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BY EMAIL

Beaulieu Parish Council Planning
Clerk- N Deering
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11/1/26

Formal Objection to Planning Application 25/01405FULL – Proposed Car Park at Hides Field, adjacent to Countryside Education Trust (CET) Treehouse, Beaulieu

Dear Beaulieu Parish Council Planning Committee Members,

I wish to formally object to the application for a new car park on land known as "Hides Field". While I support the valuable educational work of the Countryside Education Trust (CET), this change of use proposal is fundamentally at variance with the National Planning Policy Framework (NPPF), particularly paragraph 190 and also the New Forest National Park Local Plan (2016-2036) where in Policy SP3 is states "Planning permission will only be granted....in exceptional circumstances..."

Converting part of an agricultural field to a permanent, hard-surfaced car park is a major urbanising development wholly incompatible with the statutory purposes of the New Forest National Park to "seek to further" and conserve natural beauty, as well as the stated objectives of the CET (eg. "Protect, preserve and care for the beauty and character of the countryside and to stimulate the general public to do the same" - one of the opening objectives from CET's Trustees Report Dec 24). It constitutes an unacceptable Change of Use of protected rural land in a National Park.

There is alternative existing parking of over 1,000 spaces withing a short walk of the Treehouse which are also on Beaulieu Estate land. The need for these existing parking spaces

is in decline, year-on-year as visitor numbers to the Beaulieu Motor museum have been reducing since their peak just post Covid- data from ALVA (Association of Leading Visitor Attractions). There is also ample existing parking at the treehouse for Educational purposes as the treehouse was intended.

Car head lights and any permanent lights associated with the carpark would harm protected species such as Owls and bats, as stated in the Application's own "...Preliminary Ecological Appraisal, Section 6.1Bats will not be effected by the proposed carpark (providing no external lighting is included in the application)."

The current application is an example of attempts to commercial develop the local area without demonstrating the increased educational need/benefit claimed in the application. Current existing parking for educational need is sufficient, with mini busses parking just at the treehouse gates. The larger coaches that transport school parties would not be able to use the proposed parking as their turning circle is too large; so the existing Hide Field "Drop off point" facilities would still be required.

This Application is symptomatic of the incremental commercial development occurring within the Parish of Beaulieu and as such I request that it is discussed at the Full Beaulieu Parish Council meeting and not just dealt with by the delegated authority of the planning committee.

As the January full council meeting has been cancelled, I ask that the Planning Committee requests that this application is extended to allow residents time to discuss their views at the full council meeting before making a recommendation to the New Forest Authority.

In Summary, the purported need of the Application for additional carparking to support educational reasons is not justified and is at variance to current national and local planning legislation. Parking facilities, at scale, already exist at, and close to, the Treehouses site and car head lights would adversely impact protected nocturnal wildlife. I urge the Parish Council to REFUSE the application 25/01405FULL.

Yours faithfully,

Ewa Bielecka

Local Beaulieu Resident