

PLANNING COMMITTEE - WEDNESDAY, 12TH MARCH 2025

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications** (Pages 3 - 152)

6. **Committee Updates** (Pages 153 - 156)

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Planning Committee

12 March 2025



Planning Committee 12 March 2025 Applications Presentations



**Planning Committee
App No 24/10199**
Calmore Croft Farm,
Salisbury Road
Calmore, SO40 2RQ
Schedule 3a

3 3a 24/10199

**Planning Committee
App No 24/10837**
Land adj. To the Wheelwrights Post
Salisbury Road, Burgate
Fordingbridge
SP6 1LX
Schedule 3b

27 3b 24/10837

**Planning Committee
App No 24/10656**
Land rear of Waltons Avenue,
Holbury
Fawley, SO45 2LU
Schedule 3c

45 3c 24/10656

**Planning Committee
App No 25/10039**
Woodbury,
2 Viney Road
Lymington, SO41 8FF
Schedule 3d

66 3d 25/10039

**Planning Committee
App No 24/11008**
Threeways Cottage,
Rockbourne
SP6 3NL
Schedule 3e

69 3e 24/11008

**Planning Committee
App No 25/10058**
Walcot House
Blackfield Road
Fawley
Schedule 3f

89 3f 25/10058

**Planning Committee
App No 24/10919**
41 - 43, Manor Road
Ringwood
BH24 1RB
Schedule 3g

105 3g 24/10919

**Planning Committee
App No 24/11007**
Vicarage Moor Cottage,
The Common
South End
Damerham
Schedule 3h

119 3h 24/11007

**Planning Committee
App No TPO/0008/24**
6 Albert Road,
New Milton
BH25 6SP
Schedule 3i

133 3i TPO/0008/24

Planning Committee

App No 24/10199

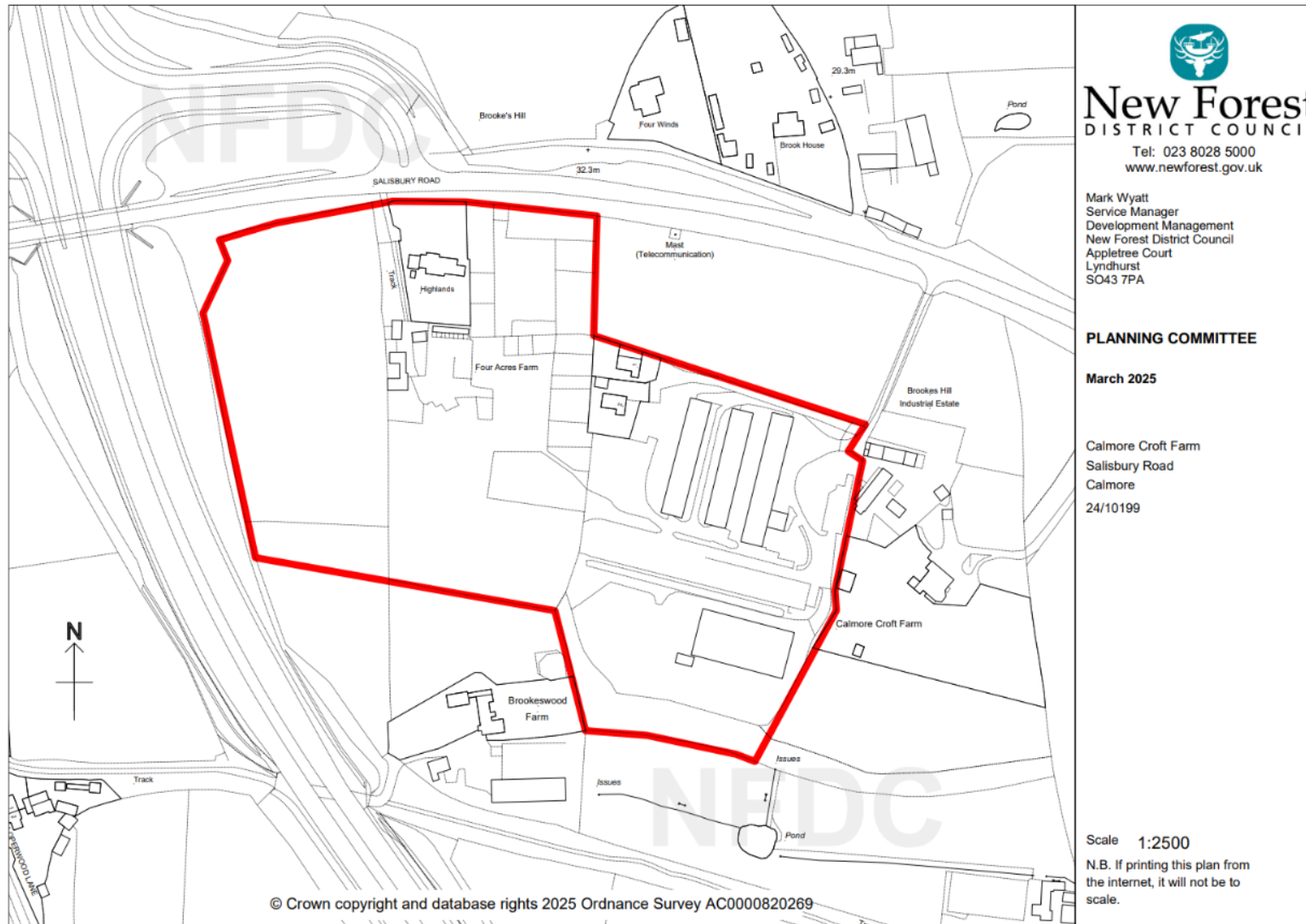
Calmore Croft Farm,

Salisbury Road

Calmore, SO40 2RQ

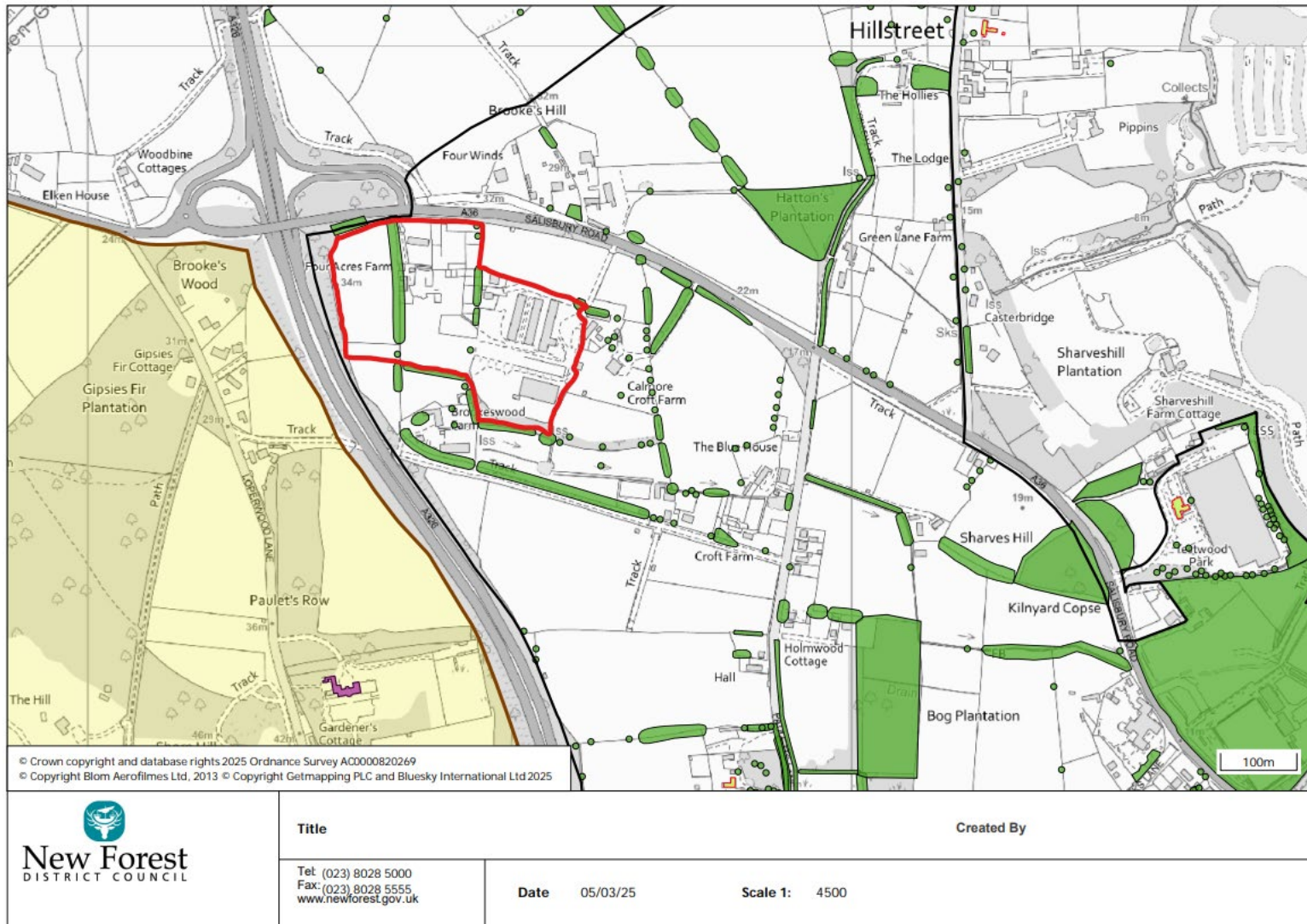
Schedule 3a

Red Line Plan



9

Local context



7

Aerial photograph



8

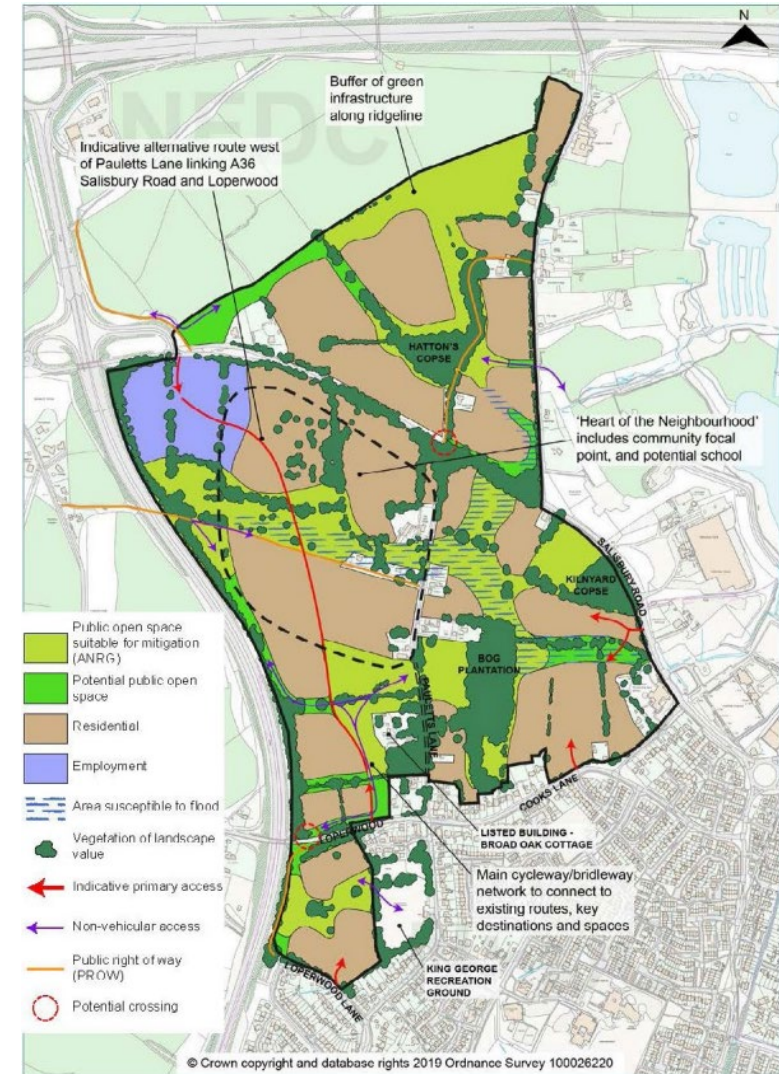
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LP policy SS1 Concept Masterplan

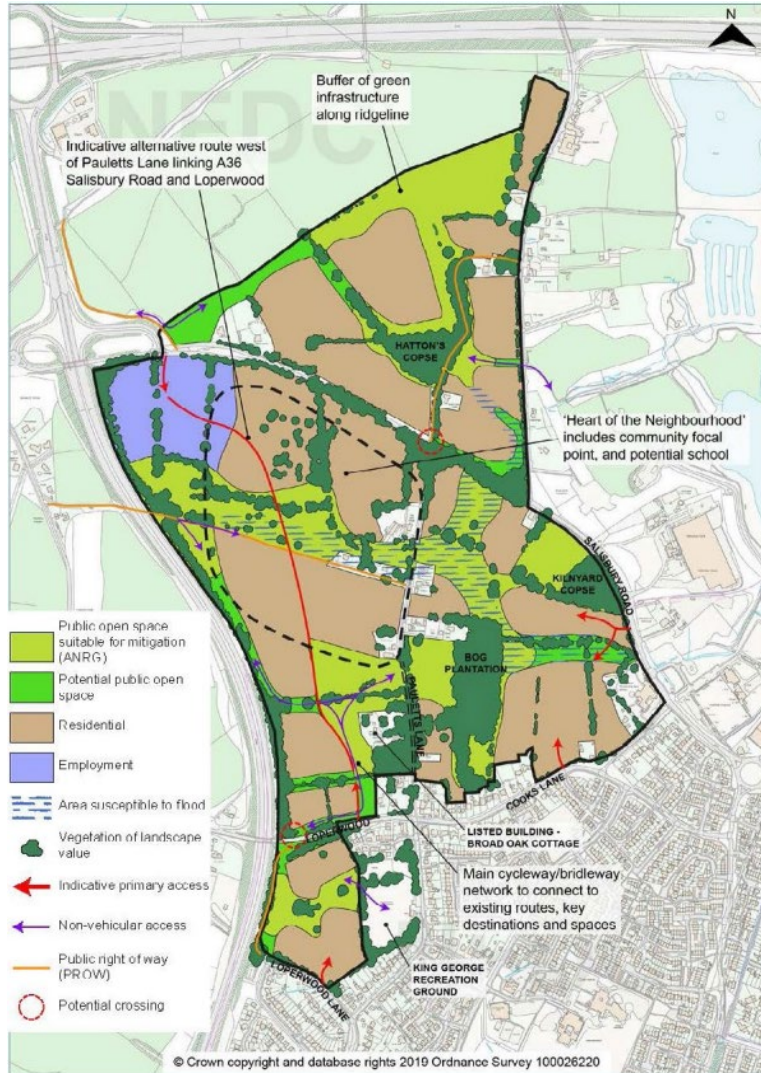
Strategic Site 1: Land to the north of Totton

i. Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:

- At least 1,000 homes, dependent on the form, size and mix of housing provided
- A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses
- A community focal point in a prominent location including ground floor premises suitable for community use
- Contributions to educational provision to include two hectares of land to be reserved for a primary school
- On-site provision of formal public open space



Site in relation to LP policy SS1 Concept Masterplan



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Site Photographs 1. Salisbury Road



11



Site Photographs 2. Salisbury Road



12



Site Photographs 3



Site Photographs 4. Internal east



14

12

3a 24/10199

Site Photographs 5. Internal west



15



13

3a 24/10199

Site Photographs 6. Bridleway



14

3a 24/10199



Proposed Scheme

Outline application proposing use of land for up to 22,000sqm floorspace of employment development:

- B2 General Industrial &
- B8 Storage and Distribution

Detailed proposals for:

- Access from Salisbury Road

Matters reserved for future application:

- Appearance- The detailed architecture of the buildings
- Landscape - detailed design and species
- Layout – the detailed arrangement of the buildings and routes across the site
- Scale – the height, width and length of the buildings

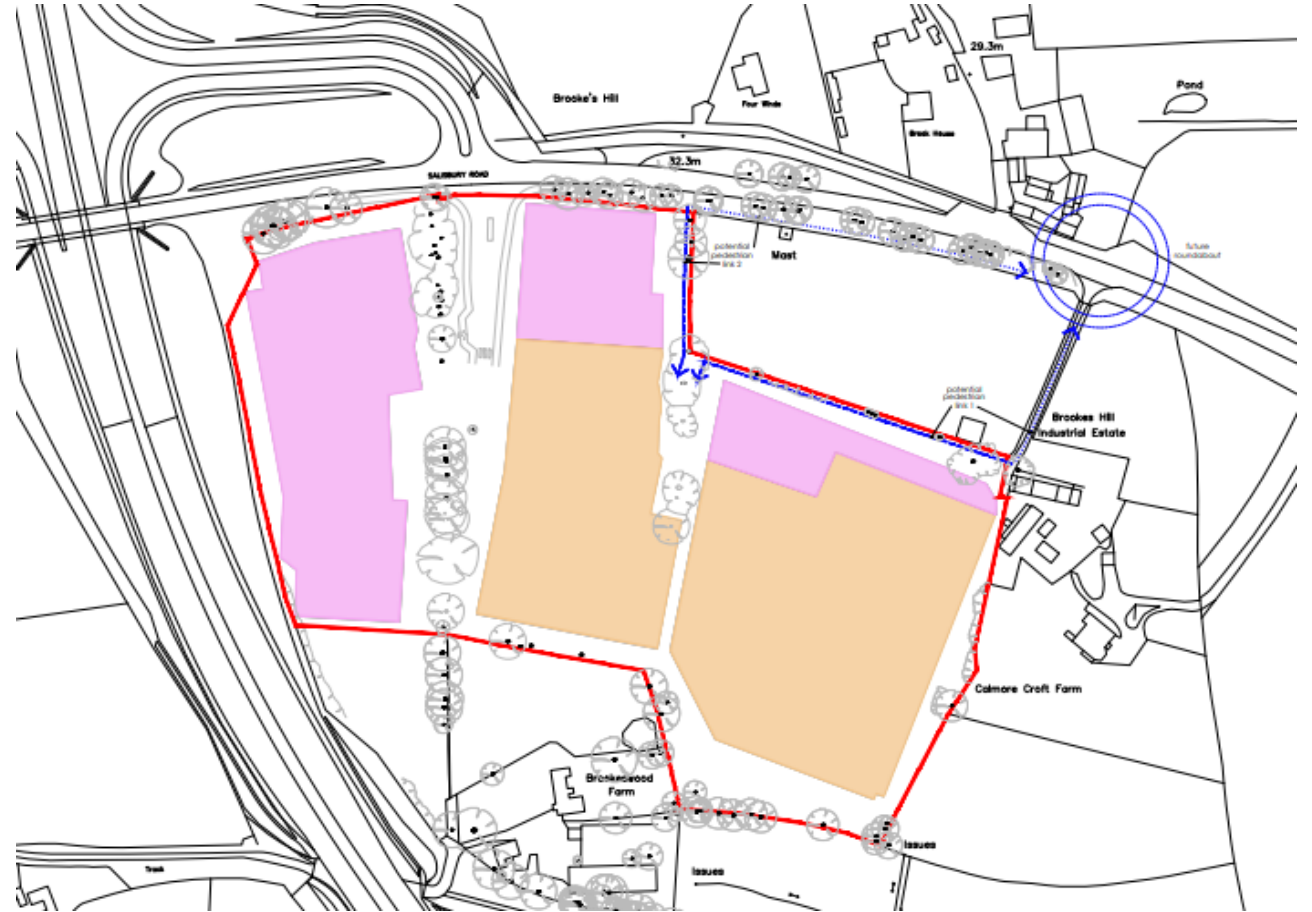
17

Proposed Scheme Plan



18

16



3a 24/10199

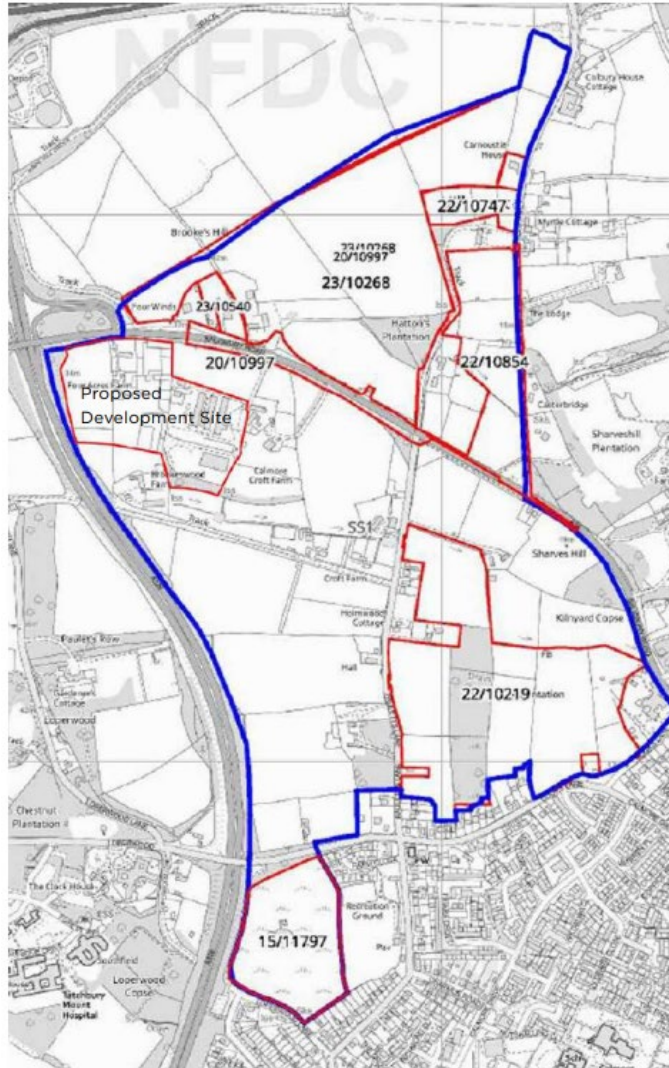


SS1 Housing delivery

Salisbury Road – 267
Hill Street – 69
Cooks Lane – 198
Loperwood – 80

Total - 614

19

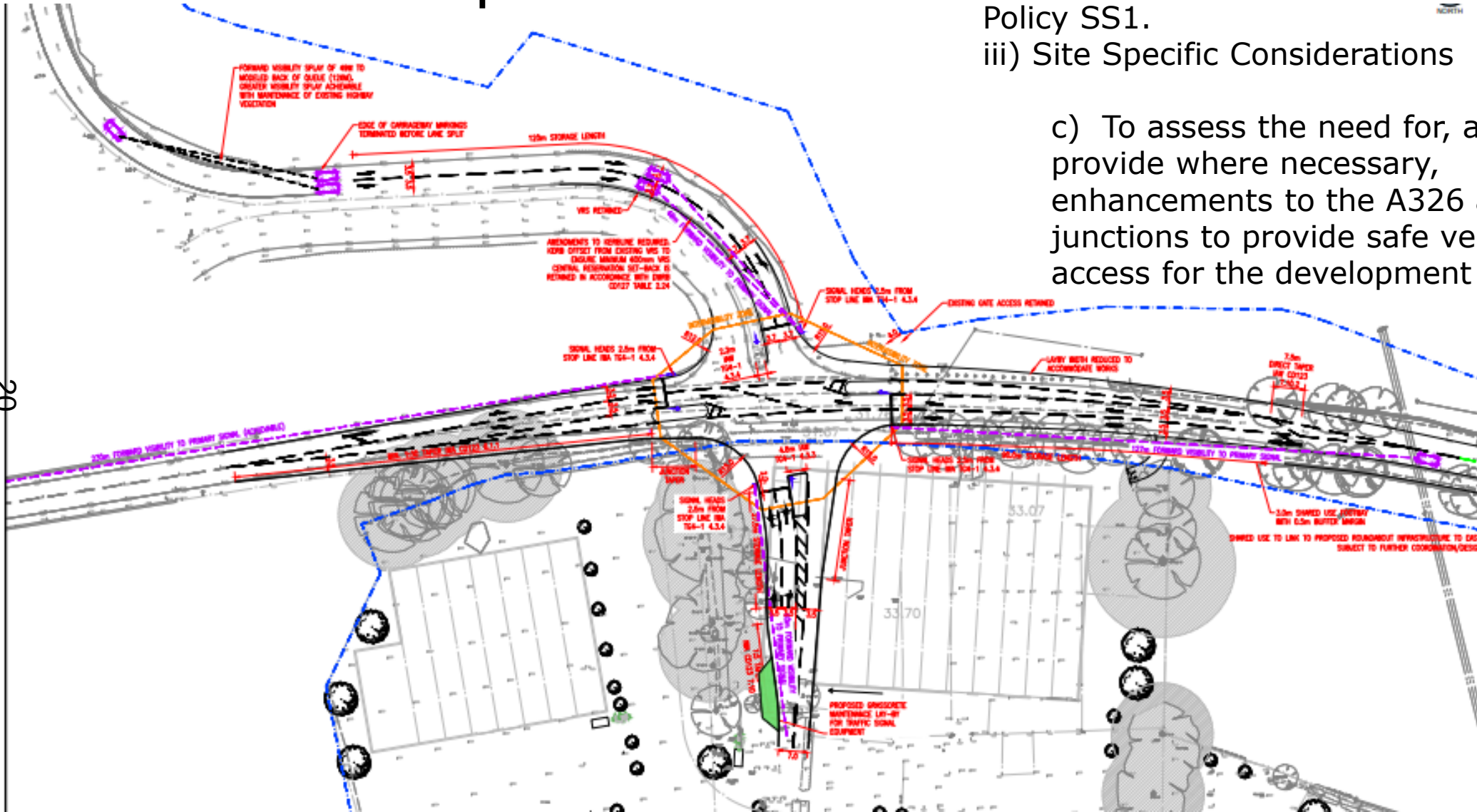


Detailed Proposal: Access

Policy SS1.

