Application No: **25/01405FULL Full Application**

Site: Field West of Treehouse Study Centre, Hartford Wood, Beaulieu SO42 7YL

Proposal: Change of use to car park with access track, including surfacing, to serve Treehouse Study Centre

Applicant: Beaulieu Settled Estate

Case Officer: Julie Blake

Parish: Beaulieu Parish Council

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1. REASON FOR COMMITTEE CONSIDERATION

Called in by New Forest District Councillor

2. POLICIES

Principal Development Plan Policies

DP2 General development principles
SP6 The natural environment
SP7 Landscape character
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness
SP39 Local community facilities

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Recommends permission for the following reasons but would accept the decision reached by the National Park Authority's Officers under their delegated powers:

1. The proposal is not considered to have a detrimental effect on the character and visual appearance of the landscape, especially once the proposed trees screening the site have matured. The proposed site is in a field that has a Lawful Development Certificate for 28 days overflow car parking so parking in this area has already been established.

2. The impact on the ancient woods adjacent to the site is unlikely to be material as confirmed by the National Park Authority's Tree Officer who raised no objection to the proposal. The National Park Authority has confirmed that at the pre-application stage no other significant adverse ecological issues were raised.

3. The impact on neighbouring properties is considered to be modest as only one property has a distant view of the site which should be well screened over time and will have no lighting.

4. Beaulieu Parish Council recognises that the Countryside Education Trust, a well-respected local charity, is under considerable financial pressure following cuts in State educational funding which is necessitating a change in the way the Charity operates. To help the Charity to attract new sources of revenue to enable it to remain viable it is considered that this application for increased accessible car parking providing better accessibility to the site is justified to help secure its future.

5. Local residents' concern that the proposed new car park would result in an increase in non- educational events being run at the Tree House Study Centre has been fully taken into account. However, it is considered that, on balance, the Beaulieu Estate's assurance that these events will remain limited to the current permitted level offers reassurance that the proposed car parking will be used primarily to support the Trust's educational purposes.

   Suggested Condition:

   To safeguard the local ecology and reduce disturbance for neighbouring properties, no lighting on the site should be a condition of approval.

5. CONSULTEES

Landscape officer: Support.

Comments:

It is considered that the proposals do not harm the quality of the landscape character or natural beauty of the immediate and wider location and that the proposed intermittent use will not harm the tranquillity of the location.

Trees: No objections.

Comments:

The proposal will have little or no impact on the health and condition of the ancient trees.

Archaeology: No objections

Comments:

Due to the likely disturbance already caused by mineral extraction, there is likely minimal potential for surviving belowground archaeology.

Ecology: Support subject to conditions

Comments:

The proposal is unlikely to have significant effects on feature interests of the North Solent SSSI, the Solent and Southampton Water RAMSAR site, Solent and Southampton Water SPA, North Forest SPA, New Forest SAC and Sites of Importance for Nature Conservation (SINC) will not be harmed and groundwater resources are unlikely to be impacted. Supports the approach to Biodiversity Net Gain (BNG).

NatureSpace UK: No comments received.

Natural England: No objection.

Comments:

- The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
- The proposed development will not have likely significant effects on statutorily protected species.
- The proposed development will not have likely significant effects on statutorily protected sites.
- We recommend the size of the ancient woodland buffer zone should be calculated on a case-by-case basis.

6. REPRESENTATIONS

Councillor Poole: Referred application to NPA's Planning Committee due to concerns raised by local residents and considers this warrants a Committee decision.

19 objections received raising the following issues (summarised):

- Inappropriate change of use from agricultural use.
- Unproven need for additional parking.
- No consideration given to the use of less damaging alternative sites.
- Major urbanising development.
- No public consultation before submission of application.

