

Planning Committee

February 2026



Presentations



Planning Committee
App No 25/10398
20, Keyhaven Road
Milford on Sea
SO41 0QY
Schedule 3a

3 3a 25/10398



Planning Committee
App No 25/10970
Site of Fawley Power Station,
Fawley Road,
Fawley, SO45 1TW
Schedule 3b

23 3b 25/10970



Planning Committee
App No 25/10971
Site of Fawley Power Station,
Fawley Road,
Fawley, SO45 1TW
Schedule 3c

37 3c 25/10971



Planning Committee
App No 25/10972
Site of Fawley Power Station,
Fawley Road,
Fawley, SO45 1TW
Schedule 3d

50 3d 25/10972



Planning Committee
App No 25/10640
Land East to Bulls Copse Road,
Marchwood Bypass
Marchwood, Totton SO40 4UE
Schedule 3e

63 3e 25/10640



Planning Committee
App No 25/10891
Land Adjacent Hill View,
Ringwood Road
Sopley, BH23 7BE
Schedule 3f

95 3f 25/10891



Planning Committee
App No 25/10844
34 Western Road,
Lymington
SO41 9HL
Schedule 3g

109 3g 25/10844



Planning Committee
App No 25/11107
Tall Oaks
1 Church Mead
Lymington
Schedule 3h

134 3h 25/11107



Planning Committee

App No 25/10398

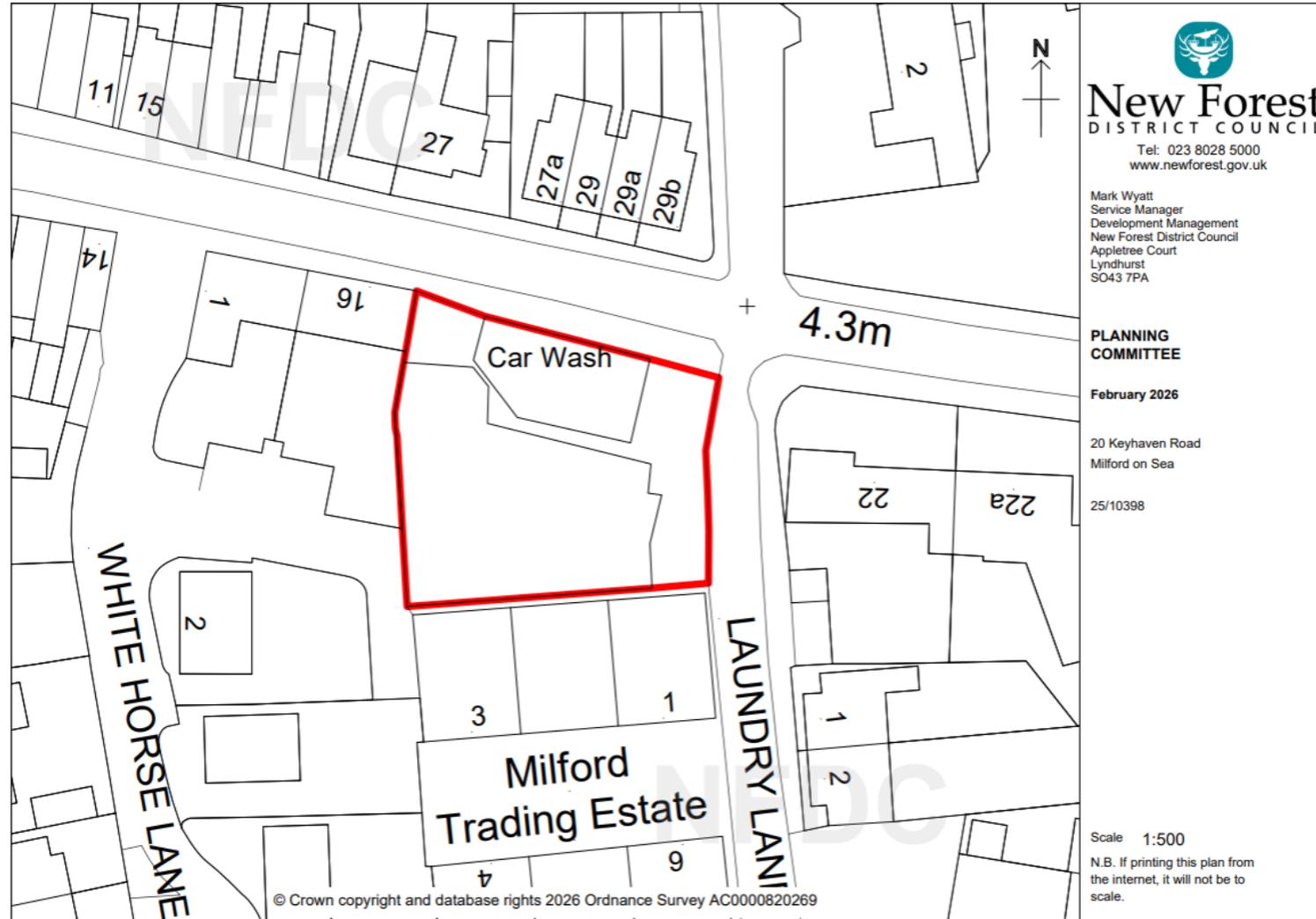
20, Keyhaven Road

Milford on Sea

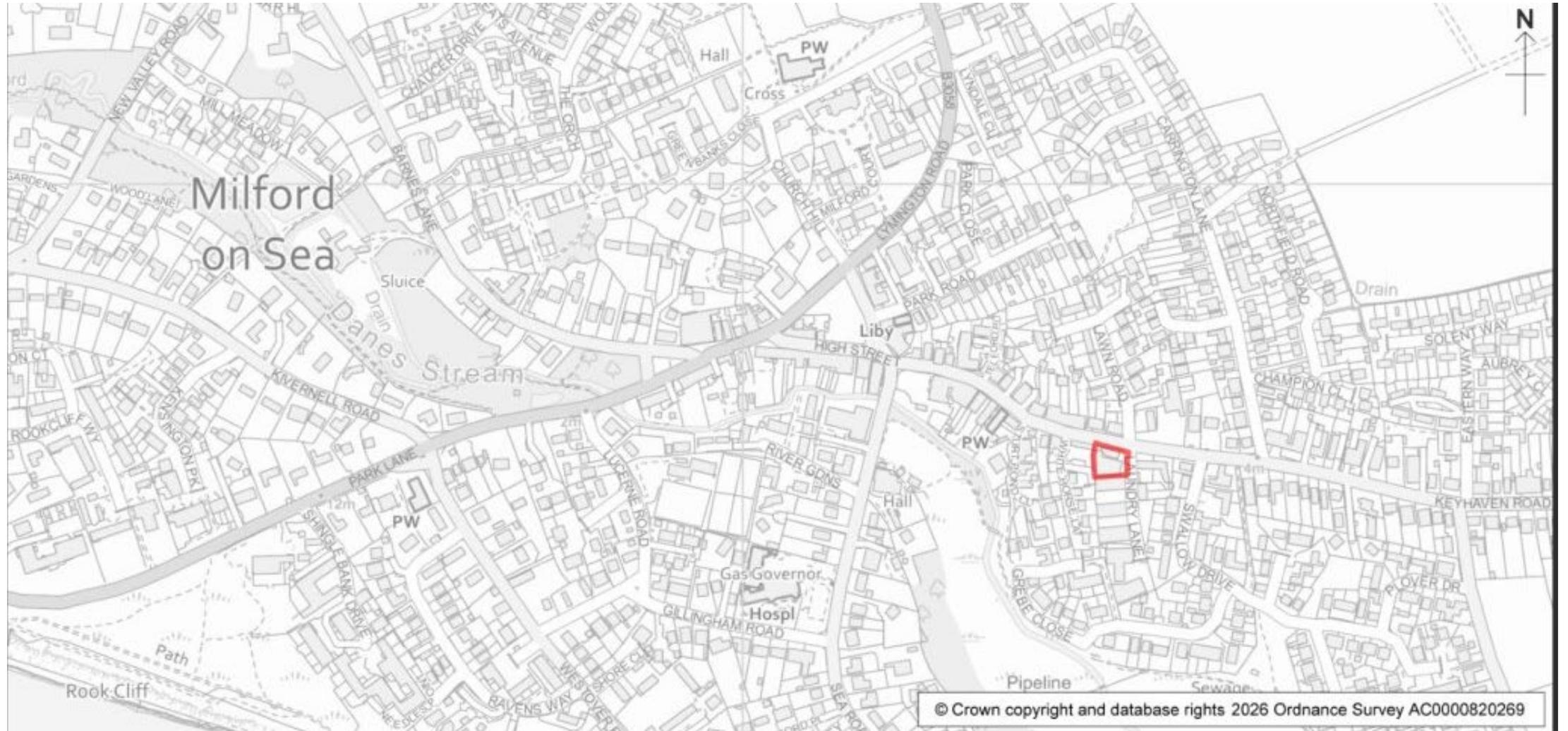
SO41 0QY

Schedule 3a

Red Line Plan



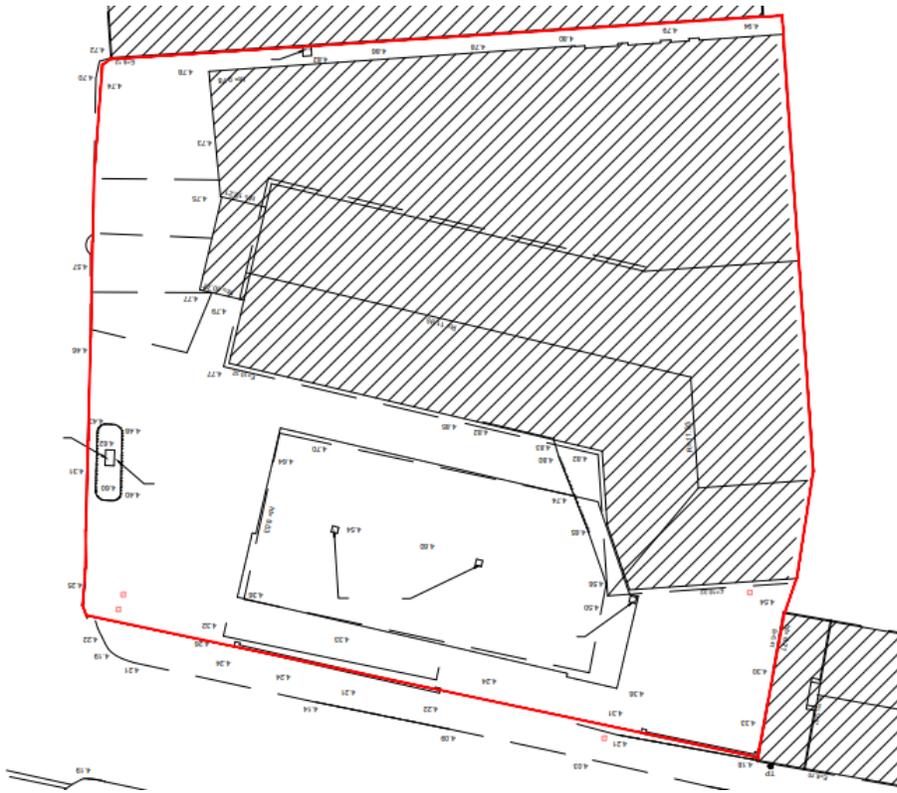
General Location



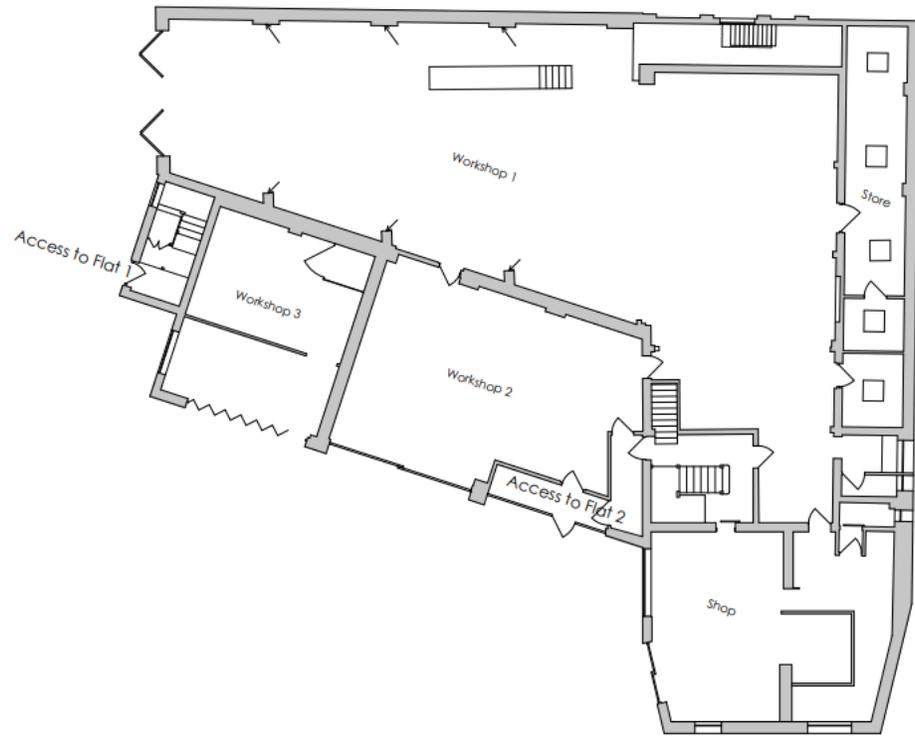
Ariel Photograph



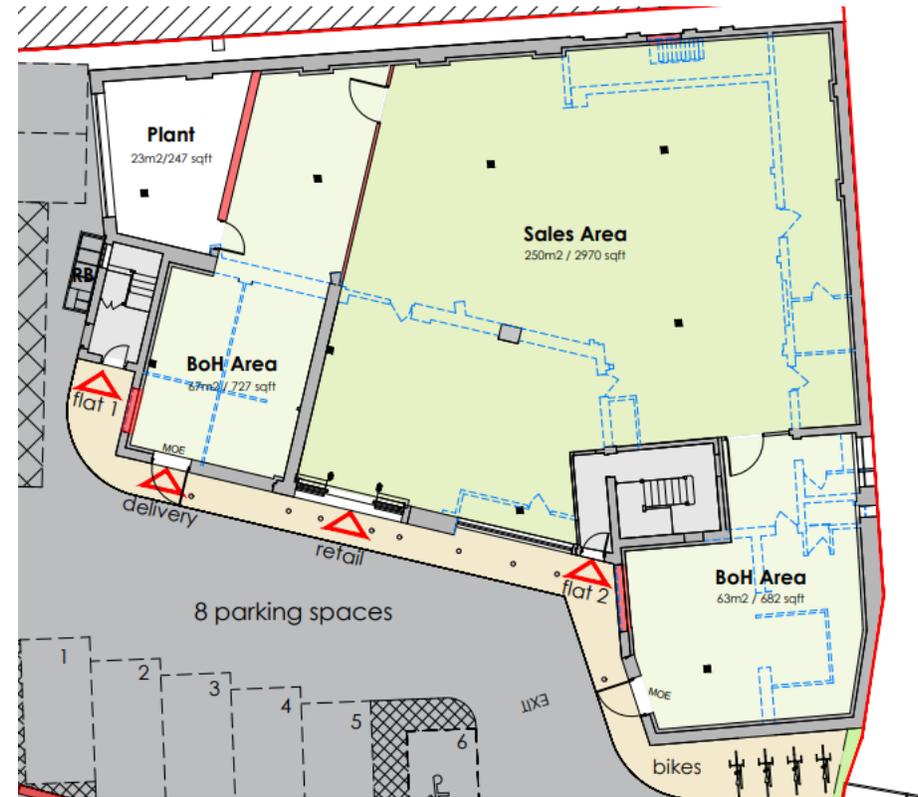
Existing and proposed site layout



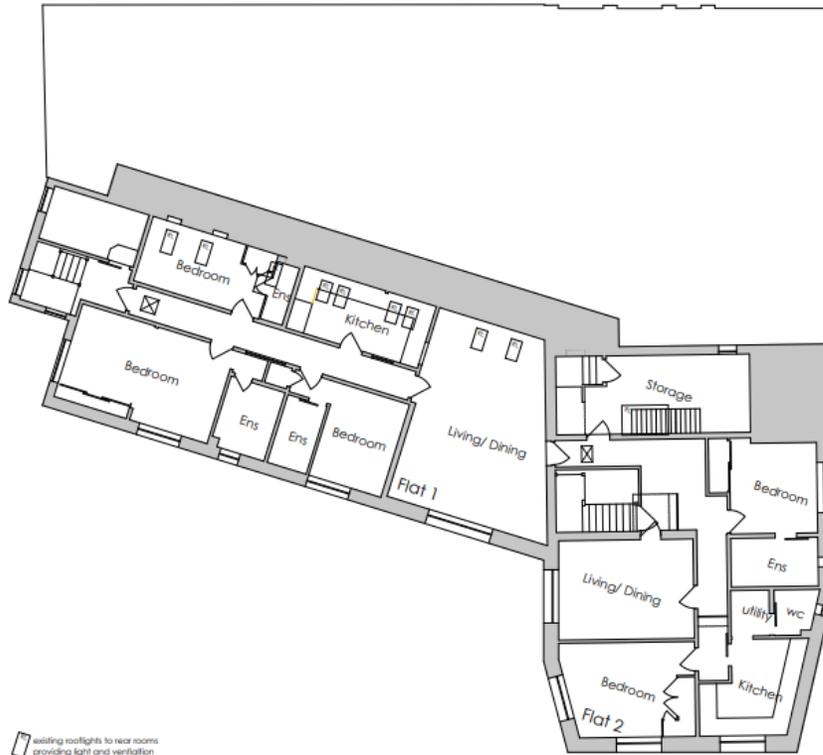
Existing and proposed ground floor plans



