

Stephen Rigby
Local Resident and Chair of the Hartford Wood Association
Hides Close Cottage
Beaulieu
Brockenhurst
SO42 7YL

08/1/2026

Beaulieu Parish Council
Clerk- N Deering
Flat One
Palace Stable Yard
Beaulieu
SO42 7YL
Email: clerk@beaulieu-pc.org.uk

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

I write on behalf of myself and members of the Hartford Wood Association to formally object in the strongest terms to the above 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 proposal is fundamentally inappropriate and harmful for the following reasons:

1. Misleading/ Inaccurate Planning Application and Inappropriate Land Change of Use:

The planning application has at least 11 inaccuracies/ errors (Appendix 1), not least, it does not mention that proposed site is part of "Hides Field" and is not part of the Beaulieu Motor Museum complex or Events Field. It is a designated agricultural area, used as such (grazing, hay making, shooting, gravel extraction, etc) with occasional parking and other activities conducted strictly within the "28 day rule". This was confirmed previously by the Beaulieu Parish Council the New Forest National Park Planning Authority's Lawful Planning Certificate (Application case number 14/00415/LDCE) (Appendix 2). Referring to Hides Field as an "overflow carpark" or otherwise in the application is a material inaccuracy.

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.

2. Unproven Need and Existence of Less Damaging Alternatives:

Withing a few hundred meters of the Treehouse is already over 1,000 existing permanent parking spaces. The application claims the car park is essential for the CET's educational access. However, the Pre-Application Advice letter (Ref: 25/50335ENQ) states it is for "events and activities taking place at the Treehouse"— a term which encompasses commercial functions, such as: weddings, filming for perfume commercials, corporate events and parties (Appendix 3). The application indicates that there is existing parking at the Treehouse site but fails to identify the number of exiting spaces (estimated at 30). The proposed 40 new spaces suggests a scale and specification (with potential for lighting) suggesting a facility designed for general commercial event traffic, not solely for schools and educational purposes.

The applicant has not demonstrated that less harmful alternatives have been fully explored or are unworkable. These could include:

- Daylight hours use only of Hides Field grass parking, under the 28 day rule, as has been used by CET Treehouse in the past;
- An enhanced booking and shuttle system from the existing main Museum car parks.
- A small, unlit coach and minibus drop-off/turning area, not a large general car park.
- The permanent loss of agricultural land and harm to ancient woodland cannot be justified when less damaging solutions likely exist.
- Better layout of the existing parking provision, adjacent to and inside the Treehouse’s perimeter fence.

3. Harm to Residential Amenity, Dark Skies, and Ecology:

Immediate neighbours, will suffer direct harm from light (vehicle headlights, increased security risks and potentially ground lighting), noise, and increased traffic. The case officer's advice acknowledges that lighting for safety will likely be needed, which is detrimental to the Dark Skies of the National Park and would harm protected species such as bats, as stated in the Application’s “...*Preliminary Ecological Appraisal, Section*

6.1Bats will not be effected by the proposed carpark (providing no external lighting is included in the application).”

The proposed "Biodiversity Net Gain" is flawed. The grassland's assessed condition is not ecologically robust, and enhancing a buffer strip does not compensate for placing a car park directly against the Hartford Wood SINC (ancient woodland). This irreplaceable habitat will suffer from fragmentation, pollution, and disturbance of homes for local species: Pine Martens, Stag Beetles, many birds of prey varieties, bats, owls, hares, stoats, Grass Snakes, Crossbills, Nightjars, Sea Eagle, etc.

Importantly any pollutants from parked vehicles, will wash down into The Hartford Stream which has had public money and CET support to recently restore its ability to support aquatic life, including The European Common Eel (IUCN Red List critically endangered species). Site drainage plans with appropriate interceptors or pollution protections awaited.

4. Precedent for CET Commercial Expansion activities that could be held elsewhere:

The primary benefit of the carpark appears to be facilitating the 12 existing annual commercial, non-educational, events (e.g. weddings) and potentially enabling an additional application to increase this number. This represents an intensification of commercial activity in the countryside, contrary to the spirit of the CET's educational charitable objectives and the protections of the National Park.

The CET has other properties in the area with direct 'B' road access from Hides Hill and existing extensive parking areas that could be used for commercial activities, leaving only educational activities at the Treehouse- as the original planning permissions were passed for.

