



Planning Inspectorate

Environmental Services
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Mr Nayan Gandhi
Laister Planning Ltd
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Oddfellows Hall
London Road
Chipping Norton
Oxfordshire
OX7 5AR

Your Ref: LPL 1259

Our Ref: APP/D1265/C/22/3313965

Date: 12 June 2026

Sent by email:
nayan@laister.co.uk

Dear Mr Gandhi

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')

Appeal by: Royale Parks (Dorset) Limited

Site Address: Gundrys Farm, School Lane, Three Legged Cross, Wimborne, Dorset BH21 6RU

We refer to the above appeal which commenced on 10 February 2023.

The alleged development:

Without planning permission, the unauthorised change in the use of the Land (Planning Unit A):

- A. the unauthorised material change in use of the Land from a lawful mixed use of agriculture and a caravan site for exempt organisations to a mixed use of agriculture and an unauthorised caravan site consisting of:
- i. The stationing of caravans (with and without awnings), motorhomes, campervans, trailer-tents and tents for the purpose of human habitation;
 - ii. The storage of caravans; and
 - iii. The keeping of donkeys.

and;

- B. the carrying out of unauthorised operational development on the which facilitates the unauthorised material change in use of the land alleged in section A above. The unauthorised integral operational development consisting of the following:
- i. Hard standings and tracks;
 - ii. Toilet and shower blocks;
 - iii. Septic Tanks;
 - iv. Electrical hook-up equipment;

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- v. Fire hydrants;
- vi. A water/waste water facility;
- vii. Location signs; and
- viii. Animal shelter and concrete base.

By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) provided in response to a request by the Inspectorate dated 7 January 2024, further to an EIA Screening of the above appeal has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, as applied by Regulation 43, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the appellant is required to supply the following further information:

- Provide estimates of materials used and solid waste arisings during construction and operation or explain why this has been omitted from the ES. **Reason:** the ES does not appear to give estimates for materials or solid waste during construction or operation.
- Provide details on potential contamination of the soils moved during the earthwork activities. **Reason:** there is no indication in the ES if the soil relating to the earthworks was contaminated or not. Information is therefore required on the potential mobile contamination of any soil moved during the earthworks.
- Reference is made to Appendix 12.2 – Assessment Methodology at paragraph 12.1.4, however this has not been provided. **Reason:** this document should be provided for completeness of the ES and to demonstrate the assessment methodology for ES Chapter 12.
- Clarification required on the scenario (1, 2, or 3) used to assess the effects on ecology and to explain why it is considered a worst-case scenario for assessment. **Reason:** it is not clear from the EcIA (Appendix 8.1) or ES Chapter 8 which scenario has been used in the assessment of effects on ecology.
- An explanation is required to justify the methodology for levels of sensitivity of ecological receptors in ES Chapter 8 to make sure that it is applied correctly and clearly so that potential likely significant effects are understood. **Reason:** ES Chapter 8, Table 8.2 refers to 'Very High' sensitivity of receptors, whereas Table 8.4 does not include a 'Very High' level for sensitivity of receptors.
- Provide clarification on the study area for Chapter 12 - Water and Drainage and Chapter 7 – Landscape and Visual. **Reason:** The study areas are not clearly defined.
- Provide details of the number of donkeys, waste arisings and how the waste is managed in the Donkey Paddock area of the site. **Reason:** no details are provided in the ES for waste arisings from the Donkey Paddock; however, paragraph 3.2.1 indicates that this is disused, but is not clear from the ES if this area is used for the keeping of donkeys or is disused and is part of the assessment or not.
- A revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

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You can access Regulation 25 of the EIA Regulations at the following direct link:
<http://www.legislation.gov.uk/ukxi/2017/571/regulation/25/made>

The information is required for the purposes of the inquiry. Although it is not a statutory requirement, in the interests of transparency and openness the appellant may wish to publicise the availability of the further information in accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter.

In order to support the smooth facilitation of our service we strongly advise that you correspond via the email address at the head of this letter rather than by post.

A copy of this letter has been sent by email to Dorset Council.

Yours sincerely

Tom Oliver

Tom Oliver
Operations Lead – Environmental Services Team
(Signed with the authority of the Secretary of State)

Cc: Mark Hitchcock – Senior Enforcement Officer, Dorset Council
Nick Laister, Laister Planning Ltd

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:
<https://acp.planninginspectorate.gov.uk/>