Existing Ground Floor Plan 1:100



Existing and proposed first floor plans



Existing First Floor Plan 1:100



First Floor plan 1:100

View from existing/proposed bedroom window



Views from existing accommodation



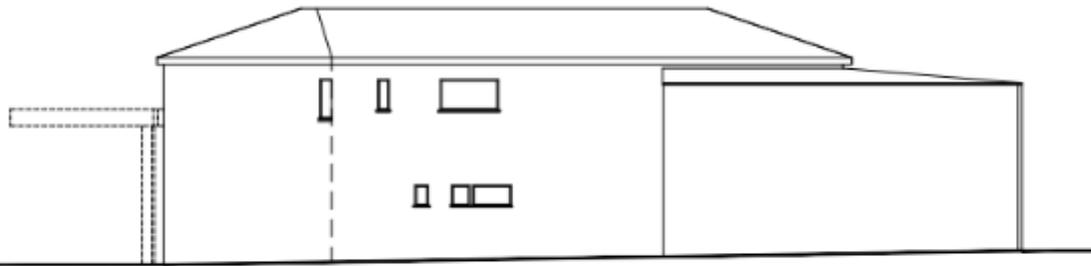
Existing and proposed east and west elevations



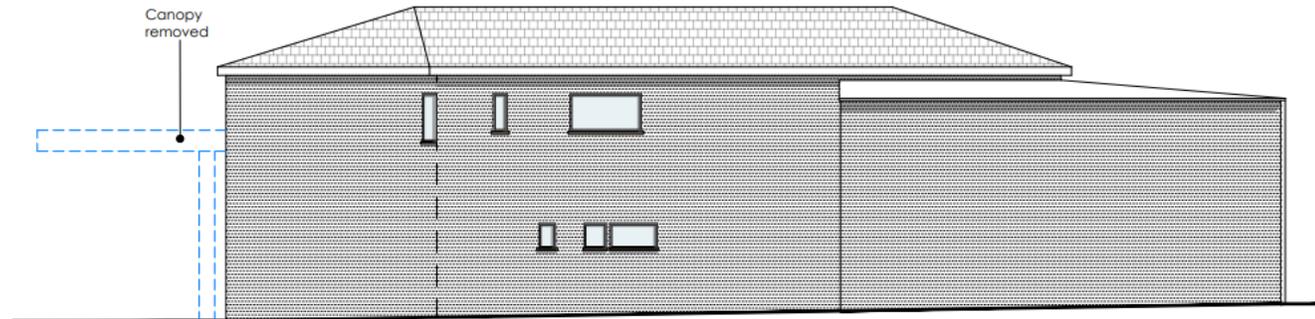
Existing East Elevation 1:100



Proposed East Elevation 1:100

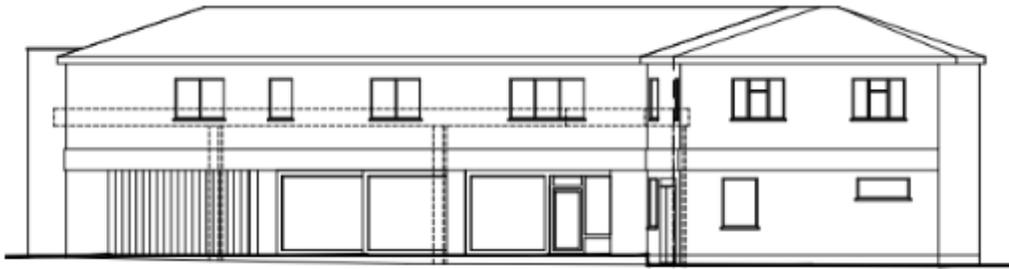


Existing West Elevation 1:100



Proposed West Elevation 1:100

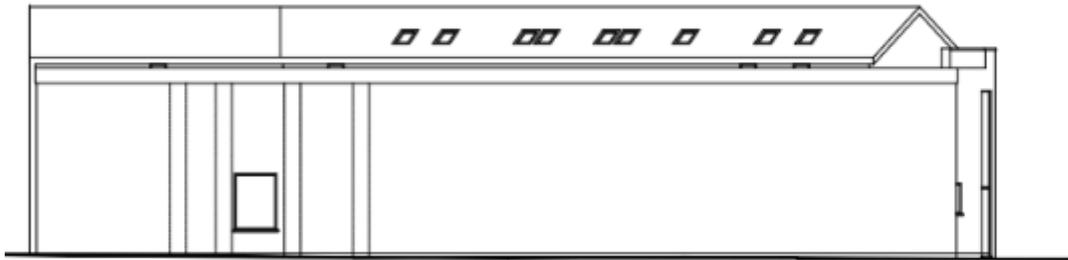
Existing and proposed north and south elevations



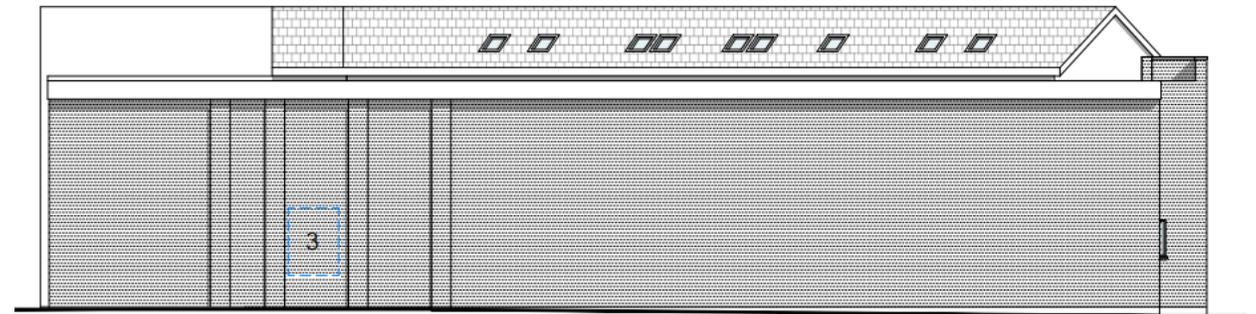
Existing North Elevation 1:100



Proposed North Elevation 1:100



Existing South Elevation 1:100



Proposed South Elevation 1:100

Views towards Keyhaven



Views from the east



Views towards the village



Laundry Lane & White Horse Lane



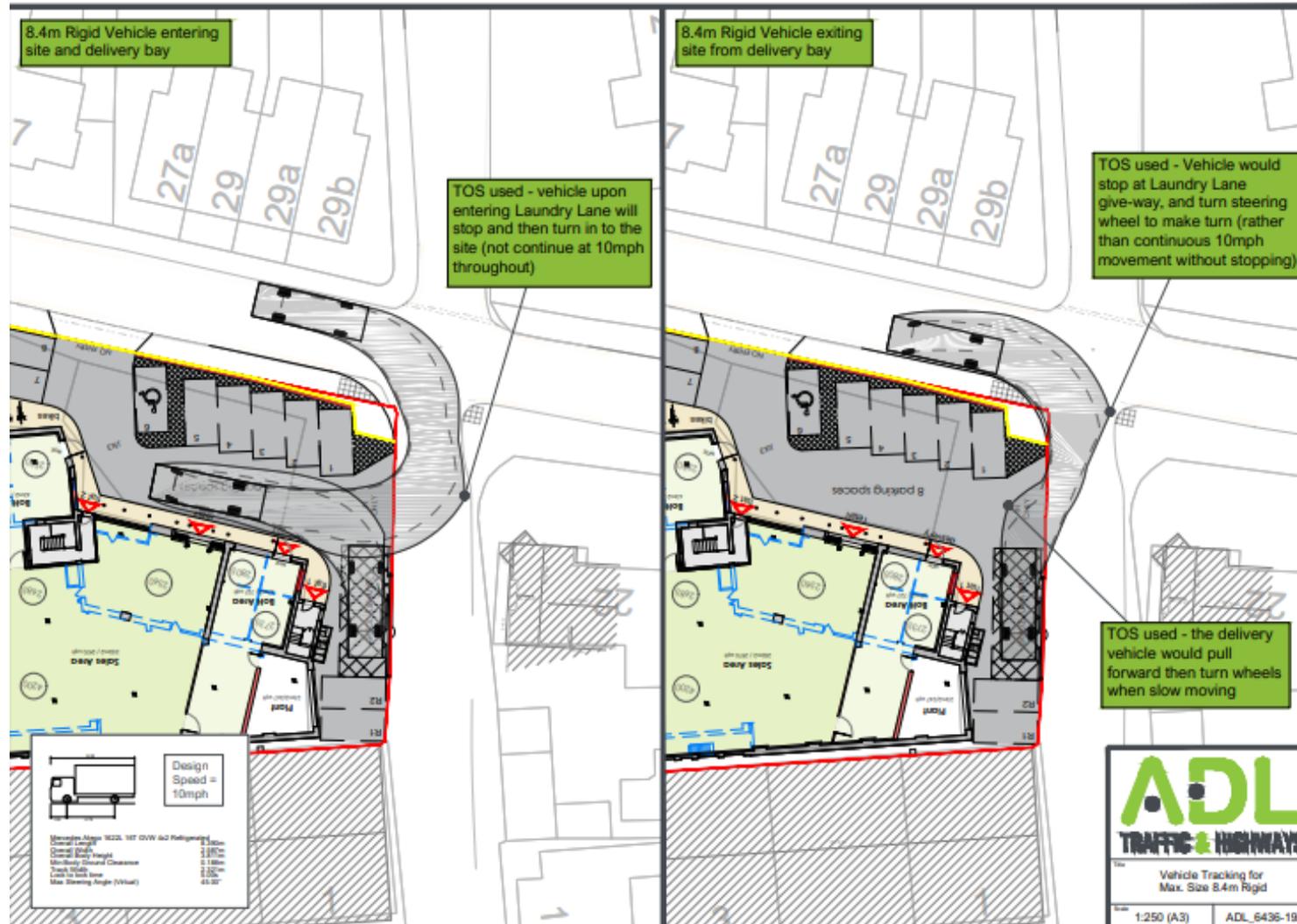
Proposed visibility splays



Standard vehicle tracking



Delivery vehicle tracking

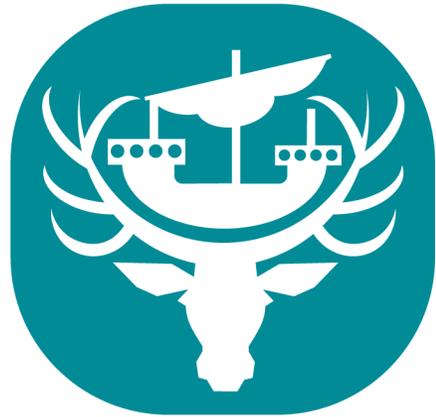




Recommendation

- Having regard to the Development Plan and National Policy as a whole, the proposed Class E use is considered to be an acceptable use for this redundant building
- It has been satisfactorily demonstrated that the parking and delivery spaces will be accessible and should not adversely affect highway safety
- The proposal offers benefits to the site through the loss of the unattractive canopy, petrol pump and several windows