- No discussion of alternative solutions such as a walking path.
- Use of the car park for additional commercial enterprises not related to educational activities.
- Setting a precedent for commercial expansion and intensification.
- Harm to residential amenity, dark skies and light pollution, impacts on ecology.
- Harm to residents' mental health and wellbeing.
- No obligation to provide parking.
- Recent legislation strengthens protection of National Parks.
- Car park is unnecessary and disproportionate in size.
- Already adequate parking for less able patrons, others could easily walk.
- The Levelling Up and Regeneration Act 2023 impose a duty on the Planning Authority to ‘seek to further’ conserving and enhancing the natural beauty of the area of outstanding natural beauty.
- Parish meeting did not discuss planning policy only the financial advantages to the study centre.
- The National Park's first purpose would be breached.
- Unproven business need for more parking facilities.
- Insufficient capacity at the Treehouse to increase commercial activity.
- The car park will not save the CET, If the study centre fails it will revert back to the Beaulieu Estate leaving it with a third large unrestricted event venue in ancient woodland.
- Not used solely for the Treehouse Study Centre and no way of enforcing this.
- Not solely for school use.
- Intensification of wedding events unrelated to charitable work.
- Current 17 spaces is adequate according to application 07/91713, they have not been needed.
- Spaces should be designated as disabled if it for accessibility requirement.
- 40 new spaces are only needed for large scale events.
- Expansion of car park goes against their green credentials
- The study centre has operated with its current arrangement for over 25 years and the underlying activities have not changed.
- Continuous development on agricultural land causing permanent harm.
- Application is made by a separate organisation.
- Not in keeping and contrary to Policies SP3 (Major development in the National Park), SP5(Nature conservation sites of international Importance), SP7 (Landscape Character) SP15 (Tranquillity), SP17 (Local Distinctiveness), SP46 (Sustainable tourist development) of the Local Plan 2016 – 2036.
- The car park is a major development with no exceptional circumstances or public interest in a car park of this size.
- Existing Treehouse permission has conditions concerning parking provisions to prevent ‘creep’ in the area.
- If permitted, the proposal ignores guarantees not to increase development of the Treehouse site and restrictions regarding operating in darkness.

- The following conditions must be applied:
- Parking in association with the Treehouse only
- Car park not to be used by the Beaulieu Estate or Motor Museum for event days.
- Car park not to be used for commercial activity e.g. Parking, operating fast food wagons, provision of temporary toilet facilities.
- No lighting and no night-time car park movements.
- No overnight parking.

- In breach of condition 7 of application 07/91713.
- Erosion of landscape character, no conservation or enhancement of the character of the landscape.
- Increased visitors and visitor activity would have adverse impacts.
- CET has no legal interest in the land, does not own it nor has any interest by way of lease or licence.
- Site is bound by Ancient Woodland.
- Light pollution, increased traffic and noise would affect neighbour amenity.
- Lighting will affect Bats and dark skies of the National Park.
- Increase in litter.
- Proposed BNG and its new planting will greatly reduce the open aspect of Hides Field.
- Land contamination caused by oil spillage and other vehicle residue is inevitable.
- Additional car parking encourages car dependency and undermines efforts to reduce emissions in line with the Climate Change Act 2008.
- Transport could be provided by the CET minibus.
- Beaulieu Estate have tried to introduce non-agricultural and non-forestry operations on Hides Field with other enterprises in operation without planning permission. The land known as ‘Event fields’ operates non-agricultural use on this land for 90 days per year. Planning breaches in the near vicinity are clear and have increased commercial activity

14 representations in support (summarised):

- The proposal is not about convenience, but about inclusion, opportunity and sustainability.
- New car park keeps an elegant separation between the woodland area and treehouse site, enhancing the woodland setting.
- Treehouse is an amazing facility built with public money and their usage is restricted by difficult and narrow access.
- The proposal enhances access, safety, and inclusivity while supporting the Trust's important work.
- Current parking facilities are inadequate, unsuitable and dangerous on a road that serves commercial and residential properties.
- Better access will help the survival of a charitable organisation and venue.
- There is a need to support countryside education and remove physical barriers excluding those with physical disabilities.

