A maximum of 232 caravans will increase noise levels, particularly if occupied by families, which will have a negative impact on the surrounding area.
Lighting	Concern raised over the light pollution caused by the development.
Water	No specific comments
Landscape and visual	Concern raised over impact on landscape.

3.6. A summary of general comments is presented below:

- There appears to be little or no mitigation measures being proposed.
- Overdevelopment of a small touring caravan site.
- The map used in the consultation material did not label Ringwood Road and so it was unclear for a respondent to establish the location of their property in relation to the site.
- Question over whether the effect on mental health has been considered.

3.7. Overall, the majority of responses to Question 2 raised general concerns around the impact of the alleged development, rather than making specific reference to the proposed mitigation measures. The most common themes that were raised in relation to the impact of the alleged development relate to: concerns over an increase in traffic along Ringwood Road

3.8. **Question 3: Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?**

Topic	Summary of comments
Transport	Speed cameras along the full-length Ringwood Road. Reduce the speed limit of Ringwood Road from 40mph to 30mph.

3.9. No other specific mitigation measures were proposed in relation to the remaining environmental matters (ecology, air quality, noise, lighting, water, landscape and visual).



4. Response to Consultation Feedback

- 4.1. We address each of the concerns raised by the consultation in turn below, with reference to the findings of the EIA assessment. We first set out the summary comment derived from the consultations, with our response directly below.

Ecology

Comments: "Next to a SSSI site & Concern over impact on conservation"

- 4.2. The ES identifies that ecological receptors, including European designated sites such as SSSIs, and these have been assessed, with the potential effects on ecological receptors from related environmental factors being considered and found to be controlled. Taken together, the ES demonstrates that impacts on designated receptors (including SSSIs, habitats and species) have been mitigated such that no significant residual effects are identified.
- 4.3. These do not raise any reasons to consider changes to the ecological assessment in the ES.

Transport

Comments:

"Concerns over the increase in traffic along Ringwood Road which has increasingly been busy over the last 10 years as a result of businesses along the road."

"Concerns over the number of accidents which have increased."

"Assertion that both Scenarios 1 + 2 will have a significant impact on the traffic flow along local roads which are already in a poor condition."

"Access and egress"

"Concerns over whether the entry/exit onto the main road would be wide enough for vehicles and caravans at the same time."

- 4.4. The Transport Assessment identifies that Ringwood Road already accommodates notable traffic flows, with weekday movements of approximately 4,990 eastbound and 5,372 westbound vehicles, including peak periods during the summer when the caravan park experiences its highest levels of use. Notwithstanding these existing conditions, the evidence does not support concerns regarding highway safety or a worsening accident record, confirming that over a five-year period only a limited number of "slight injury accidents" occurred, with "no injury accidents... recorded at the Ringwood Road / School Lane junction" and only three slight accidents over a 26-year period, which "does not indicate that there is an underlying safety issue" with "no clusters of injury accidents... which would highlight any potential deficiency in the design of the local highway network".
- 4.5. In terms of traffic impact, egress and ingress, the assessment concludes that the network, including during periods of caravan use, operates safely and without issue, and that impacts would not be severe. Additionally, regardless of the alleged unauthorised development, the access via School Lane has already been utilised by the existing operations at Gundry's Farm Caravan and Camping site for many years. There have been no issues with its use and caravans and vehicles have been travelling along school lane, to and from the site, for the duration of its operation. This includes facilitating caravan rallies which have had up to over 100 caravans over a three-day period, with no issue.
- 4.6. With regard to the proposed additional mitigation measures suggested (Speed cameras along the full-length Ringwood Road, Reduce the speed limit of Ringwood Road from 40mph to 30mph), the Transport Assessment has concluded no concerns with regard to highway safety, as such the necessity for these mitigation measures do not flow from the alleged unauthorised development and are not required to be incorporated.
- 4.7. The assessment is considered to address the points raised in the consultation exercise and no changes are therefore proposed.



Air Quality

Comments: "There has been a noticeable deterioration in air quality near School Lane."

- 4.8. The Air Quality Assessment considers both construction and operational effects on local air quality, including impacts at "human and ecological receptors as a result of road transport emissions during the operational phase of the development". In doing so, it specifically assesses emissions associated with vehicles travelling to and from the site and concludes that "due to the low number of vehicle trips generated by the site, road traffic exhaust emission impacts were not predicted to be significant," and that "air quality factors are not considered a constraint to planning consent for the proposals".
- 4.9. The evidence does not indicate that there would be air quality impacts from the alleged development and as such, no changes are required following the consultation exercise.

Noise

Comments: "Increased noise levels"

"Concerns over increase in noise which will disrupt residents' way of life and will discourage potential buyers of properties."

"Noise is a particular problem as well as traffic."

"A maximum of 232 caravans will increase noise levels, particularly if occupied by families, which will have a negative impact on the surrounding area."

- 4.10. The Noise Chapter and Noise Impact Assessment assess the effects of the development on surrounding receptors, including "road noise and noise from the caravan and camping site on the surrounding residential and environmentally protected area" and establish that the baseline noise environment is already "controlled by local road traffic noise Ringwood Road and West Moors Road". In assessing Scenario 1 (232 caravans), the modelling of both traffic noise and guest activity demonstrates that changes in noise levels at nearby residential receptors are "Negligible for both short term and long-term impact" and that "there would be no significant residual effects from the use of the site".
- 4.11. It has not been found that there would be any material noise issues and as such, there are no changes required to the ES following the consultation exercise.

Landscape and Lighting

Comments: "Concern over the light pollution caused by the development."

- 4.12. The Lighting Chapter and Lighting Impact Assessment assess the effects of the development on lighting and define light pollution as "light intrusion (spill light into neighbouring properties), upward light... and visual source intensity (glare)". The assessment concludes that the lighting associated with the development is "low-intensity" and localised, and "does not give rise to any adverse effects on surrounding human or ecological receptors". Accordingly, it is demonstrated that light pollution, including light spill into neighbouring properties, has been assessed and would not result in significant or unacceptable impacts.
- 4.13. The evidence indicates that there would be no adverse impacts, and as such, no changes are proposed to the ES with regards to lighting matters.