End of 3a 25/10398 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10970

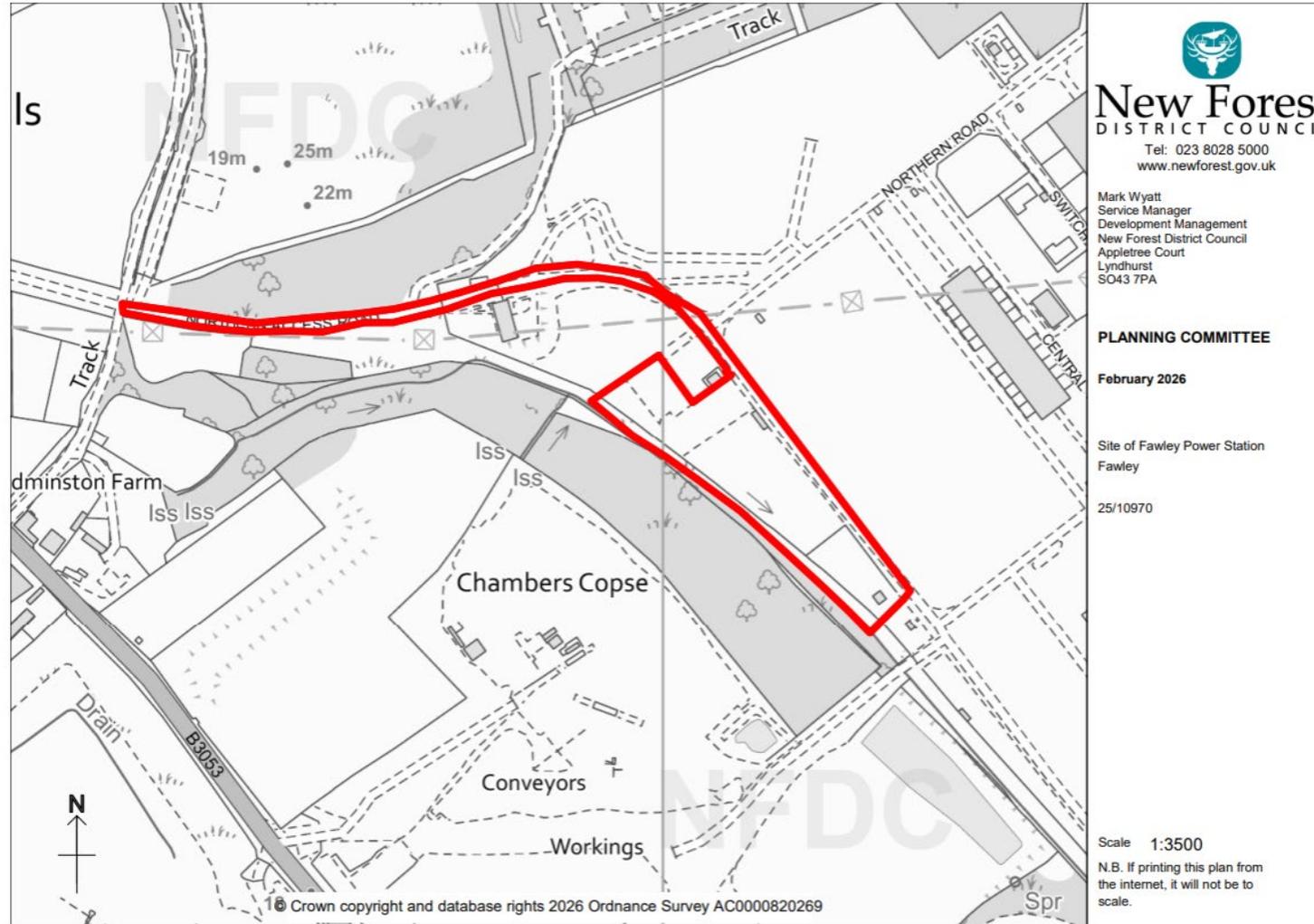
Site of Fawley Power Station,

Fawley Road,

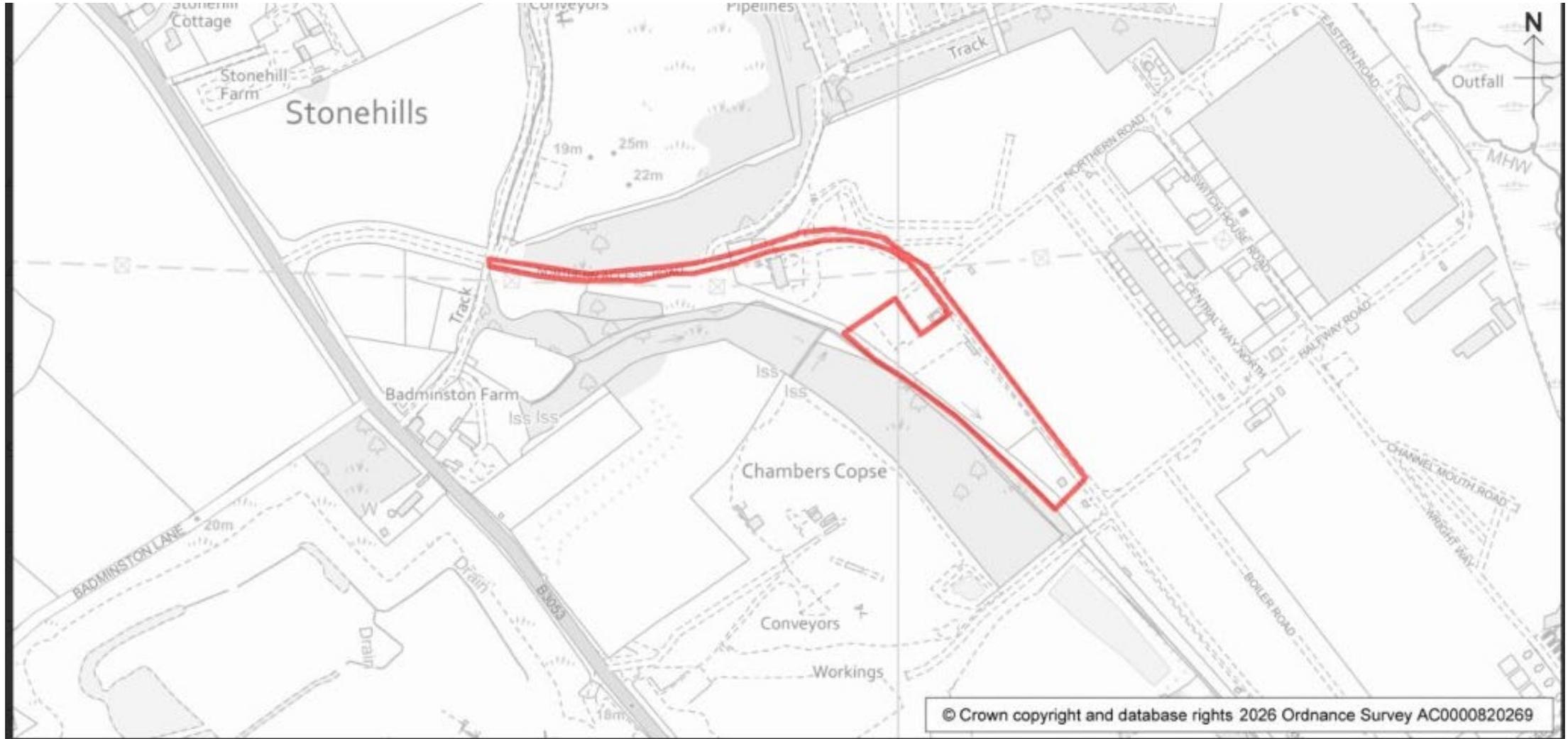
Fawley, SO45 1TW

Schedule 3b

Red Line Plan



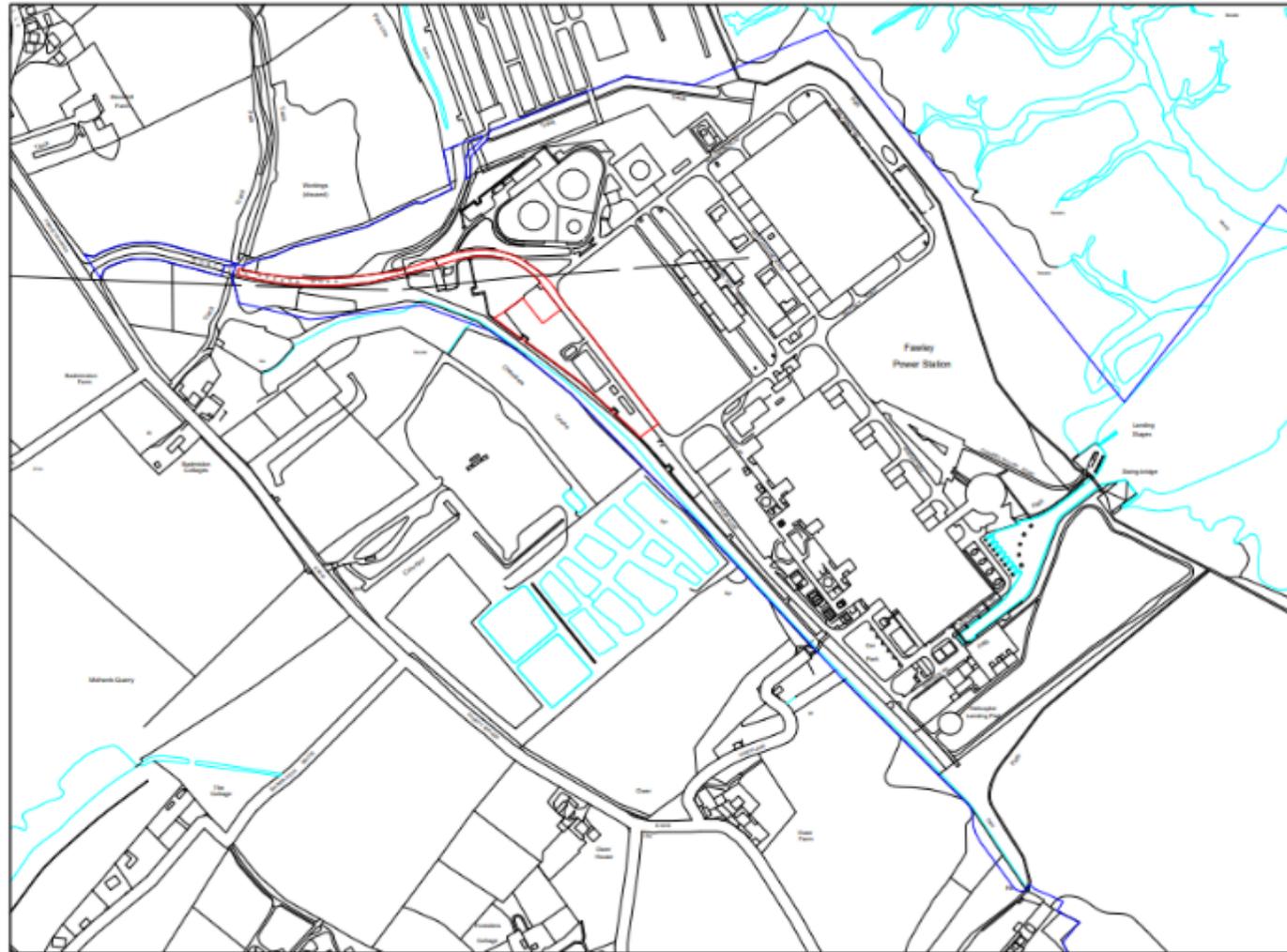
General Location



Aerial photograph

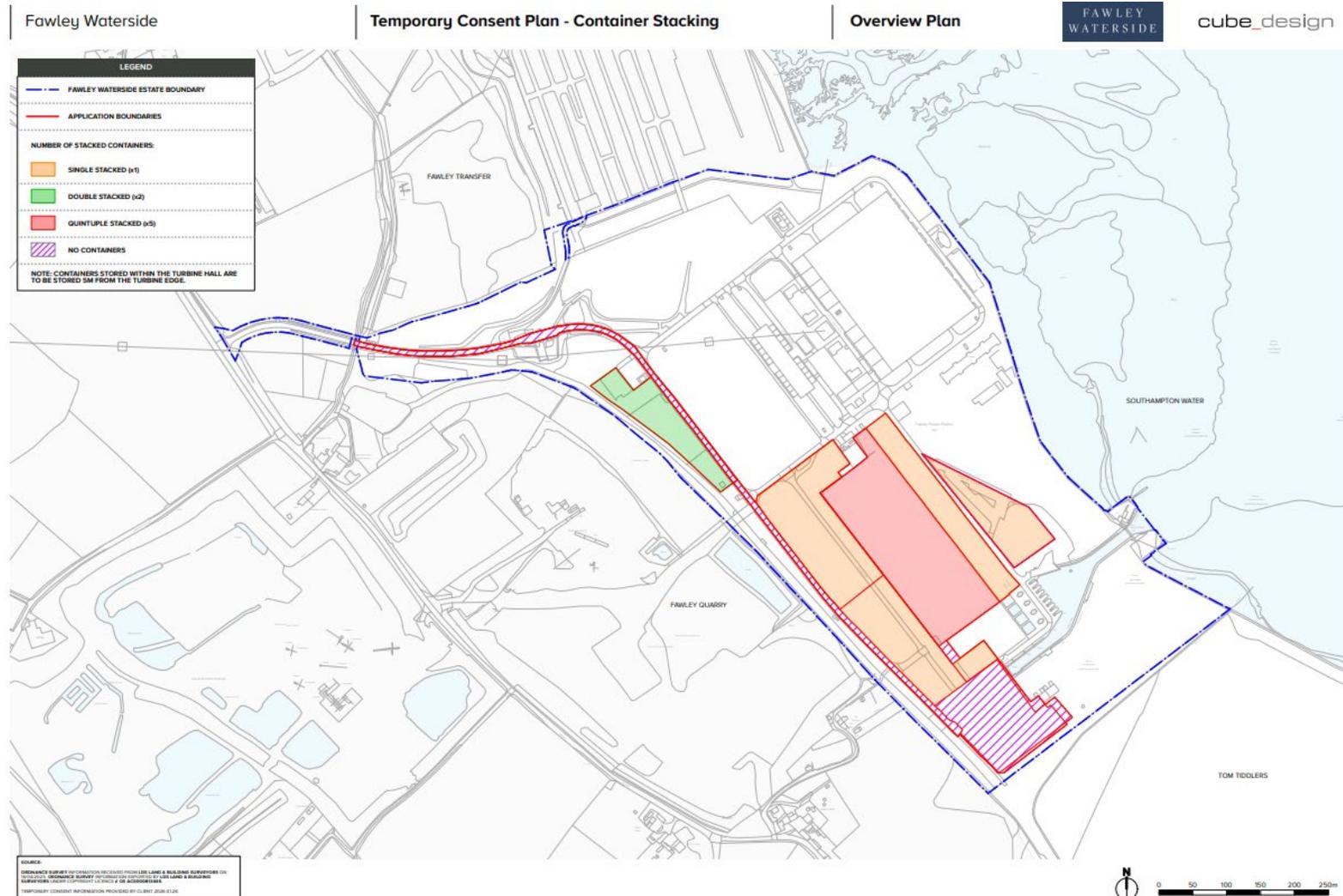


Location Plan

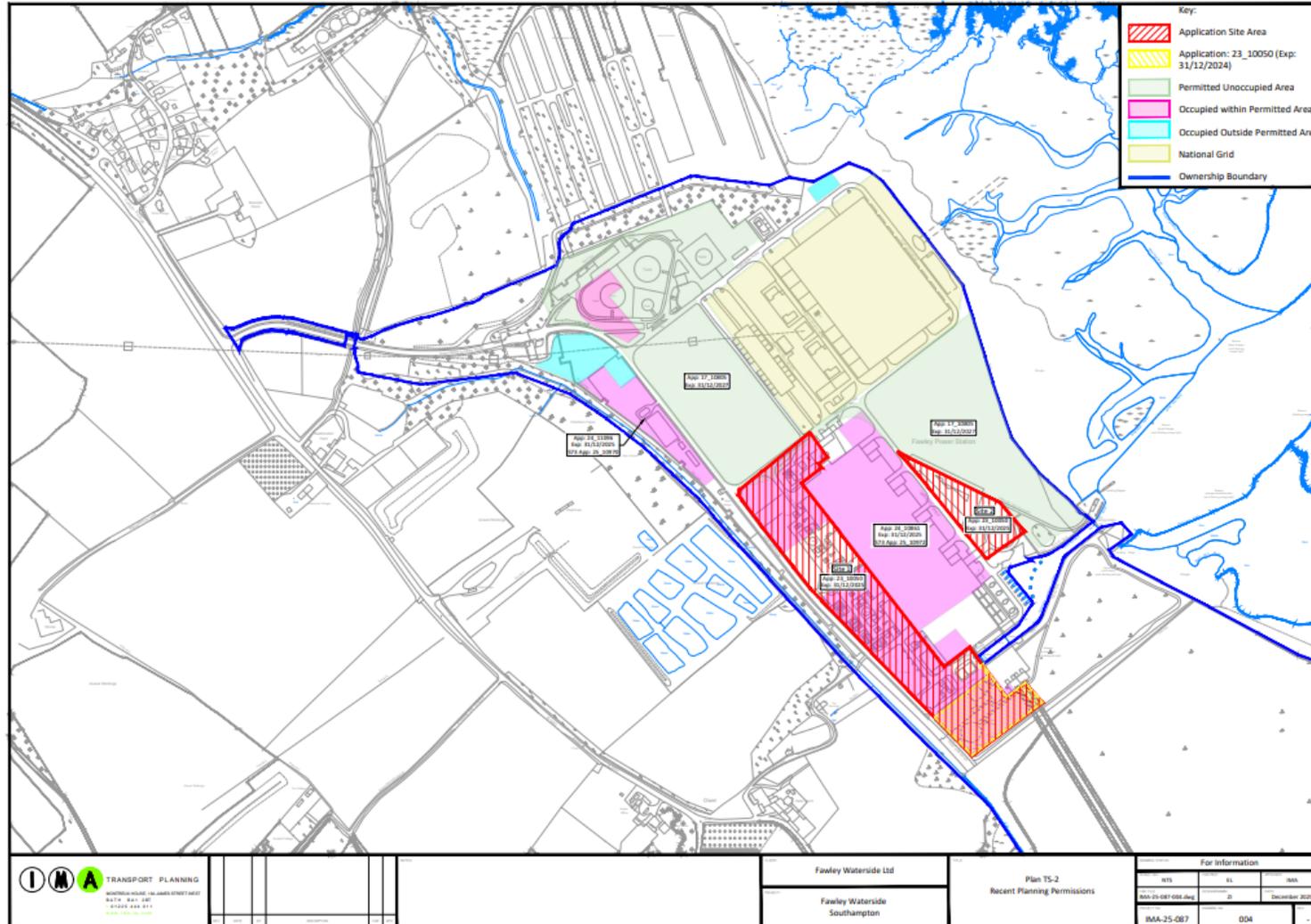


Site A
Site Location Plan
2014.11.10

Temporary Storage Sites



Recent Permissions & Site Occupation



Photos – Earlcoate Construction Storage Area (1)



Photos – Earlcoate Construction Storage Area (2)



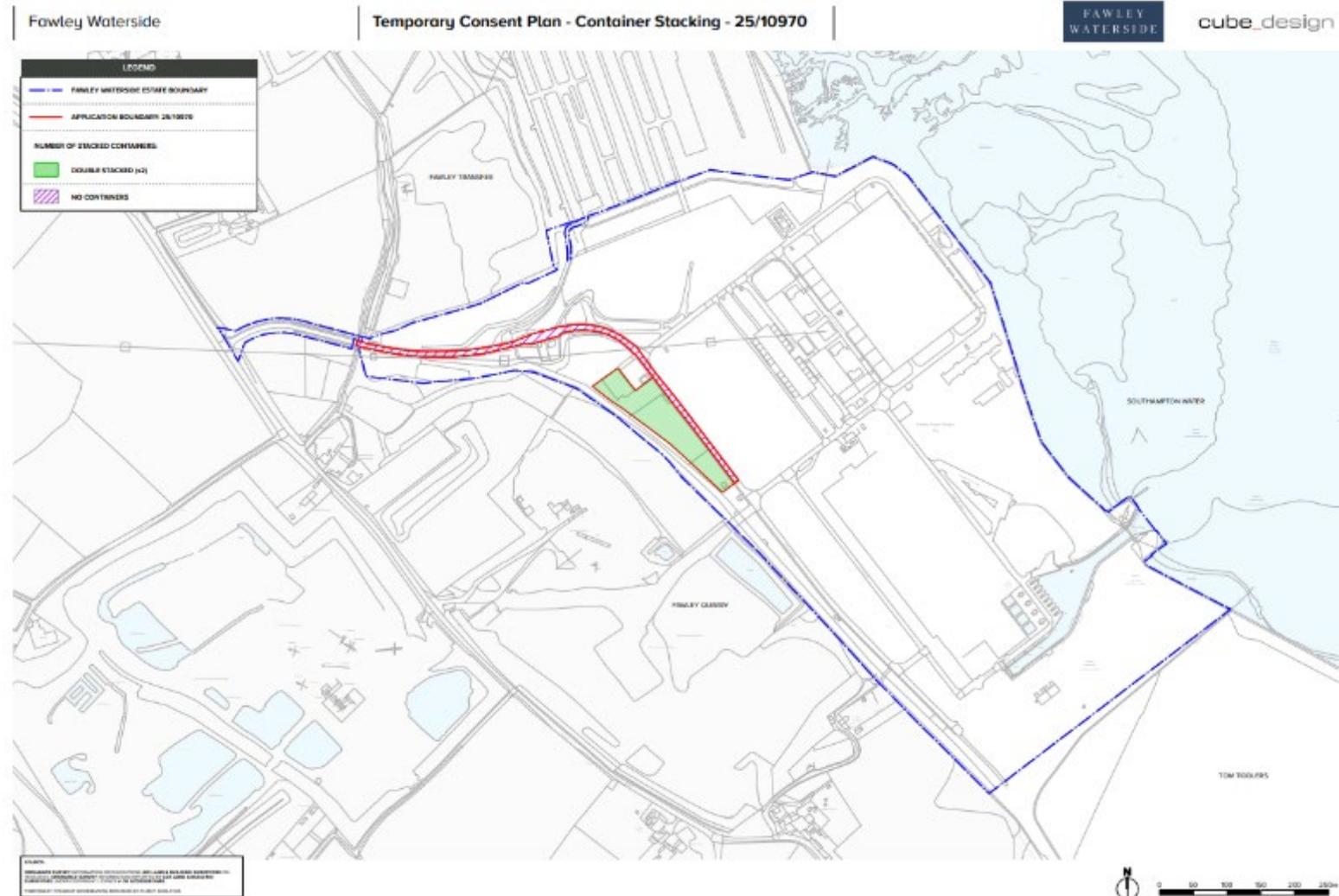
Photos – ICS Storage area



Policy Strategic Site 4 – Concept Masterplan



Temporary Consent Plan – Container Stacking

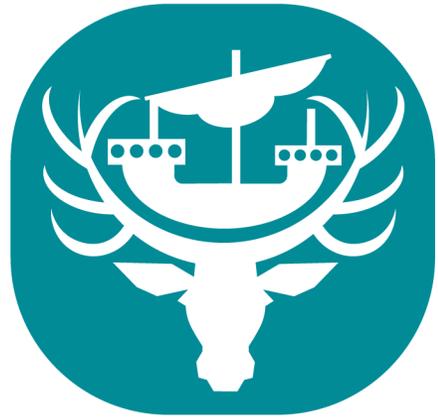




Conclusion & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan.
- A Temporary Planning Permission for the proposed storage and haulage use until the end of 2027 would not prejudice the delivery of a policy compliant development in the longer term.
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological and landscape issues.
- The recommendation is therefore to grant temporary planning permission until 31st December 2027 subject to conditions.