iii) Site Specific Considerations

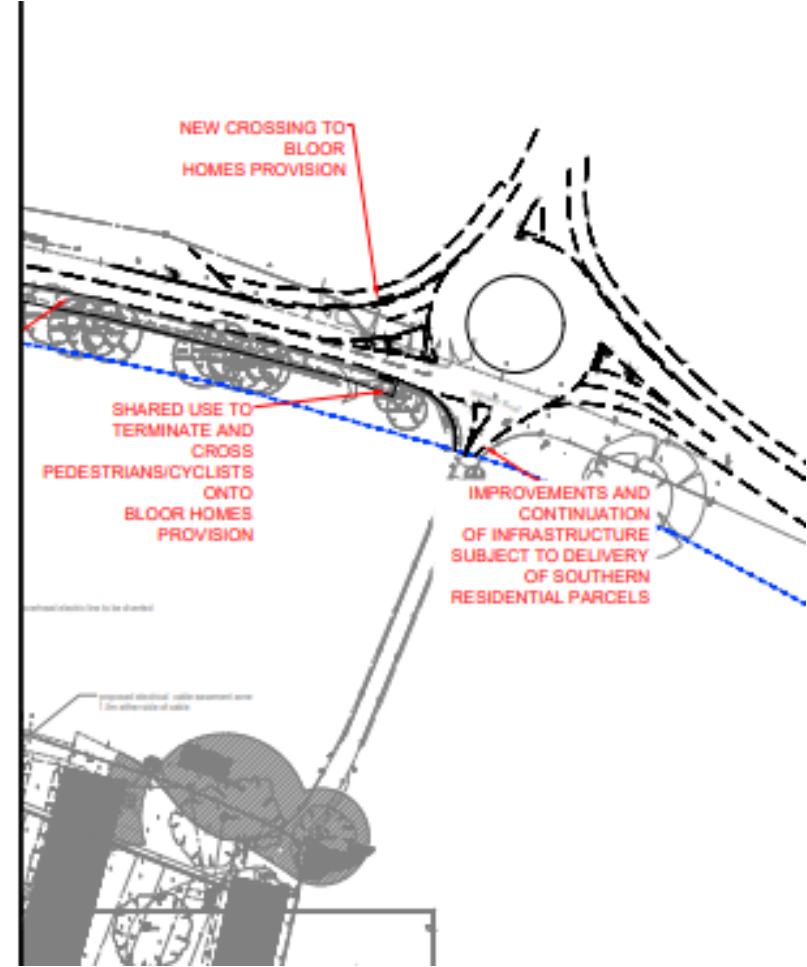
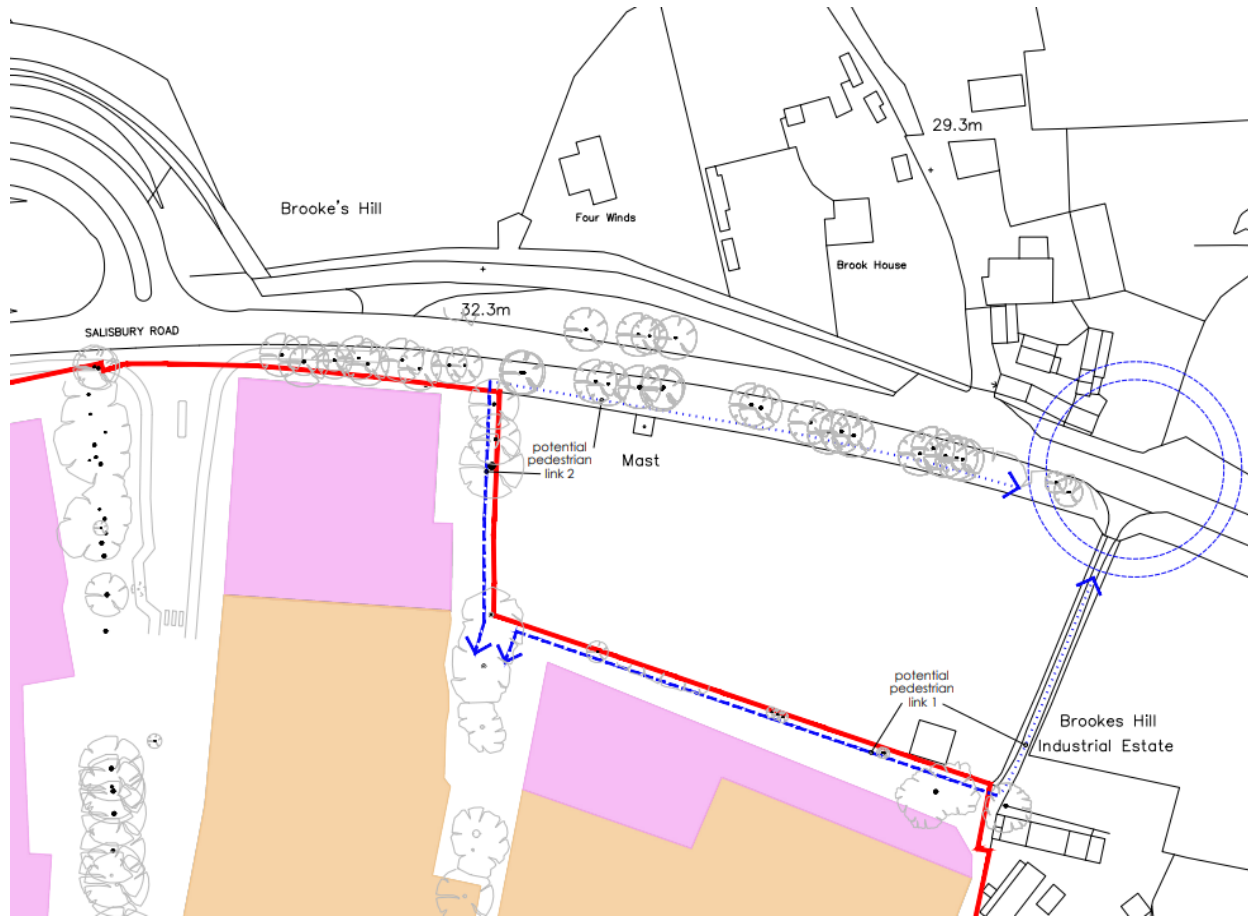
c) To assess the need for, and to provide where necessary, enhancements to the A326 and A36 junctions to provide safe vehicular access for the development



20

Non-vehicular access

21



Proposed developable areas. 1

22



Landscape Strategy



Landscape framework

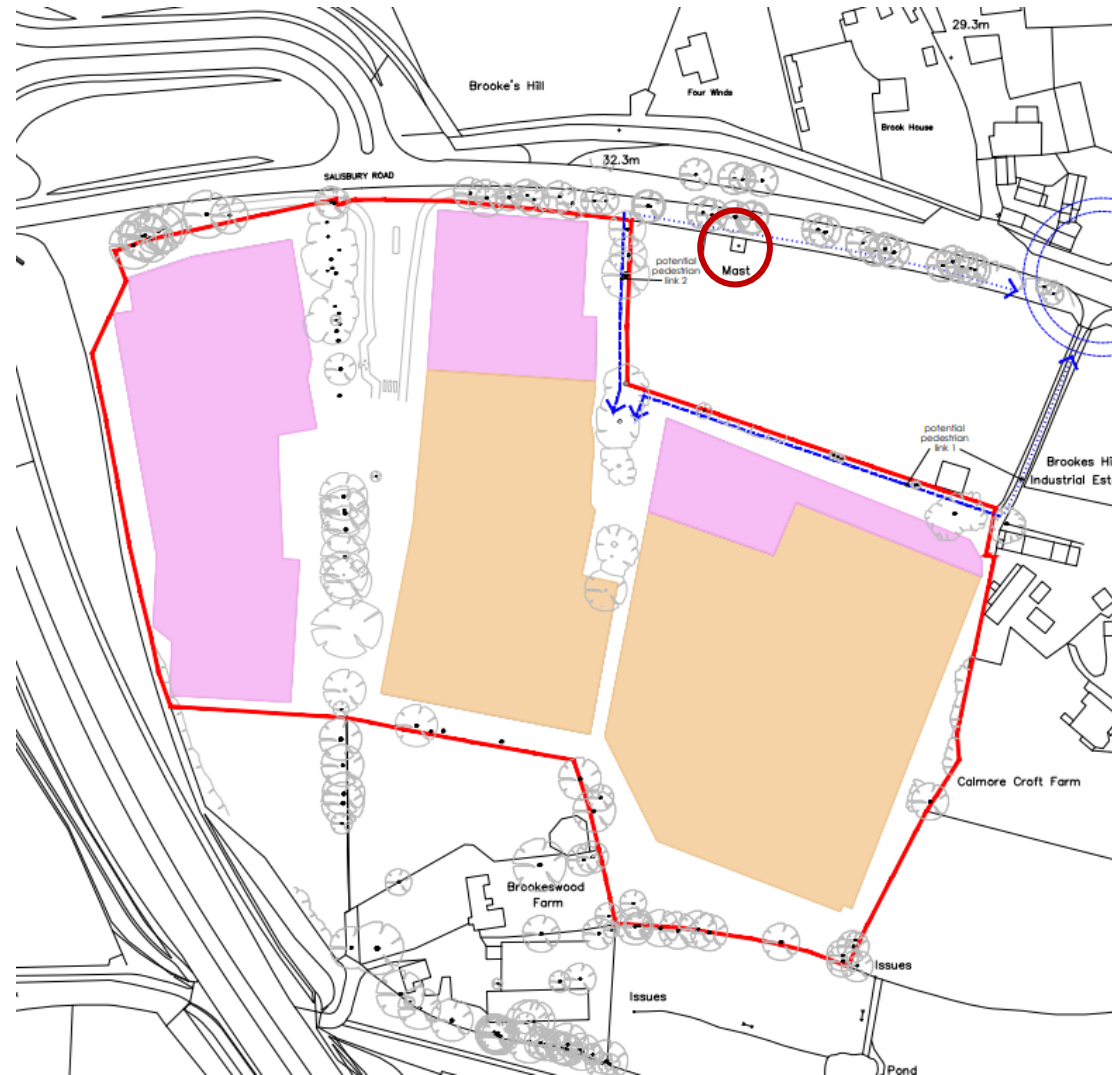
Proposed developable areas. 2. Trees



23



Proposed developable areas. 3. Heights



24



Summary

- Outline application proposing up-to 22,000sqm of employment development, with defined developable areas and maximum building heights
- Detailed proposals for Access from Salisbury Road
- The appearance of the scheme, its detailed landscape design, detailed layout and scale are reserved for future applications

25



Conclusion

- Development is in accordance with New Forest Local Plan
- The scheme will preserve highway safety and deliver infrastructure enhancements required by policy SS1
- The scheme has economic, environmental and social benefits delivering a sustainable development
- There are no other material considerations or significant impacts that demonstrably outweigh the benefits

26



Recommendation

- Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION**
- Subject to Completion of a S.106 agreement to secure:
 - Highway infrastructure
 - Travel Plan and financial bond
 - Biodiversity Net Gain monitoring contribution
- Conditions as set out in the report