5. Granting this planning application could be a segue to increased general commercialisation in the New Forest National Park Area

The current application is a further example of continued attempts to commercial develop the local area. This has historically been a major source of complaints from residents' keen to protect the National Park's environment, eg.

- The CET Treehouse introduced commercial activities such as weddings, despite being planning permissions originally given for educational activities only. These wedding events are a source of noise and nuisance.
- Hides Field was operated (under the 28 day rule) for 2 years as a 'pop-up campsite' – causing: light, litter and noise pollution. It took over 6 months for the local bats and other wildlife to recover from the disturbance.

- Hides Field was the focus of a major planning battle when the owner tried to repurpose the agricultural land for use as a general events ground and carpark. This is well documented (Application case number 14/00415/LDCE) as the New Forest Planners found the Field had always been in Agricultural use and would not support a change of use.
- Near to the Treehouse, in the same wood, a Ropes Centre for educational purposes was granted planning permission. This was then expanded to include “Stagg & Hen” parties that damaged the local forest and resulted in nuisance complaints until the practice was stopped.
- In the same wood a 4x4 off-road vehicle track was constructed, then closed after nuisance complaints for noise and disruption to the ecology were formally made.

The current application for a carpark in an agricultural field is yet another example of commercial expansion set to disrupt the locality and natural habitats.

6. Failure in Neighbourly Consultation:

Hides Field, its surrounding woodland and other commercial activities within the Motor Museum campus have been a regular nuisance of local residents. Despite assurance of open and honest conversation to prevent and resolve issues, the Beaulieu Estate has not informed impacted residents about many commercial developments including this ‘Change of Use’ parking planning application. Instead they were alerted by concerned other parties just prior to the application going live. It is also feared that granting this application would ease future change of use applications on Hides Field and at the Treehouse (eg. change of use to a full commercial restaurant).

In summary, the purported need of the Application for additional carparking does not justify the significant harm this development would cause to the landscape, a designated ancient woodland, local residents, and the dark sky environment. The excellent educational work undertaken at the Treehouse has, and can continue to be, supported by the exiting carpark provisions. The expanding commercial activities of the CET does not override the statutory duty to protect and must “seek to further” the National Park’s landscape and ecological assets (Levelling up and Regeneration Act), not reduce it through unnecessary carpark development. It is contrary to local and national planning policy. I urge the Parish Council to REFUSE the application
25/01405FULL.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'S. Rigby', with a horizontal line underneath.

Stephen Rigby

Impacted adjacent resident and Chair of the Hartford Wood Association

Three appendices attached

Appendix 1

Inaccuracies/ errors in planning Application 25/01405FULL – Proposed Car Park at Hides Field, adjacent to Countryside Education Trust (CET) Treehouse, Beaulieu.

See the attached application annotated to reference the corresponding numbered points below:

1. Site location Property Name should read- "Hides Field"
2. Nearest post code is- "SO42 7YL" .
3. Hides Field is single unit of an area of approximately- "11, 3312 m.sq."
4. Description omits to mention:
 - "Change of use of a field" (as identified in the planning officers case letter 25/50335ENQ);
 - that Hides Field is only used as additional parking under the 28 day rule;
 - That the new parking is only required for commercial events, such as Weddings (are not mentioned). Existing parking and facilities are acceptable for the school visits mentioned.
5. Hides Field is used for temporary parking, in daylight hours only, under the 28 day rule for major planned Beaulieu events.
6. It is mentioned that existing on-site parking spaces do exist, but then fails to identify the number of spaces. Existing parking is estimated at 40 units (comprising 10 adjacent outside the Treehouse perimeter fence and 30 within).
7. It is omitted that the proposal is above and close to a drainage beck which drains directly into the Hartford Stream (below the Treehouse complex). This waterway has recently benefited from £4.4m of public money to improve the habitat of species such as the European Common Eel (IUCN Red List critically endangered species).
8. Incorrectly identified as "NO" when actually should be "YES". Protected or priority species are nearby or in Hides Field: eg. European Common Eels, Bats, Sea Eagle, owls and Pine Marten. The Preliminary Ecological Appraisal in the submission, Section 6.1 indicates that any lighting would impact bats, eg. carpark lighting or vehicle headlights lights.
9. Waste storage is not incorporated into the plan- residents experience is that when Hides Field is used for non-agricultural purposes, litter is left, as such the car park should consider this.
10. Hours of operation are incorrectly identified as relevant. The hours of operation impact, residents (noise, security and light) and wildlife (noise and light). Only daylight operational hours is required for schools' education purposes.