End of 3b 25/10970 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 25/10971

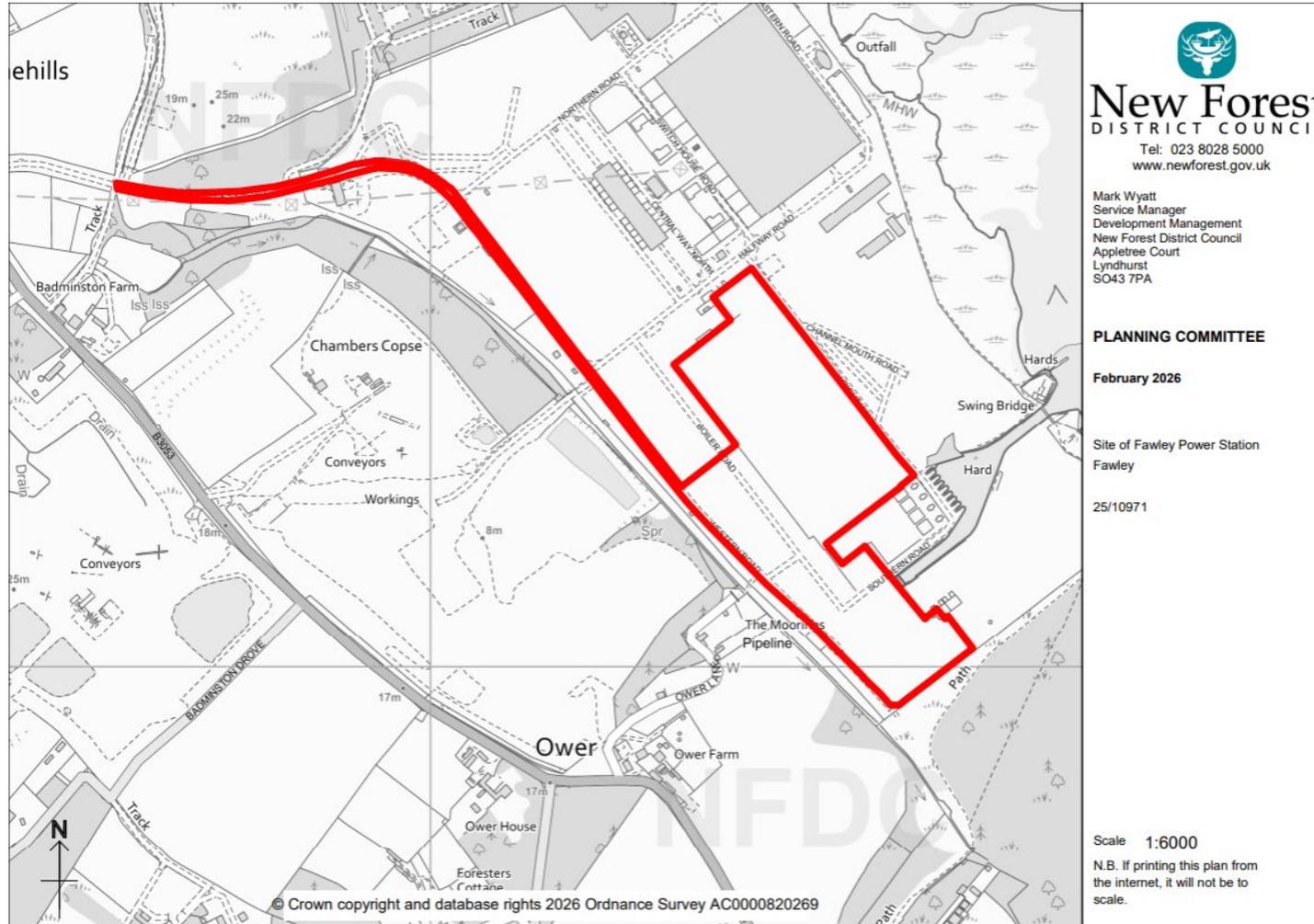
Site of Fawley Power Station,

Fawley Road,

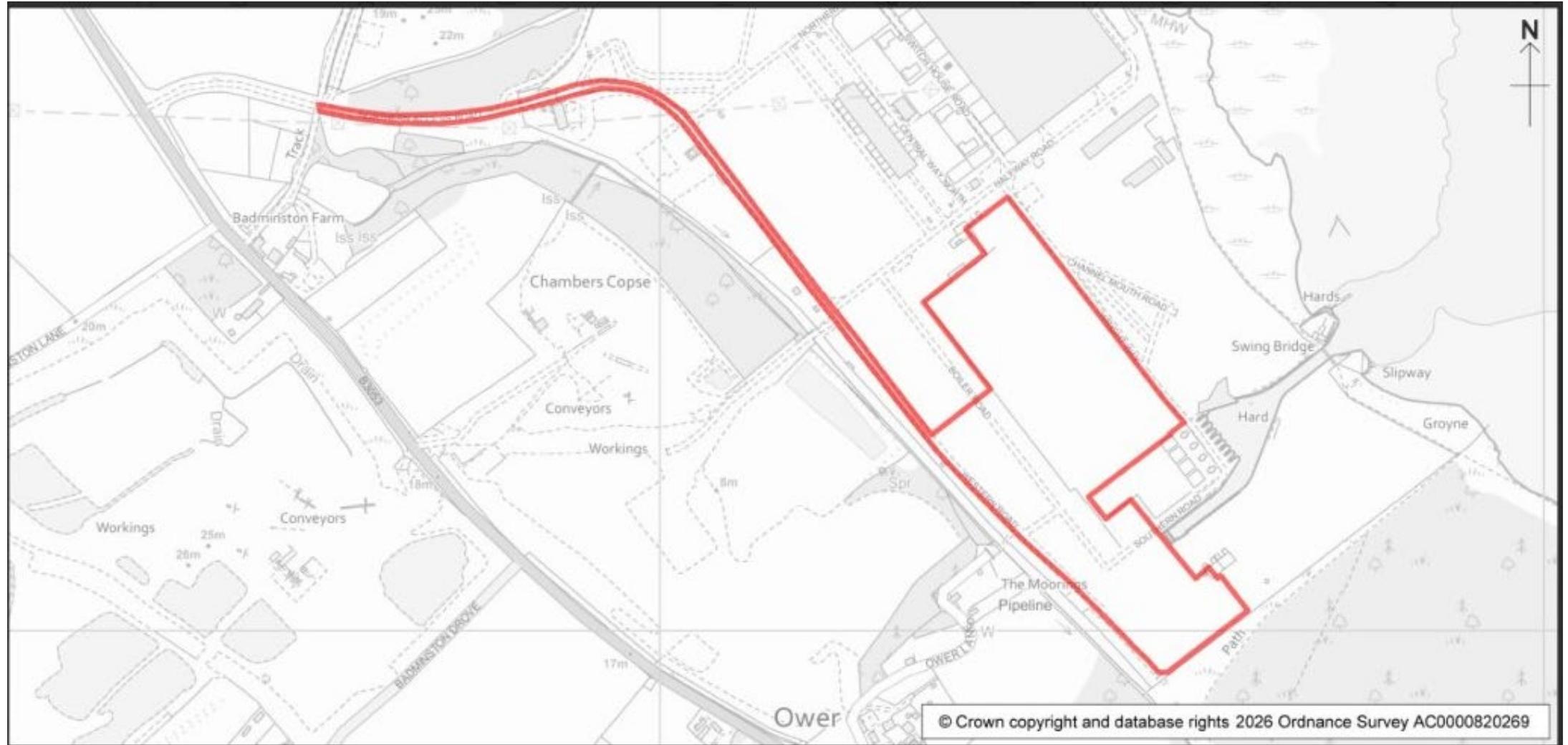
Fawley, SO45 1TW

Schedule 3c

Red Line Plan



General Location

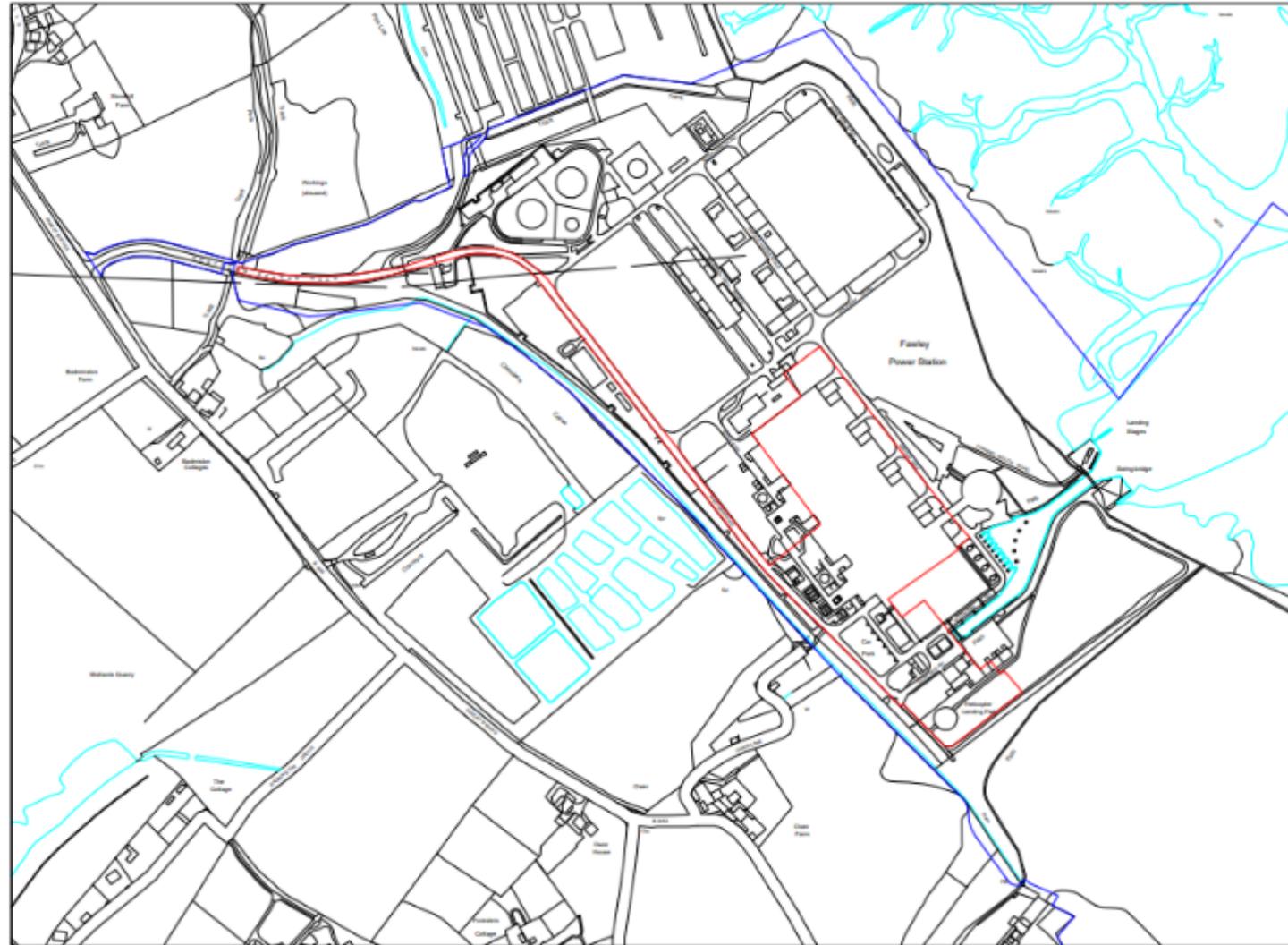


Aerial photograph



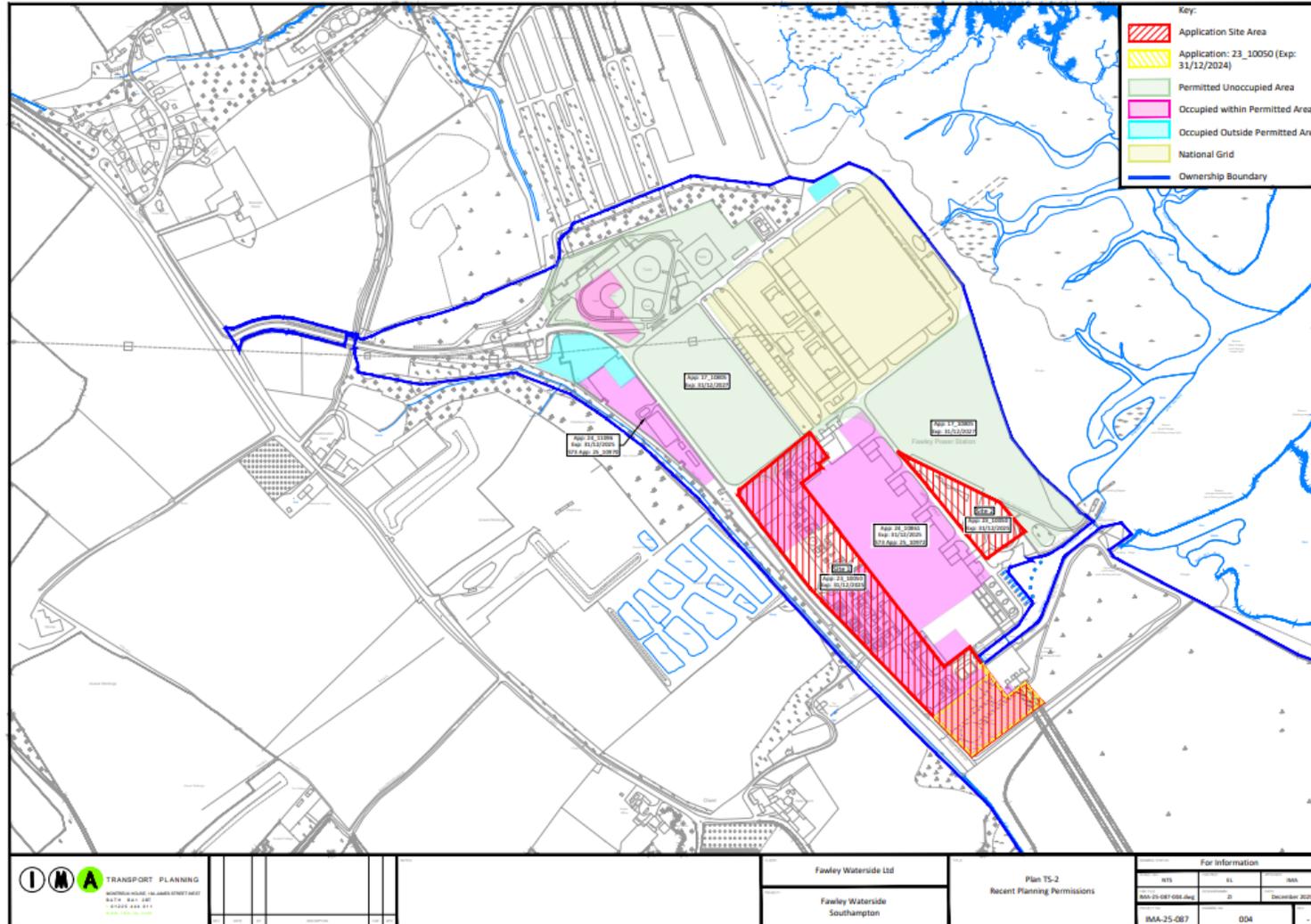
© Getmapping Plc and Bluesky International Limited 2026

Location Plan



Site B
Site Location Plan

Recent Permissions & Site Occupation



Photos – turbine hall basement (1)



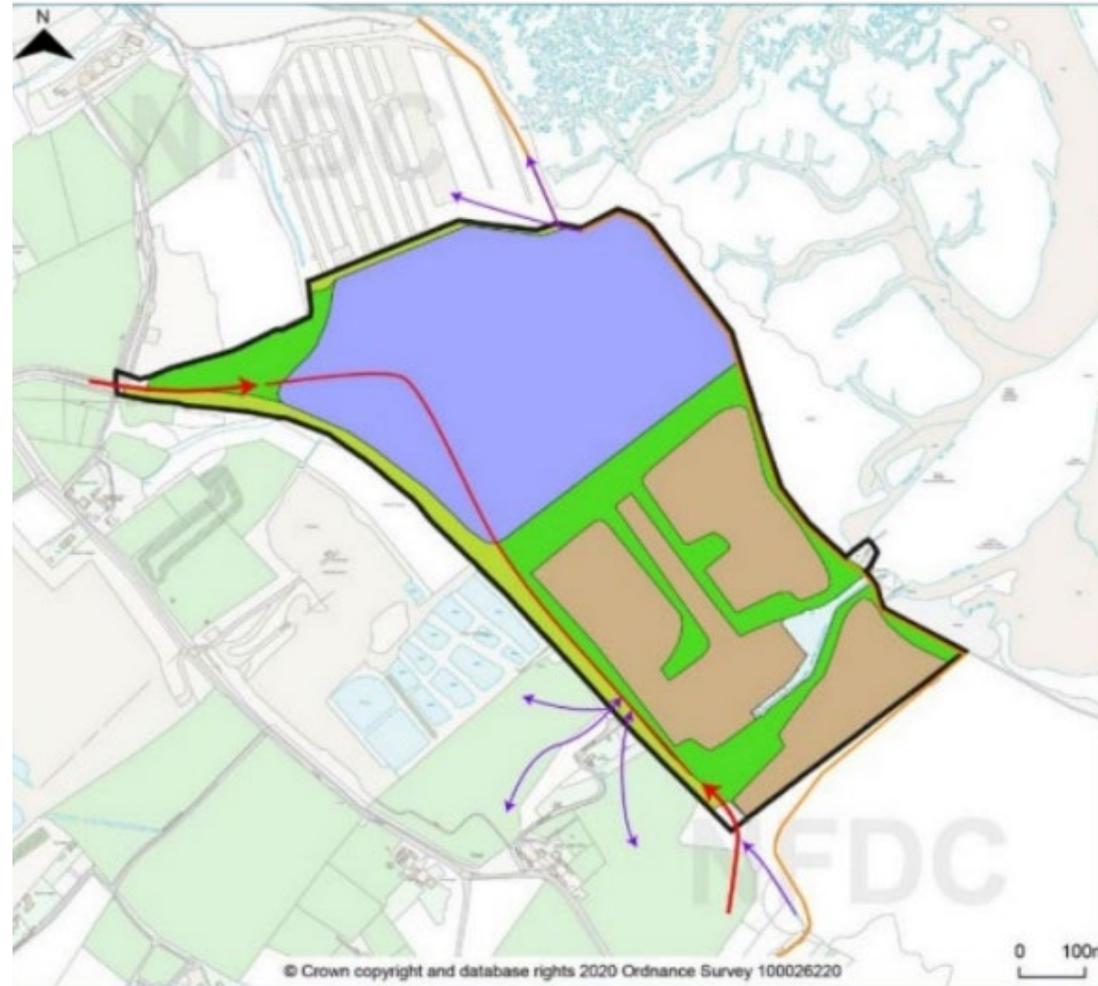
Photos – turbine hall basement (2)