Landscape

Comments: "Concern over impact on landscape."

- 4.14. The Landscape and Visual Impact Assessment (LVIA) considers the sensitivity of the receiving landscape and the magnitude of change arising from the development, including mitigation such as landscaping and the overall site context. The assessment concludes that the effects on the landscape are "minor adverse at worst," reducing to "minor adverse or negligible following mitigation" and that these effects "are not significant in EIA terms".



- 4.15. The comments do not identify any specific landscape impacts, and as such, there are no changes proposed to the ES regarding landscape matters following the consultation exercise.

Other concerns

Comment: "There appears to be little or no mitigation measures being proposed."

- 4.16. The ES demonstrates the appropriate level of mitigation required to address any potential effects and assesses residual effects following mitigation. It is concluded that either effects are not significant and require no further mitigation, or that sufficient mitigation measures are proposed which ensure that any effects are reduced to not significant.
- 4.17. No changes to the ES are therefore required.

Comment: "Overdevelopment of a small touring caravan site."

- 4.18. In terms of scale, the LVIA assesses a worst-case scenario of up to 232 caravans and considers the resulting effects on landscape and visual receptors, concluding that effects are "minor adverse at worst" reducing to "minor adverse or negligible following mitigation" and are "not significant in EIA terms".
- 4.19. It is noted that caravans are already stationed on the land as part of the lawful use elsewhere within the same planning unit, and for caravan rallies on the appeal site by entities who were not exempt organisations. As such, it is not clear whether the comment recognises that there is already a significant lawful use of the site, and whether it can be perceived that there would be significant intensification of an existing use.
- 4.20. From a technical perspective, there is no evidence of significant impacts, when taking into account available mitigation. No changes are proposed to the ES arising from this comment.

Comment: "The map used in the consultation material did not label Ringwood Road and so it was unclear for a respondent to establish the location of their property in relation to the site."

- 4.21. The provided map contained sufficient landmarks (such as the Mountain Warehouse & Garden Centre) and the postcode of the site, sufficient to establish the location. The address of the site was listed on the consultation report, so it is clear the location of the relevant site.

Comment: "Question over whether the effect on mental health has been considered."

- 4.22. The potential for effects on health were considered in the EIA Scoping Report, which stated that assessments of population and human health are primarily concerned with the potential effects of an increase in population generated by residential development. As the Alleged Unauthorised Development comprises tourism accommodation, there would not be any effect on the local permanent population and, although improved employment opportunities at caravan parks can contribute to better health outcomes, the effect on health was considered unlikely to be significant. We would also suggest that providing access to holidays would be of benefit to the wellbeing those using the site for tourism purposes. This assessment of effects upon health was therefore scoped out of the EIA process and this approach was endorsed by the Council in their EIA Scoping Opinion.



5. Conclusion

- 5.1. The Appellant has carried out a voluntary consultation exercise regarding the findings of the ES in accordance with good practice. The area near to the site has been canvassed through a mail-drop information leaflet and questionnaire, and 13 responses have been received. Whilst the majority have not supported the assessment's outcomes and proposed mitigation, none of the comments have resulted in potential changes to the ES. This is in part due to the high-level nature of the comments received, or they were in relation to immaterial matters to the ES. The conclusions are that no changes shall be made to the ES prior to submission.



Appendixes



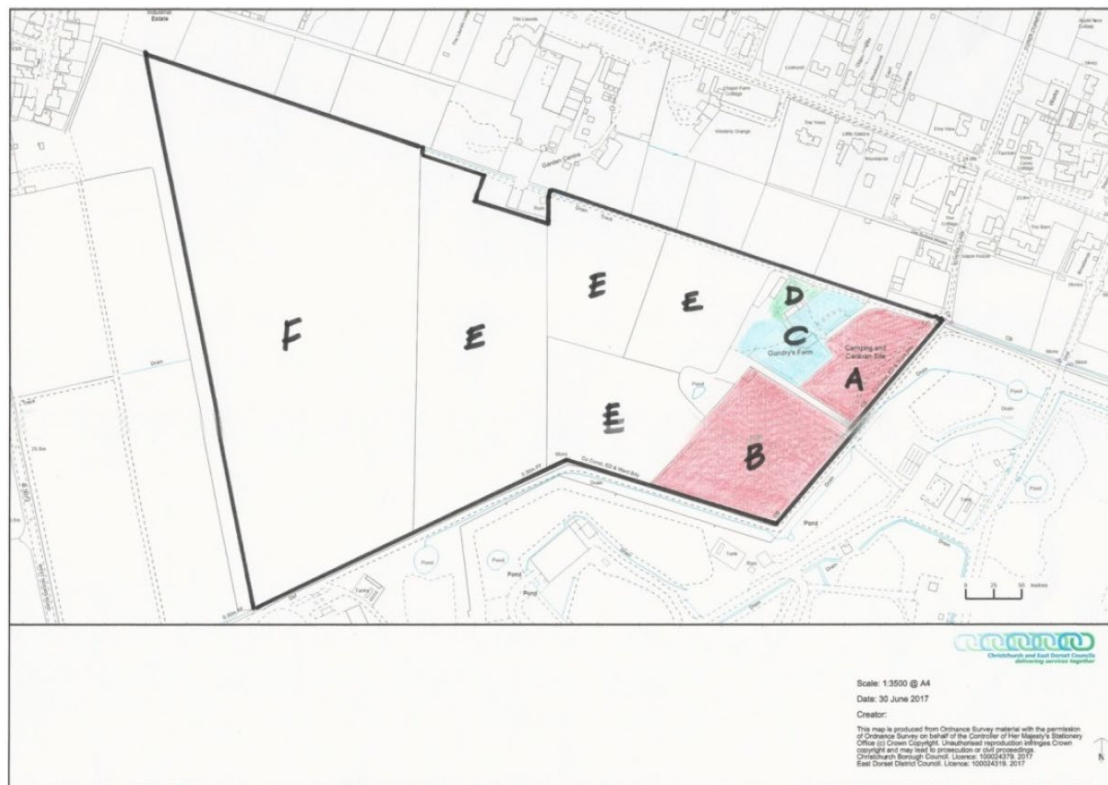
Appendix 1: Copy of Public Consultation Letter and Feedback Form



In this document, we provide some context to the application before setting out the relevant environmental mitigation measures for your consideration. We would be grateful if you would complete and return the feedback form attached to this document, providing answers to the questions we have set out. A self-addressed envelope will be available to return the form with your comments by first class post.