11. The ... and Agricultural Land Declaration is incorrectly filled in, it should be "YES" as Hides Field is operated as part of the wider Hartford agricultural/forestry activities and has been for several hundred years.

-----END-----



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

 ①

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

 ②

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Open grass field

Applicant Details

Name/Company

Title

Mr.

First name

James

Surname

Higginbotham

Company Name

Beaulieu Settled Estate

Address

Address line 1

John Montagu Building

Address line 2

Beaulieu

Address line 3

Town/City

Brockhurst

County

Hampshire

Country

United Kingdom

Postcode

SO42 7ZN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

995.00

3

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The proposal will create a gravel surfaced car park for use by an existing and established event venue space. The area is currently a grassland field which is already used as a temporary car park for events at Beaulieu. The proposals seek to lay a gravel track between an existing track around the south eastern perimeter of an existing field used for events parking, and just outside of an existing planted bank. It terminates at a rectangle of ground which will be gravel surfaced to provide a car parking suitable for year-round use together with minibus and coach access and turning for school visits.

4

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Agricultural grassland field, used as a temporary car parking space for events at Beaulieu.

5

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

<p>Vehicle Type: Cars</p> <p>Existing number of spaces: 0</p> <p>Total proposed (including spaces retained): 46</p> <p>Difference in spaces: 46</p>	<p>6</p>
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Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site; or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No



b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

2.67

Please provide the date the onsite pre-development biodiversity value was calculated

16/05/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

28/11/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

CET Car Park Statutory_Biodiversity_Metric v3

Document/Plan:

Onsite habitats existing on the date of the application for planning permission

Document name/reference:

CET Car Park Existing Habitats

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- Yes
- No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission; (or an earlier agreed date)

- Yes
- No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

not required

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

9

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

10

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name:

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

"In summary, the carpark would be suitably sited and in close proximity to the treehouse study centre and the site already benefits from pedestrian access directly to the centre. With some minor changes to the proposal and with consideration to BNG enhancements, I would encourage the submission of an application and in principle, the development is likely to be supported."

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No



Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

James

Surname

Higginbotham

Declaration Date

12/11/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

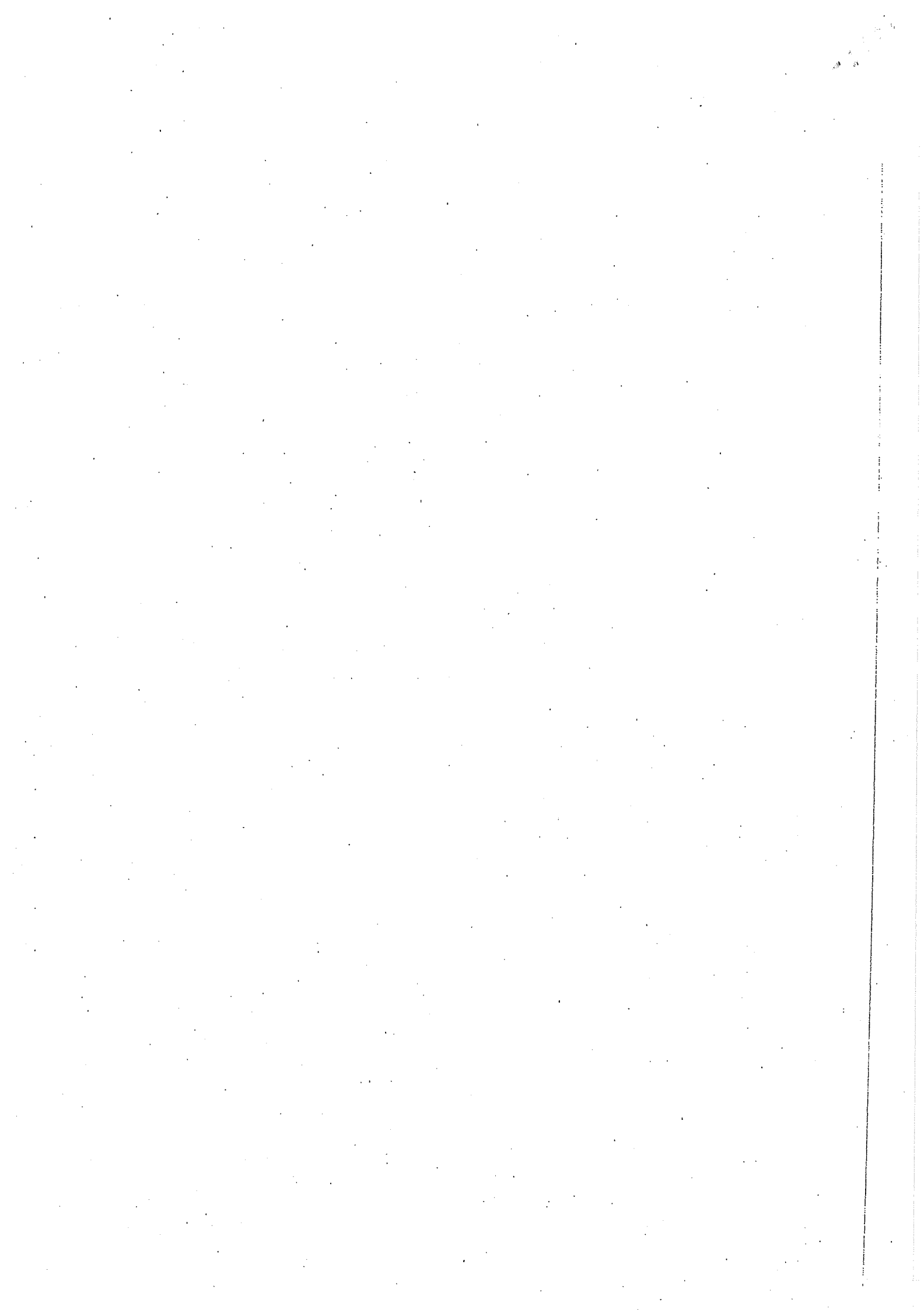
I / We agree to the outlined declaration