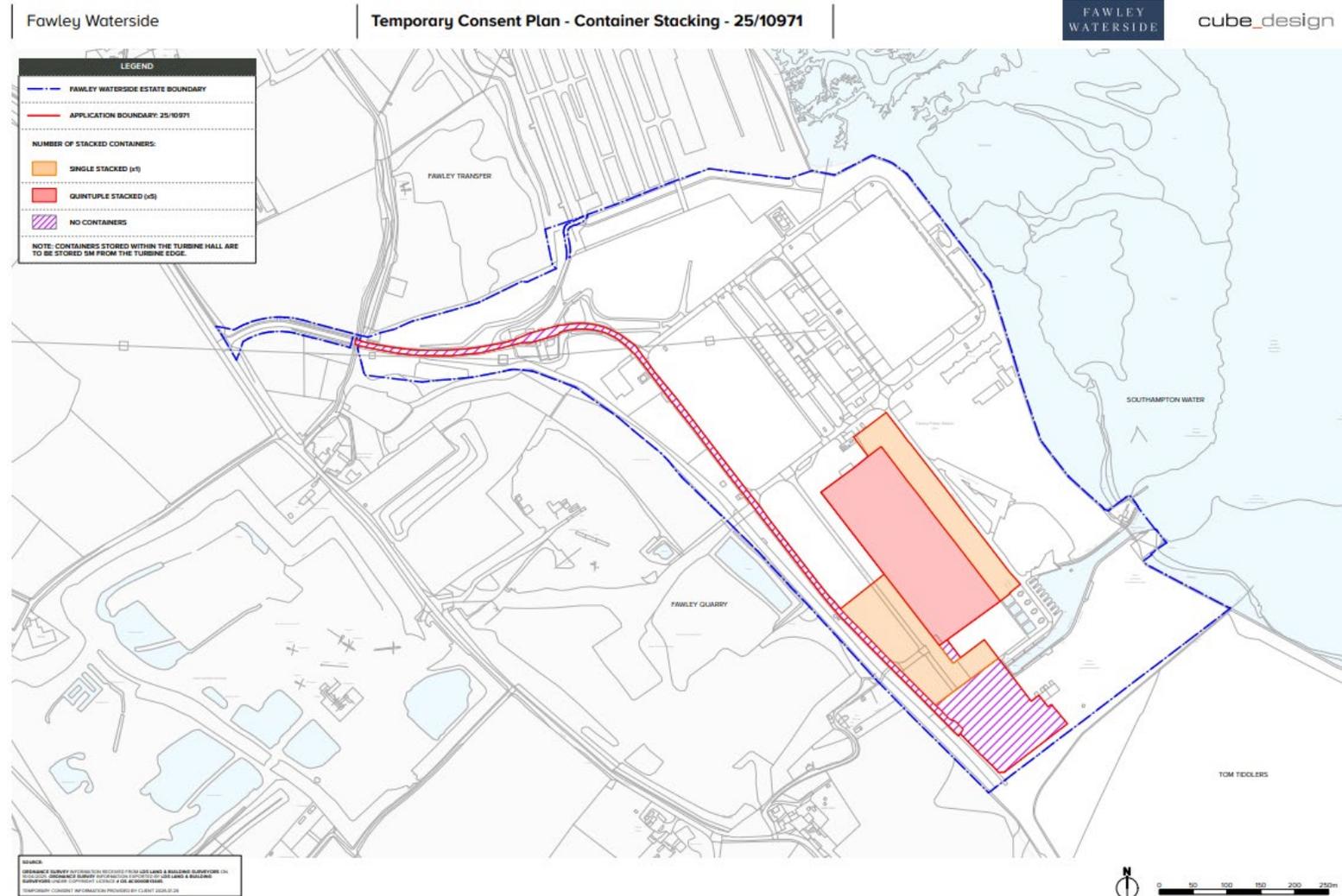
Photo – Areas with stored vans



Policy Strategic Site 4 – Concept Masterplan



Temporary Consent Plan – Container Stacking

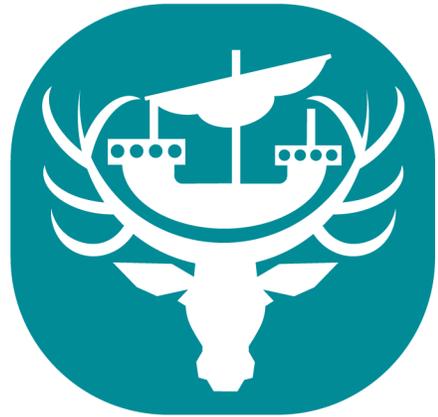




Conclusion & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan.
- A Temporary Planning Permission for the proposed storage and distribution use until the end of 2027 would not prejudice the delivery of a policy compliant development in the longer term.
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological, landscape and flood risk issues.
- The recommendation is therefore to grant temporary planning permission until 31st December 2027 subject to conditions.

End of 3c 25/10971 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10972

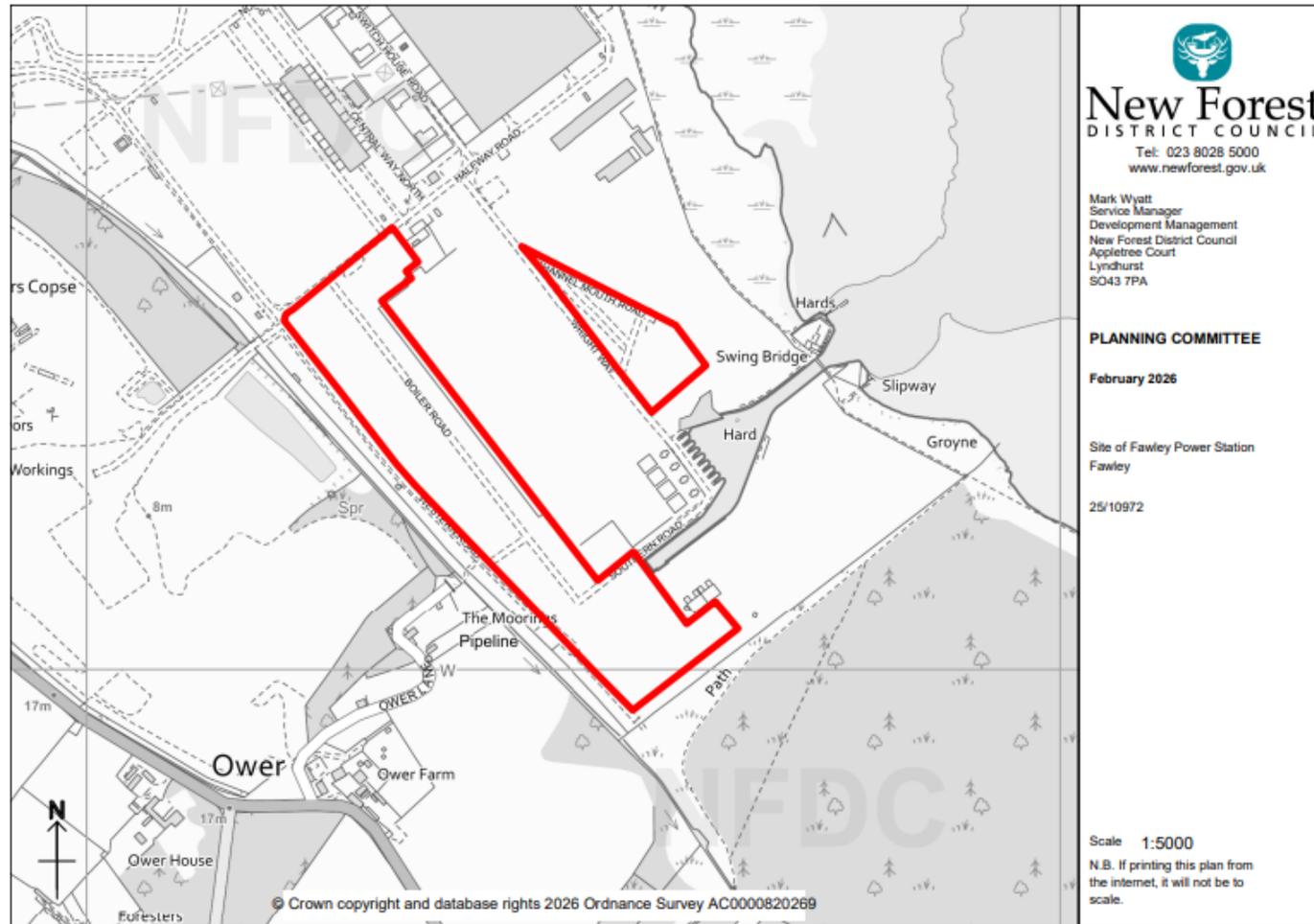
Site of Fawley Power Station,

Fawley Road,

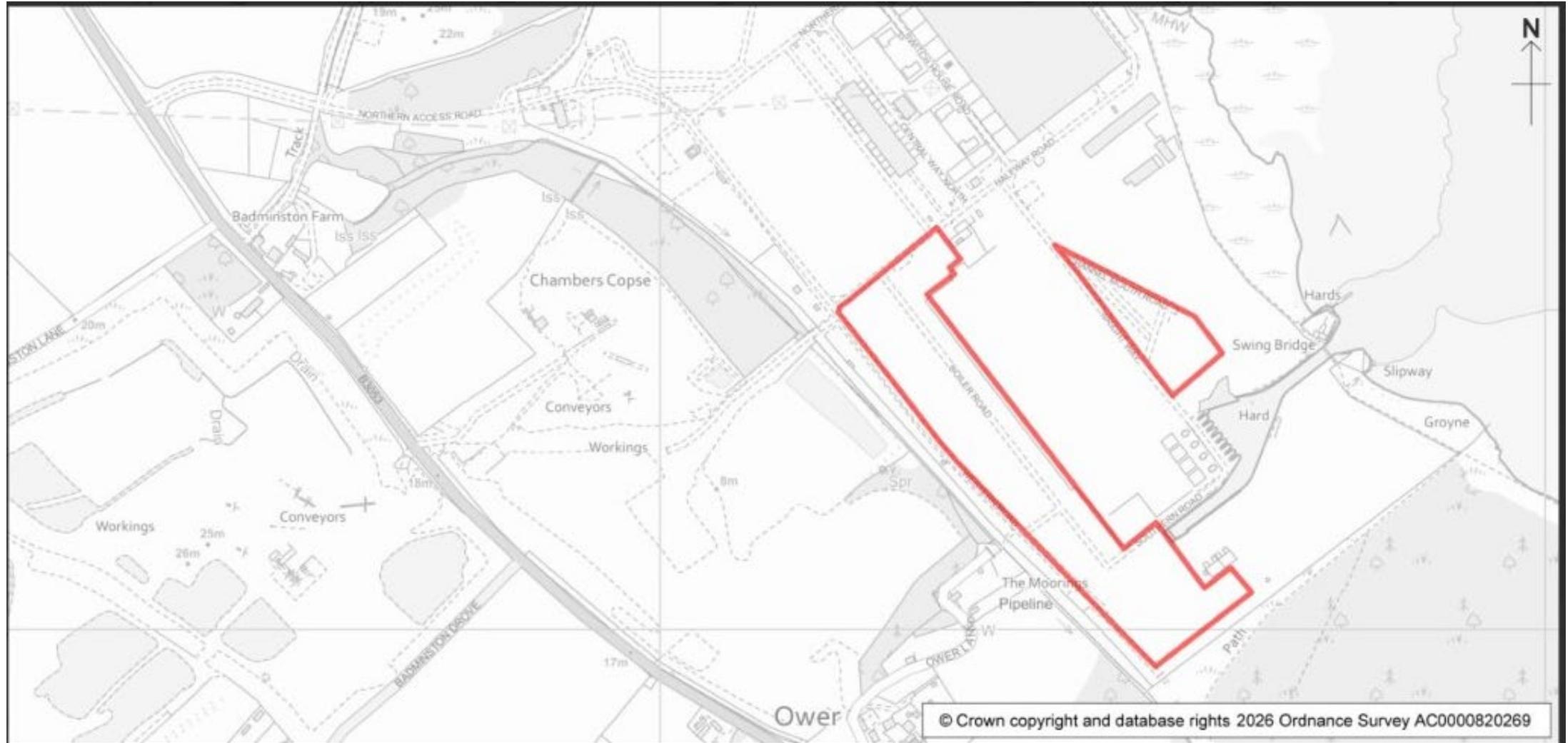
Fawley, SO45 1TW

Schedule 3d

Red Line Plan



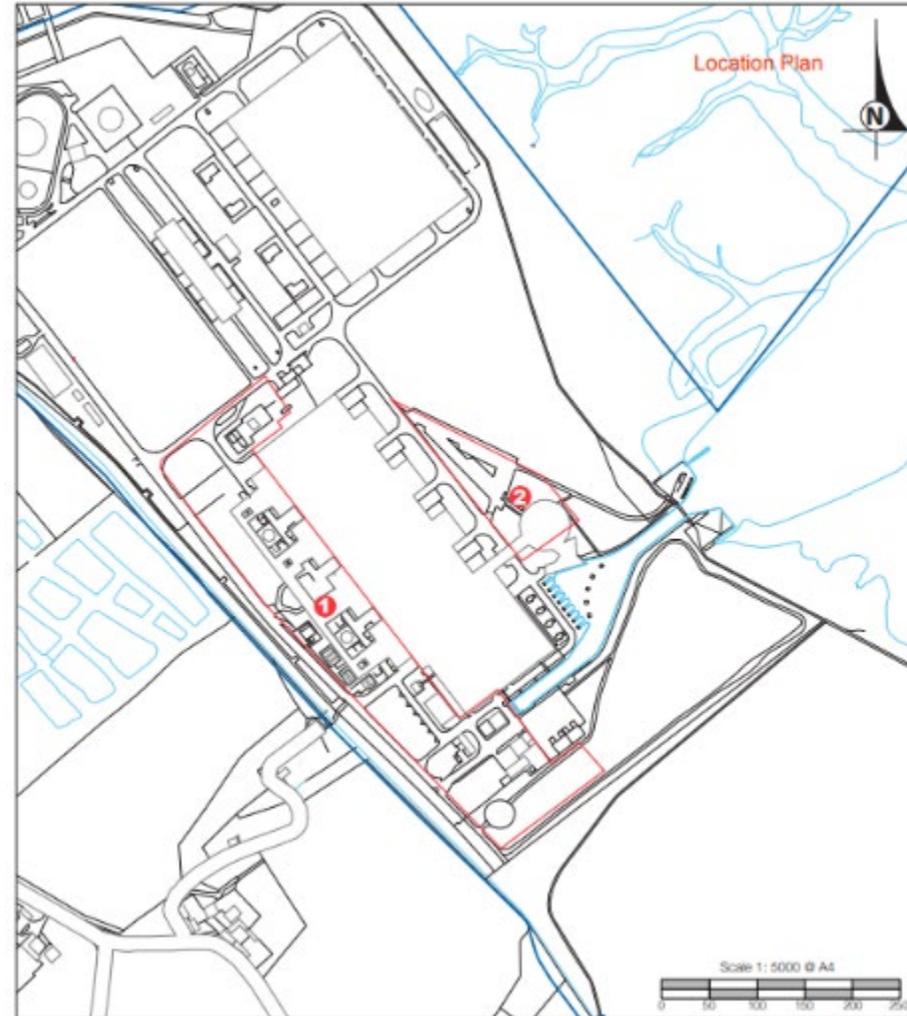
General Location



Aerial photograph



Location Plan



Photos – Churchill storage area



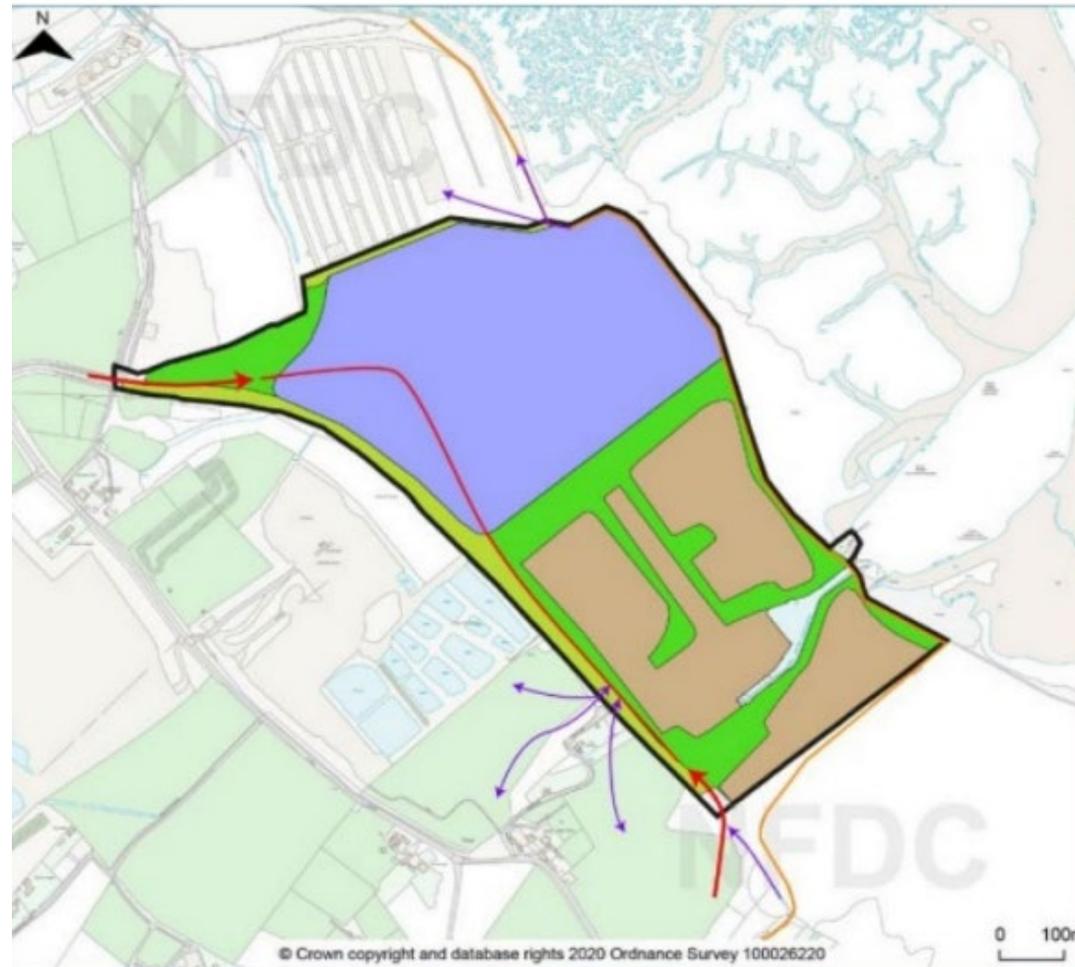
Photos – Vacant storage Area (1)