Context to the Proposal

Gundry's Farm Caravan Park is an existing caravan park at the end of School Lane, located off Ringwood Road on the edge of Wimbourne. It comprises an existing touring caravan park and caravan storage area, an existing farmhouse building used as a manager's house, other supporting facilities to the caravan site (including toilet blocks, showers and wash-up areas), and an area used for agricultural buildings. For ease of reference, we have divided the site into the following areas:



Areas A and B shown above are already permitted for use as a touring caravan site for up to 54 pitches for touring caravans, operated on a seasonal basis (1st March to 30th September). Area D is used to store up to 25 touring caravans year-round. Area C comprises the former farmhouse and other structures which are now used as part of the caravan site and includes a toilet block and the site's reception office. These areas of Gundry's Farm are already used as a caravan and camping site and are not subject to the deemed planning application. Area F has been used solely for light agricultural purposes.

Area E is the area subject to this consultation and has been used for many years as an extension of the caravan site operation and as a caravan rally field.

Dorset Council issued an Enforcement Notice on 4th October 2022 under Ref: ENF/17/00094, alleging that there has been a breach of planning control in Area E. The breach is described as the unauthorised material change of use from a lawful mixed use of agriculture and a caravan site for exempt organisations in accordance with Part 5 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 and schedule 1 of the Caravan Sites and Control of Development Act 1960 to a mixed use of agriculture and an authorised caravan site consisting of:

"The stationing of caravans (with and without awnings), motorhomes, campervans, trailer-tents and tents for the purpose of human habitation; and

- i. The storage of caravans.*
- ii. The keeping of donkeys,*

and;

The unauthorised operational development consisting of the installation of the following, in the approximate positions marked X on the attached plan:

- i. Hard standings and tracks;*
- ii. Toilet and shower blocks;*
- iii. Sceptic Tanks*
- iv. Electrical hook-up equipment;*
- v. Fire hydrants;*
- vi. A water/waste water facility*
- vii. Location signs.*
- viii. Animal shelter and concrete base."*

We have used the exact wording of the notice. There is no actual 'X' marking on the relevant plan.

An Appeal against the Enforcement Notice has been submitted to the Planning Inspectorate, which is expected to be heard in Summer 2026. Whilst there are other grounds of appeal, the Appellant has also submitted a 'deemed planning application' (a Ground a) appeal). This seeks planning permission for the above alleged development, if all other grounds are unsuccessful.

As part of that process, the Secretary of State has issued what is known as a Screening Direction, that concludes that the alleged development has the potential to cause significant effects on the environment *"by way of direct and indirect disturbance (noise and light emissions), effects on air quality and the potential for predators such as foxes to be attracted to the site"*. The Appellant must

therefore submit an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) 2017 Regulations (known as the “EIA Regs” for short) as part of the Appeal. Dorset Council has subsequently issued a scoping opinion which sets out the Council’s expectations regarding the matters which shall be assessed in any Environmental Statement.

The Appellant has been preparing the Environmental Statement on this basis, and as part of best practice, the Appellant wishes to obtain the public’s input on relevant environmental matters that are being assessed, to inform the final version of the Statement.

The Relevant Environmental Topics

The Appellant considers that the following environmental topics are relevant for the purposes of the Environmental Statement. We would be grateful if you would kindly review the following information and answer some questions that we set out, to assist us in preparing our application statement.

The Baseline Scenario

Before discussing the environmental matters, we considered that it is helpful to set out the lawful activities which represent the baseline scenario, according to the Council’s Enforcement Notice.

In the Council’s view, Area E comprises an area lawfully used for agricultural purposes and as a caravan rally site for exempt organisations. Caravan rallies held by or on behalf of exempt organisations do not require express planning permission, so long as the rallies are no longer than 5 consecutive days long. There is no limit to the size of exempt organisation rallies

However, from data provided by the previous and current owners, we are aware that the site has historically been used for 73 days of rallies per year between March and October. The data indicates that most rallies attracted around 30 caravans, but that around 10% of those rally days attracted over 100 caravans to the site. This is our “Historic Use” baseline.

We also include a “Typical Operator” baseline (how a ‘good’ or ‘typical’ rally operator would use the site based on the same historic use data), which is *“73 days of rallies between March and October and 11 days of rallies between October and March, most with 30 caravans, with around 10% rally days having over 100 caravans on site, and an agricultural use for non-rally days.”* This is because typical rally operators also operate during the winter months, and actively search for rallies to visit the site.

The Alleged Development

In this context, the alleged development of the use of land as derived from the scope of the Enforcement Notice, comprises the following scenarios, which we intend to assess for environmental impacts:

- Proposed Scenario 1 (the worst-case scenario): A maximum of 232 caravans occupied in the summer season and 35 units occupied in the winter; a mix of 40% permanently stationed seasonal caravans and 60% short-stay caravans.
- Proposed Scenario 2 (the historic use scenario): A maximum of 123 caravans occupied in the summer season and 19 units occupied in the winter; a mix of 40% permanently stationed seasonal caravans and 60% short-stay caravans.

- Proposed Scenario 3 (the Site licence scenario): A maximum of 105 caravans occupied in the summer season and 16 units occupied in the winter; a mix of 40% permanently stationed seasonal caravans and 60% short-stay caravans. This aligns with what the caravan site licence on other parts of Gundry's Farm allows for.