Signed

James Higginbotham

Date

03/12/2025



Appendix 2

Inaccuracies/ errors in planning Application 25/01405FULL – Proposed Car Park at Hides Field, adjacent to Countryside Education Trust (CET) Treehouse, Beaulieu.

Planning Development Control Committee - 16 December 2014 **Report Item 8**

Application No: 14/00415/LDCE Lawful Development Certificate Existing

Site: Hides Field & Events Field At Beaulieu Motor Museum, Beaulieu, SO42 7ZN

Proposal: Application for a Certificate of Lawful Development for Existing use of land for events and parking

Applicant: Mr Bowman, Beaulieu Enterprises Ltd

Case Officer: Katie Pearce

Parish: BEAULIEU

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Ward Councillor (Cllr P Vickers)

2. MEMBER COMMENTS

None received

3. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Hides Field:

- The development would not appear lawful in planning terms.
- There also appears to be conflicting evidence about whether its use over the number of days for alternative use has been met (28 day rule).
- The Parish Council cannot support the Hides Field application.

Events Fields:

- The Parish Council would recommend permission as there is good evidence to support that a breach has certainly occurred.
- Content to agree with the decision reached by the NFNPA's Officers.

4. CONSULTEES

No consultations required

5. REPRESENTATIONS

- 5.1 Request by Cllr P Vickers for application to be placed before Committee due to local interest.

5.2 14 letters of concern:

- Increased traffic volume and congestion on a stretch of road which is narrow with poor sight lines.
- The intensification of the use is incompatible with the locality.
- There is insufficient evidence to demonstrate that Hides Field has been used for the purposes of over flow car parking for more than 28 days a year. The main use is agriculture.
- The Rally Field, Yellow Field, Vineyards Field and Exhibitors Parking Field do not form a single planning unit.
- The 28 day rule has not been achieved in relation to the Events Fields.
- Excessive noise.
- Inappropriate use in a historic village.
- The granting of the certificate will make it easier for further future applications as it would rezone the land.
- Increase pollution.
- Increase congestion.
- Loss of privacy from the cars exiting Hides Field.
- Smells of fast food.
- Conditions relation to noise, hours of use and traffic movement should be imposed.

5.3 Three letters of support:

- The Countryside Education Trust has been associated with Beaulieu since 1972. We lived on the estate during my childhood and I cannot remember a time when the field was not used for overflow parking.
- I have lived in Palace Cottage since 2006 and I can confirm that since this date the Events Fields have been used regularly for events.
- I have lived in Beaulieu for 40 years. Hides Field and the Events Fields have been used for events for every year to the best of my knowledge.

5.4 Two further letters with comments:

- Request that careful thought is given to this application.