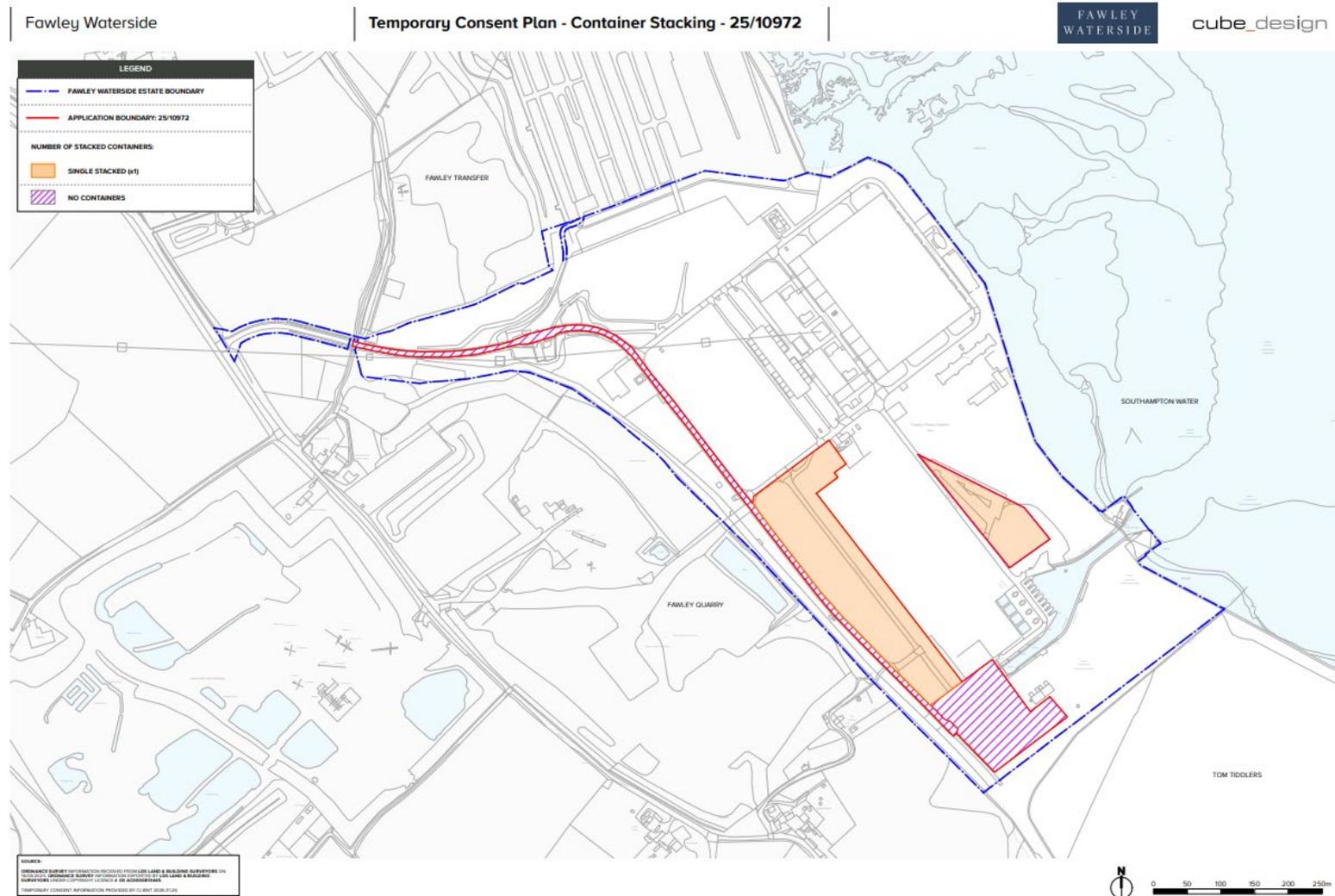
Photos - Vacant Storage Area (2)



Policy Strategic Site 4 – Concept Masterplan



Temporary Consent Plan – Container Stacking

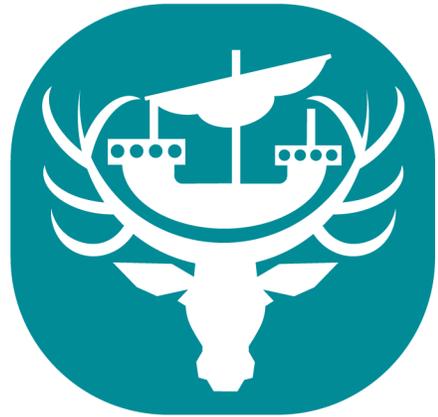




Conclusion & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan.
- A Temporary Planning Permission for the proposed storage and distribution use until the end of 2027 would not prejudice the delivery of a policy compliant development in the longer term.
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological, landscape and flood risk issues.
- The recommendation is therefore to grant temporary planning permission until 31st December 2027 subject to conditions.

End of 3d 25/10972 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10640

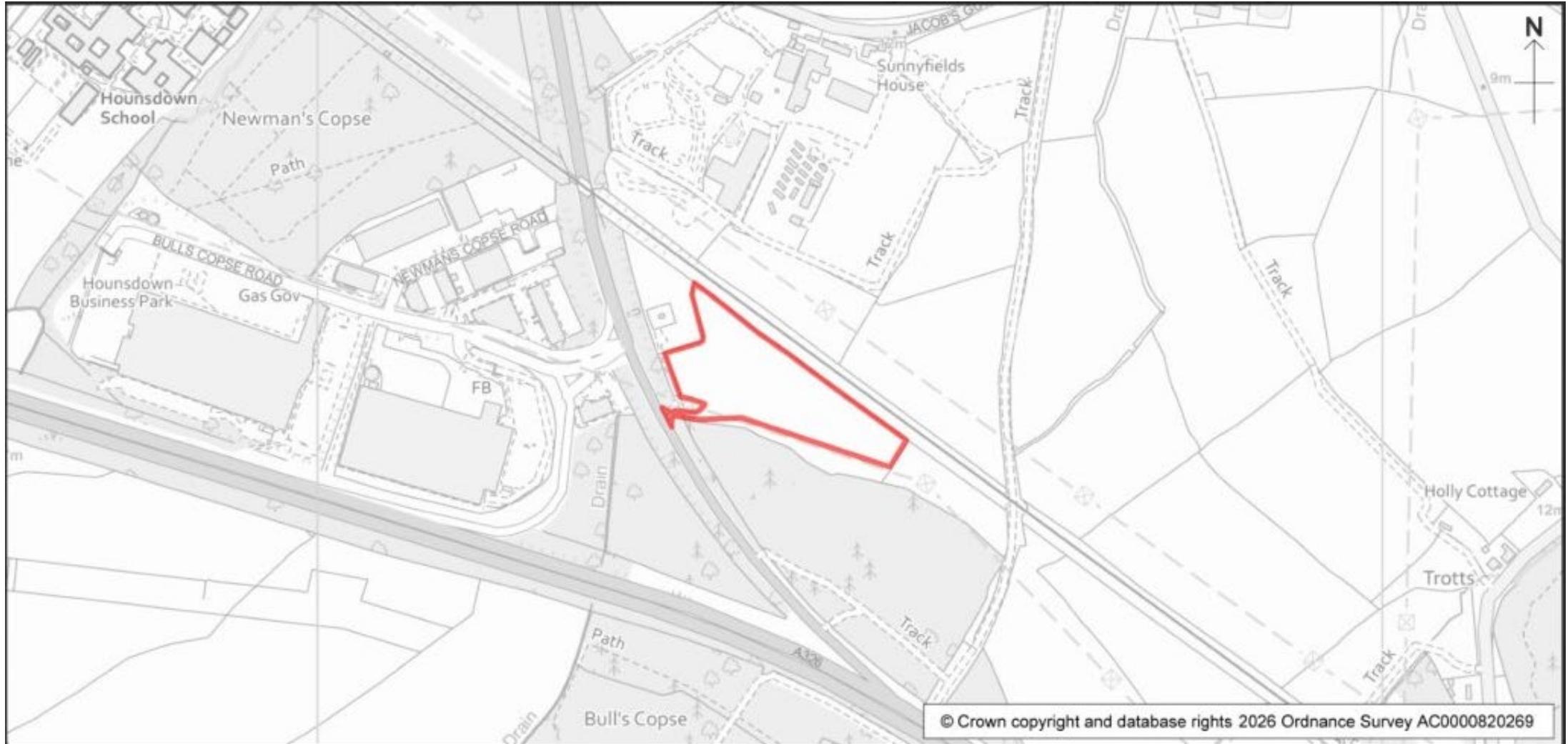
Land East to Bulls Copse Road,

Marchwood Bypass

Marchwood, Totton SO40 4UE

Schedule 3e

General Location



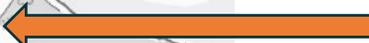
Site context plan



THE SITE



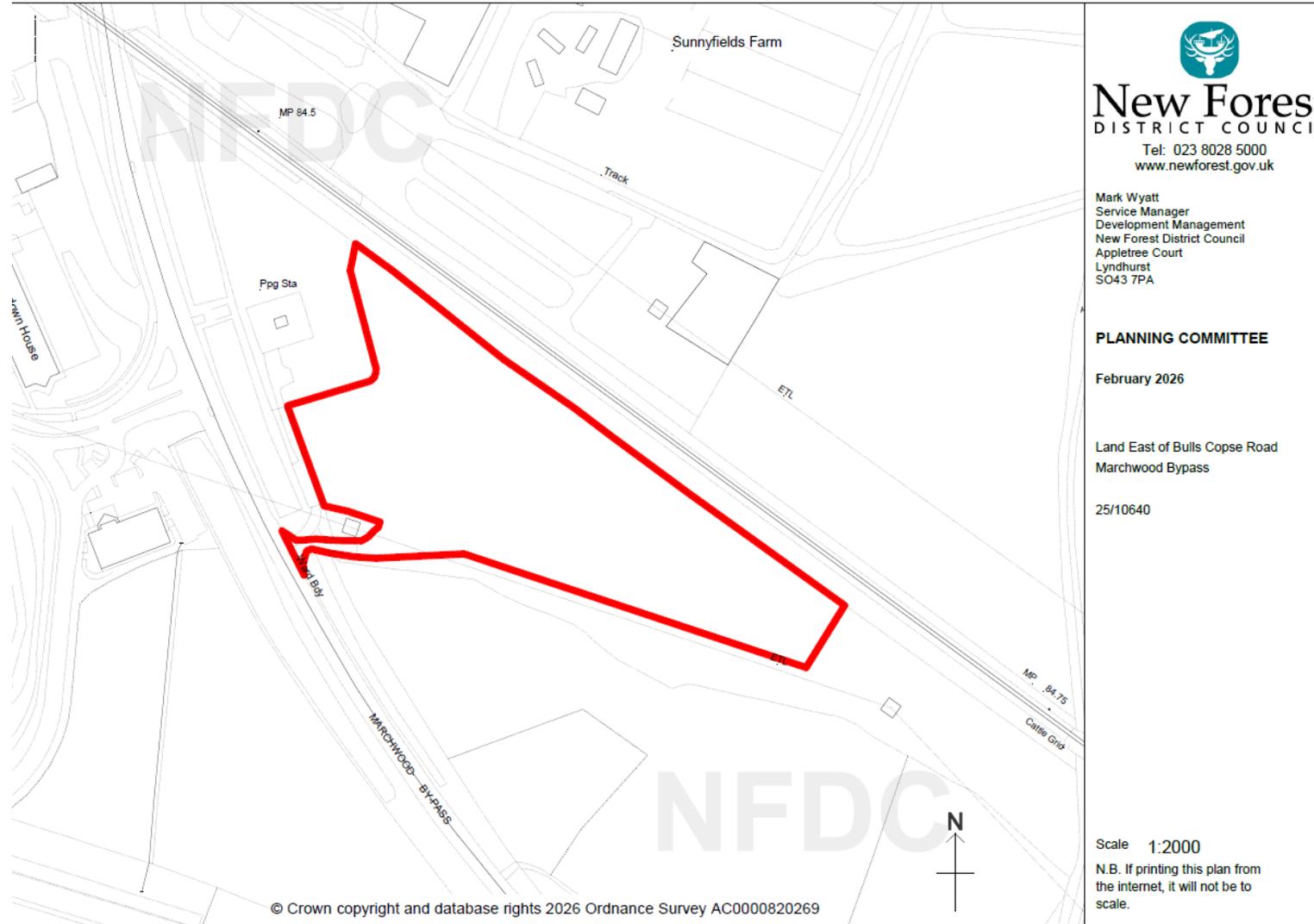
**Bury Brickfield connection:
Pylon and Grid supply Point**