End of 3a 24/10199 presentation



New Forest
DISTRICT COUNCIL

28



Planning Committee

App No 24/10837

Land adj. To the Wheelwrights Post

Salisbury Road, Burgate

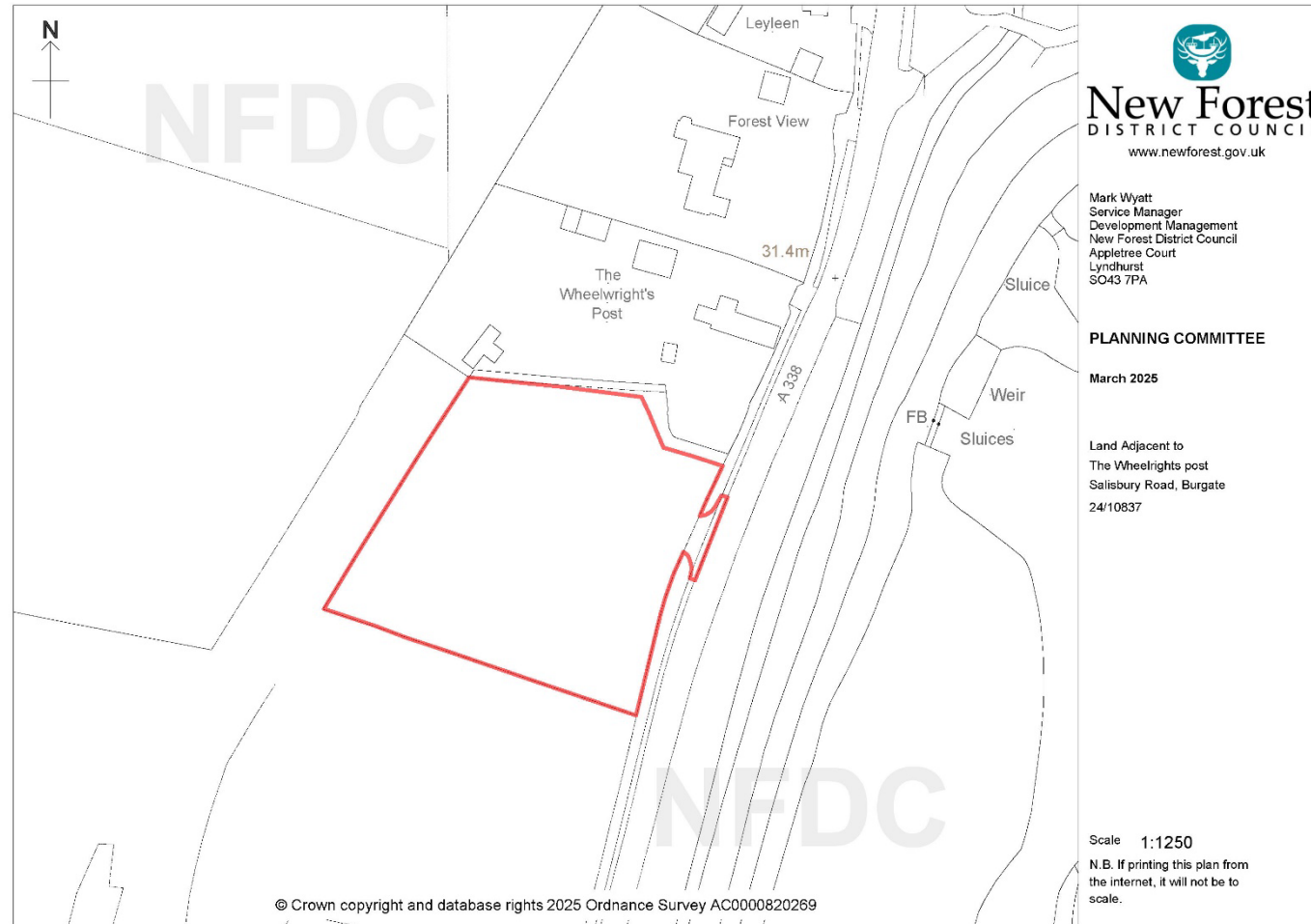
Fordingbridge

SP6 1LX

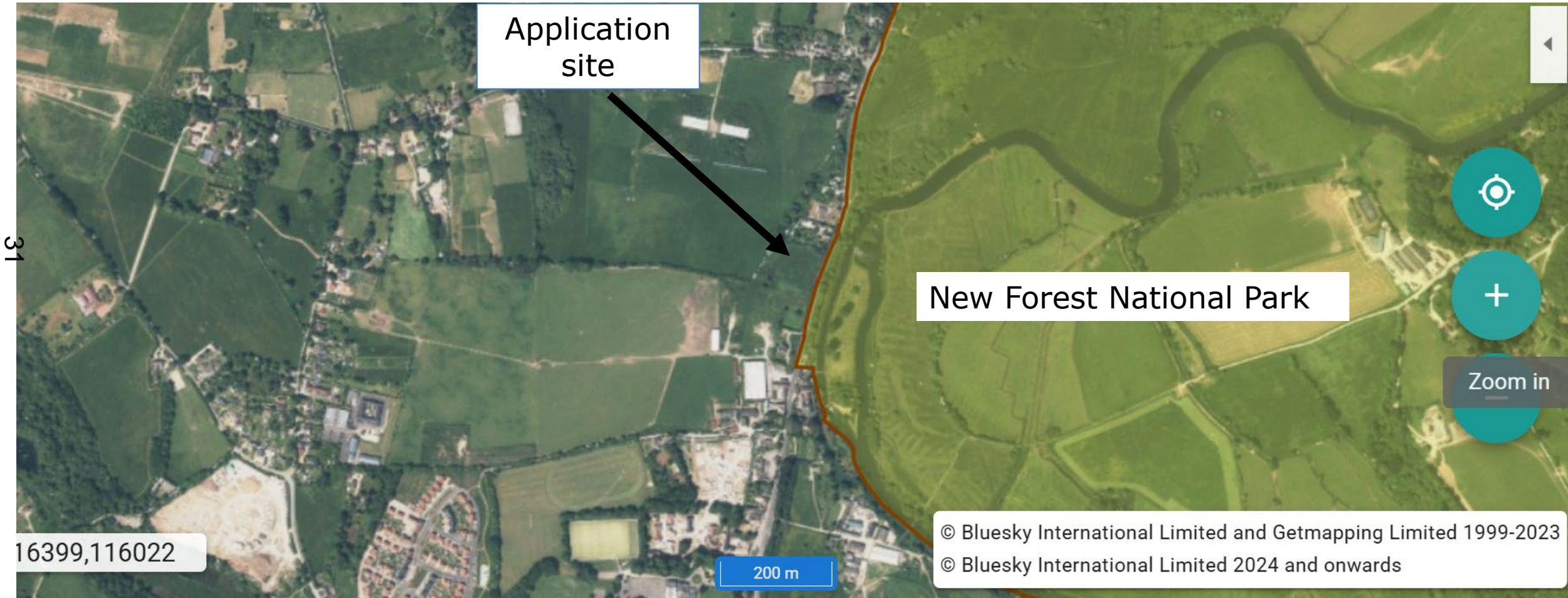
Schedule 3b

Red Line Plan

30

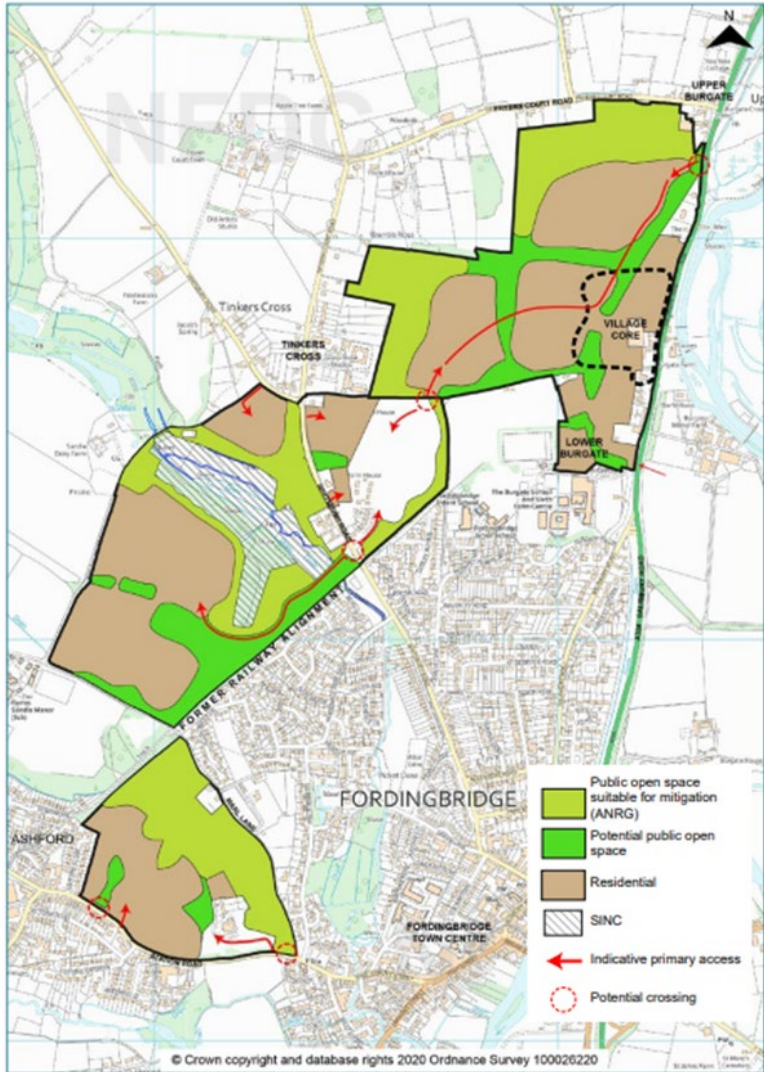


Aerial photograph



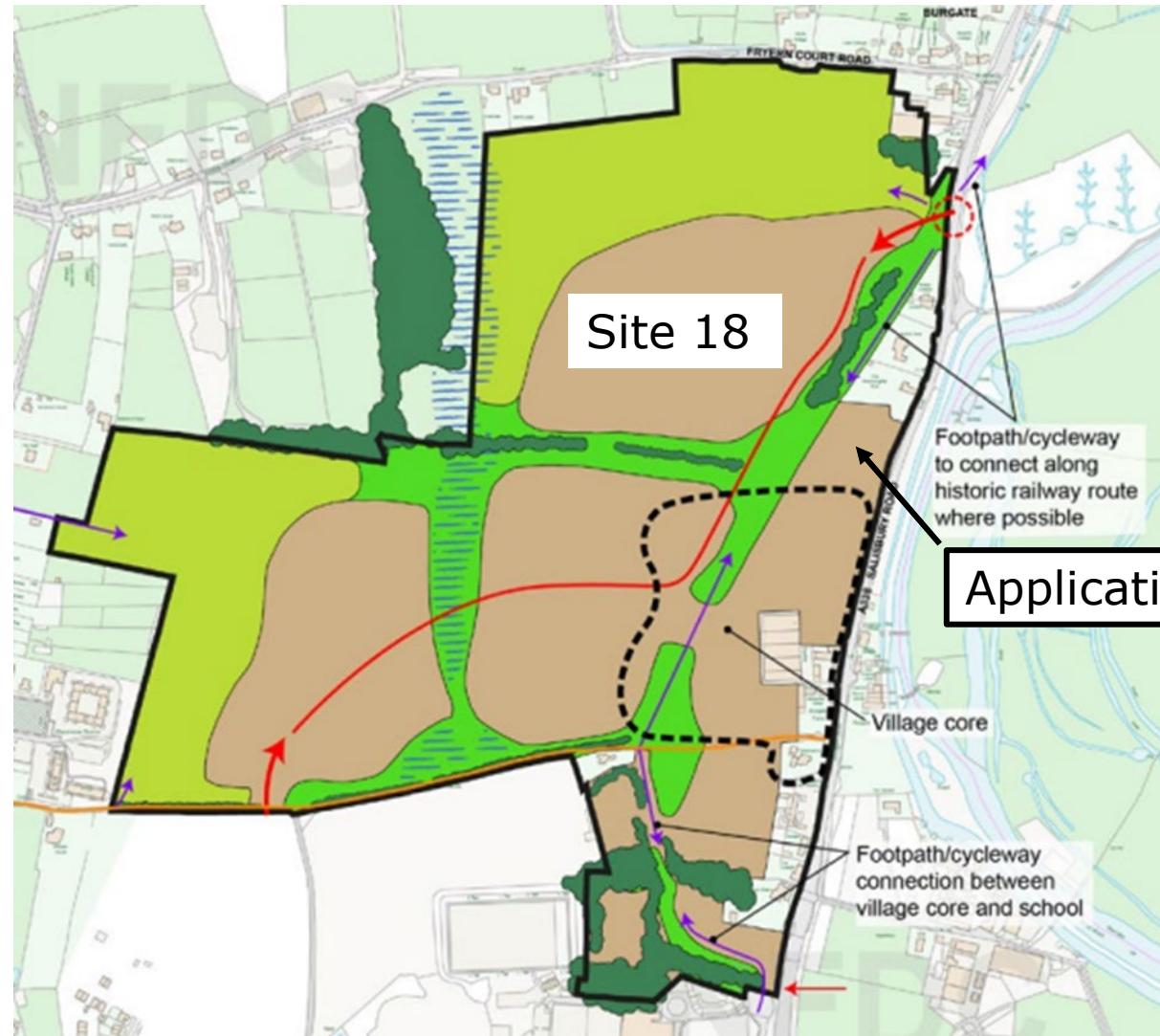
Fordingbridge Strategic Sites

32



Fordingbridge Strategic Site Allocations Overview

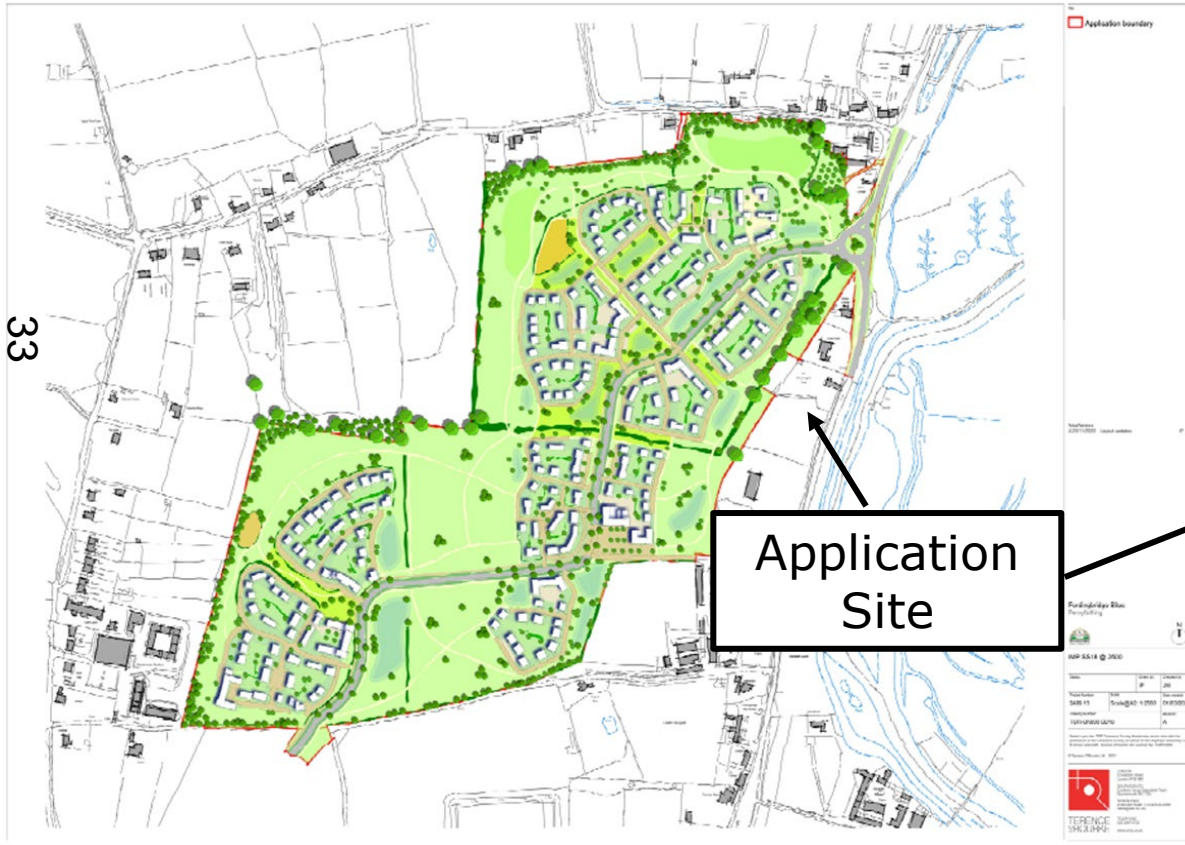
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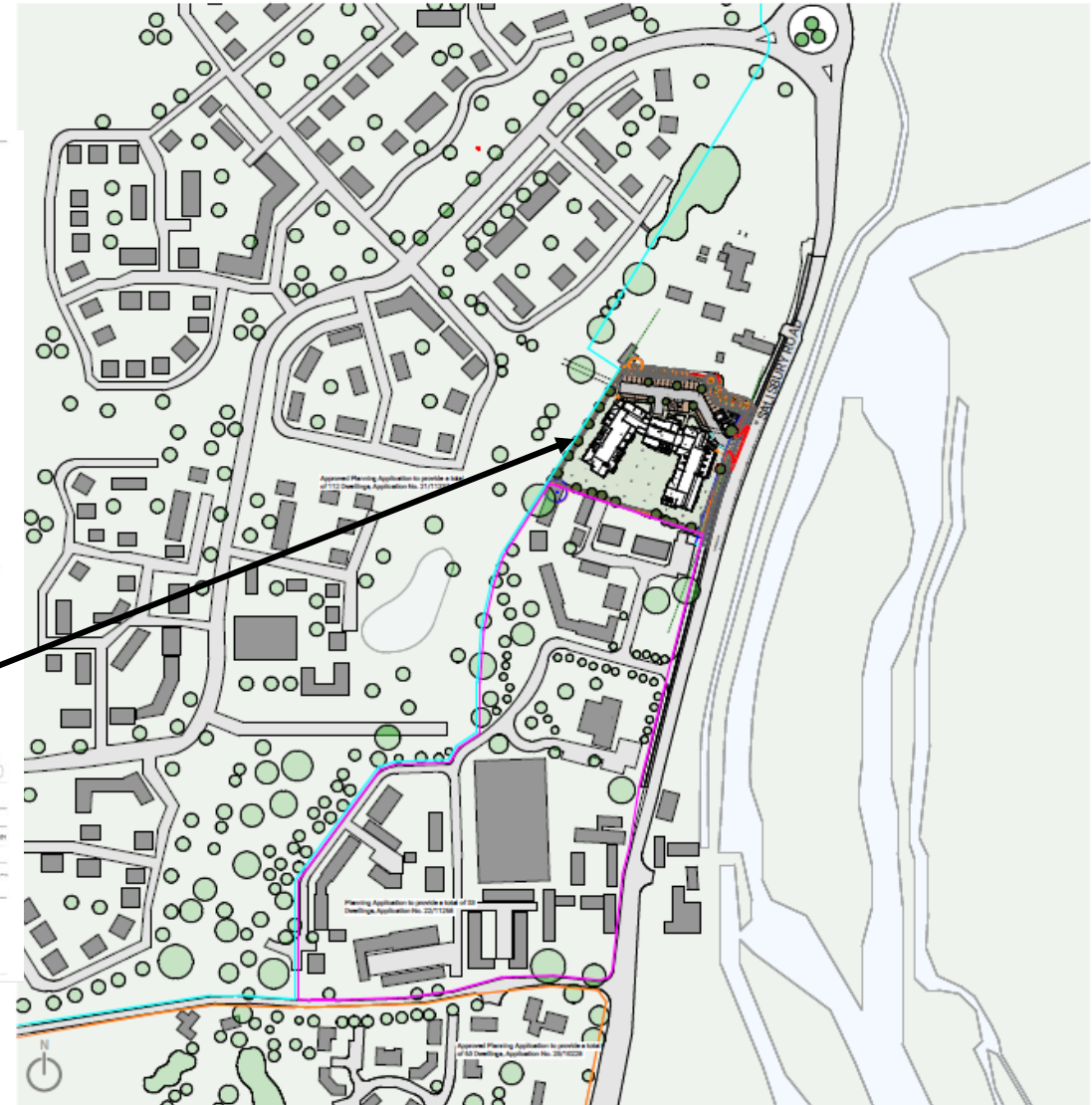
Application site

3b 24/10837

Wider site context plan



Approved masterplan
for Site 18



3b 24/10837

Site Landscaping Plan



35

33

3b 24/10837

Proposed ground floor plan



36

Proposed first floor plan



37



Proposed second floor plan



38



Proposed East and North Elevations



39



Proposed West and South Elevations



⑤ West Elevation
1:100



⑥ South Elevation
1:100

40

Application site looking west



41



Site Photographs

Site looking north



PHOTO 1: View towards site from Salisbury Road

Wheelwrights Post



PHOTO 3: The Wheelwrights Post on Salisbury Road

Artist impressions



Elevation facing west



Entrance from A338

Artist impression – central courtyard



44



Recommendation

- Delegated Authority be given to the Service Manager (Development Management) to:
 - take receipt of and have regard to any comments from Natural England in response to the Council's Appropriate Assessment
 - the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
 - Reptile refugia set up and future management
 - Section 278 Junction agreement
 - County Council legal agreement charge
 - Air quality monitoring contribution

Then GRANT PERMISSION subject to the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the comments from Natural England and due to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

End of 3b 24/10837 presentation



New Forest
DISTRICT COUNCIL

46



Planning Committee

App No 24/10656

Land rear of Waltons Avenue,

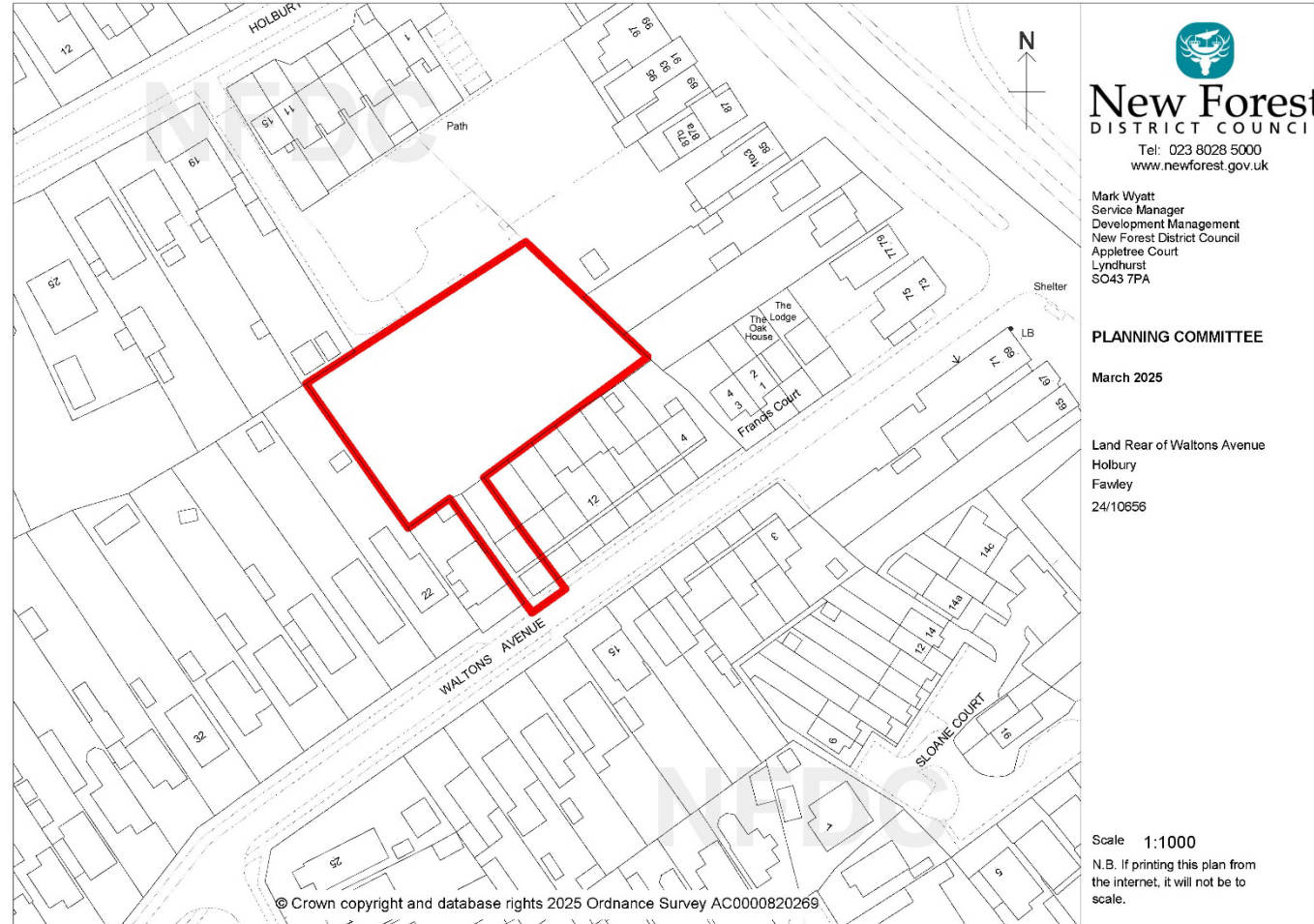
Holbury

Fawley, SO45 2LU

Schedule 3c

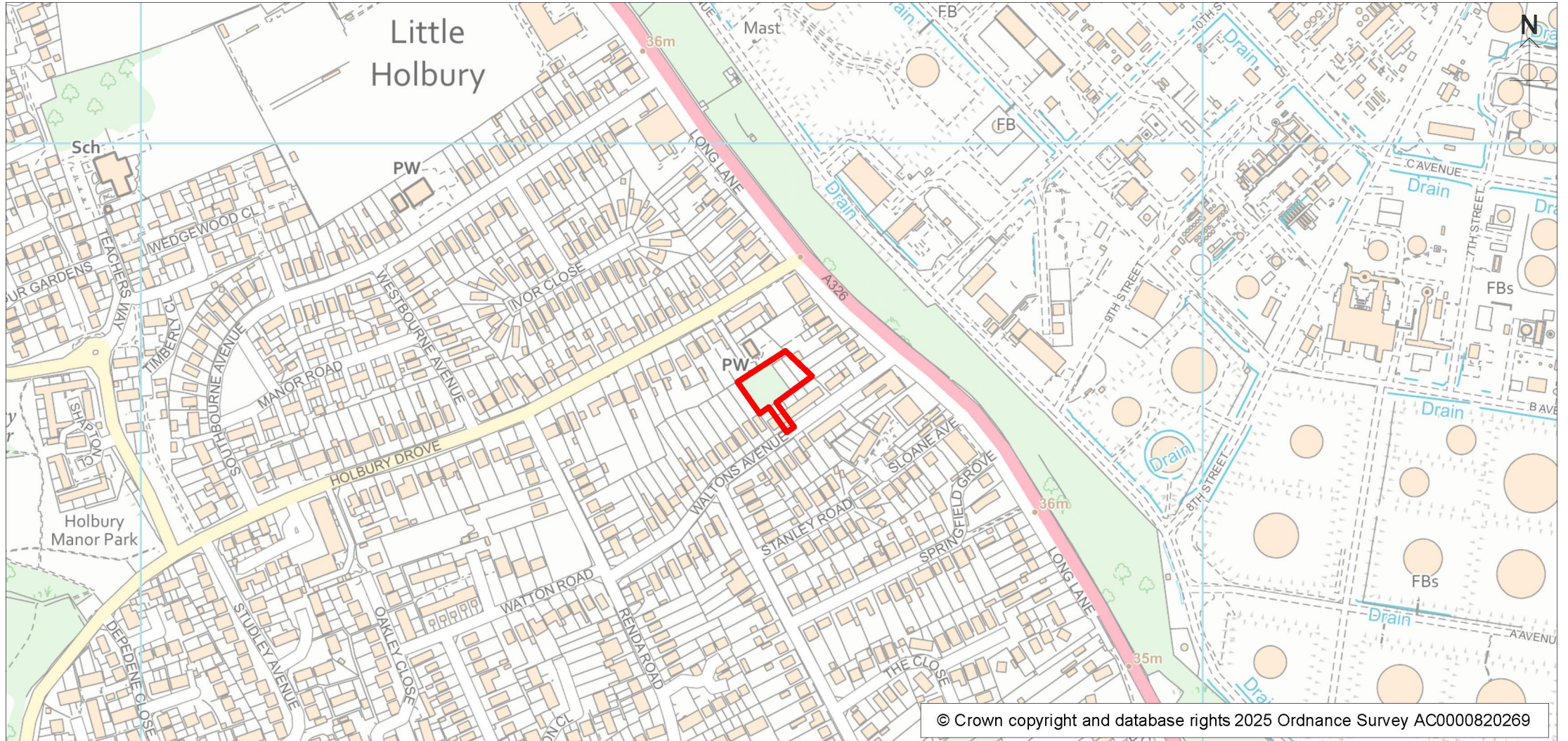
Red Line Plan

48



Local context

49



47

3c 24/10656

Aerial photograph

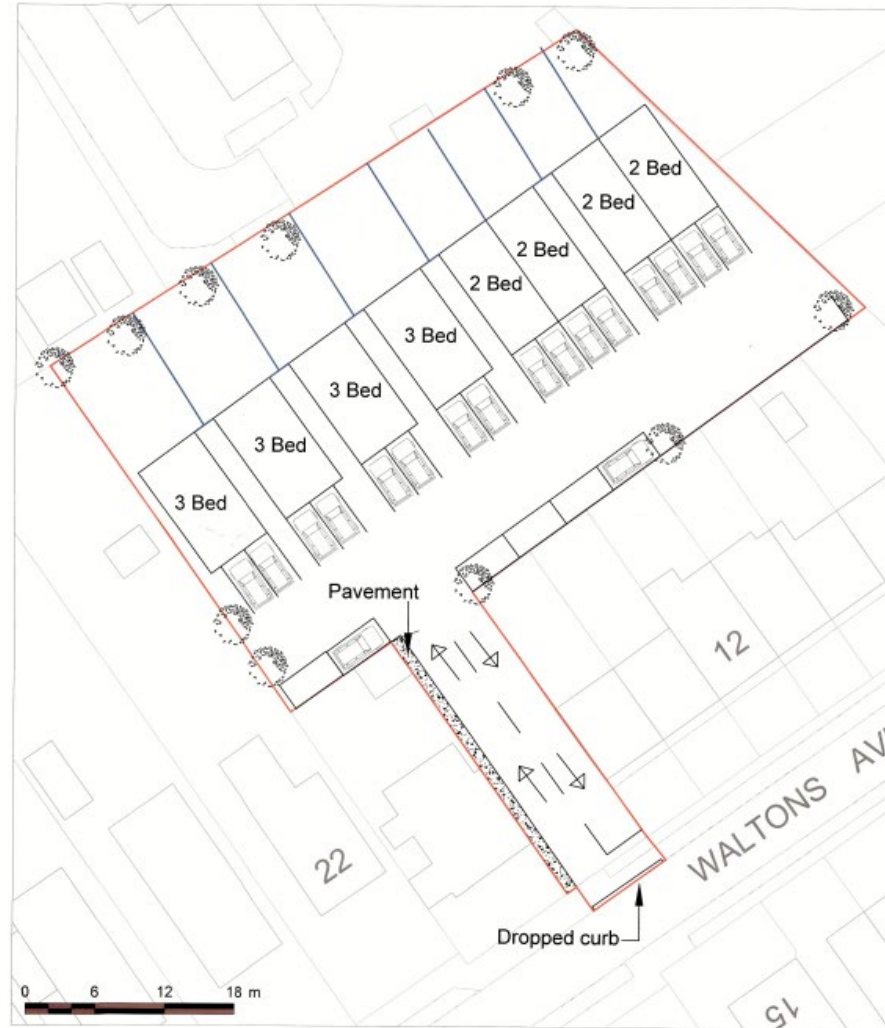


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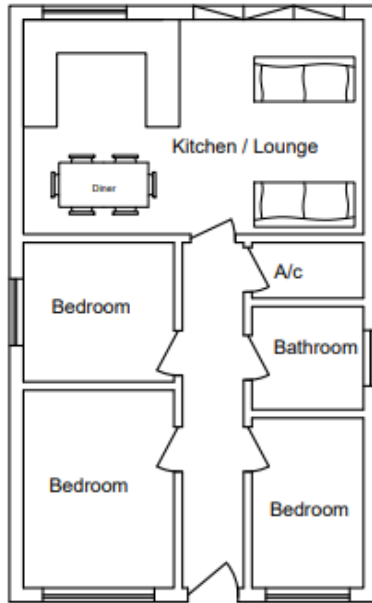
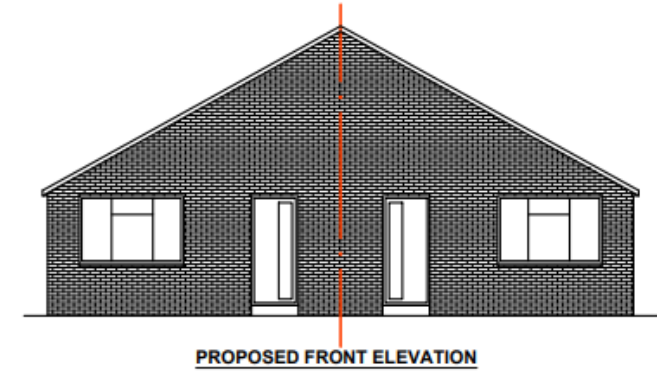
Approved site plan - 22/11140



51



Approved elevation and floor plan – 22/11140

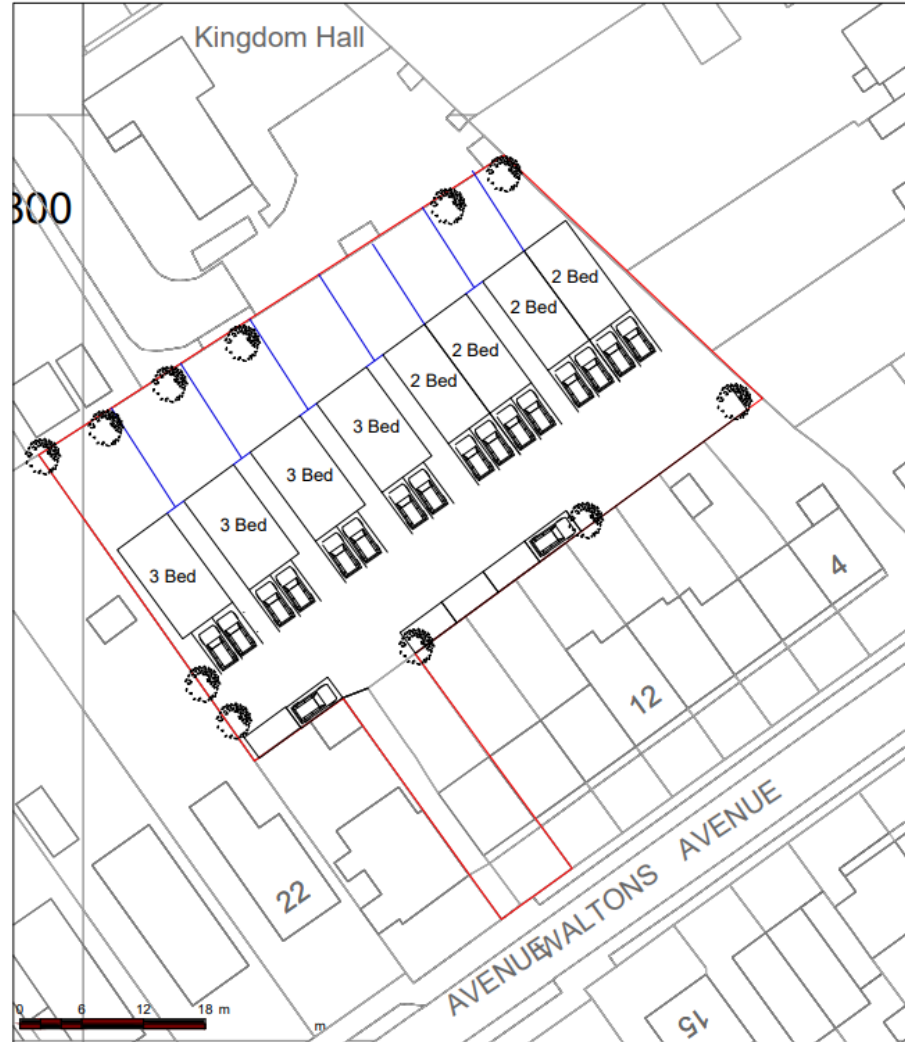


52

Approved site plan – 23/10823



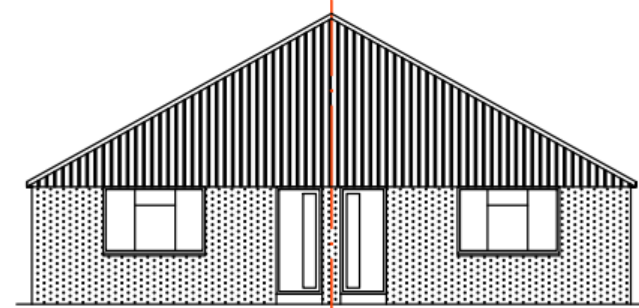
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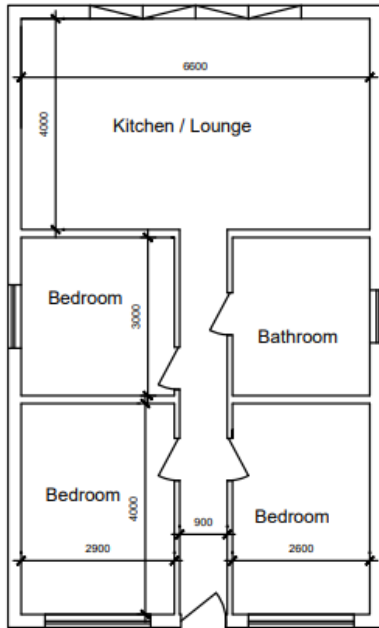
Approved elevation and floor plan – 23/10823