- Lack of access restricts education events.
- CET providing excellent education for schools and the local community in all aspects of conservation and biodiversity.
- Parking already has permission.
- Car park would be well screened in a discrete area causing no impact on neighbours.
- New car park will divert traffic away from the single track serving neighbouring properties.
- Biodiversity Net Gain target is met.
- No negative environmental impacts.
- Currently has inadequate access, as a result, many are unable to attend at all, meaning they are excluded.
- Access to nature, significantly improves metal health and wellbeing which is vital.
- Better access to the treehouse would also safeguard the future of the charity.
- Will not cause any noise, harm or disruption to the immediate area.
- Proposal delivers one of the purposes of the National Park: to promote opportunities for the public to enjoy and understand the special qualities of the parks.

7. RELEVANT HISTORY

Application for a Certificate of Lawful Development for Existing use of land for events and parking (14/00415) – certificate issued (lawful) on 16 December 2014

Tree House Study Centre; demolish existing (07/91713) approved on 23 August 2007

8. ASSESSMENT

Application Site

8.1 The application site is land within the Beaulieu Estate and National Motor Museum, situated to the north of the main attraction. The Treehouse Study Centre is accessed through the main entrance of the museum, through the route towards the museum parking areas and continuing along to a private gravelled track which provide vehicular access to several residential dwellings. The site comprises a grass field currently used as overflow parking for events. The wider site known as Hides Field is used for camping on an occasional basis. Centrally within Hides Field is a gravel extraction pit and the wider surroundings comprise of woodland, some of which are ancient trees forming the boundary on the eastern edge of the site. There is an existing pedestrian footpath from the fields, through the ancient woodland directly adjacent and leading to the Treehouse Study Centre.

Proposed Development

8.2 The proposal is for a change of use to permanent car park with access track, including surfacing, to serve the Countryside Education Trust Treehouse Study Centre.

8.3 The application site includes the proposal and an area dedicated to planting to provide onsite biodiversity net gain (BNG). The car park, new access track and extended footprint alone would be around 1562sqm (0.15 Hectares) comprising of permeable gravel surfacing. The area that would accommodate 46 unmarked vehicle spaces alone would be around 996sqm.

8.4 The site is adjacent to a private road west of the Treehouse Study Centre and a new section of footpath would join an existing footpath which already runs through Goswell Coppice which forms an ancient tree lined boundary on the eastern side of the site exiting immediately adjacent to the study centre. The change of use would only affect the site area as outlined leaving the remainder of Hides Field as grassland used in connection with an agricultural use.

8.5 The route of the new vehicle access would join an existing gravelled route surrounding one of the museum overflow carparking areas and an estate works compound, finally joining a tarmac road linking the wider site to the main route through to the motor museum parking areas and eventually the main entrance onto the B3056.

8.6 The purpose of the car park is to provide safe and accessible off-road car parking, together with minibus and coach access and turning for school visits suitable for year-round use. The car park would be used in association with the Treehouse Study Centre only and would increase the number of parking spaces from 17 existing spaces within the separate site of the Treehouse.

8.7 The application site would provide the only alternative land for additional parking as the study centre itself is surrounded by dense woodland.

Consideration

8.8 The key considerations are the principle of the proposed development; the impact of the proposal on the character and visual appearance of the landscape, trees, ecology and biodiversity; the impact on amenities of the nearby dwellings; and highway/ traffic considerations.

8.9 By way of background under application 2014/00415/LDCE, the wider site known as Hides Field as outlined on the map which accompanied the certificate, benefits from a lawfulness certificate granting the use of the land for the parking of cars and any other purpose permitted by virtue of Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995. The location plan that accompanied planning application 07/91713 indicates that area of the land subject to this application was a former gravel pit that has since

been restored to its current grassland. This application is a standalone proposal, the site as outlined does not seek to change the use of Hides Field in its entirety.