**New Forest National Park
Boundary**



Red Line Plan



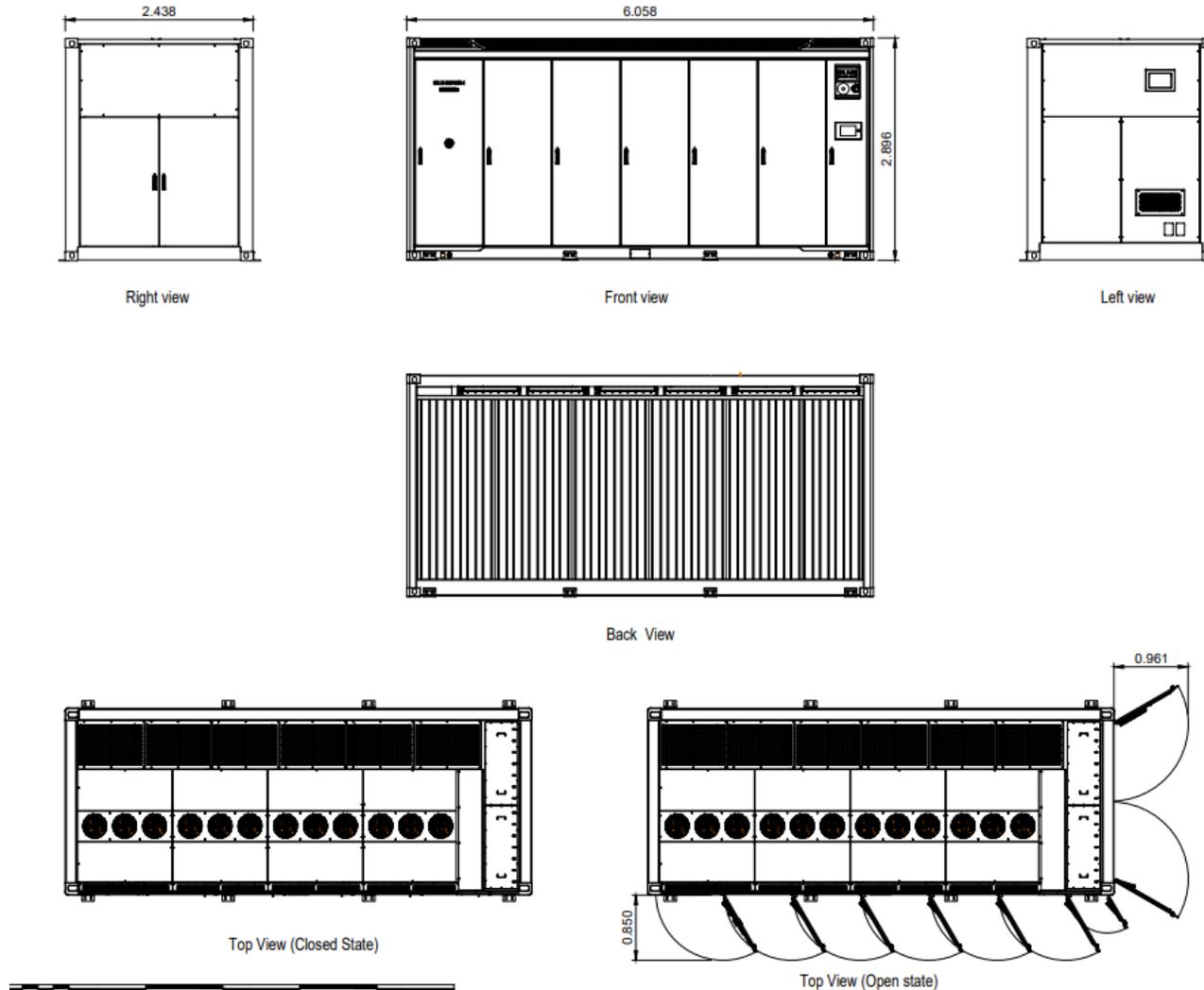
Aerial photograph



Proposed Site Layout

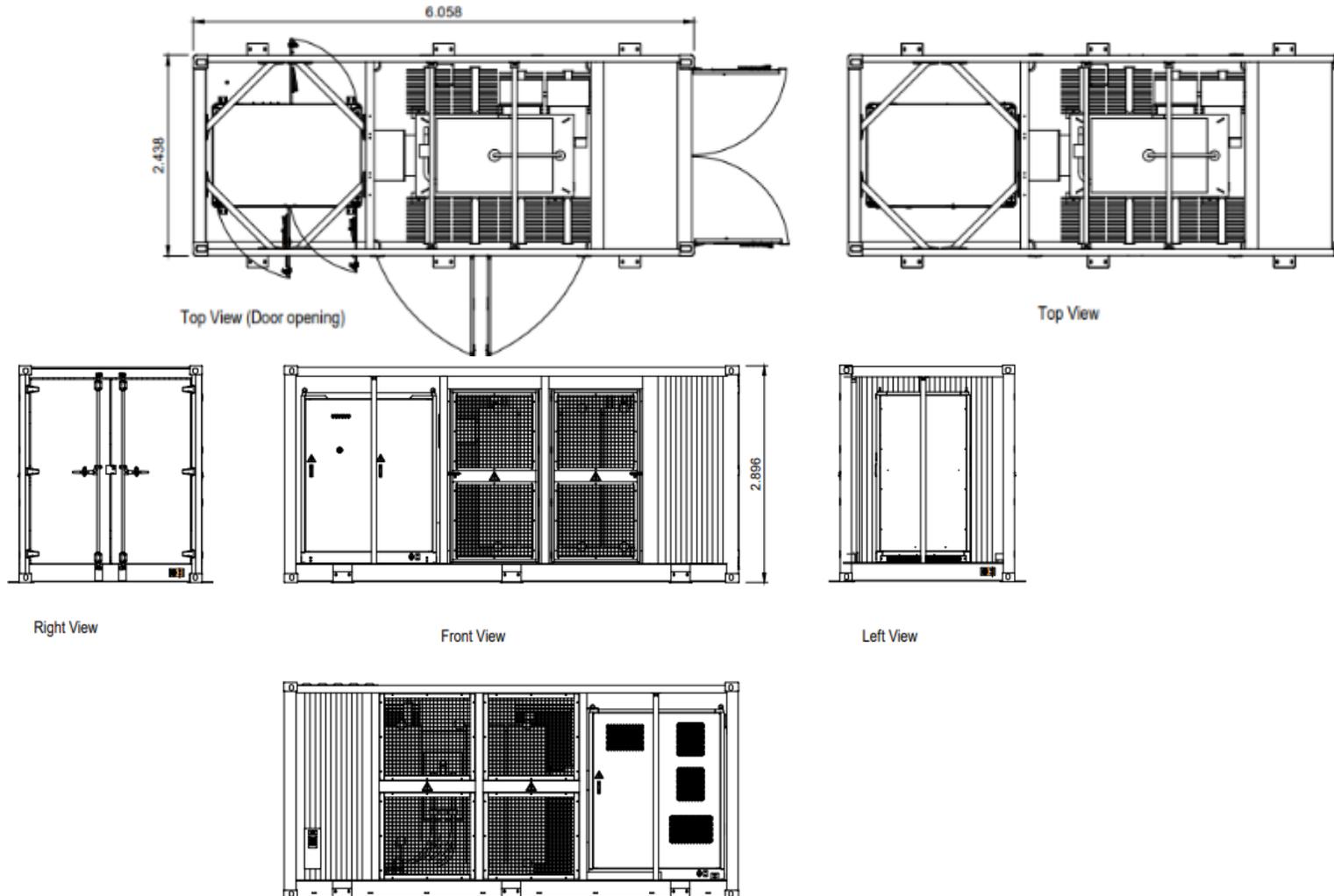


Proposed battery container plans



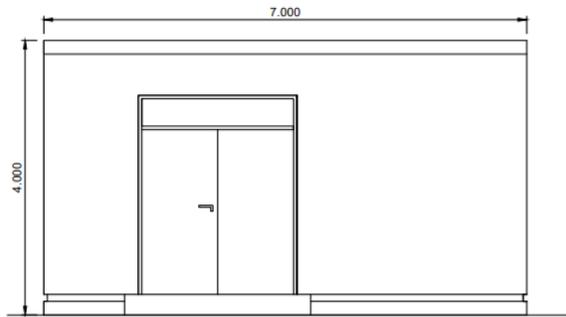
Finished in light grey

Proposed Transformer plans

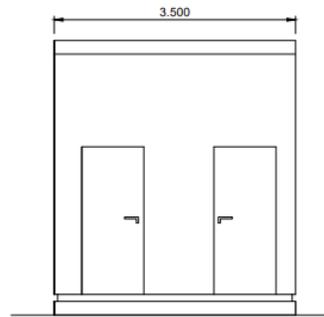


Finished in light grey

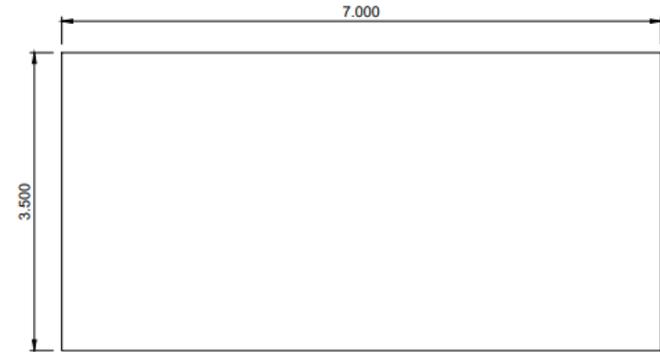
Proposed DNO Sub station – elevations and floor plans



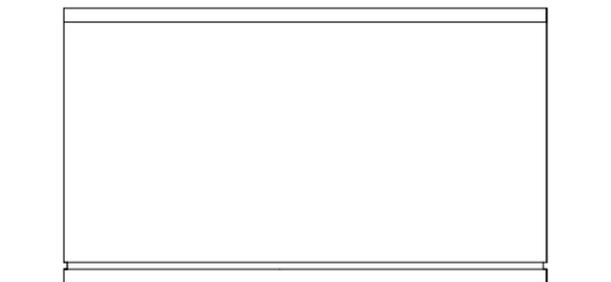
Front Elevation



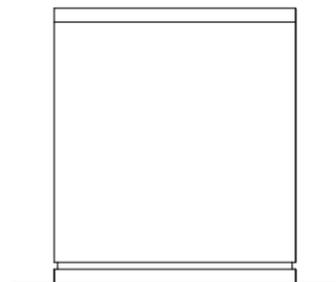
Side Elevation A



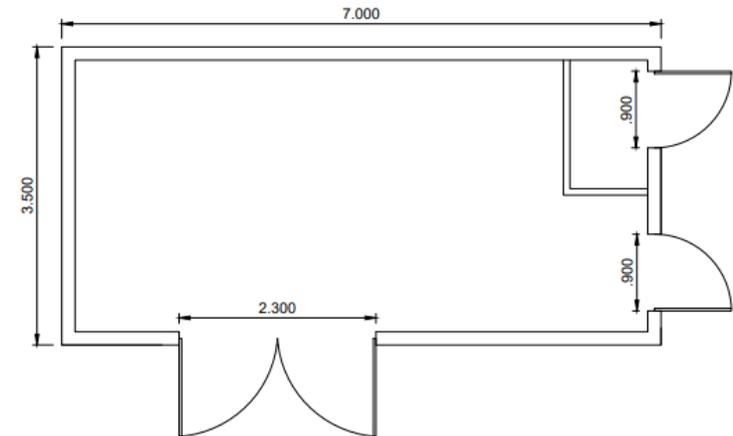
Roof Plan



Rear Elevation



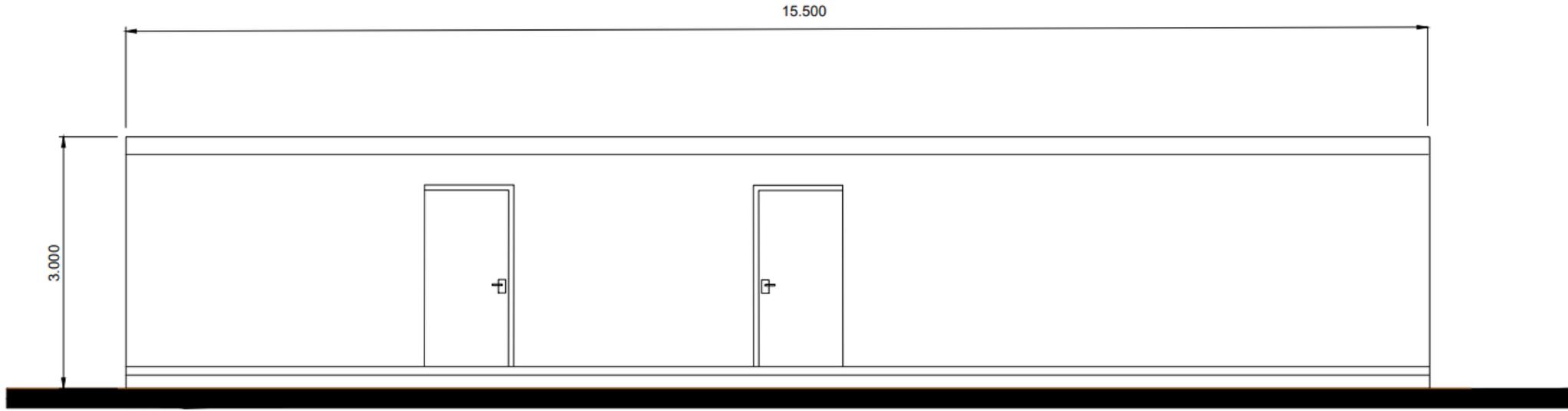
Side Elevation B



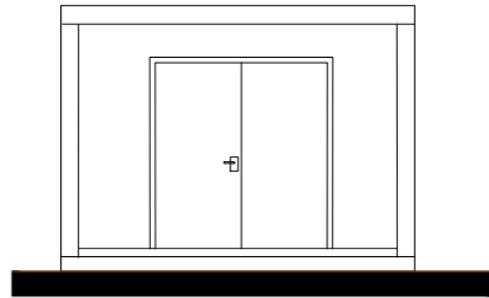
Plan



Proposed Sub-station - elevations



Front Elevation

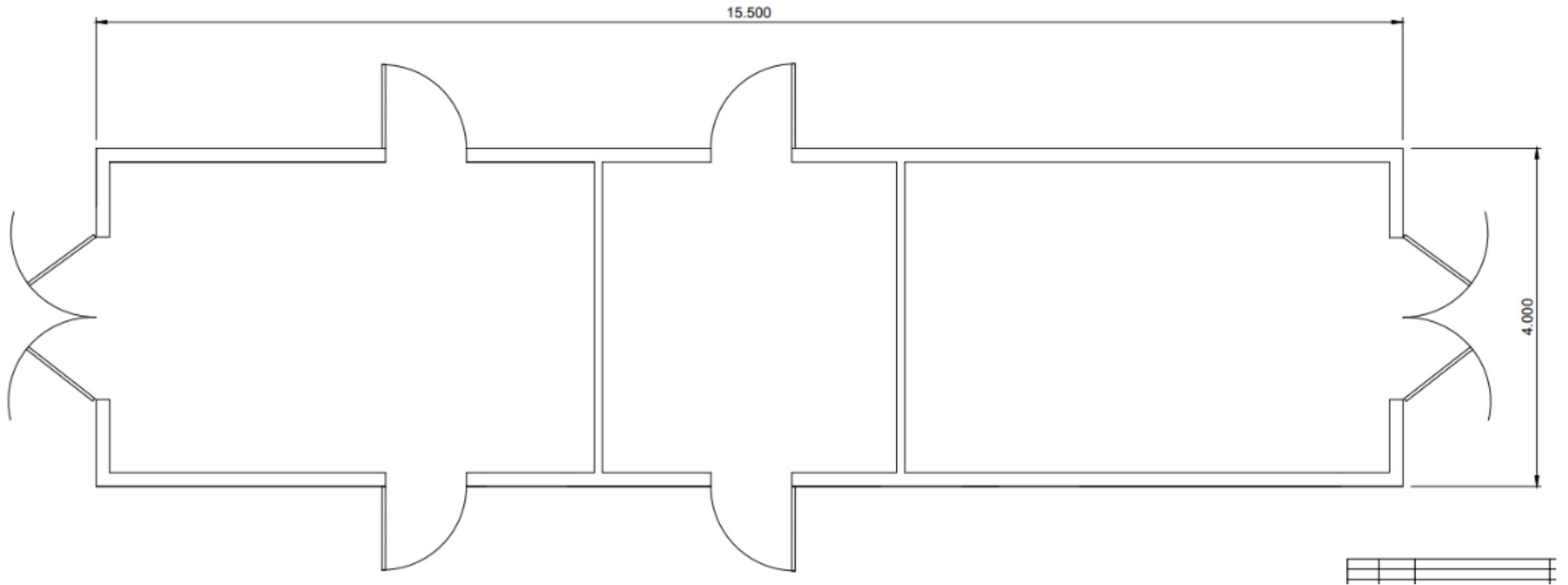


Side Elevation

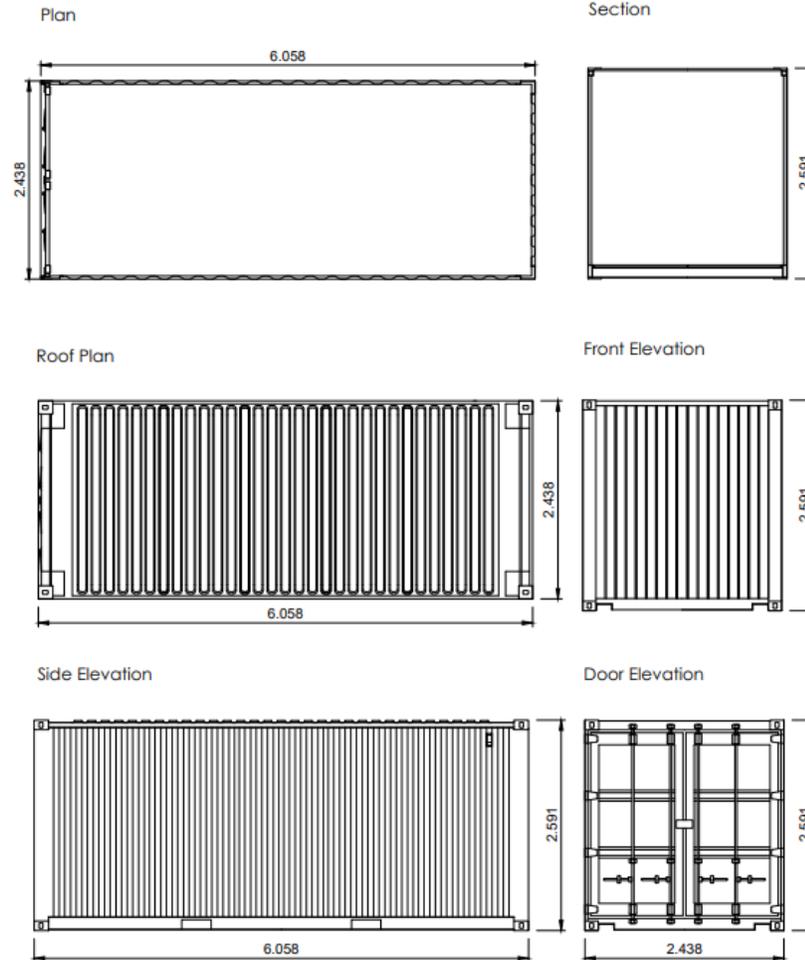
Finished in Holly Green



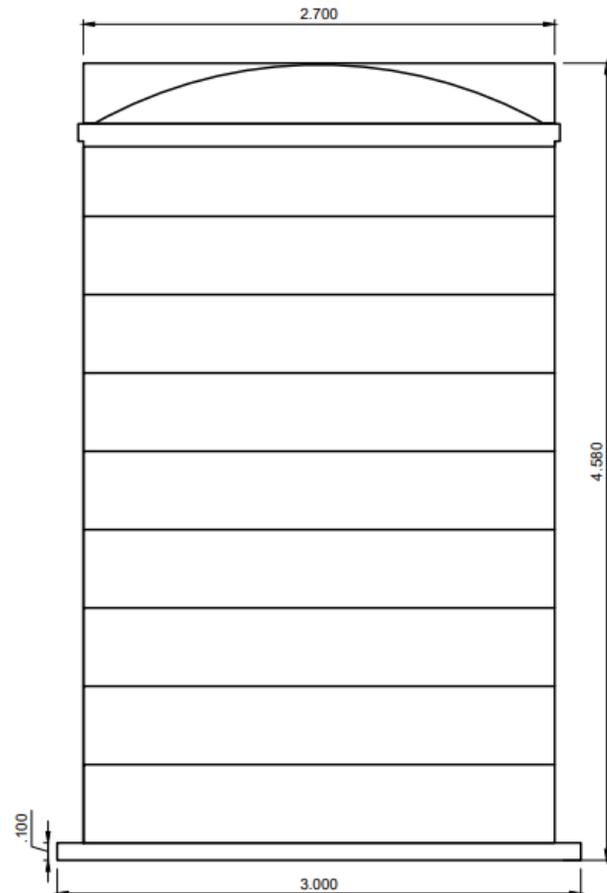
Proposed Sub-station - floorplans



Proposed Spare Parts container

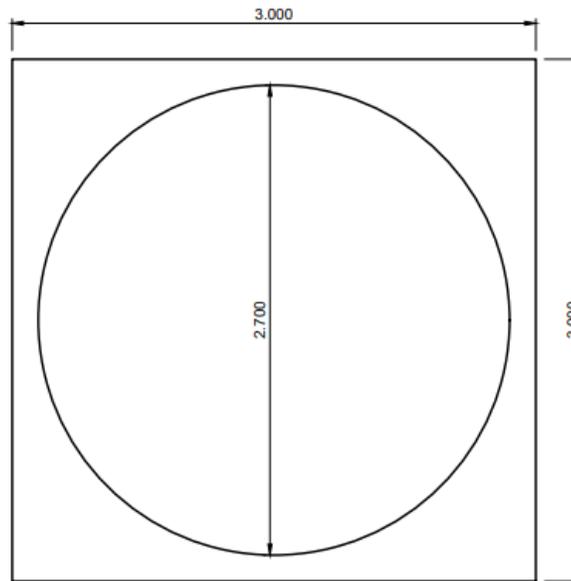


Proposed water tanks



25,000 Litre Water Tank

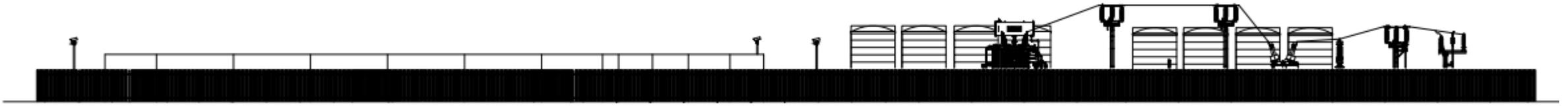
Height 4.580m
Diameter 2.700m
Weight 500kg
Capacity 25,000 litres
Material MDPE