Each of those scenarios is assessed in the Environmental Statement against the baseline scenarios referred to above, to understand if any of the effects of those scenarios are considered to be significant in environmental terms and if any mitigation measures are required. The worst case scenario is generally the one used for the assessment, although Laister has identified the other two scenarios (Scenarios 2 and 3) for consideration.

The Environmental Matters

The Environmental Statement assesses the environmental impacts of the alleged development scenarios against the baseline scenarios referred to above. The relevant environmental topics for the purposes of the Environmental Statement is as follows:

- Ecology
- Transport
- Air Quality
- Noise
- Lighting
- Water
- Landscape and visual

All assessments were carried out by independent third-party consultants who specialise in each discipline of potential environmental impact.

Ecology

In summary, the assessment found that the magnitude of direct habitat loss for Dorset Heathlands Special Area of Conservation (SAC) and Ramsar site as a result of the development has been assessed as 'no change' (not significant). No significant impact on ecological receptors resulting from drainage or water quality is identified. No change (significant impact) from lightspill on ecological receptors is identified. For disturbance from people and plant movements, the magnitude was "low, resulting in a minor adverse effect" (not significant). For recreational disturbance, impacts were "low" resulting in "a negligible adverse effect (not significant). For noise, "the magnitude of noise-related impacts... is considered low, resulting in a minor adverse significance of effect, which is not significant in EIA terms." For overshadowing/line of sight "no change" was identified (not significant).

The following mitigation measures are proposed following the results of the assessment:

- The applicant has committed to joining the District Level Licencing (DLL) scheme for Great Crested Newts (GCN) as is necessary.
- A financial contribution will be made to the Council's scheme for managing potential recreational impacts of new developments upon the Dorset Heathlands, in line with adopted local policies.

- A habitat management plan will be developed for the site, setting out measures to enhance the condition of on-site habitats.
- A scheme of bird boxes is proposed across the retained woodland, together with planting of new woodland edge habitat in order to provide suitable habitat for breeding birds.
- Sustainable water management measures will be used to control the surface water runoff from the site.
- All foul water from the temporary sewage works will be managed via a septic tank or similar which will be disposed of off site, ensuring no untreated effluent enters the ditch network.
- Additional planting of a native hedgerow, native trees, and scrub, is proposed along the southern boundary.

Transport

The main impact on traffic and transport is likely to be from visitors during the caravan site's operational use. The impacts arising from different scenarios in how the caravan site will be used have been assessed along Ringwood Road (West), Horton Road, B3072 Verwood Road, B3072 West Moors Road, Ringwood Road (East) and School Lane.

Only a minimal increase in traffic flow is predicted resulting in no significant impacts, and consequently no mitigation measures are proposed.

Air Quality

The assessment considers the potential air quality effects associated with the Proposal, having regard to vehicle movements generated by the use of the site for rallies and the wider use of Gundry's Farm as a caravan site. The assessment concludes that, given that predicted traffic increases fall below screening thresholds, no significant changes in pollutant concentrations are predicted that could affect residential or ecological receptors. No mitigation measures are proposed.

Noise

Maximum noise levels that could be generated as a result of the development have been assessed. The noise assessment has concluded that noise from guests at the caravan site would be expected to present a negligible impact on both the nearby residential dwellings and nearby designated sites. Nevertheless, the use of measures including clearly posted campsite rules regarding noise and behaviour, as well as imposing speed limits of 5mph would help to sufficiently minimise any noise impacts.

Lighting

The installed lighting is consistent with the principles of UK best practice and provides only the minimal illumination necessary to ensure safety and security. Existing lighting is limiting to wayfinding, amenity and security purposes during the hours of darkness. The lighting is low-intensity and discreet and located as to reduced potential effects on neighbouring properties. It is assessed that there will be no light spill beyond the site.

Water

The proposal will result in minimal change to the grassed surface of the majority of the site. A surface water management strategy for roofed areas will be followed. Maintenance activities to keep the watercourse clear from debris and overgrown vegetation will also take place.

It is anticipated that wastewater will be disposed of via an appropriate foul water system and removed from site by a licensed waste carrier. No significant impacts have been identified.

Landscape and Visual

The assessment included a viewpoint analysis from a total of 5 sample viewpoint locations, of which two were located within the site to the northeast and southwest, one along Bridleway Dorset E53 36 to the southwest, Ringwood Road to the south and the Permissive Path on Three Cross Road. The assessment found that there were small / negligible adverse impacts for the two viewpoints within the site, based on the operation as a caravan park. For the remaining three viewpoints beyond the site boundary, the assessment found that there were no impacts regarding the scale of visual effect or landscape effects.

The assessment found that no significant effects on the National Character Area 135 would arise as a result of the alleged development, due to it being highly localised and visually contained.

In regard to the lighting at the site, it is assessed that there will be no lighting spill beyond the site and consequently there would be no visual impact from lighting.

The caravan site currently contains some screening features that protect views into the site. For example, planting along the northern boundary provides effective screening of the site from views to the north, and to the west a field parcel and tree belt fully enclose the area.

To reinforce this existing level of containment, the proposal will include the provision of enhanced habitat and the creation of a planted green buffer to the south and southeast of the site. This will screen the proposal from the southern landscape setting. Overall, the landscape assessment concludes that there will be no significant effects as a result of the alleged development following the implementation of these proposed mitigation measures.

Share Your Feedback – Gundry's Farm Caravan and Camping

Now is your opportunity to tell us what you think and give us your feedback. Please fill in the form below and post it via the pre-paid envelope enclosed, or scan or take a picture of your responses on your smartphone and email them to info@laister.co.uk. We would be grateful if we can receive all comments by no later than 13th March 2026.

Questions:

For each environmental matter, do you think that the proposed mitigation measures are suitable?

Ecology	Yes	☐	No	☐
Transport	Yes	☐	No	☐
Air quality	Yes	☐	No	☐
Noise	Yes	☐	No	☐
Lighting	Yes	☐	No	☐
Water	Yes	☐	No	☐
Landscape and Visual	Yes	☐	No	☐

Do you have any other comments about the proposed mitigation measures?

Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments:

Appendix 2: Copy of Public Consultation Feedback Responses

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development



Share Your Feedback – Gundry's Farm Caravan and Camping

Now is your opportunity to tell us what you think and give us your feedback. Please fill in the form below and post it via the pre-paid envelope enclosed, or scan or take a picture of your responses on your smartphone and email them to info@laister.co.uk. We would be grateful if we can receive all comments by no later than 13th March 2026.

Questions:

For each environmental matter, do you think that the proposed mitigation measures are suitable?

Ecology	Yes	☒	No	☐
Transport	Yes	☐	No	☒
Air quality	Yes	☒	No	☐
Noise	Yes	☒	No	☐
Lighting	Yes	☒	No	☐
Water	Yes	☒	No	☐
Landscape and Visual	Yes	☒	No	☐

Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments.

With the increased use, is the entry/exit onto the main road wide enough ~~to~~ to enable entry and exit of the site for the vehicles caravans at the same time.? A one in one out situation could cause a problem on a road in serious need of up ~~to~~ grading.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Gundry’s Farm Caravan and Camping
Public Consultation – Change of Use to caravan
site with associated development



Comments:

Water

The proposal will result in minimal change to the grassed surface of the majority of the site. A surface water management strategy for roofed areas will be followed. Maintenance activities to keep the watercourse clear from debris and overgrown vegetation will also take place.

It is anticipated that wastewater will be disposed of via an appropriate foul water system and removed from site by a licensed waste carrier. No significant impacts have been identified.

Landscape and Visual

The assessment included a viewpoint analysis from a total of 5 sample viewpoint locations, of which two were located within the site to the northeast and southwest, one along Bridleway Dorset E53 36 to the southwest, Ringwood Road to the south and the Permissive Path on Three Cross Road. The assessment found that there were small / negligible adverse impacts for the two viewpoints within the site, based on the operation as a caravan park. For the remaining three viewpoints beyond the site boundary, the assessment found that there were no impacts regarding the scale of visual effect or landscape effects.

The assessment found that no significant effects on the National Character Area 135 would arise as a result of the alleged development, due to it being highly localised and visually contained.

In regard to the lighting at the site, it is assessed that there will be no lighting spill beyond the site and consequently there would be no visual impact from lighting.

The caravan site currently contains some screening features that protect views into the site. For example, planting along the northern boundary provides effective screening of the site from views to the north, and to the west a field parcel and tree belt fully enclose the area.

To reinforce this existing level of containment, the proposal will include the provision of enhanced habitat and the creation of a planted green buffer to the south and southeast of the site. This will screen the proposal from the southern landscape setting. Overall, the landscape assessment concludes that there will be no significant effects as a result of the alleged development following the implementation of these proposed mitigation measures.

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

- A habitat management plan will be developed for the site, setting out measures to enhance the condition of on-site habitats.
- A scheme of bird boxes is proposed across the retained woodland, together with planting of new woodland edge habitat in order to provide suitable habitat for breeding birds.
- Sustainable water management measures will be used to control the surface water runoff from the site.
- All foul water from the temporary sewage works will be managed via a septic tank or similar which will be disposed of off site, ensuring no untreated effluent enters the ditch network.
- Additional planting of a native hedgerow, native trees, and scrub, is proposed along the southern boundary.

Transport

The main impact on traffic and transport is likely to be from visitors during the caravan site's operational use. The impacts arising from different scenarios in how the caravan site will be used have been assessed along Ringwood Road (West), Horton Road, B3072 Verwood Road, B3072 West Moors Road, Ringwood Road (East) and School Lane.

Only a minimal increase in traffic flow is predicted resulting in no significant impacts, and consequently no mitigation measures are proposed.

Air Quality

The assessment considers the potential air quality effects associated with the Proposal, having regard to vehicle movements generated by the use of the site for rallies and the wider use of Gundry's Farm as a caravan site. The assessment concludes that, given that predicted traffic increases fall below screening thresholds, no significant changes in pollutant concentrations are predicted that could affect residential or ecological receptors. No mitigation measures are proposed.

Noise

Maximum noise levels that could be generated as a result of the development have been assessed. The noise assessment has concluded that noise from guests at the caravan site would be expected to present a negligible impact on both the nearby residential dwellings and nearby designated sites. Nevertheless, the use of measures including clearly posted campsite rules regarding noise and behaviour, as well as imposing speed limits of 5mph would help to sufficiently minimise any noise impacts.

Lighting

The installed lighting is consistent with the principles of UK best practice and provides only the minimal illumination necessary to ensure safety and security. Existing lighting is limiting to wayfinding, amenity and security purposes during the hours of darkness. The lighting is low-intensity and discreet and located as to reduced potential effects on neighbouring properties. It is assessed that there will be no light spill beyond the site.

- Proposed Scenario 3 (the Site licence scenario): A maximum of 105 caravans occupied in the summer season and 16 units occupied in the winter; a mix of 40% permanently stationed seasonal caravans and 60% short-stay caravans. This aligns with what the caravan site licence on other parts of Gundry's Farm allows for.

Each of those scenarios is assessed in the Environmental Statement against the baseline scenarios referred to above, to understand if any of the effects of those scenarios are considered to be significant in environmental terms and if any mitigation measures are required. The worst case scenario is generally the one used for the assessment, although Laister has identified the other two scenarios (Scenarios 2 and 3) for consideration.

The Environmental Matters

The Environmental Statement assesses the environmental impacts of the alleged development scenarios against the baseline scenarios referred to above. The relevant environmental topics for the purposes of the Environmental Statement is as follows:

- Ecology
- Transport
- Air Quality
- Noise
- Lighting
- Water
- Landscape and visual

All assessments were carried out by independent third-party consultants who specialise in each discipline of potential environmental impact.