6. RELEVANT HISTORY

6.1 Application for a Certificate of Lawful Development for the Existing use of the access off B3054 for up to 36 days per annum (96897) Approved on 3 January 2012.

6.2 Use of land south of the vineyards for overflow car parking and

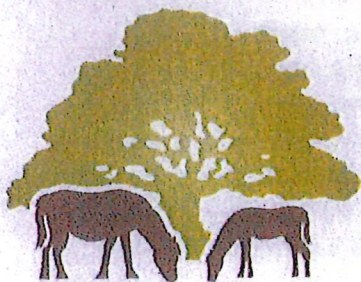
occasional rally use. Layout and landscaping of the Domus car park (NFR/15846/10) Approved on 13 April 1973.

7. ASSESSMENT

- 7.1 The application sites form part of the Beaulieu Estate and consists of two areas referred to in the supporting documentation as Hides Field and the Events Fields. Hides Field is located to the north of the National Motor Museum and comprises 12.3ha. The Events Fields are located to the east of the Motor Museum and the Beaulieu Palace and Abbey comprising 19.1ha. This application is a lawful development certificate for the existing use of land for parking (Hides Field) and events (the Events Fields) and has been submitted in response to concerns raised by a local resident in relation to the intensification of activity at the two sites.
- 7.2 Members will be aware that applications for Lawful Development Certificates (LDCs) are different from normal planning applications in that they enable anyone to apply to the Authority for a decision as to whether a specified existing use, operation, building or failure to comply with a planning condition or limitation, which has already been carried out on the land, is lawful for planning purposes. In this instance if the applicant can demonstrate that the land has been used for the holding of events and parking in excess of 10 years the Authority has to issue a certificate confirming that the use is lawful for planning purposes. The onus of proof in a LDC application is firmly on the applicant and the relevant test for the evidence is the "balance of probability", i.e. what the most likely course of events has been.
- 7.3 The relevant consideration therefore is whether on balance sufficiently precise evidence has been submitted to demonstrate the use of Hides Field and the Events Fields for parking and events for a continuous period of 10 years or more preceding the date of the application.
- 7.4 A number of representations have been received from local residents raising concerns in relation to noise, traffic, smells from food and loss of privacy. As this is an application for a certificate of lawfulness these are not material considerations. Similarly, it is not possible to attach planning conditions to a certificate.

Hides Field:

- 7.5 Hides Field is an agricultural field which is occasionally used as an overflow car park and for the holding of the annual caravan show. It has been agreed with the Beaulieu Estate in accordance with the evidence submitted that the activity which has occurred on this field over the last 10 years has not exceeded more than a total of 28 days per calendar year and as such this temporary use of the land is lawful by virtue of Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 1995.



**NEW FOREST
NATIONAL PARK**

New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
SO41 9ZG

Tel: 01590 646600
Fax: 01590 646666

Date: 25/11/2014

Lawful Development Certificate

Land known as Hides Field
Beaulieu Motor Museum, Palace Lane
Beaulieu
SO42 7ZN
14/00415