Principle of Development

8.10 Linked to the delivery of the Authority's statutory duty to foster the socio-economic well-being of communities within the National Park, Local Plan Policy SP39 sets out that the Authority will support the retention of existing community facilities and prevent their loss or redevelopment where they contribute to the sustainability of local communities. It further sets out that the Authority will support the development of essential community facilities where the proposal is of clear and direct benefit to the local village or rural community; the scale of the proposed facility is proportionate to local areas; and they are accessible to the local communities they serve. The proposal is not a new facility as such but is proposed in connection with an existing facility. The Treehouse Study Centre provides education for schools and a wide range of local community groups in all aspects of conservation and biodiversity and provides event facilities to a wide range of users in all demographic profiles. It is a facility that promotes opportunities for the public to enjoy and understand the special qualities of the National Park in line with the second statutory National Park purpose. The current parking provisions and accessibility arrangements are unsuitable and can act as a barrier, excluding those with physical disabilities. Although there is no obligation for the applicants to provide car parking facilities, this is considered to be a reasonable requirement for the facility to support its users. The proposal seeks to improve the facilities to offer better, safer and closer alternatives to all users within the local community. In this respect, it would accord with the aims of Policy SP39 and the principle of development is considered acceptable subject to the other policy considerations set out below.

Impact on the Landscape

8.11 Paragraph 189 of the National Planning Policy Framework (NPPF, 2024) sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The application is not considered to be 'major development' and therefore the tests set out in paragraph 190 of the NPPF (2024) and the policy requirements of Policy SP3 in the adopted Local Plan are not engaged.

8.12 The proposal is a site located sensitively within its landscape. General characteristics of the Hides Field Landscape comprise of grassland which gently sloping on the south-east side towards the

proposed site. Land levels continue to gently slope towards land on the north-east side between the gravel extraction site which is at the highest point of Hides Field and towards two dwellings known as Hides Close Cottage and Hides Close. The car park would be sited on level ground at the lowest point of Hides Field, and lower than an existing bank surrounding the estate works compound. There is an established tree line boundary on its eastern side and the car park would be predominantly remain accessed through an international tourist attraction. Being in close proximity to the tourist attraction, adjacent to a well-used road and the study centre development, the site is not visually intrusive and the use would be appropriate with its landscape setting. There is no wider landscape impact on the New Forest National Park given the site's location.

8.13 In terms of materials, gravel sourced from the extraction pit to the north of the site would be used and would not require material to be brought onto the site from unknown sources, which is a particularly sustainable approach. Permeable gravel would not increase the risk of flooding and is an appropriate material in a rural setting. The expanse of the permeable gravelled surface would not result in a major urbanising development, and it should also be noted that, being constructed on the site of the former gravel pit, the car park could be restored again to grassland again if no longer required. To enhance the landscape and to achieve biodiversity net gain, the proposals include the planting of perimeter hedgerows along the north-west side of the car park. Planting would comprise a mix of native species (Beech, Hawthorn, Holly, Blackthorn and Hornbeam). The proposal does not include fencing, lighting or signage of any description therefore the landscape would not be detrimentally affected by artificial light sources or unnecessary structural clutter. There is no objection from the Authority's Landscape Officer.

8.14 Overall, subject to conditions, it is concluded that the proposal would accord with Policies SP7 (Landscape Character) and SP15 (Tranquillity) and accords with paragraph 189 of the NPPF.

Impact on Trees

8.15 The Authority’s Tree Officer has noted that there are no Tree Preservation Orders affecting this site. It is considered that the gravel car parking area will have little or no impact on the health and condition of the ancient trees in this part of Goswell Coppice. It was agreed at the pre application site meeting that a 6m exclusion zone from the woodland edge would be acceptable. At this distance, the car park is now proposed at a lower land level then initially presented. There are no changes to existing footpath through Goswell Coppice, thus protecting the trees within the existing Ancient Semi-Natural Woodland and their root systems. There is no objection from the Tree Officer.