Ecology

In summary, the assessment found that the magnitude of direct habitat loss for Dorset Heathlands Special Area of Conservation (SAC) and Ramsar site as a result of the development has been assessed as 'no change' (not significant). No significant impact on ecological receptors resulting from drainage or water quality is identified. No change (significant impact) from lightspill on ecological receptors is identified. For disturbance from people and plant movements, the magnitude was "low, resulting in a minor adverse effect" (not significant). For recreational disturbance, impacts were "low" resulting in "a negligible adverse effect (not significant). For noise, "the magnitude of noise-related impacts... is considered low, resulting in a minor adverse significance of effect, which is not significant in EIA terms." For overshadowing/line of sight "no change" was identified (not significant).

The following mitigation measures are proposed following the results of the assessment:

- The applicant has committed to joining the District Level Licencing (DLL) scheme for Great Crested Newts (GCN) as is necessary.
- A financial contribution will be made to the Council's scheme for managing potential recreational impacts of new developments upon the Dorset Heathlands, in line with adopted local policies.

therefore submit an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) 2017 Regulations (known as the “EIA Regs” for short) as part of the Appeal. Dorset Council has subsequently issued a scoping opinion which sets out the Council’s expectations regarding the matters which shall be assessed in any Environmental Statement.

The Appellant has been preparing the Environmental Statement on this basis, and as part of best practice, the Appellant wishes to obtain the public’s input on relevant environmental matters that are being assessed, to inform the final version of the Statement.

The Relevant Environmental Topics

The Appellant considers that the following environmental topics are relevant for the purposes of the Environmental Statement. We would be grateful if you would kindly review the following information and answer some questions that we set out, to assist us in preparing our application statement.

The Baseline Scenario

Before discussing the environmental matters, we considered that it is helpful to set out the lawful activities which represent the baseline scenario, according to the Council’s Enforcement Notice.

In the Council’s view, Area E comprises an area lawfully used for agricultural purposes and as a caravan rally site for exempt organisations. Caravan rallies held by or on behalf of exempt organisations do not require express planning permission, so long as the rallies are no longer than 5 consecutive days long. There is no limit to the size of exempt organisation rallies

However, from data provided by the previous and current owners, we are aware that the site has historically been used for 73 days of rallies per year between March and October. The data indicates that most rallies attracted around 30 caravans, but that around 10% of those rally days attracted over 100 caravans to the site. This is our “Historic Use” baseline.

We also include a “Typical Operator” baseline (how a ‘good’ or ‘typical’ rally operator would use the site based on the same historic use data), which is *“73 days of rallies between March and October and 11 days of rallies between October and March, most with 30 caravans, with around 10% rally days having over 100 caravans on site, and an agricultural use for non-rally days.”* This is because typical rally operators also operate during the winter months, and actively search for rallies to visit the site.

The Alleged Development

In this context, the alleged development of the use of land as derived from the scope of the Enforcement Notice, comprises the following scenarios, which we intend to assess for environmental impacts:

- Proposed Scenario 1 (the worst-case scenario): A maximum of 232 caravans occupied in the summer season and 35 units occupied in the winter; a mix of 40% permanently stationed seasonal caravans and 60% short-stay caravans.
- Proposed Scenario 2 (the historic use scenario): A maximum of 123 caravans occupied in the summer season and 19 units occupied in the winter; a mix of 40% permanently stationed seasonal caravans and 60% short-stay caravans.

Areas A and B shown above are already permitted for use as a touring caravan site for up to 54 pitches for touring caravans, operated on a seasonal basis (1st March to 30th September). Area D is used to store up to 25 touring caravans year-round. Area C comprises the former farmhouse and other structures which are now used as part of the caravan site and includes a toilet block and the site's reception office. These areas of Gundry's Farm are already used as a caravan and camping site and are not subject to the deemed planning application. Area F has been used solely for light agricultural purposes.

Area E is the area subject to this consultation and has been used for many years as an extension of the caravan site operation and as a caravan rally field.

Dorset Council issued an Enforcement Notice on 4th October 2022 under Ref: ENF/17/00094, alleging that there has been a breach of planning control in Area E. The breach is described as the unauthorised material change of use from a lawful mixed use of agriculture and a caravan site for exempt organisations in accordance with Part 5 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 and schedule 1 of the Caravan Sites and Control of Development Act 1960 to a mixed use of agriculture and an authorised caravan site consisting of:

"The stationing of caravans (with and without awnings), motorhomes, campervans, trailer-tents and tents for the purpose of human habitation; and

- i. The storage of caravans.*
- ii. The keeping of donkeys,*

and;

The unauthorised operational development consisting of the installation of the following, in the approximate positions marked X on the attached plan:

- i. Hard standings and tracks;*
- ii. Toilet and shower blocks;*
- iii. Sceptic Tanks*
- iv. Electrical hook-up equipment;*
- v. Fire hydrants;*
- vi. A water/waste water facility*
- vii. Location signs.*
- viii. Animal shelter and concrete base."*

We have used the exact wording of the notice. There is no actual 'X' marking on the relevant plan.

An Appeal against the Enforcement Notice has been submitted to the Planning Inspectorate, which is expected to be heard in Summer 2026. Whilst there are other grounds of appeal, the Appellant has also submitted a 'deemed planning application' (a Ground a) appeal). This seeks planning permission for the above alleged development, if all other grounds are unsuccessful.

As part of that process, the Secretary of State has issued what is known as a Screening Direction, that concludes that the alleged development has the potential to cause significant effects on the environment *"by way of direct and indirect disturbance (noise and light emissions), effects on air quality and the potential for predators such as foxes to be attracted to the site"*. The Appellant must