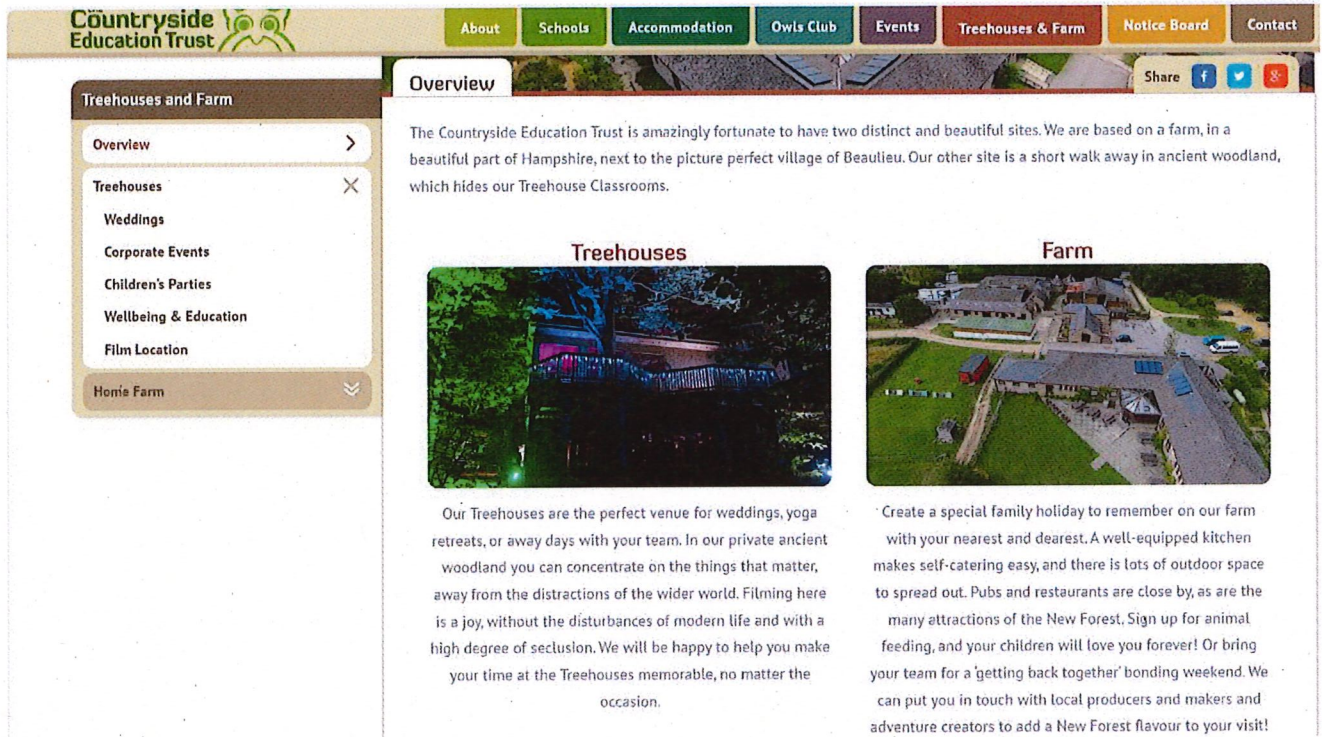


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Appendix 3

CET Website (8/1/26) screen-shot showing that the majority of Treehouse advertised activities are not educational, as the primary planning intent for the structure intended, eg: Weddings, Corporate Events, Children's Parties and Film Location



The screenshot displays the website for Countryside Education Trust. The top navigation bar includes links for About, Schools, Accommodation, Owls Club, Events, Treehouses & Farm, Notice Board, and Contact. The main content area is titled "Overview" and features a sidebar menu for "Treehouses and Farm" with options: Overview, Treehouses (expanded), Weddings, Corporate Events, Children's Parties, Wellbeing & Education, Film Location, and Home Farm. The main text describes the trust's two sites in Hampshire. Below this, there are two columns: "Treehouses" with a photo of a treehouse at night and text describing it as a venue for weddings, yoga, and team retreats; and "Farm" with a photo of a farm building and text describing it as a venue for family holidays, self-catering, and outdoor activities.

Countryside Education Trust

About Schools Accommodation Owls Club Events Treehouses & Farm Notice Board Contact

Share f t g

Treehouses and Farm

Overview >

Treehouses X

Weddings

Corporate Events

Children's Parties

Wellbeing & Education


Film Location

Home Farm >>

Overview

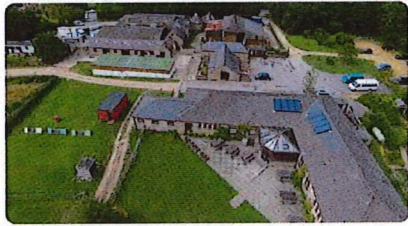
The Countryside Education Trust is amazingly fortunate to have two distinct and beautiful sites. We are based on a farm, in a beautiful part of Hampshire, next to the picture perfect village of Beaulieu. Our other site is a short walk away in ancient woodland, which hides our Treehouse Classrooms.

Treehouses



Our Treehouses are the perfect venue for weddings, yoga retreats, or away days with your team. In our private ancient woodland you can concentrate on the things that matter, away from the distractions of the wider world. Filming here is a joy, without the disturbances of modern life and with a high degree of seclusion. We will be happy to help you make your time at the Treehouses memorable, no matter the occasion.

Farm



Create a special family holiday to remember on our farm with your nearest and dearest. A well-equipped kitchen makes self-catering easy, and there is lots of outdoor space to spread out. Pubs and restaurants are close by, as are the many attractions of the New Forest. Sign up for animal feeding, and your children will love you forever! Or bring your team for a 'getting back together' bonding weekend. We can put you in touch with local producers and makers and adventure creators to add a New Forest flavour to your visit!