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION



Site plan – 15th January committee



55



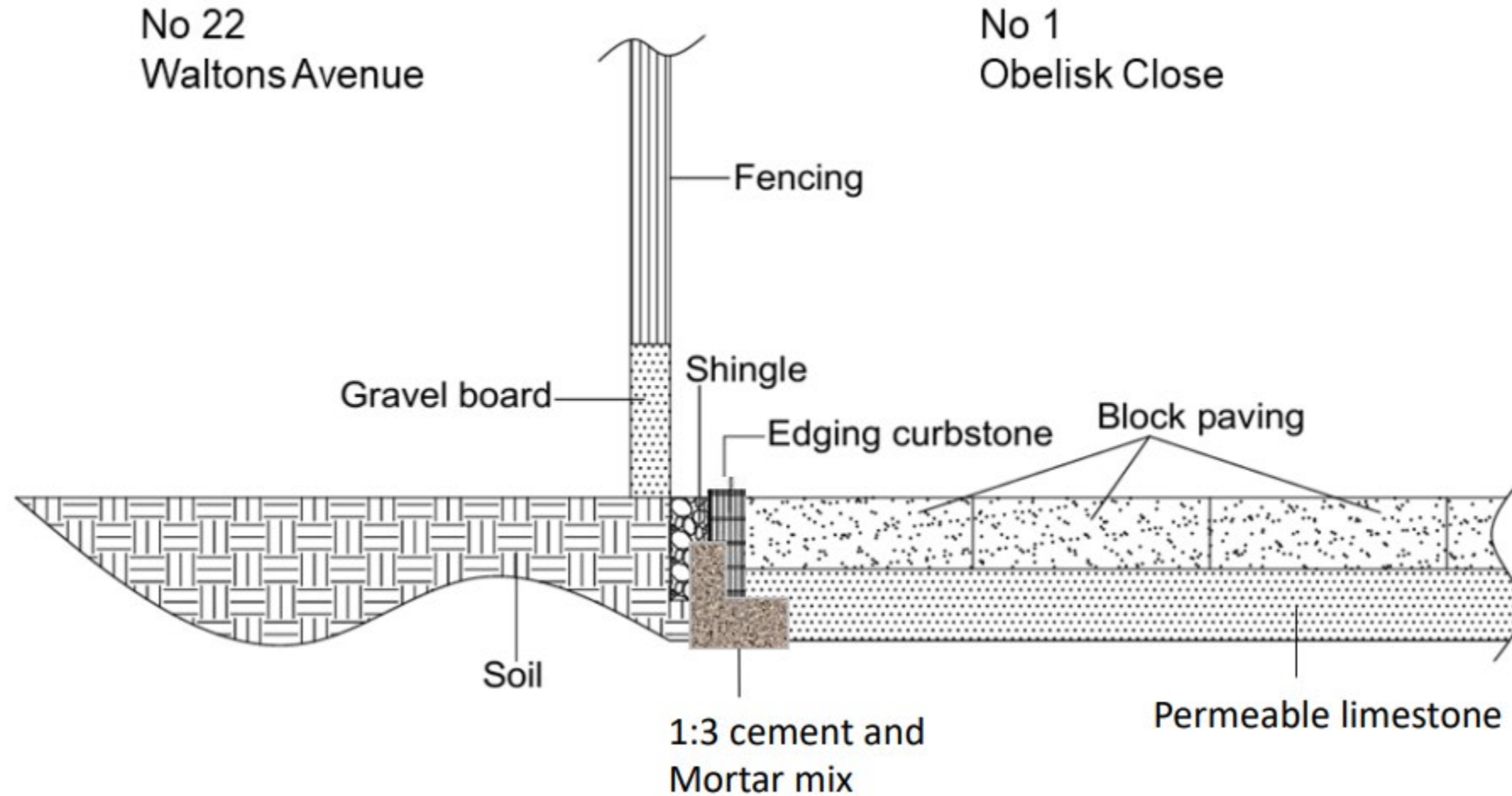
Site plan – current proposal



56



Boundary with 22 Waltons Ave



57

Proposed drain along boundary



58



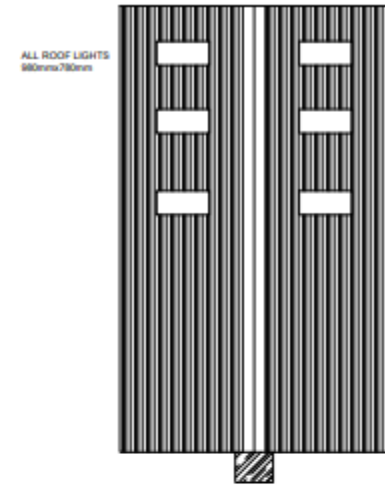
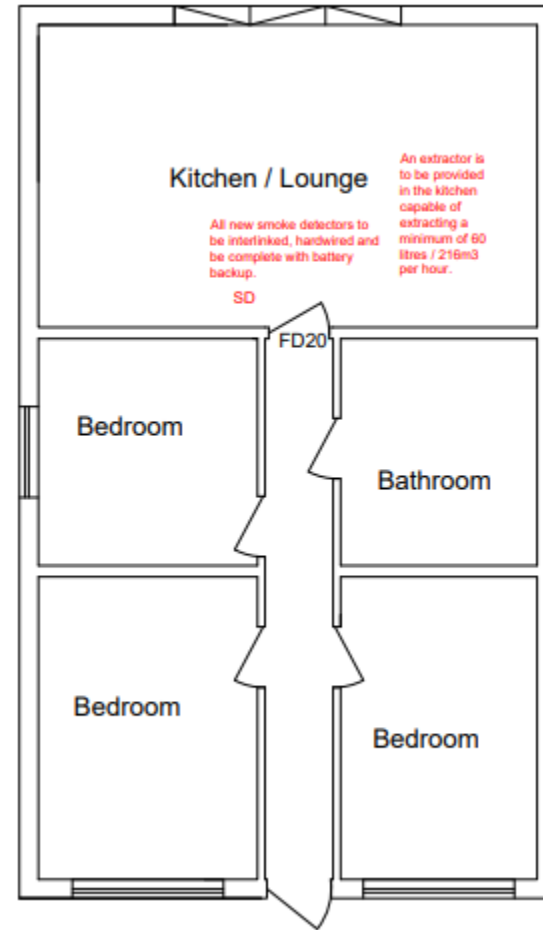
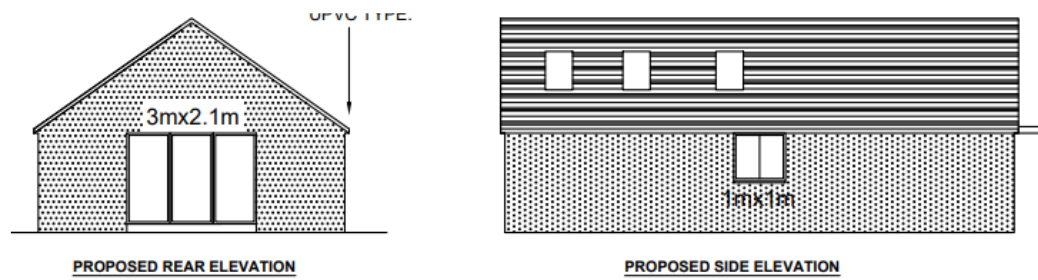
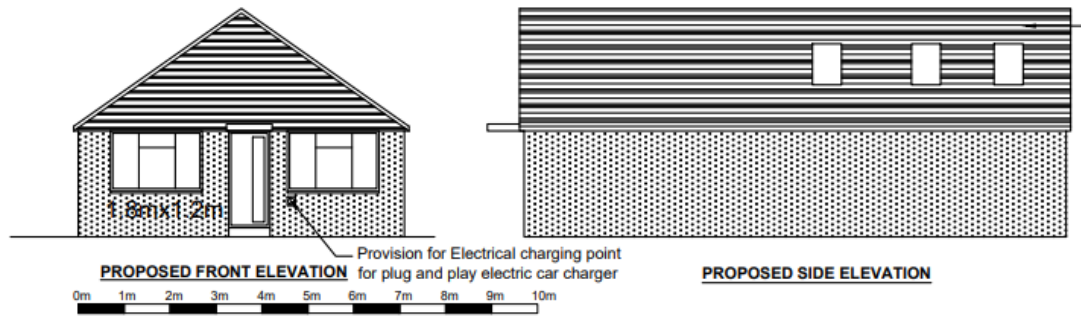
56

3c 24/10656

Detached 3-bed – elevation and floor plan



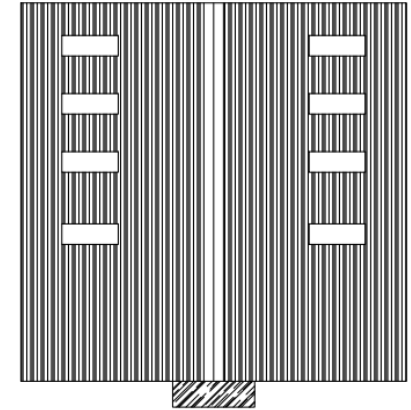
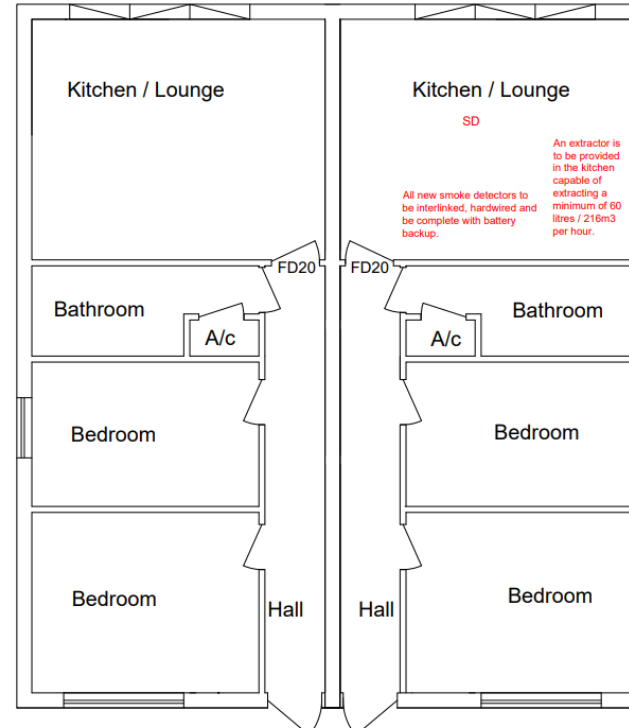
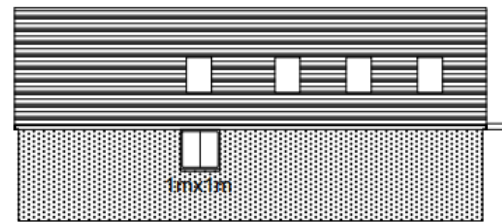
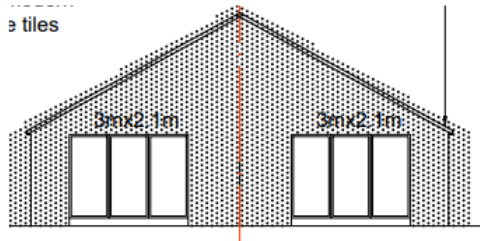
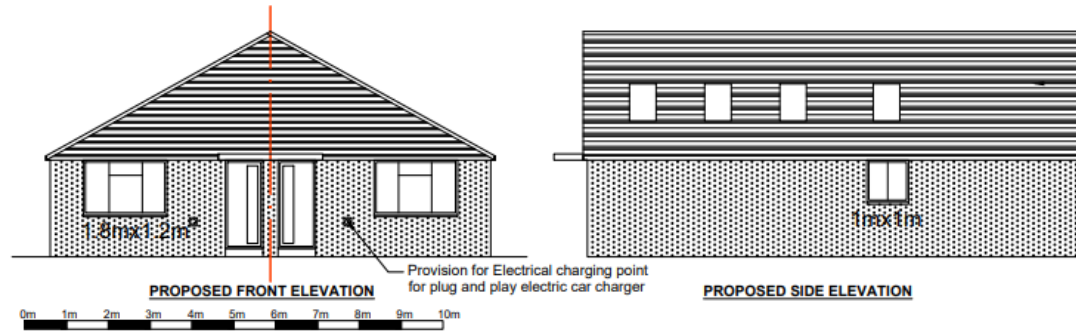
59



Provide vent axia solo t extractor, ceiling mounted giving 15 litres per second with 15 minute overflow.

All new waste pipes and trap sizes to comply with bs 5572

Semi-detached 2-bed – elevation and floor plan

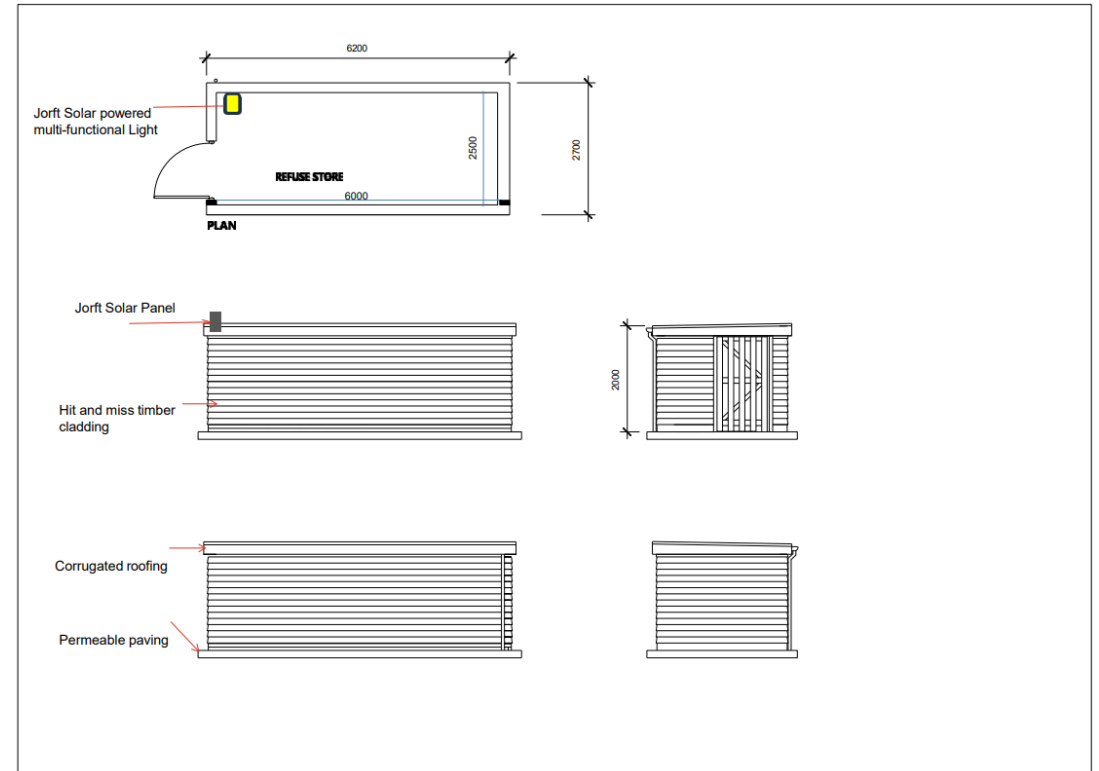
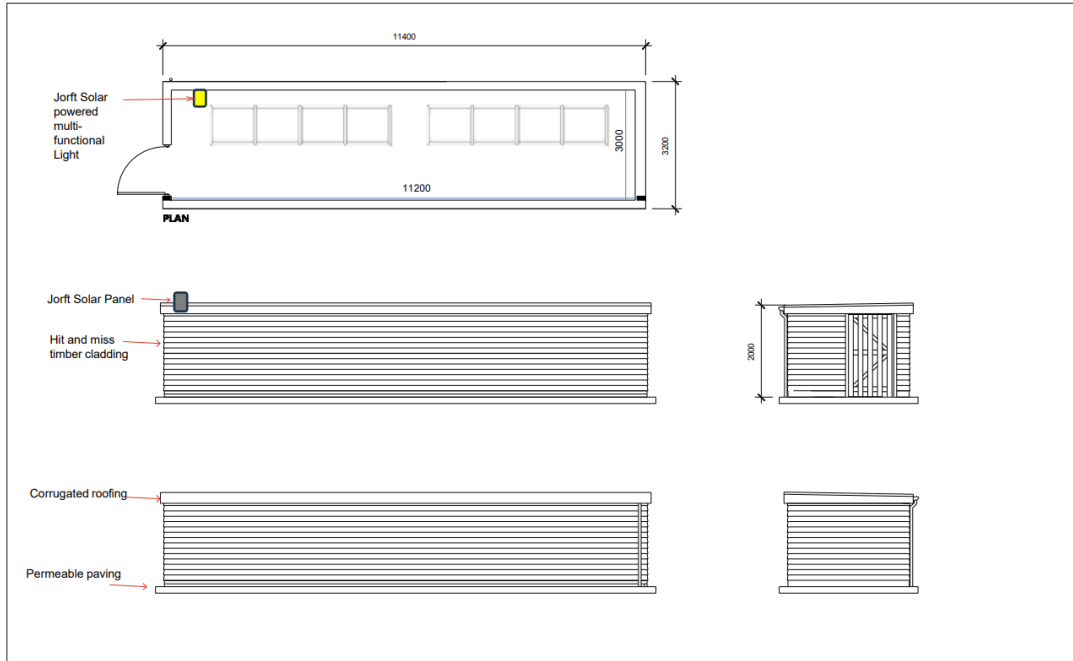


60

Refuse and cycle stores



61



Site photographs – Waltons Avenue



28

Site photographs – within site

63



Site photographs



64

62

3c 24/10656



Site photographs

65



Rear looking to the west



Eastern end of site



Rear looking to the east

63

3c 24/10656



Recommendation

- The application represents an amendment to the previously consented scheme, seeking to regularise the partially constructed development
- For the reasons laid out in the officers report, it is considered that the amendments to the scheme are acceptable subject to the conditions recommended

8

End of 3c 24/10656 presentation



New Forest
DISTRICT COUNCIL

67



Planning Committee

App No 25/10039

Woodbury,

2 Viney Road

Lymington, SO41 8FF

Schedule 3d



Withdrawn from agenda

- This application has been withdrawn from the agenda

End of 3d 25/10039 presentation



New Forest
DISTRICT COUNCIL

70



Planning Committee

App No 24/11008

Threeways Cottage,

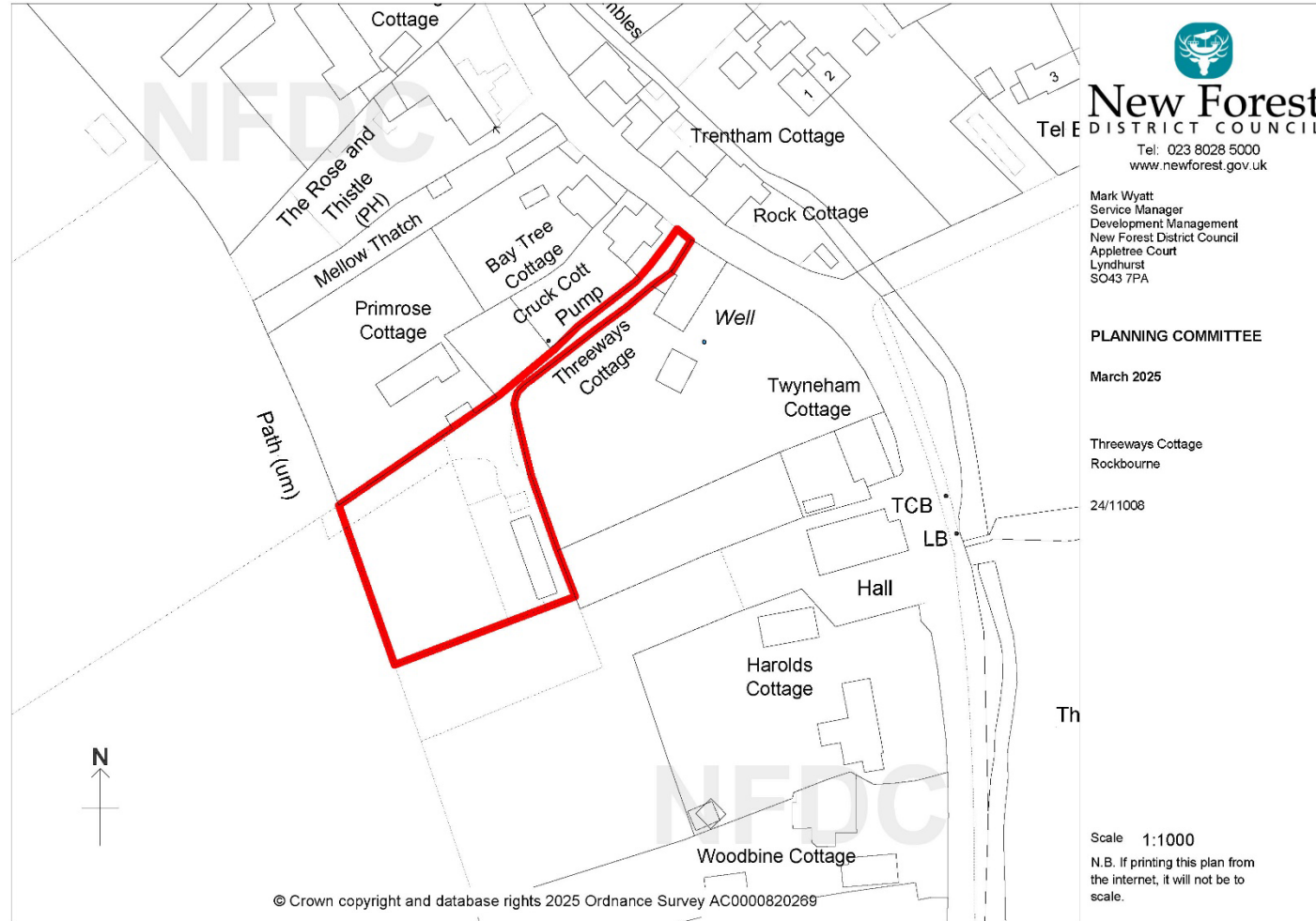
Rockbourne

SP6 3NL

Schedule 3e

Red Line Plan

72



Local context

73



71

3e 24/11008

Aerial photograph



74

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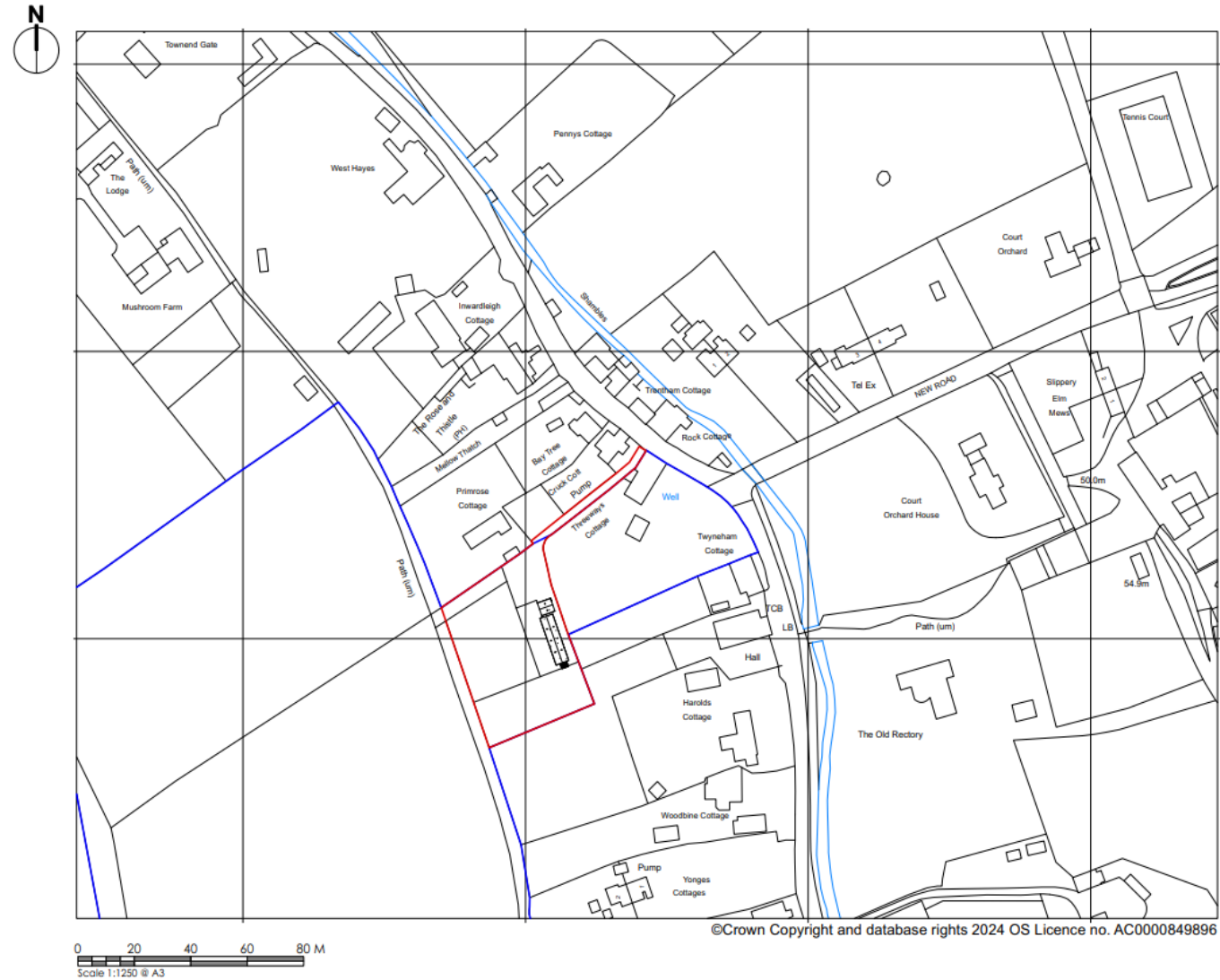
72