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

Dear Sir/Madam,

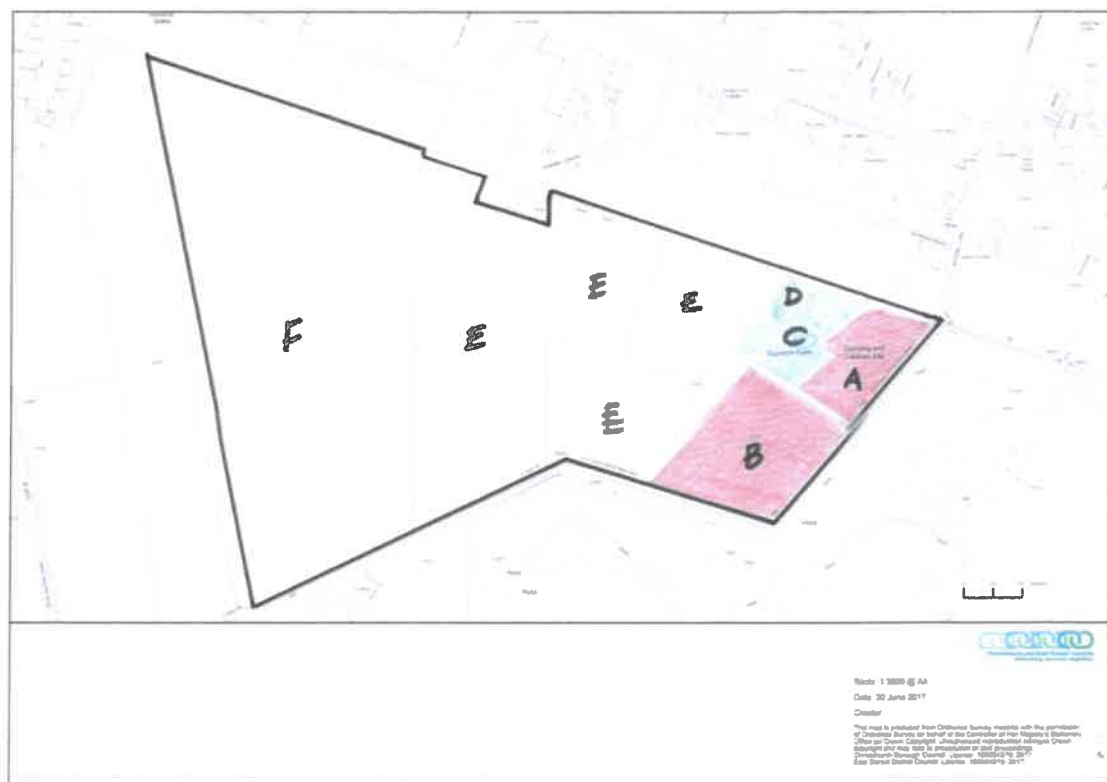
We write to you on behalf of Royale Parks (Dorset) Limited (the Appellant) and its partners, who are conducting a consultation exercise in relation to a deemed planning application which proposes to extend the existing caravan site at Gundry's Farm (New Forest Court), School Lane, Three-Legged Cross, Wimbourne, Dorset, BH21 6RU.

As part of this consultation, we are inviting feedback from local residents on the proposal's environmental impact mitigation measures.

In this document, we provide some context to the application before setting out the relevant environmental mitigation measures for your consideration. We would be grateful if you would complete and return the feedback form attached to this document, providing answers to the questions we have set out. A self-addressed envelope will be available to return the form with your comments by first class post.

Context to the Proposal

Gundry's Farm Caravan Park is an existing caravan park at the end of School Lane, located off Ringwood Road on the edge of Wimbourne. It comprises an existing touring caravan park and caravan storage area, an existing farmhouse building used as a manager's house, other supporting facilities to the caravan site (including toilet blocks, showers and wash-up areas), and an area used for agricultural buildings. For ease of reference, we have divided the site into the following areas:



Share Your Feedback – Gundry's Farm Caravan and Camping

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Questions:

For each environmental matter, do you think that the proposed mitigation measures are suitable?

Ecology	Yes	☐	No	☒
Transport	Yes	☐	No	☒
Air quality	Yes	☐	No	☒
Noise	Yes	☐	No	☒
Lighting	Yes	☐	No	☒
Water	Yes	☐	No	☒
Landscape and Visual	Yes	☐	No	☒

Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development



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Water	Yes	☐	No	☒
Landscape and Visual	Yes	☐	No	☒

Do you have any other comments about the proposed mitigation measures?

- There appears to be 'little' or 'no' mitigation measures being proposed for the majority of the Environmental Matters assessed.
- Transport, Air Quality & Noise are the main areas of concern. Historically, for more than ten years, the traffic in this area has increased significantly. This can be attributed to the expansion of the Woolbridge Industrial Estate, Hilliers Garden Centre and other businesses on this busy road. There has also been an increase in accidents and fatalities with the ever increasing traffic and lack of effective speed control.
- Living near School Lane, there is a considerable increase in traffic noise and a noticeable deterioration in air quality. Traffic fumes and air pollution has dramatically increased.

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

Comments. See statement on page 7.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

- Speed cameras on Ringwood Road should be introduced to the full length of the road. Also, the speed limit should be reduced from 40mph to 30mph.

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments:

See Statement on page 7.

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Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments:

Another housing estate by the back door.

As if the traffic is bad now, what will this estate bring with it.

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development



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Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping
Public Consultation – Change of Use to caravan
site with associated development

Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Comments:

Traffic:- There will be a large increase in traffic due to caravans arriving + leaving + 1 car if not more per caravan that could potentially be leaving and arriving each day. on scenario 1 this could be a maximum of 232 cars extra during summer!

Noise :- A maximum of 232 caravans at full capacity could be 232 families; the noise of said families could have a massive negative impact on the surrounding area.

Lighting :- As above this will impact the light pollution it is impossible for it not to.

There are also plenty of other campsites locally including ones that are used on a more permanent basis for travelling families!

Share Your Feedback – Gundry’s Farm Caravan and Camping

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Do you have any other comments about the proposed mitigation measures?

Comments.

Something that greatly worried me and so immediately, was the obvious fact, that, the caravan site at Gundry's Farm had already broken the planning control. Therefore, I would have to doubt the integrity and sincerity of the enterprise for the environment, regardless of the commercial benefit which surely is of the Lesser.

A point on noise, light, ecology etc. which must have impact on the ~~on~~ the atmosphere and landscape and conservation. I feel that the Secretary of State is absolutely right and that this standpoint be upheld by Law. Has the effect on Mental Health been at all considered? surely so, it cannot not be considered.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

With the greatest respect. and to be completely transparent. I have emailed these comments to Dorset Council:

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments:

Gundry's Farm Caravan and Camping

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Gundry's Farm Caravan and Camping
Public Consultation – Change of Use to caravan
site with associated development



Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments:

Noise is a particular
problem as well as traffic

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

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Water	Yes	☐	No	☒
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Do you have any other comments about the proposed mitigation measures?

