

Planning Committee

Consultation Application No: 19/00365/OUT Outline Planning Permission

Site: Land Adjacent To Fawley Power Station. Fawley

Proposal: Outline application for land within the New Forest National Park Authority comprising the removal of structures on the quarry site and provision of 120 new homes, 1000 square metres of new civic space including provision for Early Years Learning (Use Class D1), 200 square metres of drinking establishments (Use Class A4), a two form entry primary school, flood defences / sea wall, public open space and habitat enhancement of existing land, hard and soft landscaping, Suitable Alternative Natural Greenspace, a saline lagoon, tidal creek, reconfiguration of the existing access and creation of a new access from the B3053 and access road through the site, associated infrastructure and engineering works (access to be considered) (AMENDED DESCRIPTION AND AMENDED PLANS).

Applicant: Fawley Waterside Ltd

Case Officer: Ian Rayner

Parish: FAWLEY

1. Introduction

- 1.1 This report seeks to confirm the Authority's formal response to the concurrent outline planning application submitted to the National Park Authority (19 /00365/OUT). The Fawley redevelopment is allocated in both authorities' respective Local Plans for development. NFDC supported the allocation of Fawley through the National Park Local Plan. Planning and specialist officers from both authorities have worked closely together in assessing the two applications, liaising with consultees and negotiating appropriate amendments.
- 1.2 It is normal practice for adjoining planning authorities to be consulted and comment on applications of significant scale or on applications that could have cross boundary impact. In this case, whilst each planning authority has an application proposing a level of development within its administrative boundary, the applications are co-dependent, with mitigation and supporting infrastructure being proposed within the National Park Authority. It is considered appropriate that the Authority's formal consultation response to that application be confirmed by the Planning Committee.

2. **Relevant Issues**

- 2.1 Policy SS4 of the adopted Local Plan identifies the need to incorporate and facilitate appropriate measures to ensure the conservation and enhancement of the landscape and scenic beauty of the New Forest National Park. The Authority's planning and specialist officers have had direct engagement with and influence over the proposed development within the National Park area, working closely with colleagues to ensure that the development in the National Park protects the interest and setting of the National Park and that this is positively enhanced through the two applications. The major development test has also been applied and met across both sites.
- 2.3 For the reasons set out in the respective Committee reports, officers believe that the application to the National Park, in conjunction with the application to NFDC, will deliver clear net positive public benefits for the environment, the surrounding communities and the National Park.

3. **Recommendation**

The Planning Committee confirms its support for application 19/00365/OUT (subject to the completion of the s106 agreement and relevant conditions) and that the Secretary of State be advised accordingly.