3e 24/11008

Land Ownership



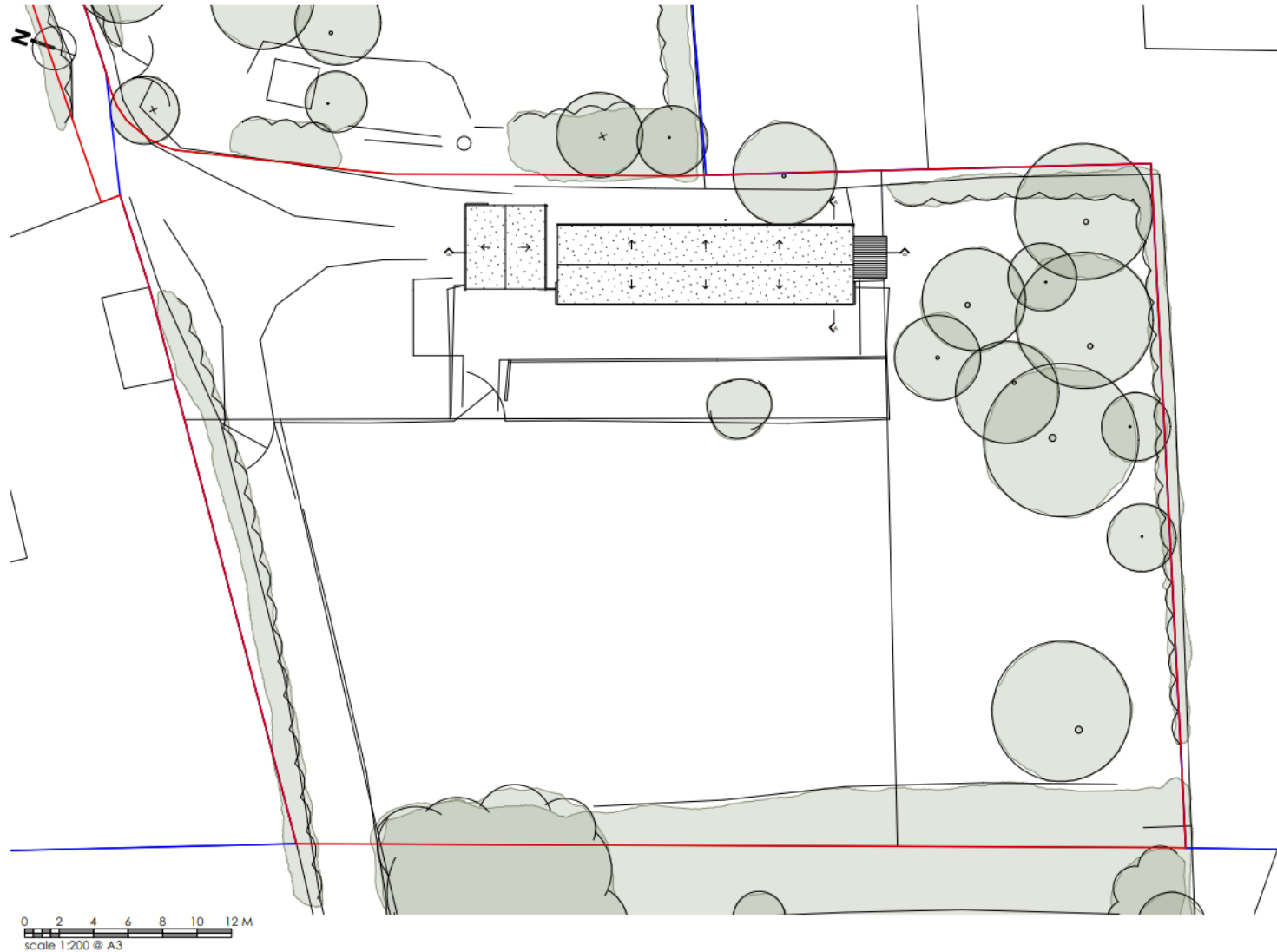
75



73

3e 24/11008

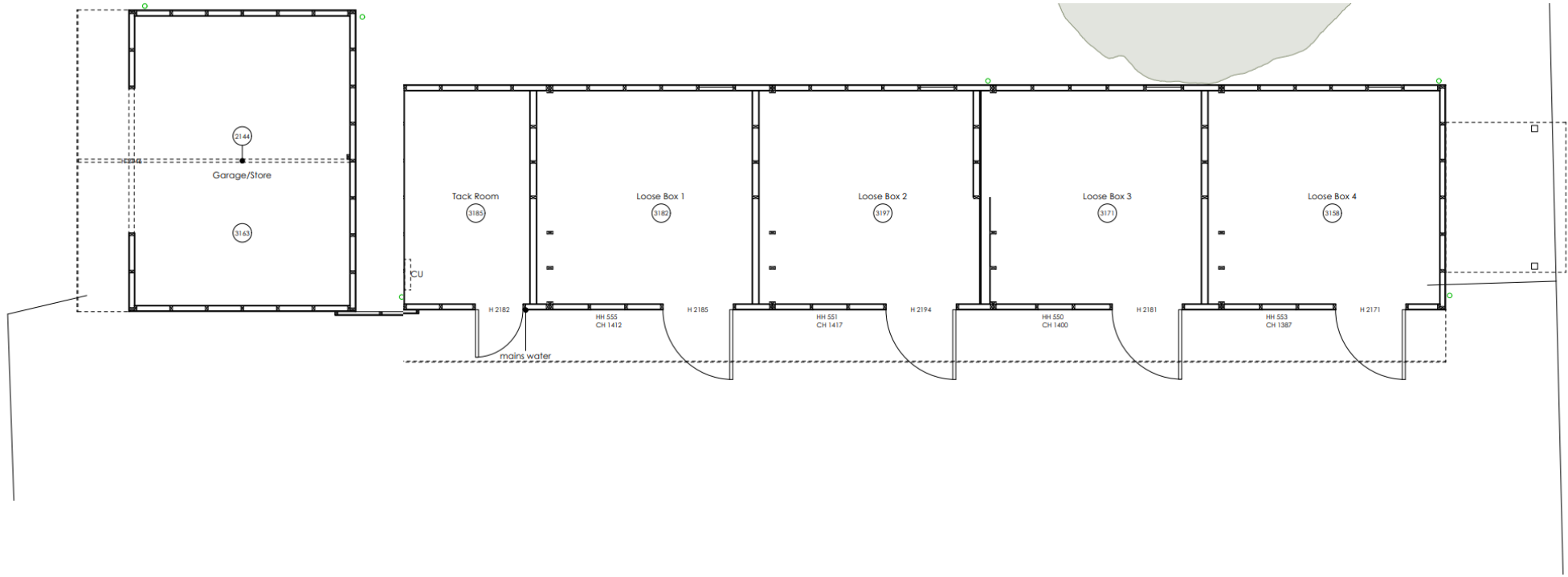
Existing Site Plan



76

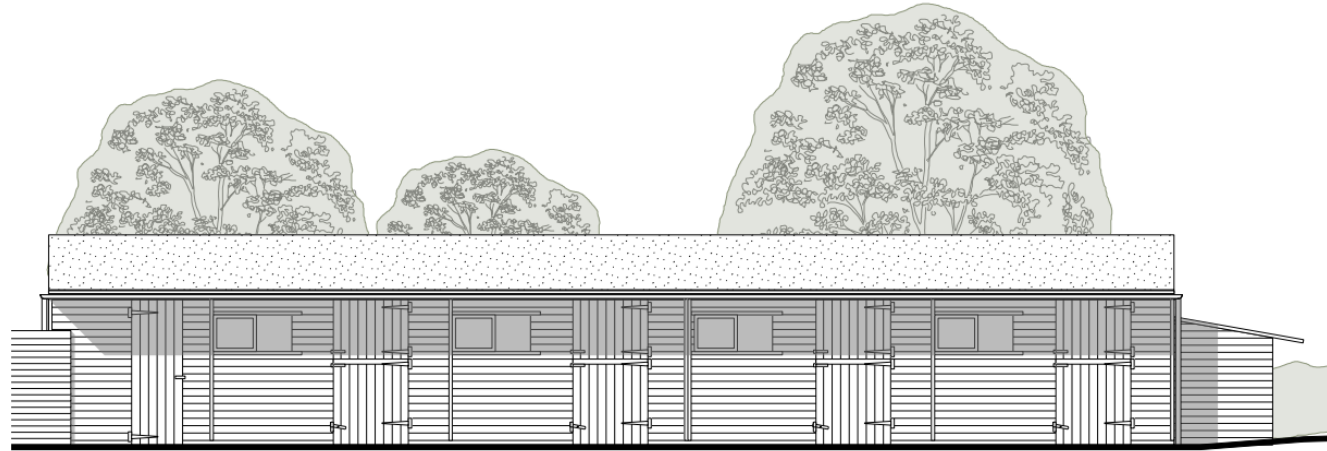


Existing Stable Floor Plan

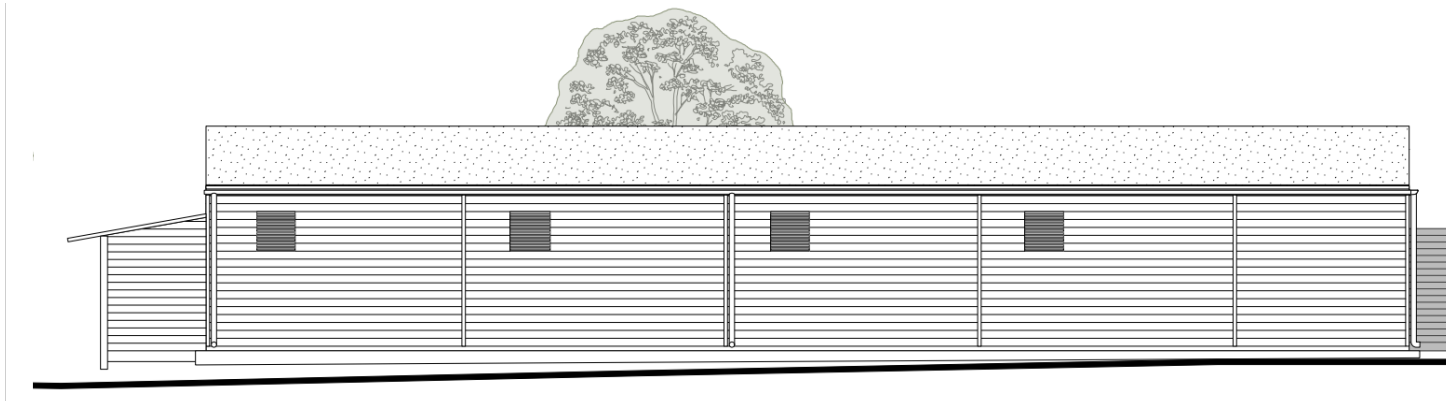


77

Existing Stable Front & Rear Elevations



Front Elevation



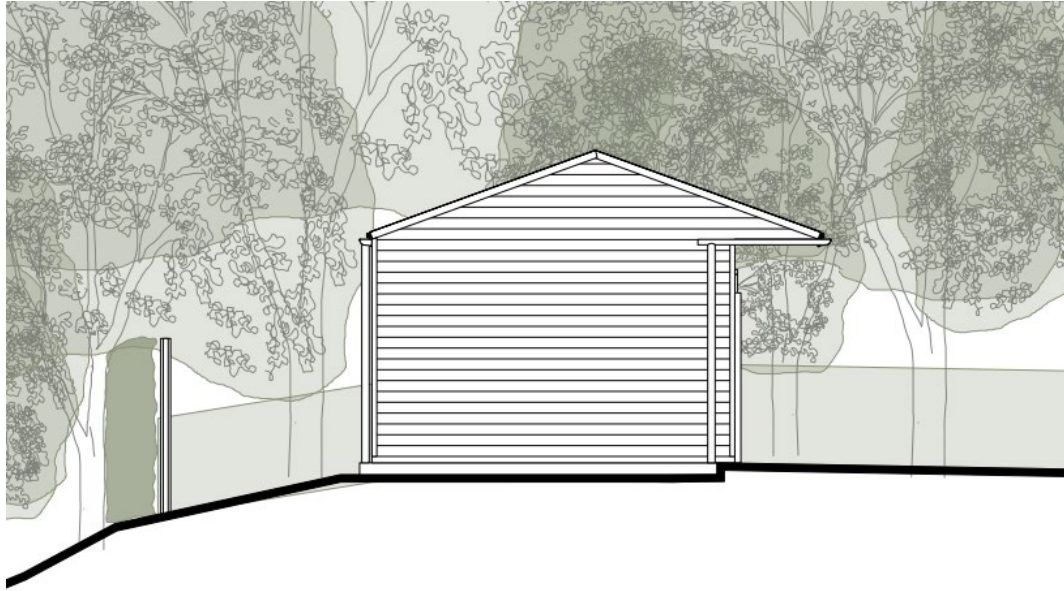
Rear Elevation

78

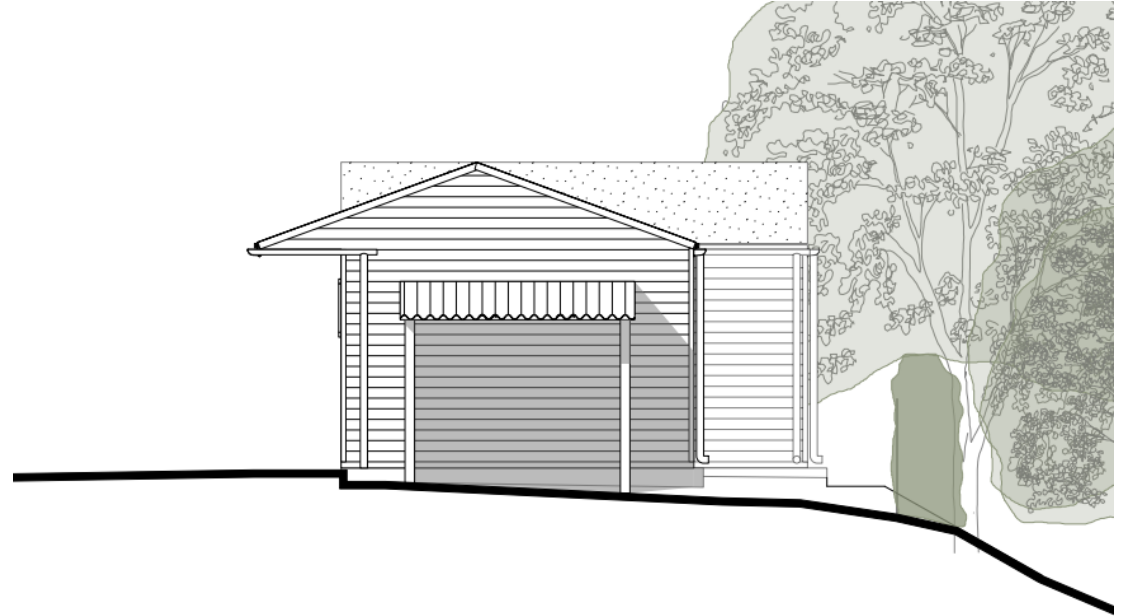
Existing Stable Side Elevations



79

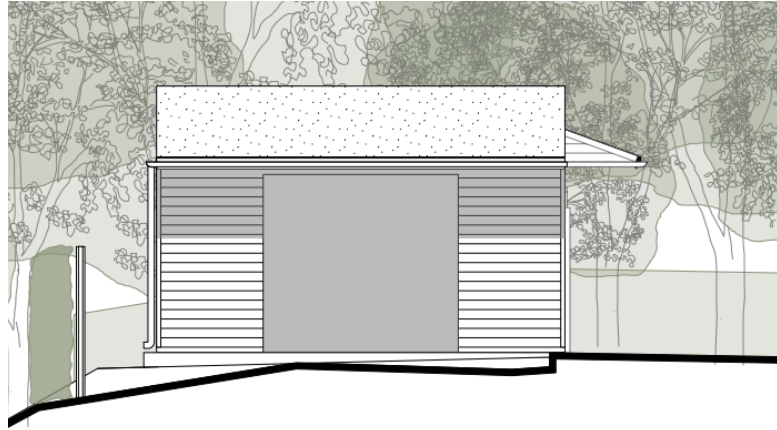


Side Elevation

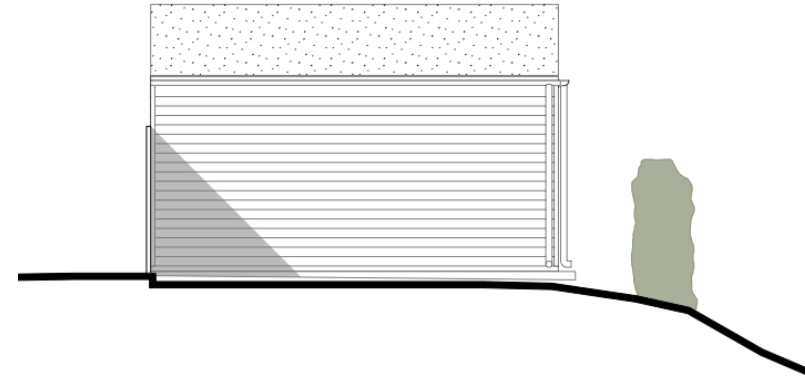


Side Elevation

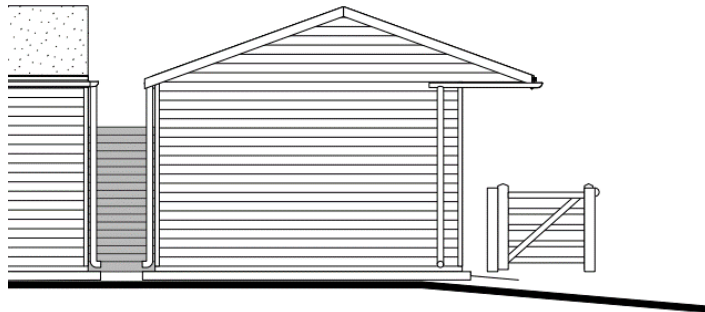
Existing Store Elevations



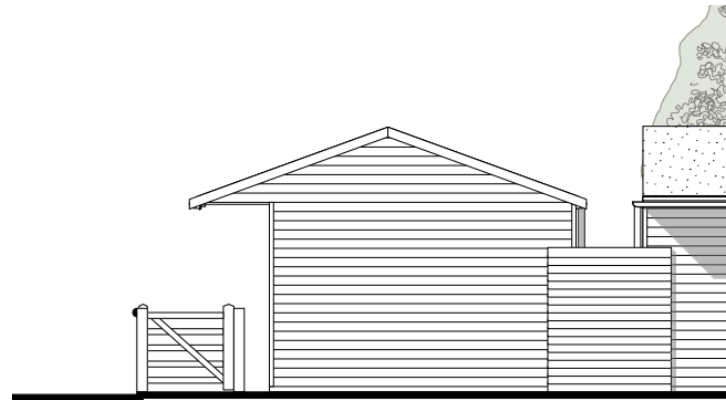
Front Elevation



Rear Elevation



Side Elevation



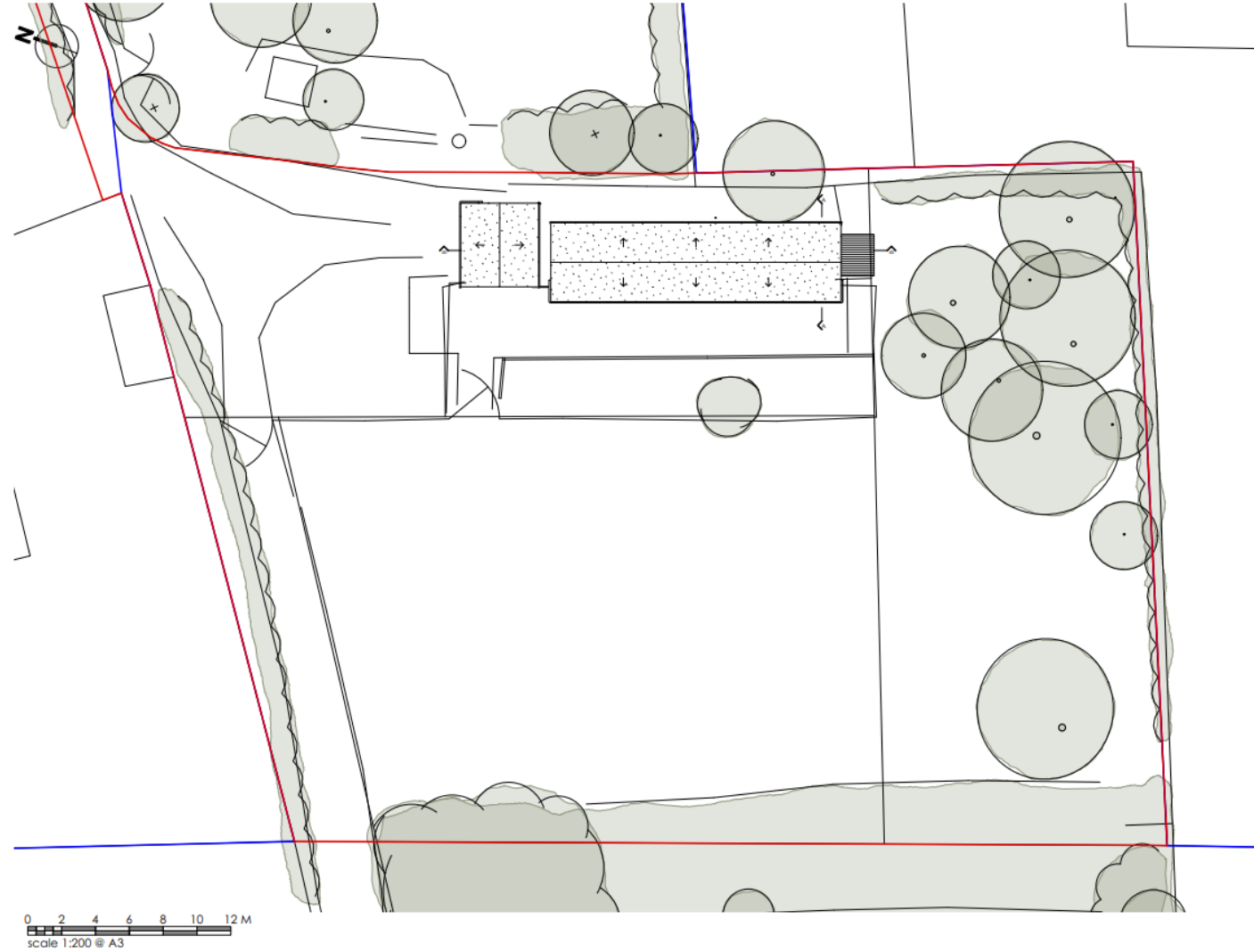
Side Elevation

80

Proposed Site Plan



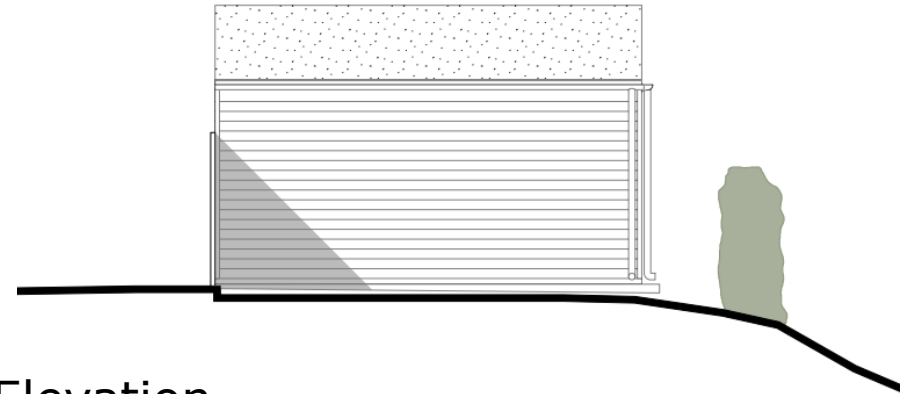
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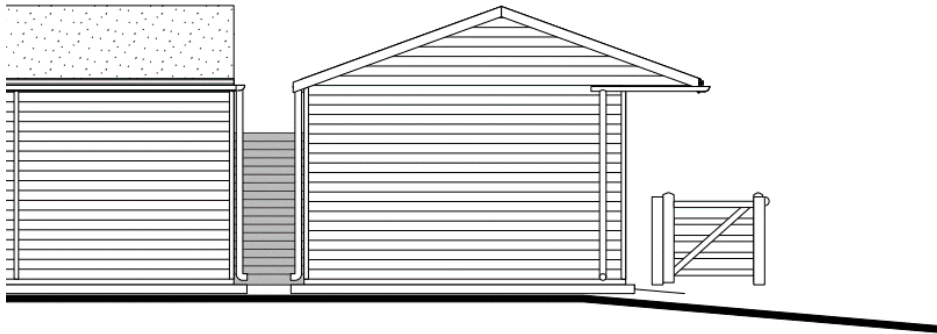
Proposed Store Elevations