Impact on Ecology

8.16 The proposal triggers statutory BNG requirements. Initial BNG metric calculations indicate that site enhancements and mitigation would

exceed the minimum 10% gain required and this provision would be subject to future monitoring. This would be secured through conditions and an appropriate mechanism.

8.17 In relation to impacts on designated sites (SPA, SAC, Ramsar and SSSI), the Authority's Ecologist is satisfied that will be no detrimental impacts. In respect of locally designated sites, the Ecologist is minded that the Site of Interest for Nature Conservation (SINC) will not be harmed and that proposals for habitat enhancement will offer some potential enhancement of habitats on its edge.

8.18 In relation to impacts on protected species, the field has been used for grass cutting. The Preliminary Ecology Report concludes that the proposal will be capable of achieving BNG, the application site provides no habitat for roosting bats, and the main car park site has poor habitat for feeding bats and no habitat for nesting birds and there is no evidence of badger sets. The 6m buffer zone between the site and the woodland strip will be managed to conserve and extend the narrow strip of more species rich grassland found along this woodland edge and manage the woodland edge scrub to maintain is ecological value. The report makes no recommendations or further mitigation or enhancements to the site than are already proposed for BNG purposes, however, having regard to the advice of the Authority's Ecologist, there is potential for the Authority to seek enhancements as required by Policy SP6. The Ecologist has no objection subject to securing addressing ancient woodland standing advice in any decision and securing details of a Construction Environment Management Plan to ensure construction activities avoid impacts and plan for control of unforeseen events e.g. liquid/dust pollution; reptile good practice avoidance methods and enhancement being secured via a suitable condition; and advice being obtained from NatureSpace UK and great crested newt avoidance measures being secured prior to decision.

Impact on Heritage Assets

8.19 The Authority’s Archaeologist has noted that historic mapping shows that the area of the proposed development is likely to have been subjected to mineral extraction. Due to the likely disturbance already caused by this, there is likely minimal potential for surviving belowground archaeology. Any encountered remains would likely be of limited significance, such as not to require the imposition of an archaeological condition. The proposal would comply with Policy SP16.

Impact on Neighbour Amenity

8.20 As summarised in section 6 above, objections concerning neighbour impact have been received. From the nearest points of the rear boundaries of neighbouring properties, Hides Close Cottage is around 324m away from the surfaced car park area and 240m from the planting boundary; Hides Close would be 250m away from the surfaced spaces and around 170m from the planting area. Oldways House is one of two nearest neighbours with around 85m between the property and the site, however, this dwelling has the estate works compound, an existing bank

and a high tree screening it from the proposal. Vineyards Cottage would be around 60m with comparable screening and visibility with Oldways. At these distances, with current screening provisions and subject to conditions, the proposal would not have a significant adverse impact on neighbour amenity in accordance with Policy DP2. Suggested conditions have been reviewed in light of the relevant tests contained within the NPPF.

8.22 Whilst the car park would raise the level of activity and some instances of noise beyond its current 28 day use, no lighting is proposed, and the lighting of vehicles at night time would be a significant distance away from the dwellings. The applicant has also put forward a car park management plan in relation to the use and management of the car park. Subject to this and appropriate conditions, it is considered that the levels of additional activity and associated impacts are unlikely to be so significant as to merit the refusal of the scheme. The adopted local planning policies for the New Forest National Park recognise the need to support facilities that benefit local communities in and around the New Forest National Park, in line with the second statutory Park purpose.

Highway/ Transport Considerations

8.23 The site is well away from a main road and some existing access arrangements will be utilised. The car park will be used in conjunction with treehouse events and activities. The new access joining the existing route would divert traffic away from the private road used by residents for their own vehicle access to their dwellings and for deliveries to these dwellings as well as to the study centre. The creation of a new car park removes the potential for overspill parking along the roadside and potential off-road parking that has a damaging effect on the root system of the ancient trees and on the verges along the roadside when the layby is full. Overall, unacceptable highway impacts are not anticipated as the proposal relates to the existing tree house facility. A condition would be imposed limiting the use of the car park to events and activities associated with the study centre. As set out above, a car park management plan has been received [This was requested in relation to the original Green Transport Policy Statement from 2007 and has provided additional information and clarifications].