Comments.

The impact of the proposal to
living in the area is huge.
The Ringwood Road is a very fast
road and extremely busy, causing
congestion at times.

With the proposal of a maximum
232 caravans this will be

unsustainable to our way of
life causing extreme disruption
to coming in and out of our
homes. The noise will increase
greatly which is not acceptable
to our way of life.

If for any reason our community
wish to sell their properties this
will put off any potential buyers!

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments:

Gundry's Farm Caravan and Camping

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Landscape and Visual	Yes	☐	No	☒

Do you have any other comments about the proposed mitigation measures?

ANOTHER OVER DEVELOPMENT LOCALLY
OF A SMALL TOURING CARAVAN SITE
TO TURN IT INTO A CARAVAN PARK
ONCE PERMISSION IS APPROVED

Gundry's Farm Caravan and Camping
Public Consultation – Change of Use to caravan
site with associated development

Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

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Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments.

This should not be allowed.

This is green belt & next to a ~~type~~ SSSI site
The Access Lane is not suitable for traffic

Your facts are wrong. anything other than
their licence should not have happened &
was thereby illegal

I am totally apposed to this development

Royal hife went out of buiness so who
is the for.?

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

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Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

Comments.

The map provided is totally unclear regarding the surrounding area. No compass points are indicated. Any writing on the map is illegible eg where is the Ringwood Road? I can't work out where the site is relative to my property.

Both scenarios 1 + 2 will have a significant impact on the traffic flow along local roads which are already in a poor condition.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Share Your Feedback – Gundry’s Farm Caravan and Camping

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Gundry's Farm Caravan and Camping
Public Consultation – Change of Use to caravan
site with associated development

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Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development

laister

PARTNERS IN PLANNING

Comments:

Noise is a particular
problem as well as traffic.

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Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Comments:

Traffic:- There will be a large increase in traffic due to caravans arriving - leaving + 1 car if not more per caravan that could potentially be leaving and arriving each day. on scenario 1 this could be a maximum of 232 cars extra during summer!

Noise :- A maximum of 232 caravans at full capacity could be 232 families; the noise of such families could have a massive negative impact on the surrounding area.

Lighting :- As above this will impact the light pollution it is impossible for it not to.

There are also plenty of other campsites locally including ones that are used on a more permanent basis for travelling families!

Share Your Feedback – Gundry’s Farm Caravan and Camping

Now is your opportunity to tell us what you think and give us your feedback. Please fill in the form below and post it via the pre-paid envelope enclosed, or scan or take a picture of your responses on your smartphone and email them to info@laister.co.uk. We would be grateful if we can receive all comments by no later than 13th March 2026.

Questions:

For each environmental matter, do you think that the proposed mitigation measures are suitable?

Ecology	Yes	☐	No	☒
Transport	Yes	☐	No	☒
Air quality	Yes	☐	No	☒
Noise	Yes	☐	No	☒
Lighting	Yes	☐	No	☒
Water	Yes	☐	No	☒
Landscape and Visual	Yes	☐	No	☒

Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
site with associated development



Comments.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Comments:

Another housing estate by the back door.

As if the traffic is bad now, what will this estate bring with it.

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

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Landscape and Visual	Yes	☒	No	☐

Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan
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Comments.

OUR EXPERIENCE WITH THE OWNERS, AT THE TIME, OF THE
WOOD LAND WAS VERY UNSATISFACTORY. FALLING TREES
DAMAGED OUR FENCES AND A SHED ROOF. THEY WERE
VERY BAD NEIGHBOURS. DECLINED TO RESPOND TO OUR
CONTACT ETC. THE APPELLANT FOR THIS PLANNING
APPLICATION WOULD APPEAR TO BE A RELATED
BUSINESS TO THE FAILED PREVIOUS OWNER - UNABLE
TO PAY ITS DEBTS. EXPANDING THEIR ACTIVITIES
DOES NOT MEET WITH LOCAL COMMUNITY WELL BEING.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Response from Mr J S Foster

Wisteria Cottage
Three Legged Cross
Wimborne
Dorset
BH21 6RD

Gundry's Farm Caravan and Camping
Public Consultation – Change of Use to caravan
site with associated development

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PARTNERS IN PLANNING

Share Your Feedback – Gundry's Farm Caravan and Camping

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Lighting	Yes	☐	No	☒
Water	Yes	☐	No	☒
Landscape and Visual	Yes	☐	No	☒

Do you have any other comments about the proposed mitigation measures?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

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PARTNERS IN PLANNING

Comments.

Dear Sir / Madam

#1

Upon reviewing the document "Gundry's Farm Caravan and Camping" it appears that Royal Parks (Dorset) Limited is currently in administration since and during the implied deemed planning permission. The benefit of the deemed planning permission is one of revenue/monies that could potentially earned or increasing the value of the property.

Any and all of the so called "relevant environmental topics" are related to the breach as per the "Enforcement Notice" on the 4th October 2022 under Ref: ENF/17/00094.

What we as residents would like to see is the environmental data covering the use of the area defined whilst used within the limits of the actual licence for use as a caravan park ~~and~~ and the differences between all reading.

Are there any mitigation measures that have not been mentioned do you think would be helpful to include in the proposal?

Gundry's Farm Caravan and Camping

Public Consultation – Change of Use to caravan site with associated development

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Comments:

#2

There is also a flagrant disregard to all of the rules currently in place, specifically the 8x point ~~measured~~ listed on page 2 of the delivered document.

The amount of additional works/groundworks shows the disregard of any formal notice.

At this time Royce Parks (Dorset) Limited are still trading even though they have been in administration since 2023, we as residents would like to have full written guarantees from the owner of Royce Parks (Dorset) Limited that this isn't the first step to him converting Gundry's Farm into one of his bungalow villages.

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01608 238282

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