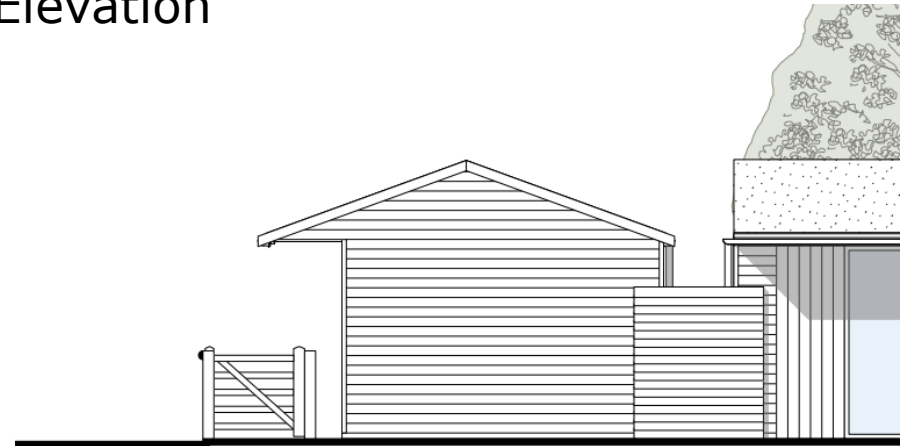
Front Elevation



Rear Elevation



Side Elevation



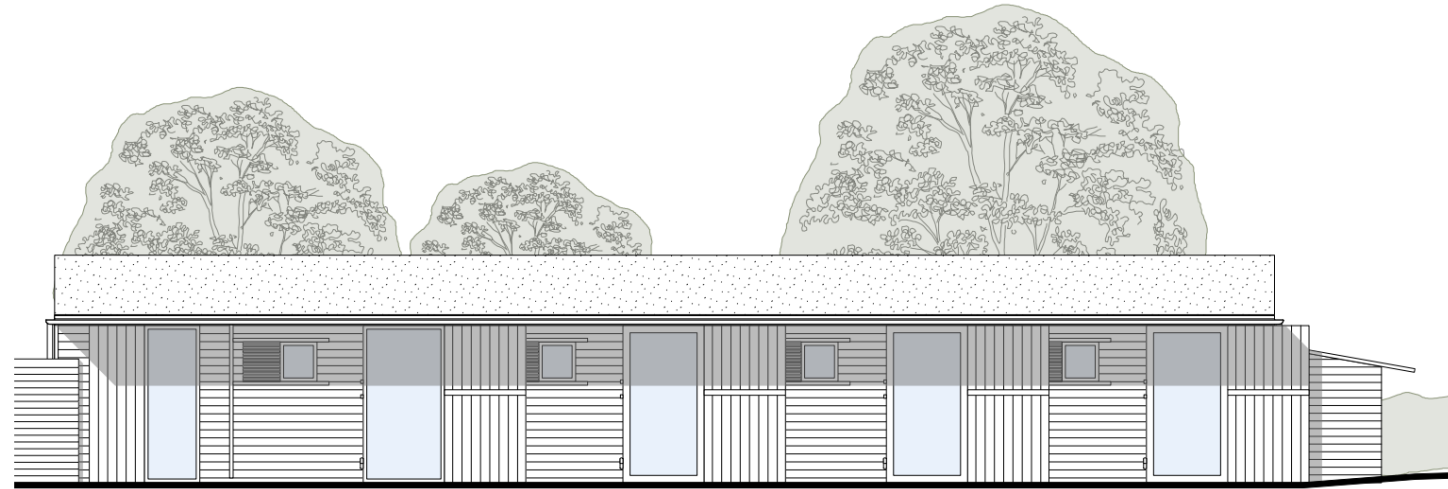
Side Elevation

82

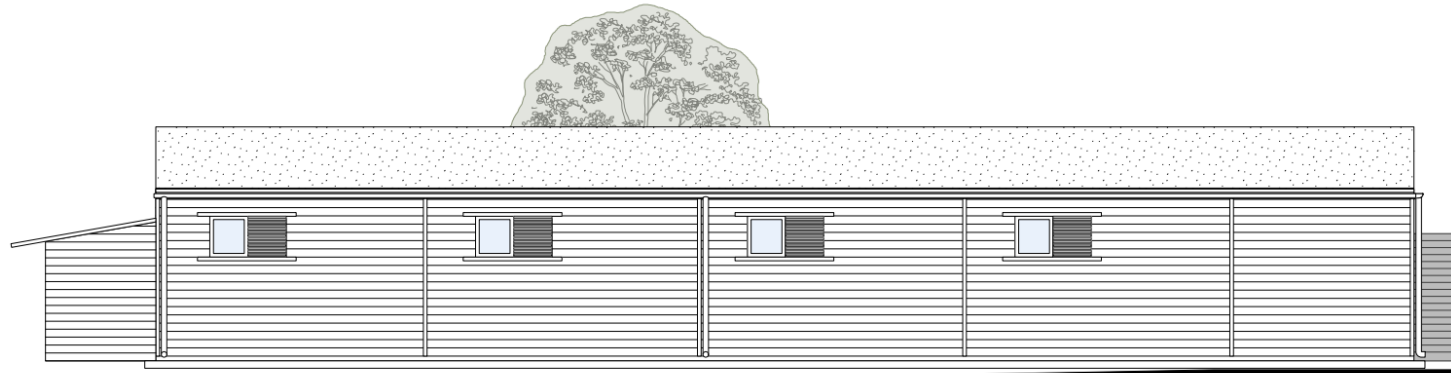
Proposed Front & Rear Elevations



83



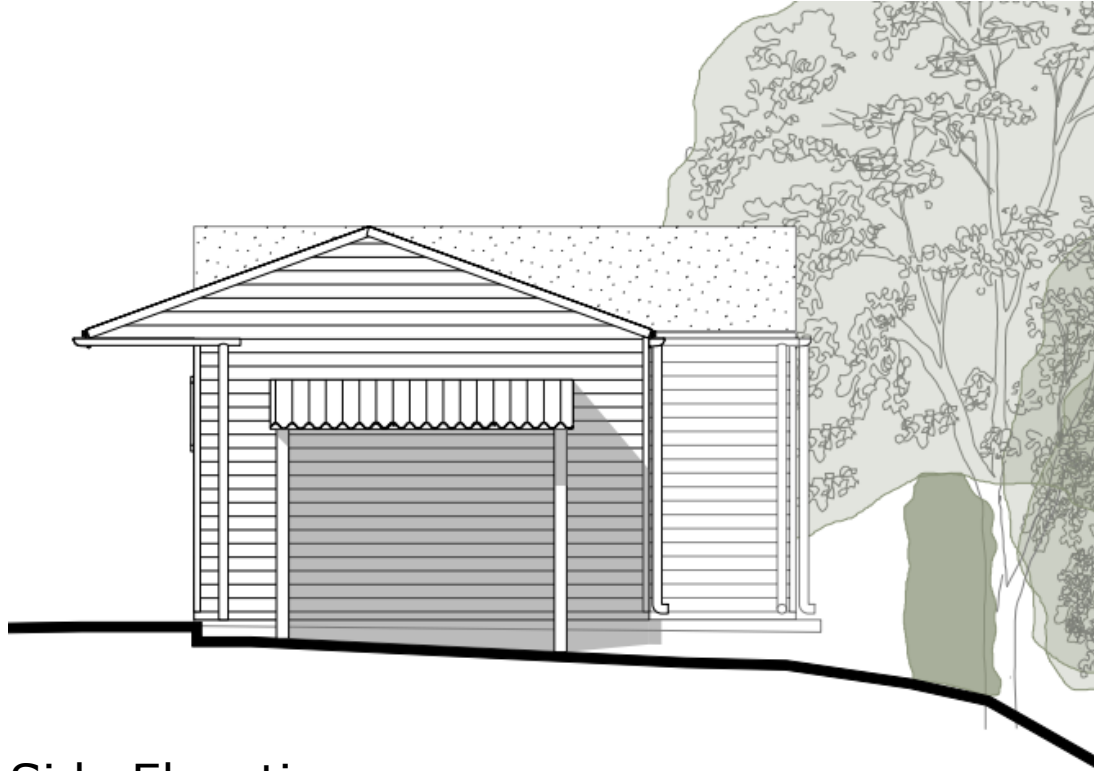
Front Elevation



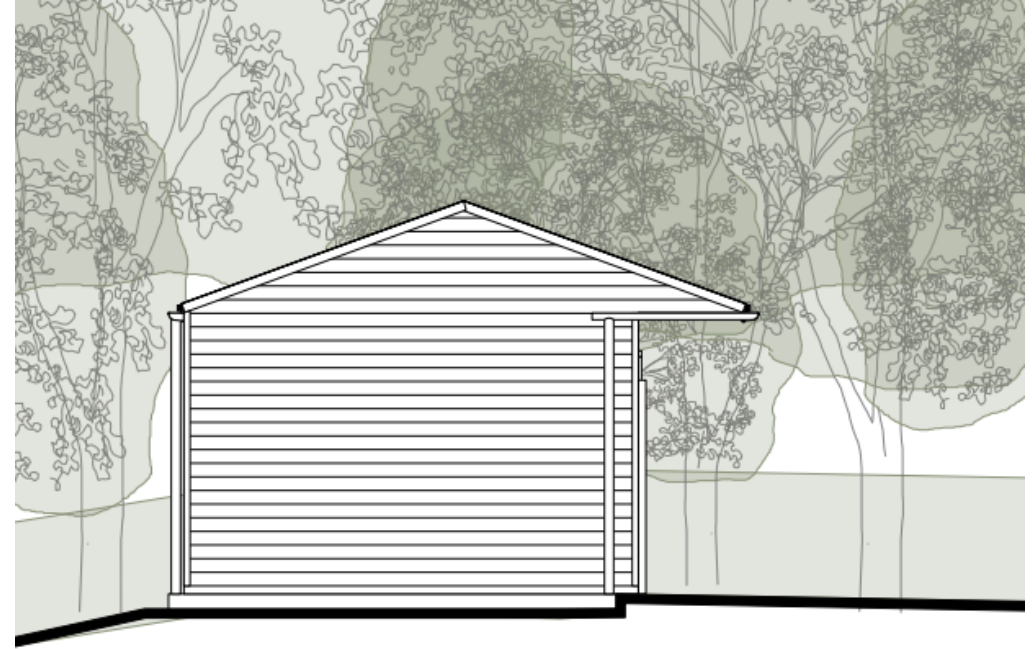
Rear Elevation

Proposed Side Elevations

84



Side Elevation



Side Elevation

Site Photographs – Context



Towards Rockbourne Road



West towards Primrose Cottage



The site from shared private



85



Towards Primrose Cottage

83



Towards Threeways/Cruck
Cottage 3e 24/11008



Primrose Cottage (adjacent to
the site)

Site Photographs – The Site



Site looking north



Site from within the driveway



Site from the Public Right of Way



88



Site & curtilage, looking towards
Rockbourne Road

84



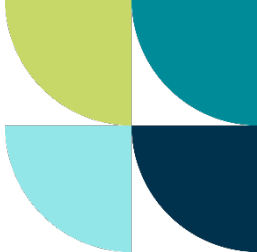
Site & curtilage, looking towards
Rockbourne Road

3e 24/11008



Outside the stables towards Primrose
Cottage

Site Photographs – The Stables



View of the store



Front of the stables



View of the site from the Public Right of Way



87



Construction of existing stable



Stable building structure



Stable building

85

3e 24/11008

Site Photographs – Inside Stables



88

Recommendation

- The proposal would result in an intrusive and unacceptable form of residential development and a significantly extensive domestic curtilage which would erode and be harmful to the visual amenities of the countryside and Cranborne Chase National Landscape, where no exception tests have been met
- The proposal would not preserve or enhance the Rockbourne Conservation Area and the setting of Grade II Listed Primrose Cottage
- The proposal would provide a substandard level of accommodation, failing to provide sufficient amenity for future occupiers
- The recreational and air quality impacts would not be mitigated
- The proposal would be contrary to Policies ENV1, ENV3, ENV4, STR1, STR2, STR3 and STR4 of the New Forest District Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park, Policies DM1 and DM20 of Local Plan Part 2 for the New Forest outside of the National Park and Chapter 12, Chapter 15 and Chapter 16 of the National Planning Policy Framework

End of 3e 24/11008 presentation



New Forest
DISTRICT COUNCIL

06



Planning Committee

App No 25/10058

Walcot House

Blackfield Road

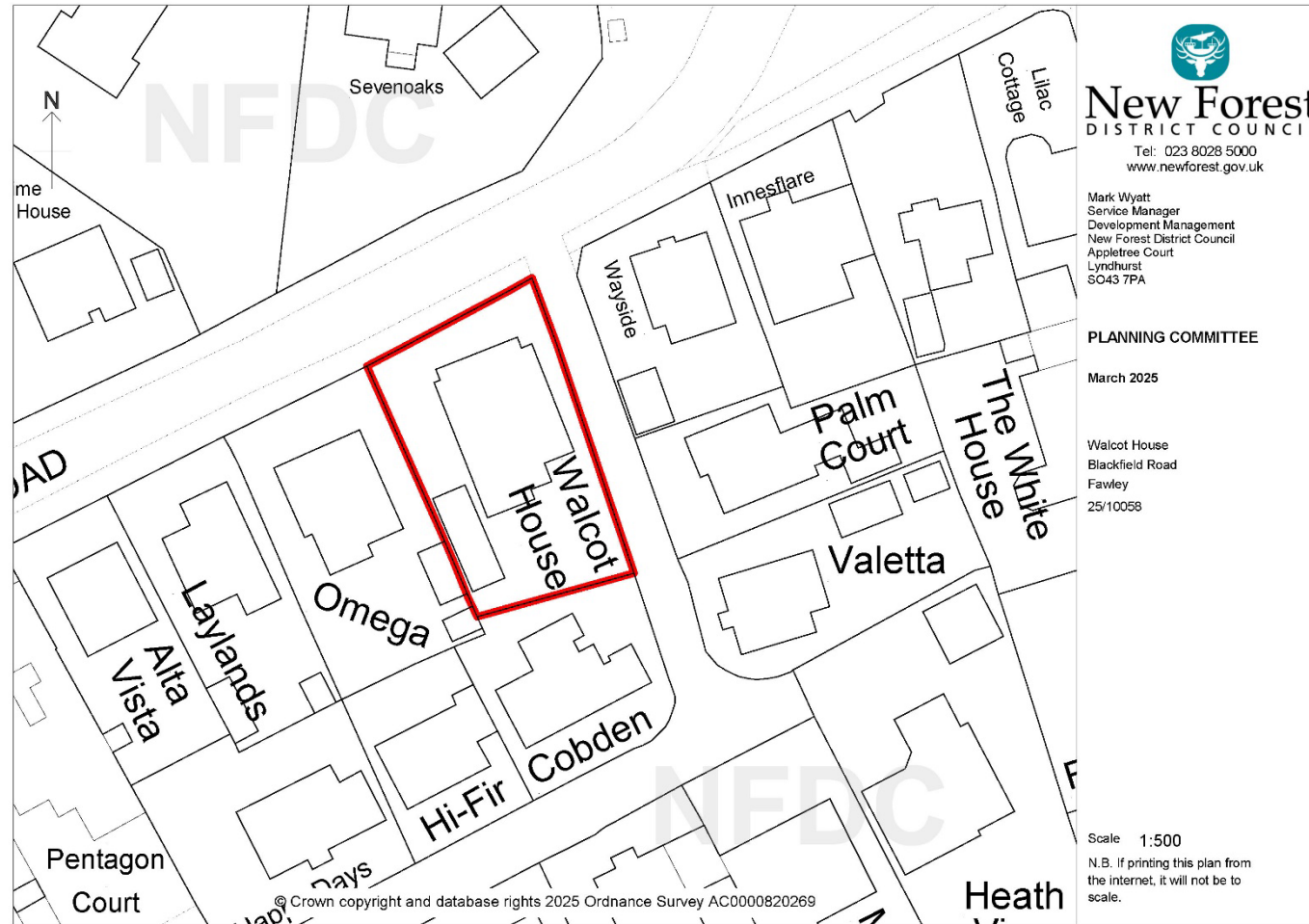
Fawley

Schedule 3f

Red Line Plan



92



Local context



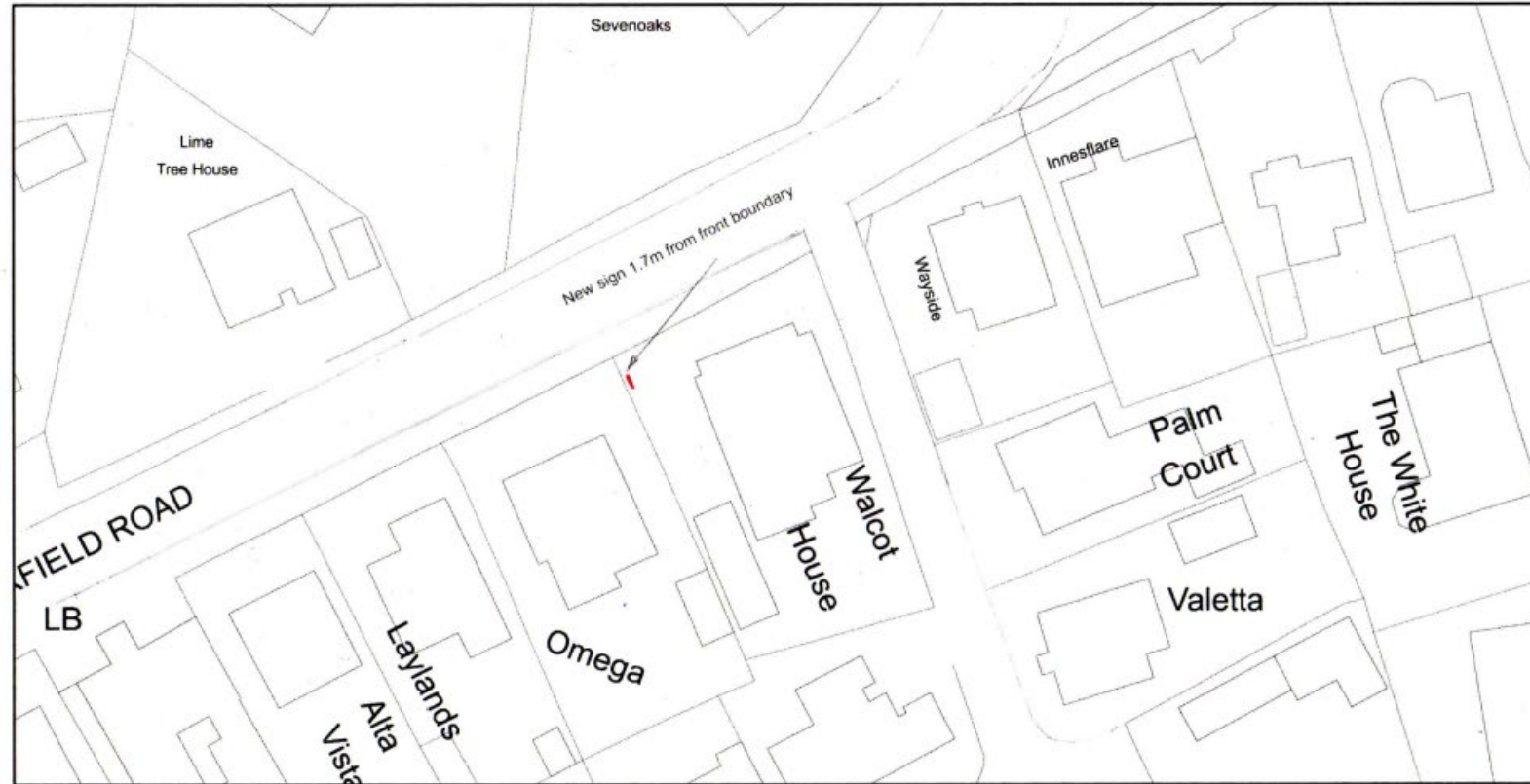
93

Aerial photograph



94

Block plan



ReQuestaPlan

Plan Produced for: Robert Elliott

Date Produced: 03 Feb 2025

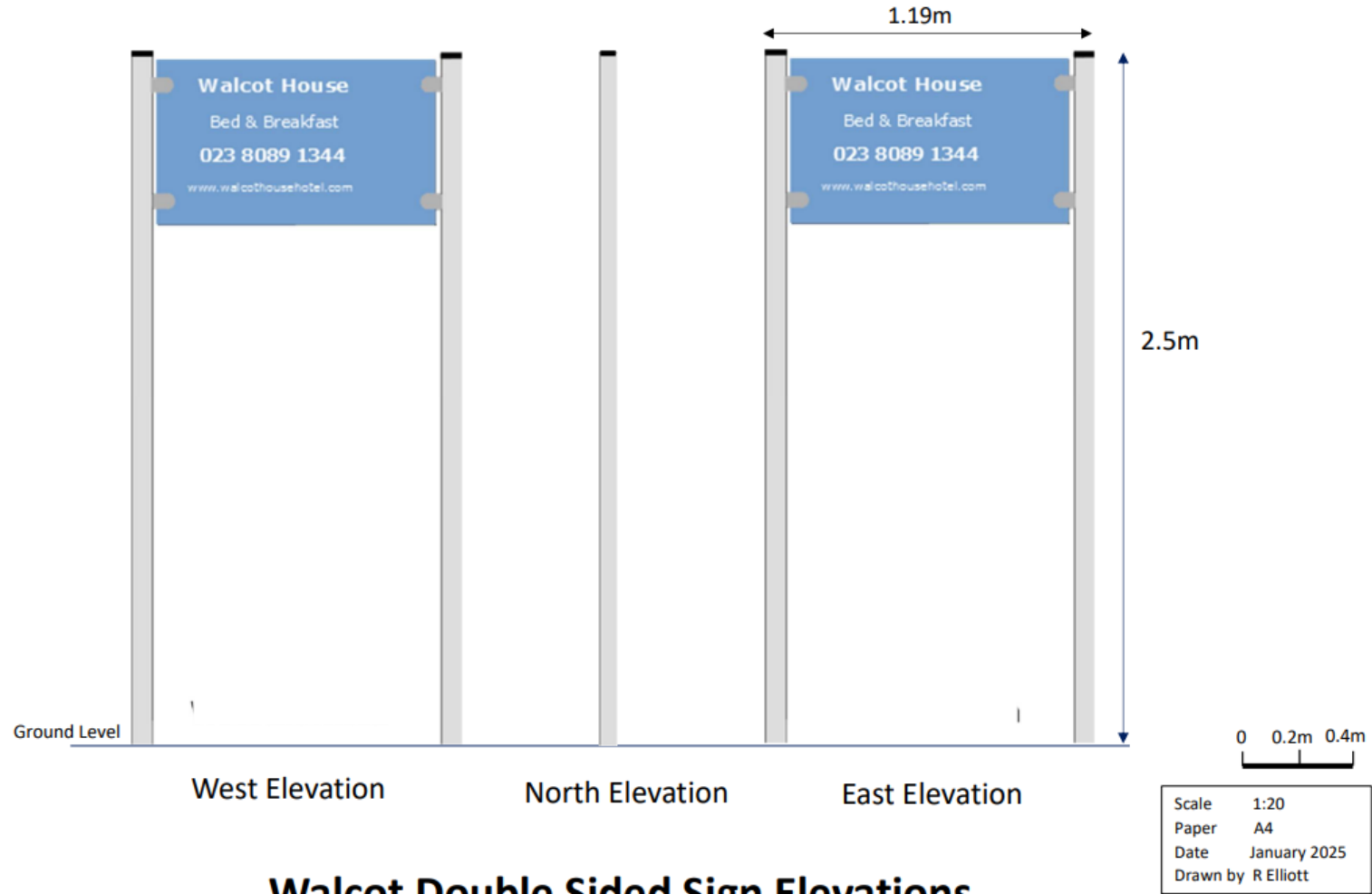
Plan Reference Number: TQRQM25034165945455