Conclusion

8.24 The site already benefits from a lawful development certificate permitting car parking on the wider site known as Hides Fields for 28 days of the year for use by the Beaulieu Estate. The current parking facilities are inadequate and the provision of this designated and permanent car park, to be used in connection with the Treehouse Study Centre, would allow a safe and all-inclusive means of drop off and parking away from the roadside and would be of benefit to this community and educational facility. The proposal would meet biodiversity net gain requirements and subject to conditions, would comply with Policies DP2, DP18, SP6, SP7, SP15, SP16, SP17 and SP39 of the adopted local plan and the NPPF.

9. RECOMMENDATION

Subject to no adverse comments from NatureSpace UK and the prior completion of a legal agreement to secure the BNG monitoring fee or the prior completion of a conservation covenant, the Interim Head of Planning and Place be authorised to grant planning permission subject to conditions, including any additional conditions requested by the consultee.

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with the following drawings and documents: PA23-135:01 Rev K, DR1, DR2, DR3, Car Park Management Plan (dated February 2026).

   No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

   Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. The surface materials to be used in the development shall be as those set out on Drawing PA23-135:01 Rev K. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

   Reason: To ensure an acceptable appearance of the development in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

   The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

   Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park

Local Plan 2016- 2036 (August 2019).

5. No development shall take place until a construction management plan, informed by ecological professionals, has been submitted to and approved in writing by the National Park Authority. The plan shall include:
• details of a compound to be provided for the storage of materials,
machinery, waste materials and spoil
• details of the disposal of any spoil from the site
• measures that will be implemented to avoid or mitigate constructional impacts and a plan for the control of unforseen events such as dust and liquid pollution on the adjacent SSSI during the construction phase.

All materials, machinery, waste materials and spoil shall be stored within the approved compound.

Development shall take place in accordance with the approved plan.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan shall be formed to the site.

Reason: In the interests of the protection of the Ancient Trees which runs along the east of the site and highway safety and to comply with Policies SP6 and SP55 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

7. The Biodiversity Gain Plan, to be submitted and agreed in writing by the New Forest National Park Authority in accordance with paragraphs 13 and 14 of Part 2 of Schedule 7A of the Town and Country Planning Act 1990, shall be prepared broadly in accordance with the BNG Metric and draft BNG Plan, dated 28 November 2025, prepared by Jonathan Cox.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

9. No development shall take place until details of avoidance and enhancements measures associated with reptile good practice are submitted to and agreed to by the Authority. The specified measures shall be implemented and retained at the site in perpetuity.

   Reason: In the interests of ecology and in accordance with Policy SP6 of the New Forest National Park Local Plan 2016- 2036 (August2019).

10. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

    Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

11. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

12. No parking shall take place on the site in connection with any other events or activities other than those held in connection with the Treehouse Study Centre.

    Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

Informative(s):

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

   If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

   Stop all works immediately and leave the area
   Inform an ecologist immediately who will provide further guidance / instructions
   Do not try to handle or rescue a great crested newt
   Do not resume construction works until advised it is safe to do so by an ecologist

   It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence

(EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at https://naturespaceuk.com/.

3. In considering this application it has been noted that protected trees are within close proximity of the proposed development. You are therefore advised to contact the Authority's Tree Team on 01590 646620 for further advice as legal proceedings can be pursued if unauthorised works to protected trees (including root damage) occur.

4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

   (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
   (b) the planning authority has approved the plan.

   The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the New Forest National Park Authority.

   There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

   Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

New Forest National Park Authority
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Tel: 01590 646600 Fax: 01590 646666

Date: 05/03/2026

Ref: 25/01405FULL

Scale: 1:1250

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NEW FOREST NATIONAL PARK

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