Scale: 1:500 @ A4

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Elevations plan



Walcot Double Sided Sign Elevations

Sign detail



Walcot Sign Text



97

Photograph – sign in street scene



86

Photograph – sign in street scene



69

Photographs – sign

100



98



3f 25/10058

Photograph- sign and front of neighbour



101



Photographs – sign at night



102



100

3f 25/10058

Photographs – street scene at night



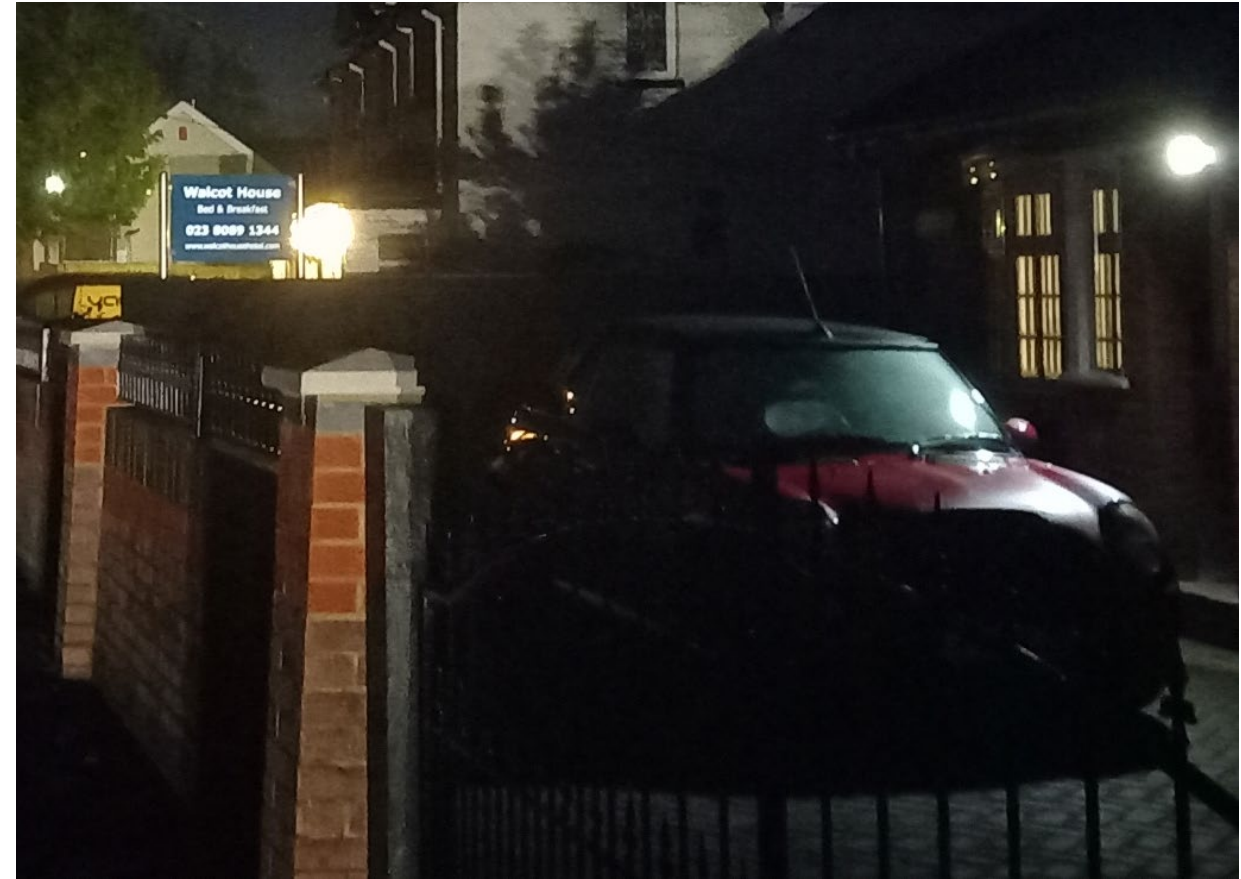
101

3f 25/10058

Photographs – sign lit by car lights



104





Recommendation

- Grant with standard Advertisement consent conditions

End of 3f 25/10058 presentation



New Forest
DISTRICT COUNCIL

106



Planning Committee

App No 24/10919

41 - 43, Manor Road

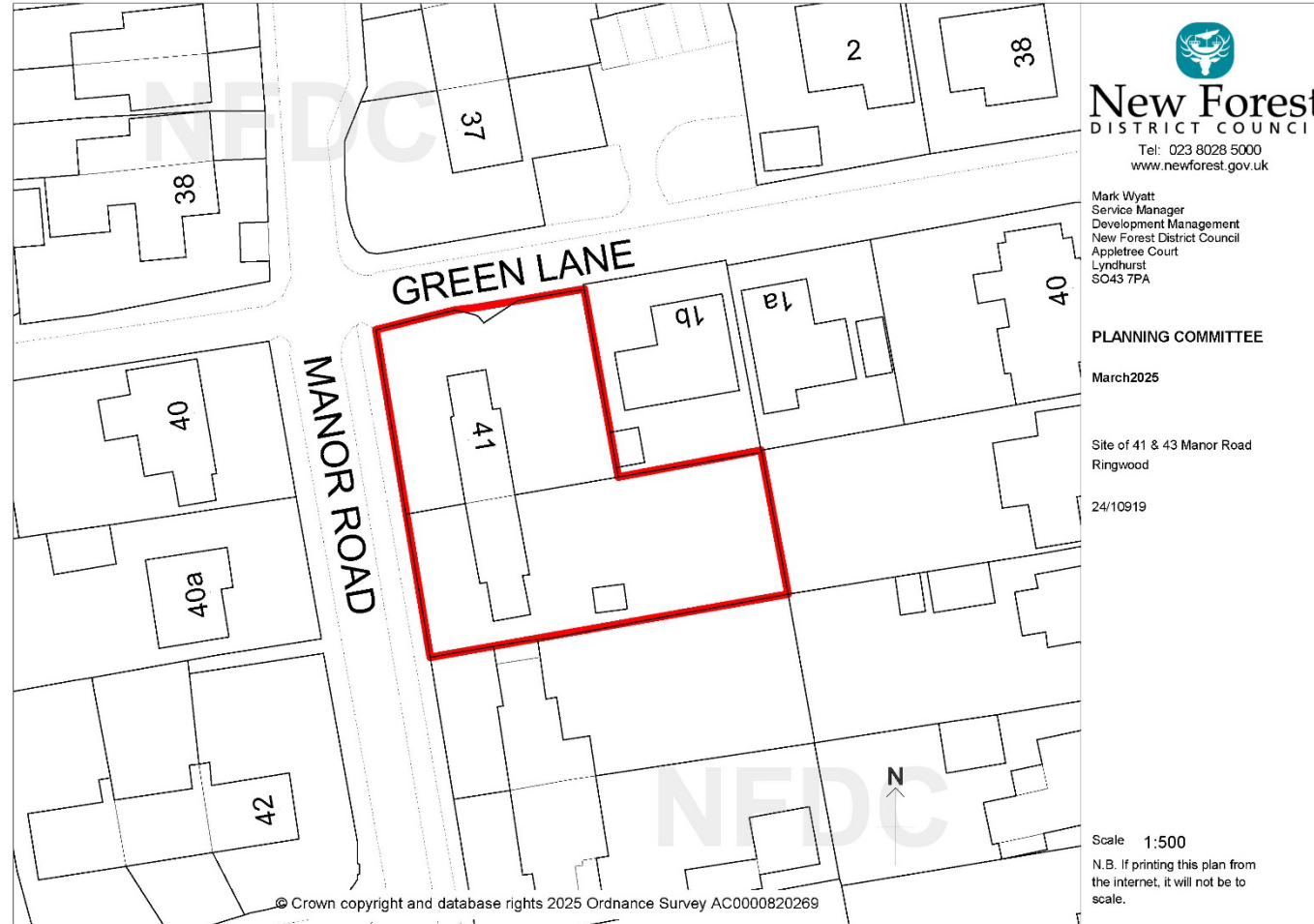
Ringwood

BH24 1RB

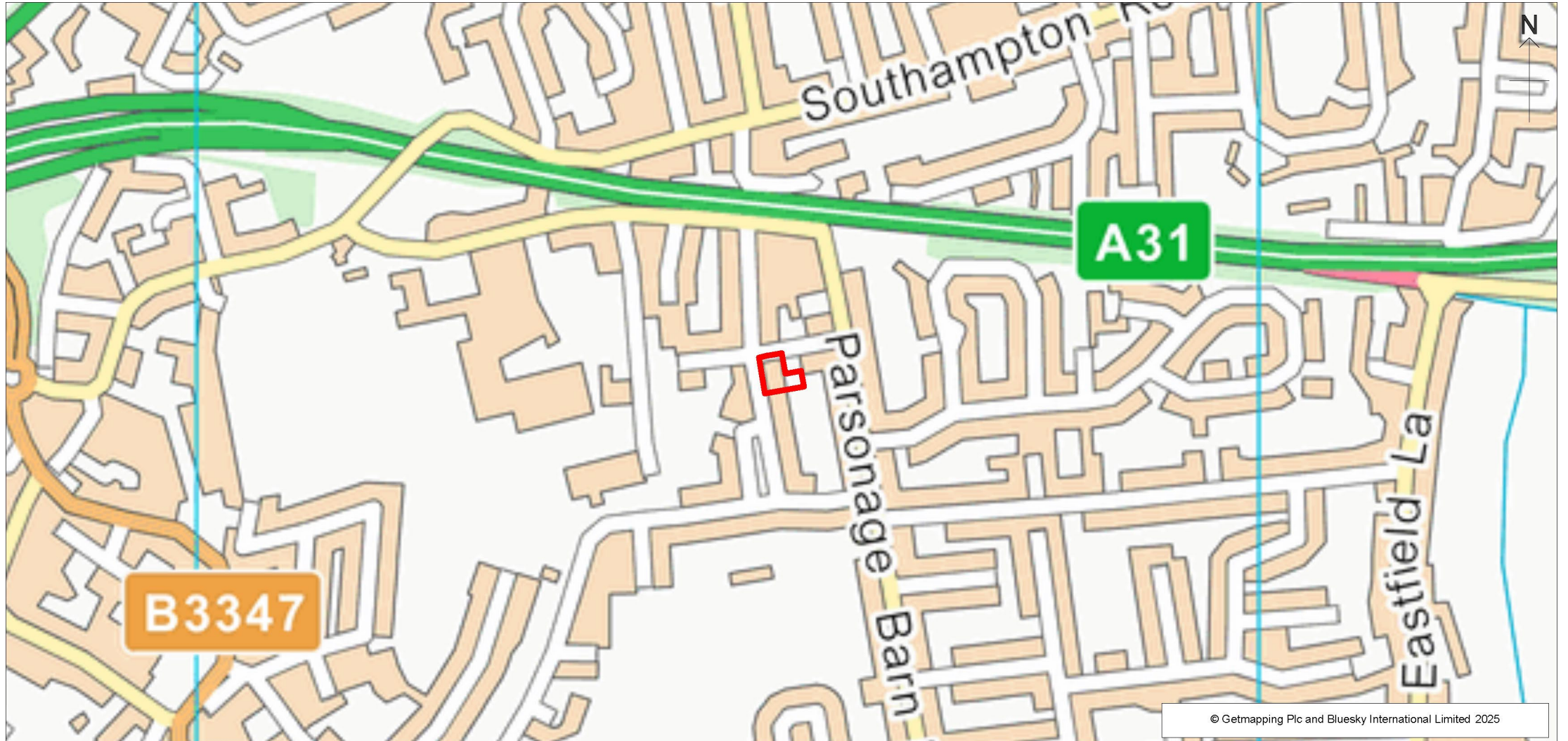
Schedule 3g

Red Line Plan

108



Local context



109

107

3g 24/10919

Aerial photograph

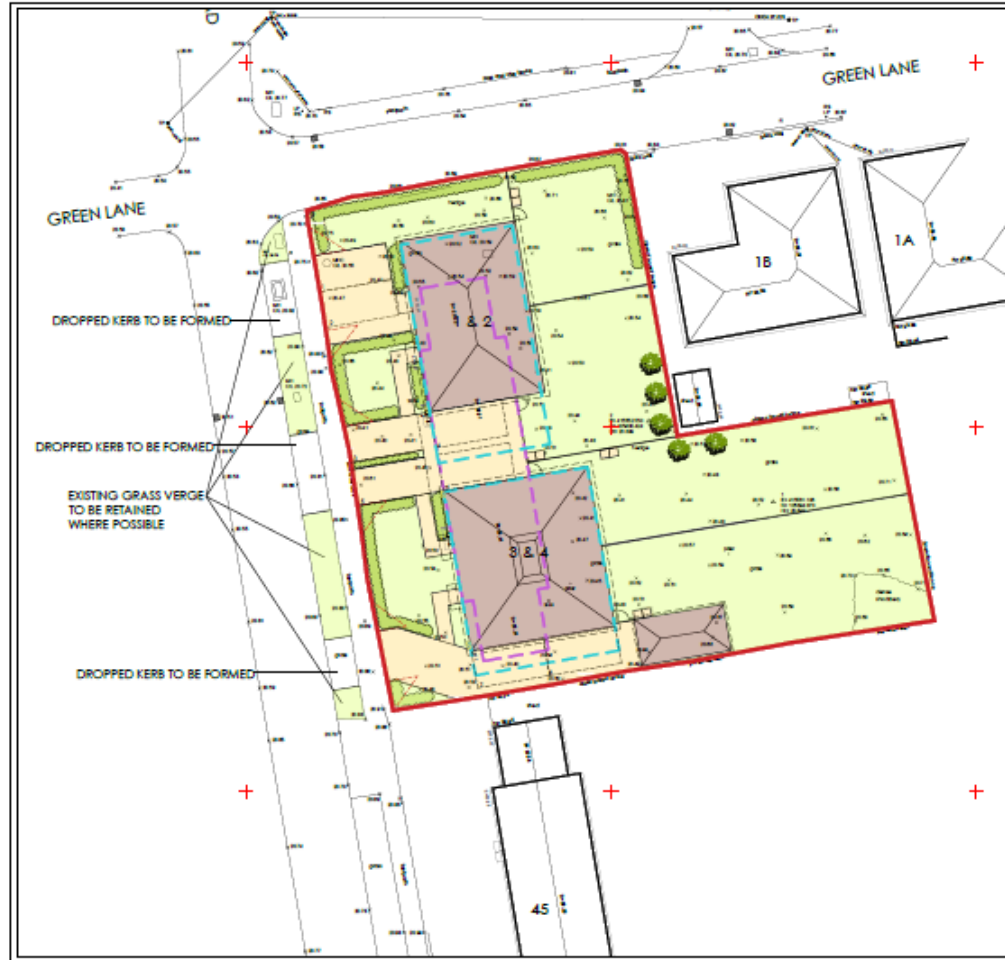


110

108

3g 24/10919

Proposed block plan



SITE PLAN
SCALE 1:200
BASED ON TOPO INFORMATION

Previous block plan





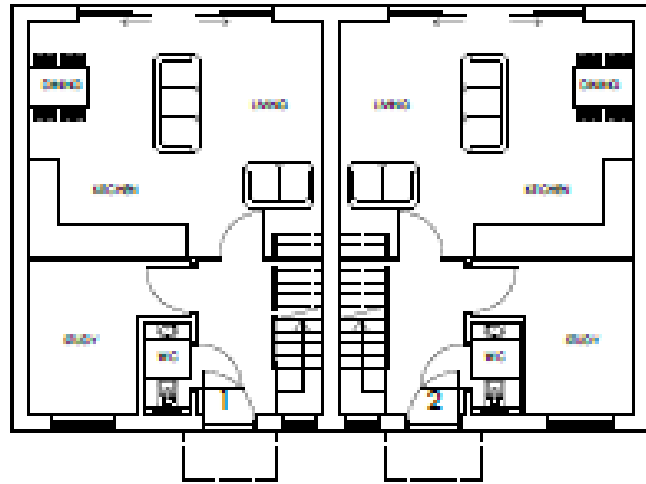
Units 1 & 2 Plans and Elevations



Previous front elevation



112

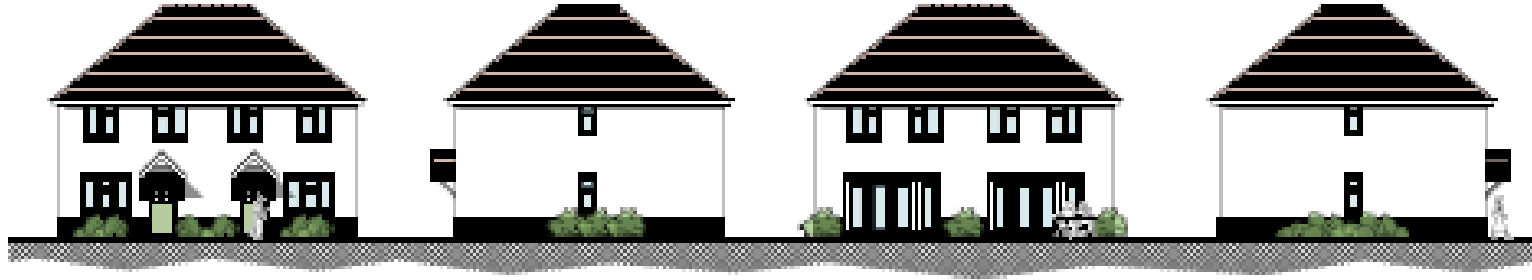


GROUND FLOOR PLAN
SCALE 1/8"



FIRST FLOOR PLAN
SCALE 1/8"

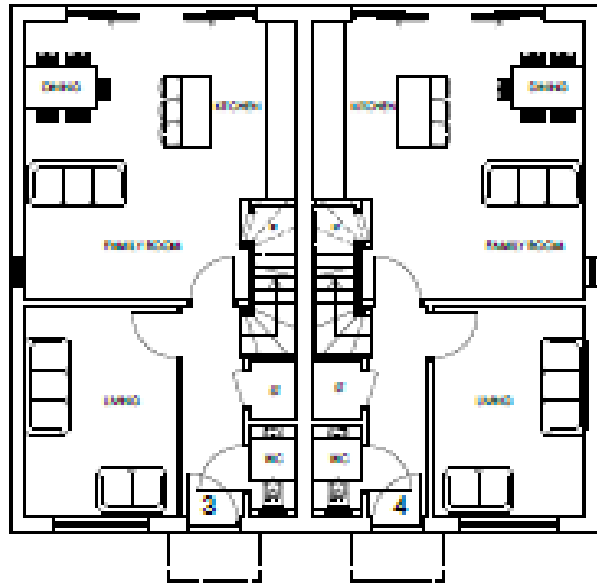
Units 3 & 4 Plans and Elevations



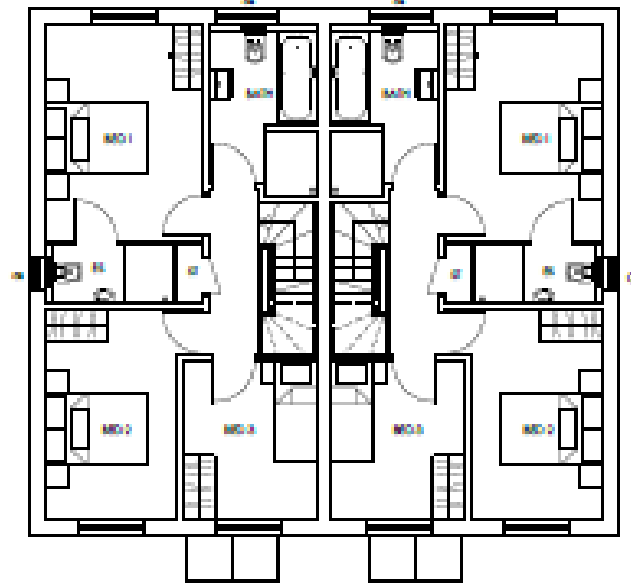
Previous front elevation



113



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

Indicative Street Scene



114



Existing Properties

115



113

3g 24/10919

Photographs



116



Existing properties from Green Lane

Relationship between site & bungalow



Rear garden



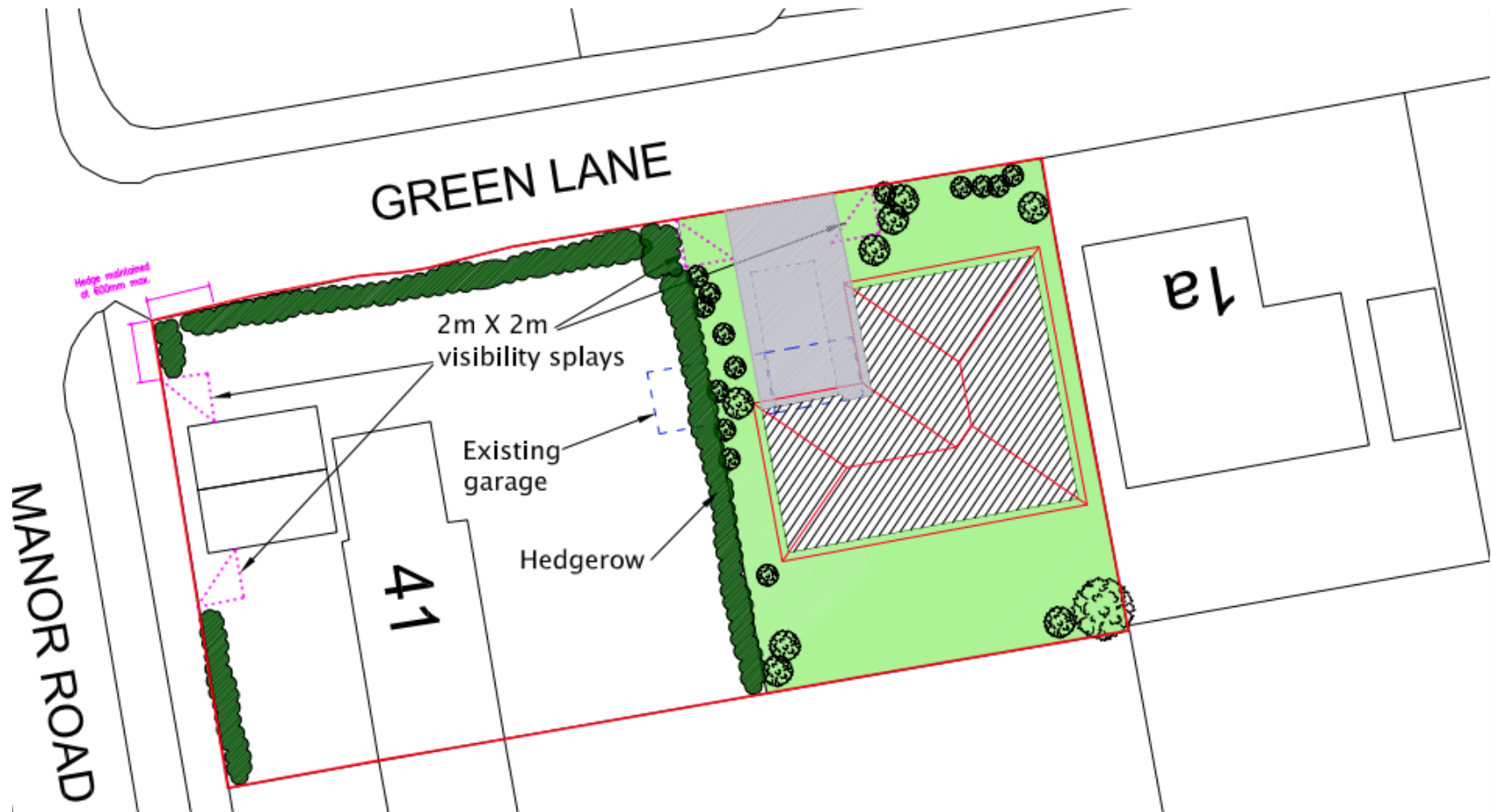
117



115

3g 24/10919

Extant parking layout (19/10624)



118



Recommendation

- The proposal includes elevational alterations to address concerns made by the Inspector in dismissing the previous appeal
- The two pairs of houses have greater spacing between them and the adjacent property enabling parking to be provided on plot and to the side of the houses
- Appropriate Habitat Mitigation and Air Quality Monitoring contributions have been secured
- Permission is therefore recommended

119

End of 3g 24/10919 presentation



New Forest

DISTRICT COUNCIL

120



Planning Committee

App No 24/11007

Vicarage Moor Cottage,

The Common

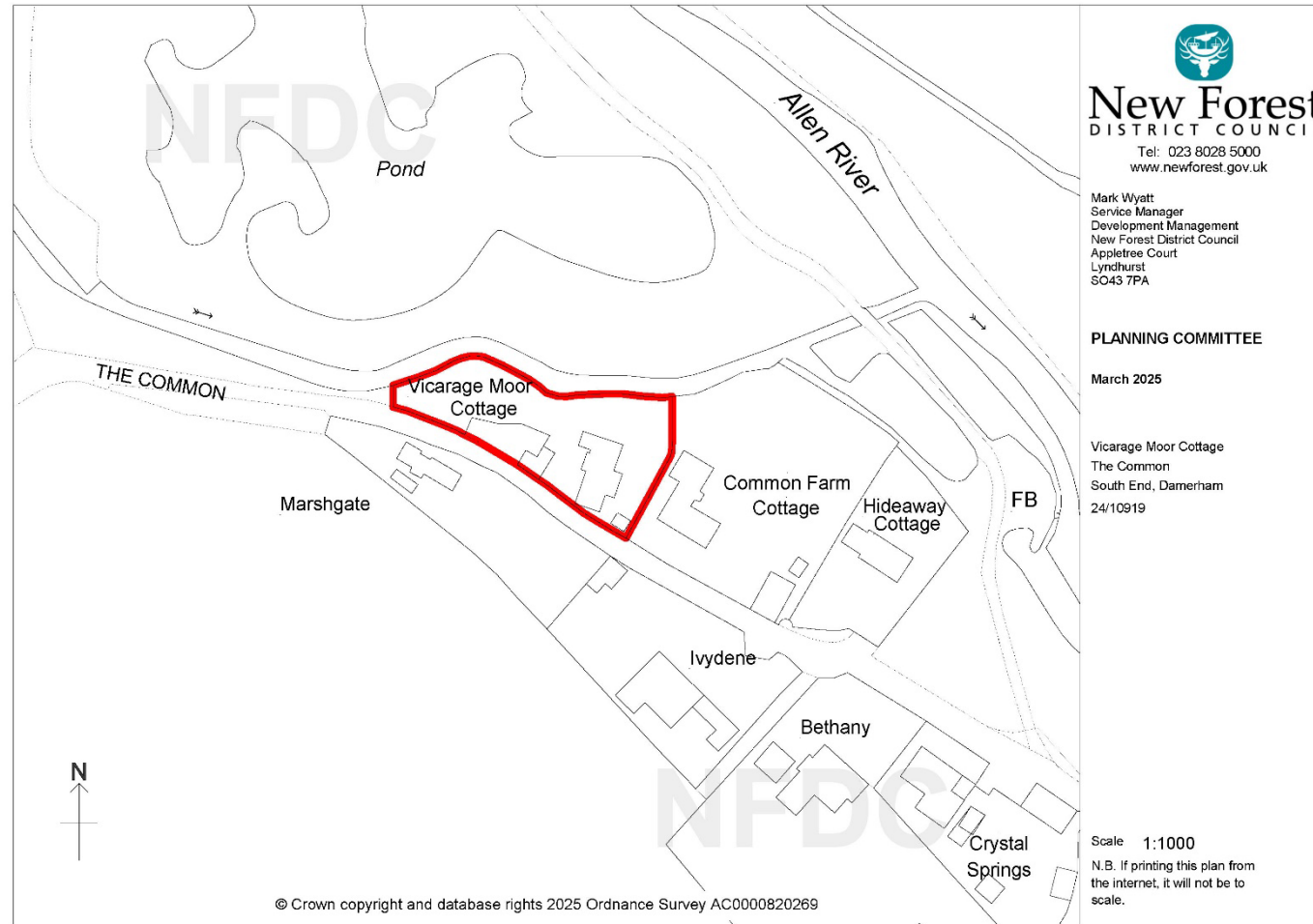
South End

Damerham

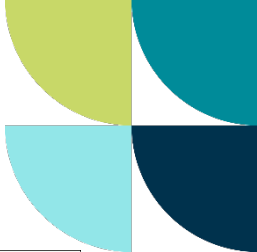
Schedule 3h

Red Line Plan

122



Local context



123

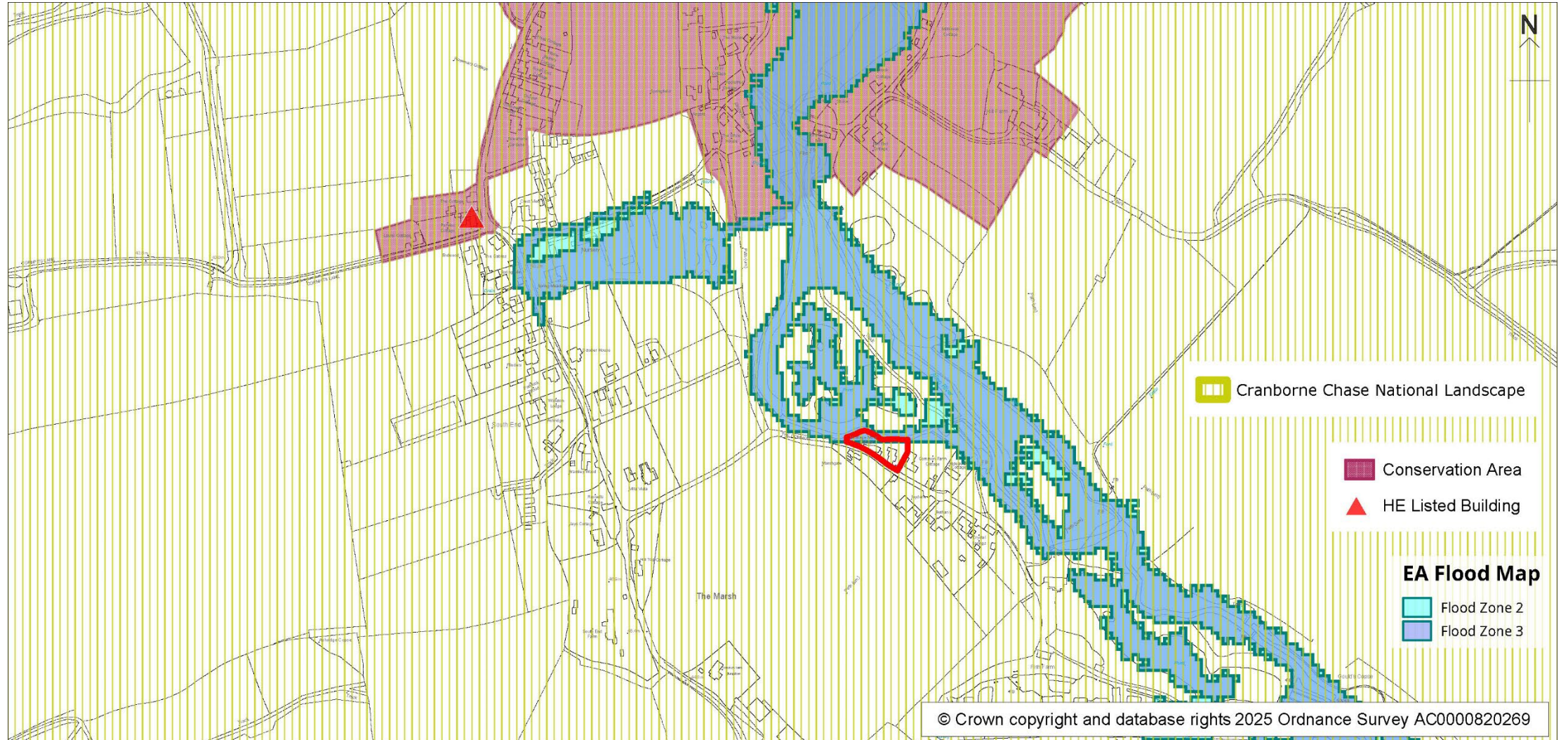


121

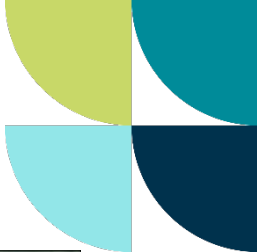
3h 24/11007

Planning constraints

124



Aerial photograph



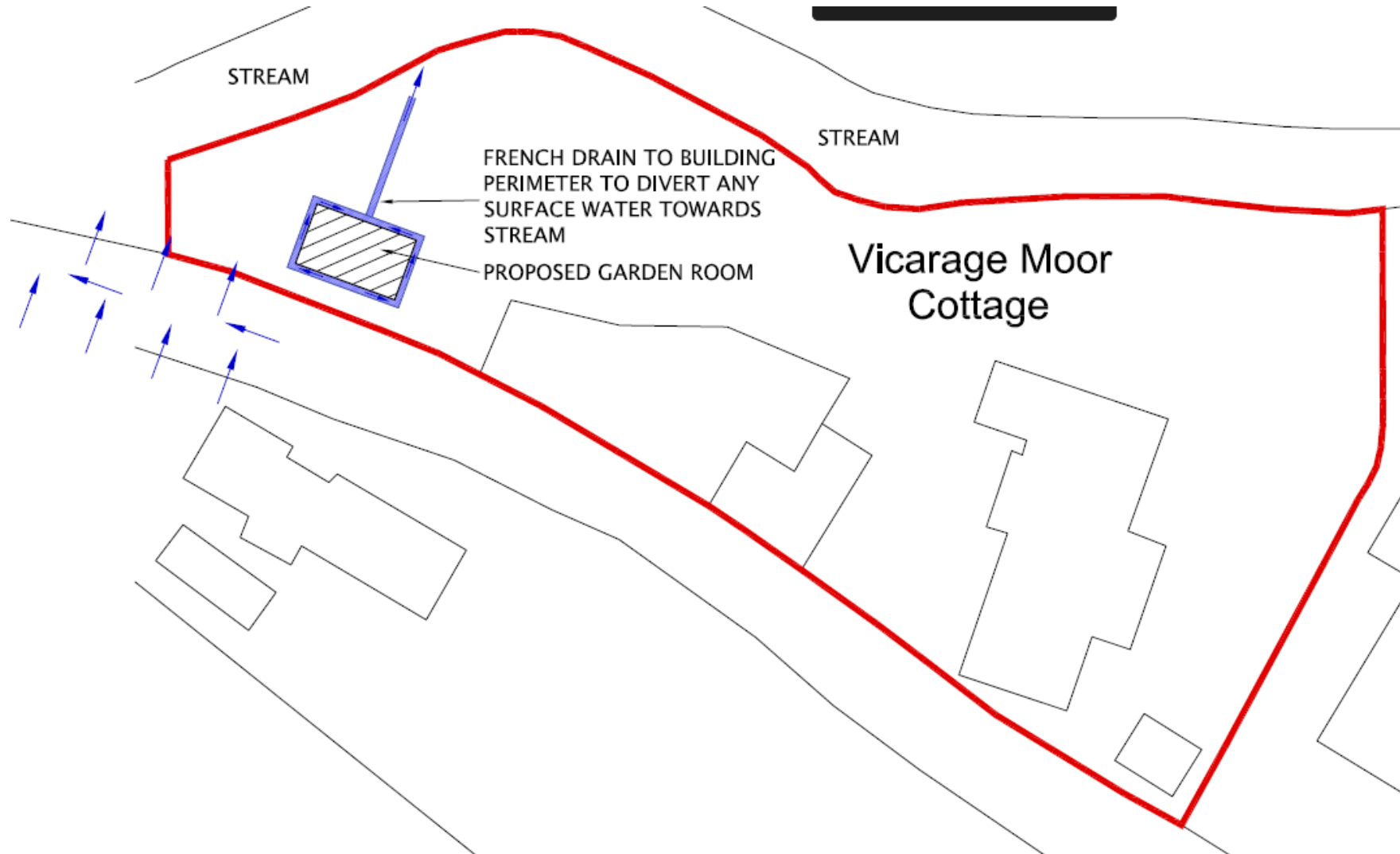
125



123

3h 24/11007

Block Plan



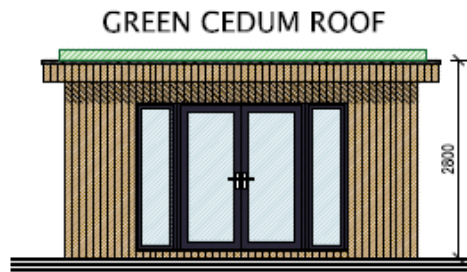
126



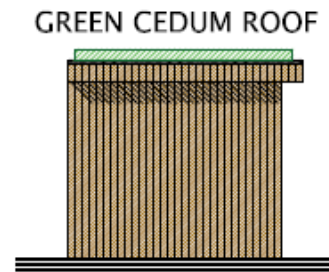
Proposed Elevations



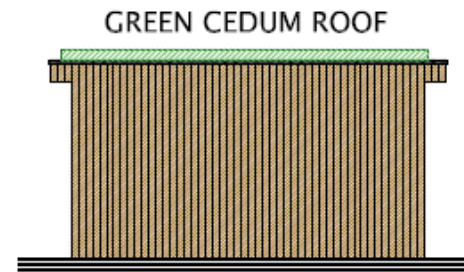
127



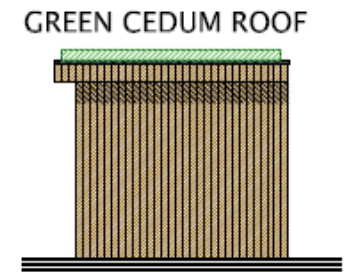
North East - front elevation
@ scale 1:50



South East - side elevation
@ scale 1:50



South West - rear elevation
@ scale 1:50

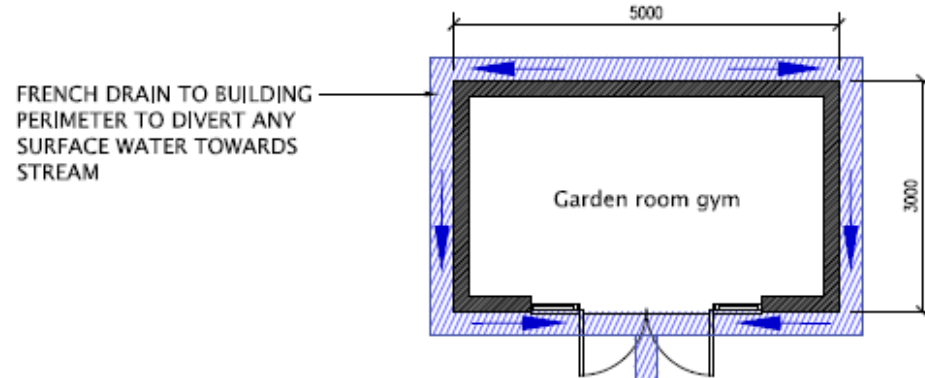


North West - side elevation
@ scale 1:50

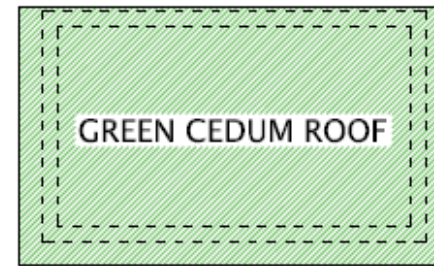
Floor Plan



128



Floor plan
@ scale 1:50



Roof plan
@ scale 1:50

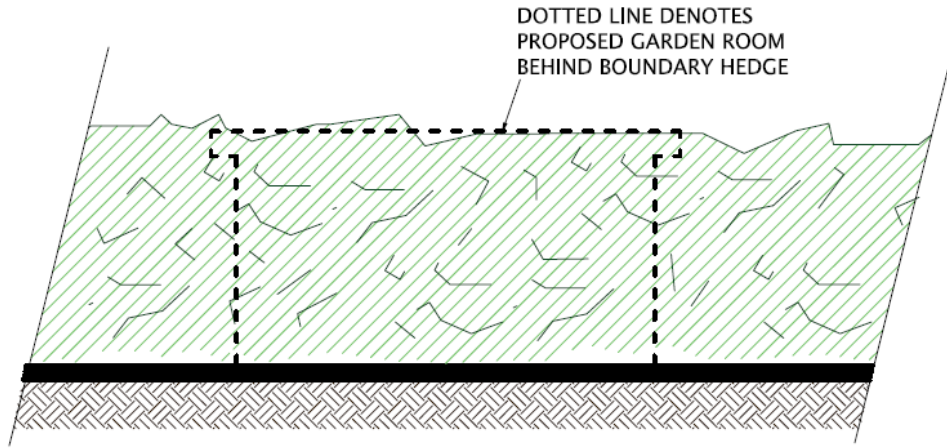


As Propose

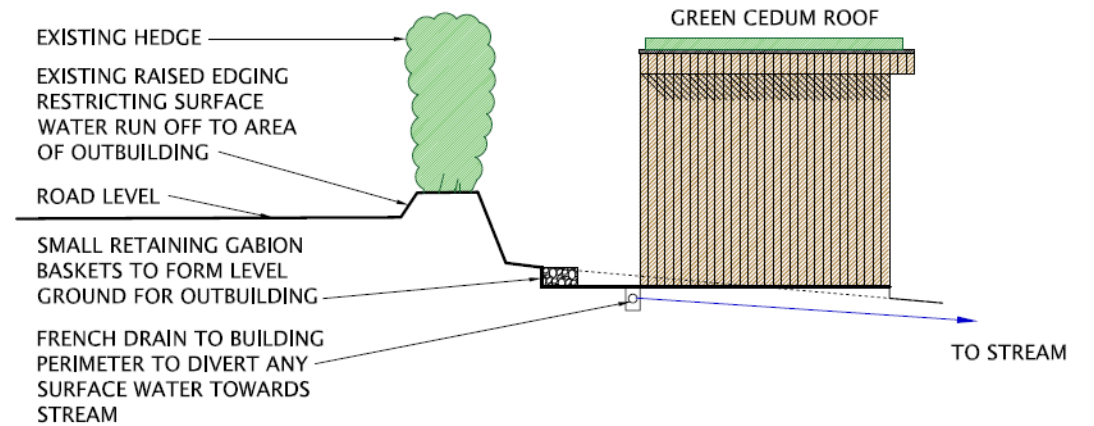
Street scene & Section



129



South West - street scene



Street scene



130



128

3h 24/11007

Marsh Gate Cottage & Vicarage Moor Cottage



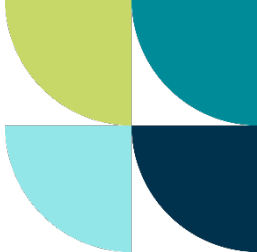
131



129

3h 24/11007

Area of Proposed outbuilding



132



Recommendation

- Grant subject to conditions



End of 3h 24/11007 presentation



New Forest

DISTRICT COUNCIL

134



Planning Committee

App No TPO/0008/24

6 Albert Road,

New Milton

BH25 6SP

Schedule 3i

Red Line Plan

136



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

March 2025

6 Albert Road
New Milton

TPO/0008/24

Scale 1:1000

N.B. If printing this plan from
the internet, it will not be to
scale.

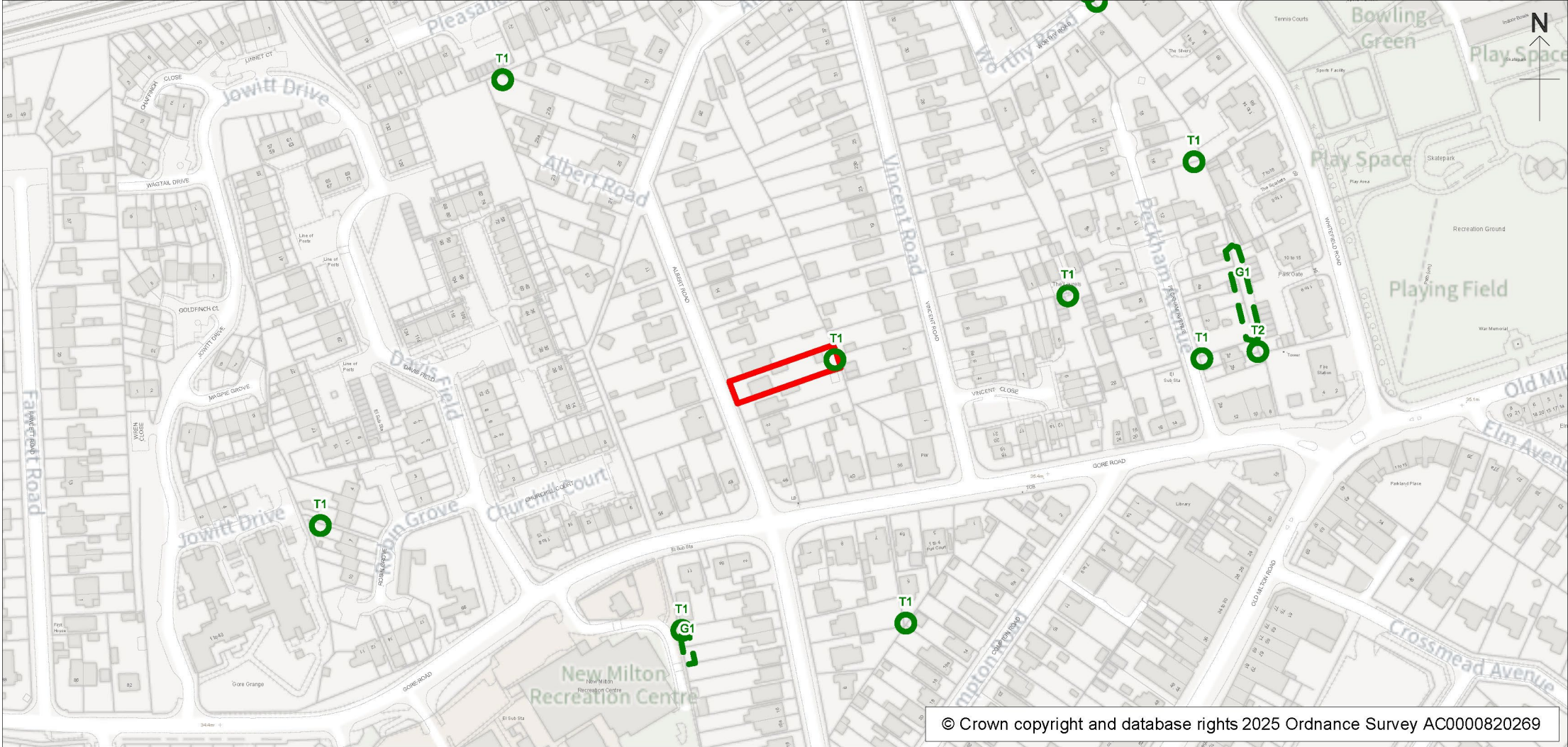
Local context



137

TPO constraints

138



Aerial photograph

139



137

3i TPO/0008/24

Aerial photograph detail



140

TPO/0008/24 LAND AT 6 ALBERT ROAD

141



SCHEDULE

SPECIFICATION OF TREES TPO/0008/24

Trees specified individually
 (encircled in black on the Plan attached to this order)

Reference on map	Description	Situation
T1	Sycamore	Situated on the eastern extent of property rear garden, as shown on plan.

Public Amenity - Streetscene Photographs



142



140

3i TPO/0008/24

Public Amenity – Streetscene Photographs



143



141

3i TPO/0008/24

Public Amenity – Streetscene Photographs



144



142

3i TPO/0008/24

Sycamore tree (T1) within rear garden



145



143

3i TPO/0008/24

View of stem, north and south side



146

View of stem, east and west side



147

145

3i TPO/0008/24

View of stem junction and wound



148

146

3i TPO/0008/24

View of crown and previous pruning



149

147

3i TPO/0008/24



Conclusion and Recommendation

- The sycamore provides a positive contribution to the area and meets the criteria in terms of public amenity
- It would be expedient to protect it due to the potential pressure for its removal, or work that may detrimentally affect its amenity value
- The recommendation is to confirm the order in the interests of public amenity

150

End of 3i TPO/0008/24 presentation



New Forest

DISTRICT COUNCIL

151



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PLANNING COMMITTEE – 12 MARCH 2025

COMMITTEE UPDATES

Item 3b: 24/10837 Land adjacent to the Wheelwrights Post, Salisbury Road, Burgate, Fordingbridge, SP6 1LX (Application 24/10837)

9. REPRESENTATIONS RECEIVED

Further letter received from Pennyfarthing Homes (PFH) which makes the following points:

Concern expressed regarding impact on their land of providing a link between the application site and the new link road. This link will increase their development costs and will also add to the burden of future maintenance costs. In addition, the link may impact on a newly provided badger sett and have other ecological implications. Legal right of access/easement also required across their land. Connectivity to the link road and bus stops needs to be made in a different way as they consider the link as shown will not be deliverable.

Further letter received from the applicant's agent in response to the PFH letter as follows:

- The application before you is acceptable as it is shown, and it has support from Hampshire County Highway Authority (HCC) on that basis. HCC are aware that the delivery of the footpath is contingent on land outside the applicants control and is therefore not within the applicant's power to deliver. As such, it is clear that HCC's support of the scheme is not reliant upon the delivery of the footpath.
- Pennyfarthing Homes have no objection in principle to the proposals.
- The gate has been provided at the request of officers and provides the *potential for* future additional connectivity options should that be deliverable.
- As such, the provision of a gate ensures any future opportunity isn't lost at this stage. But it is important to note that the delivery of any footpath on another site outside of the applicant's control isn't for this application to consider.
- The gate on our site and footpath off site are not essential to make the development acceptable, and approvable.
- We note the point regarding the location of the gate on the boundary and will amend the location of the gate so that is (*sic*) sits just within the site boundary.

14. RECOMMENDATION

No change to the Recommendation.

The conditions as set out in the report have been shared with the applicant who has made various amendment suggestions. Officers consider the following changes to conditions are acceptable and that the conditions should be amended as follows.

2. **Approved plans and reports**

Approved plans and reports to be updated to reflect the latest submissions following the change to the red line boundary.

4. Building materials and details

Amend first paragraph to read as follows:

No development above ground slab level shall commence until the exact finished ground floor level and ridge heights of the building in relation to the existing site and road levels are submitted to and agreed in writing with the Local Planning Authority.

5. Tree and hedgerow protection

Correct typo on name of Tree consultant

6. Hard and Soft Landscaping Detailed Design

Amend first paragraph to read as follows:

No development above slab level shall take place until a scheme of detailed hard and soft landscaping plans for the site are submitted for approval in writing by the Local Planning Authority. This scheme shall include:

11. Environmental protection – odour and noise from kitchens

Amend first paragraph to read as follows:

No development above ground slab level shall commence until a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first occupation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

12. Environmental protection – noise from air source heat pumps

Amend condition to read as follows:

No development above ground slab level shall take place until an assessment in accordance with MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises is carried out to determine the potential noise impact from the proposed Air Source Heat Pump to neighbouring residential properties. A scheme for any noise attenuation shall be submitted to the Local Planning Authority and agreed in writing and implemented in full prior to the occupation of the care home.

15. Environmental Protection - Lighting Strategy

Amend first paragraph to read as follows:

No development above ground slab level shall take place until a scheme showing the details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of vertical illuminance (Ev)

affecting nearby human receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP).

22. Surface water drainage

Amend submitted version of drainage strategy to Rev 7 in first paragraph.

Item 3c: Land rear of Waltons Avenue, Holbury, Fawley SO45 2LU (Application 24/10656)

1 additional letter of objection – concern that proposal is not compliant with Nationally Described Space Standards

Item 3d: Woodbury, 2 Viney Road, Lymington, SO41 8FF (Application 25/10039)

This application has been withdrawn from the agenda.

Item 3e: Threeways Cottage, Rockbourne, SP6 3NL (Application 24/11008)

1 Correction to 'background' section – reference to Marsh Farm Cottage as a Grade II Listed Building should read 'Coutts Cottage (Grade II Listed Building)'. Marsh Farm Cottage is not a Listed Building.

Item 3f: Walcot House, Blackfield Road, Fawley, SO45 1ED (Application 25/10058)

Since writing the recommendation report:-

A revised block plan was received to show the position of the sign more accurately.

The number of letters of support has now increased to 10 (was 6).

The number of letters of objection has now increased to 18 (was 10).

The reasons for support and objection are the same.

Item 3g: Site of 41 – 43, Manor Road, Ringwood, BH24 1RB (Application 24/10919)

The agent has requested an amendment to the proposed wording of condition 12 which presently reads as follows:

12. No development or vegetation clearance shall take place between March 1st to August 31st inclusive.

Reason: To safeguard breeding / over-wintering birds in accordance with the Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

The ecologist has agreed an amendment to this which would still protect nesting birds but not prevent development from being implemented during the spring/summer months. The amendment reads as follows:

12. No **vegetation clearance or demolition** shall take place between March 1st to August 31st inclusive.

Reason: To safeguard breeding / over-wintering birds in accordance with the Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).