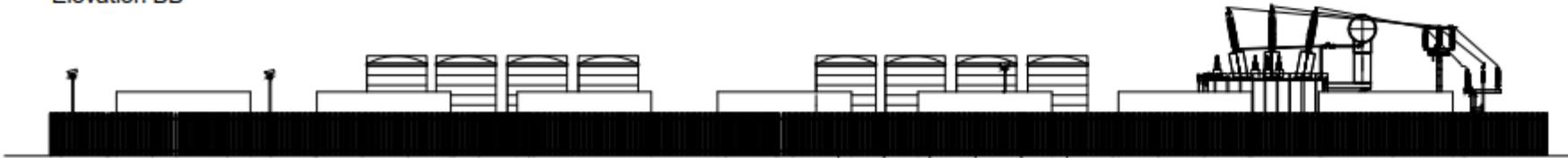
Photographic Image of 2 x 25,000 litre Water Tanks

Proposed Elevations

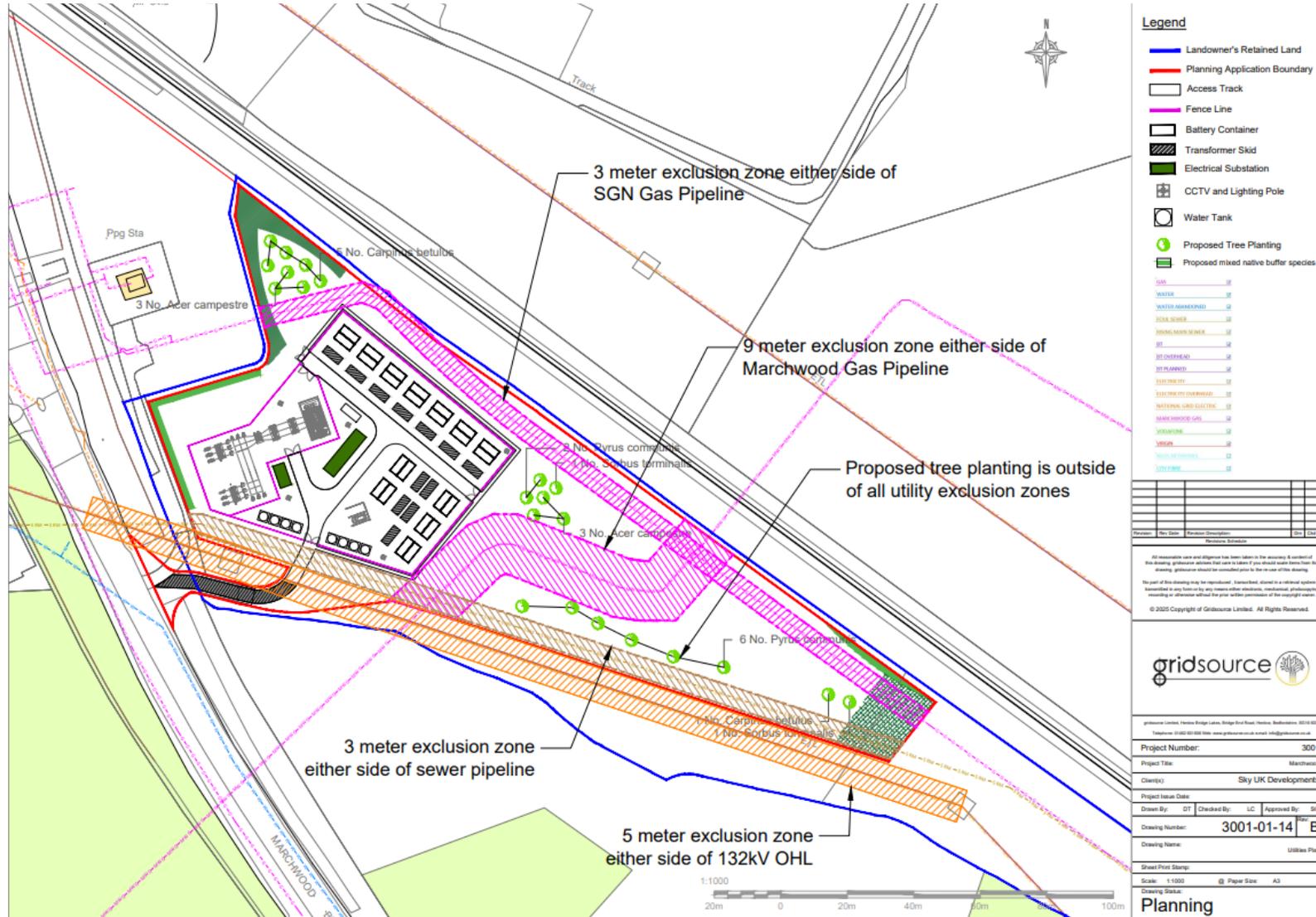
Elevation AA



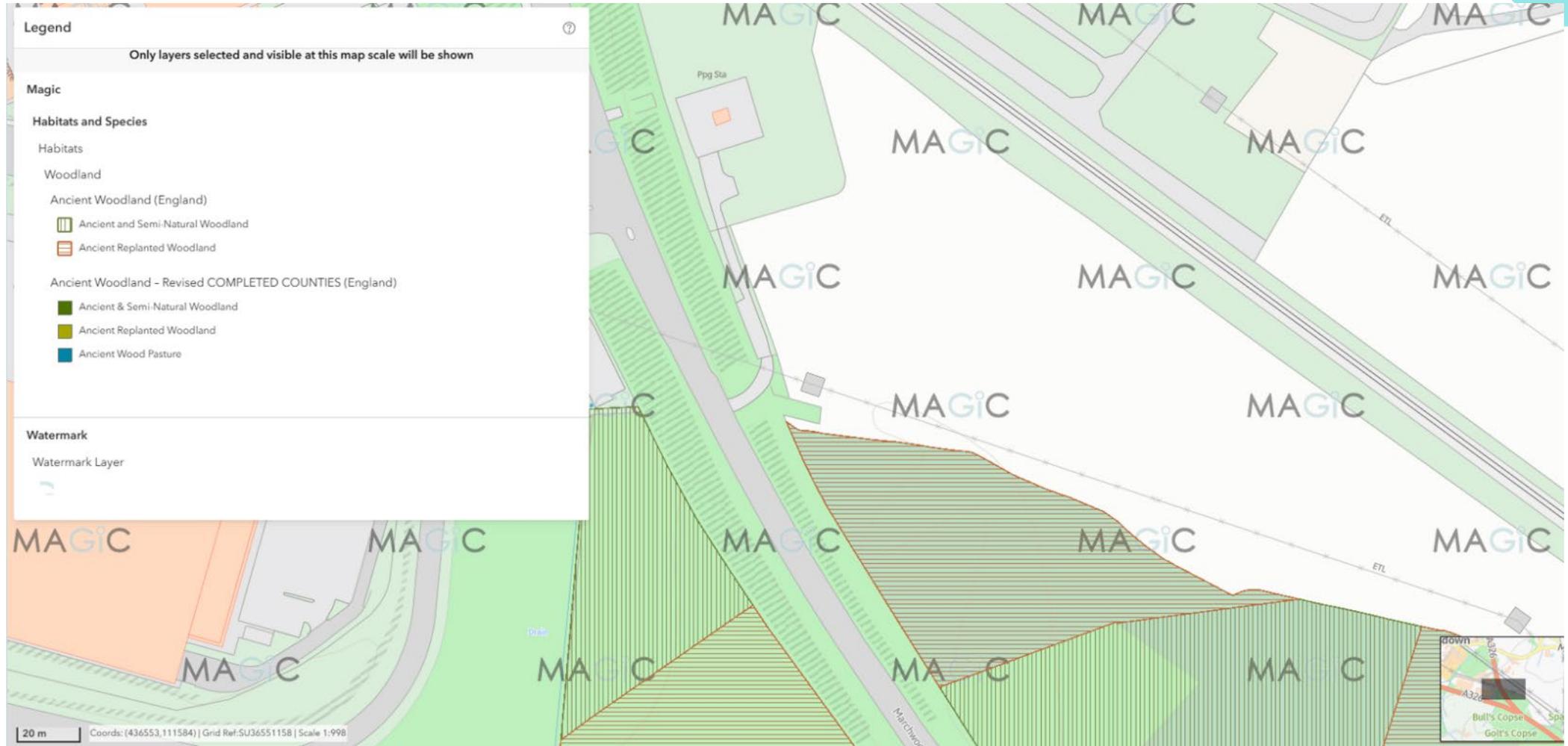
Elevation BB



Utilities Buffer Plan



Ancient Woodland designation



Ancient Woodland buffer plan

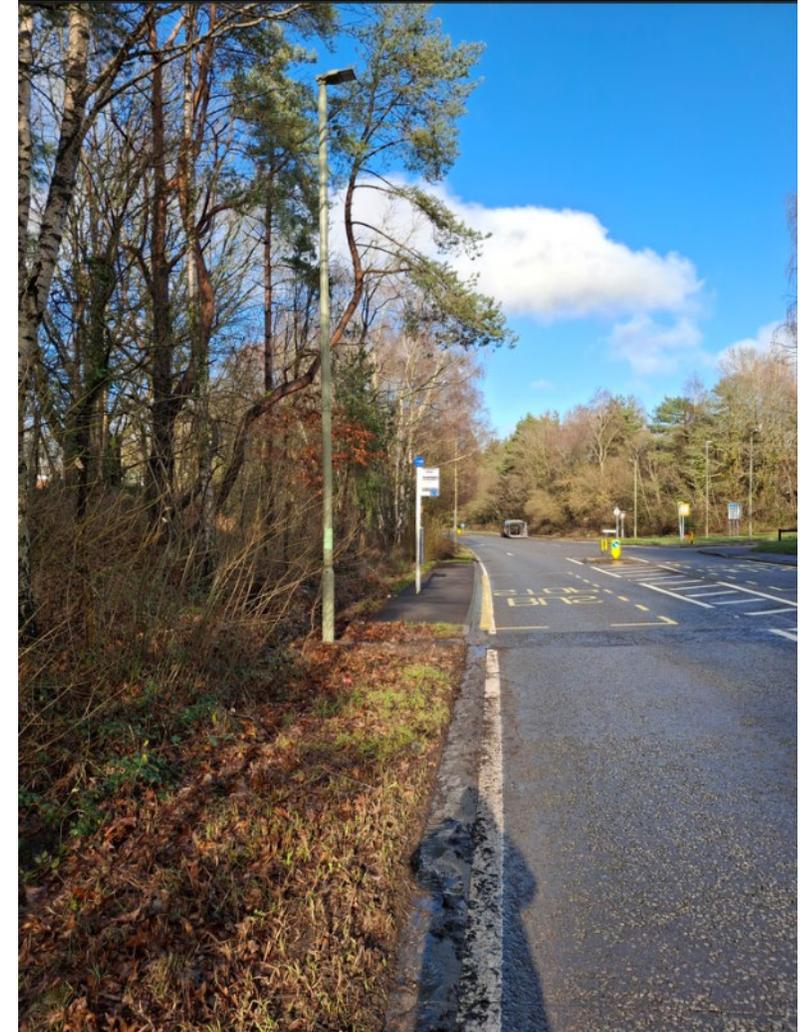


Access to site from Marchwood Bypass (Summer)





Context - looking south-west towards site (Winter)



Site context – looking north-east from site access





Towards site from Bulls Copse Road



Access visibility



Southbound



Northbound

Towards site – showing raised site level



Access gate to site (Winter)



Towards access gate from within the site (Summer)



Application site – looking east (Summer)



Application site



Ancient woodland on southern boundary



Looking north-west (Summer)



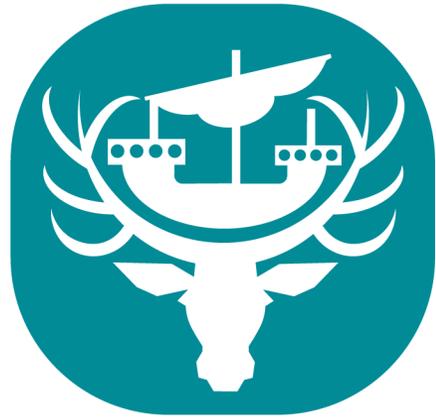


RECOMMENDATION:

DELEGATE APPROVAL subject to conditions once the publicity period relating to the development plan departure has expired.

- This type of development is encouraged by national policy which emphasise the benefits of BESS proposals to meeting wider climate change objectives.
- Significant weight which must be given to the need for the BESS, the planning balance concludes that a departure from development plan policy can be justified in this instance for a period of 30 years and as such the principle of the development is accepted.
- The scheme ensures that the impact on the ancient woodland on the southern boundary of the site would be minimised.
- Ecological enhancement and BNG will be secured
- The visual impact of the development would be acceptable.
- Any impact on residential amenity can be mitigated, by planning conditions
- Highway safety would not be prejudiced by the proposed development
- All other health and safety issues have been addressed.
- An 8-year commencement period is justified due to the likelihood that this connection will not be possible until 2035

End of 3e 25/10640 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10891

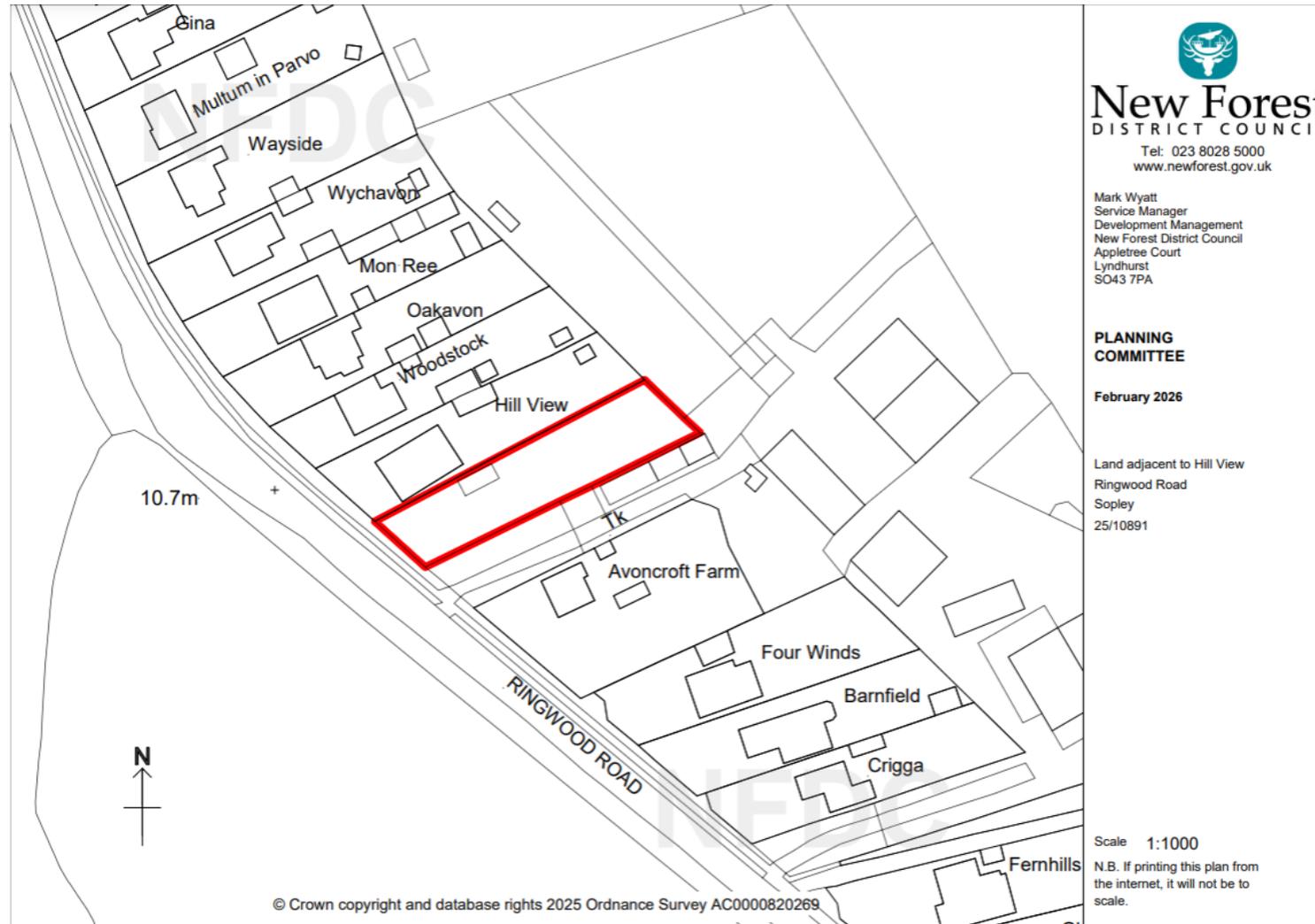
Land Adjacent Hill View,

Ringwood Road

Sopley, BH23 7BE

Schedule 3f

Red Line Plan



General Location



Aerial photograph



Street View



North

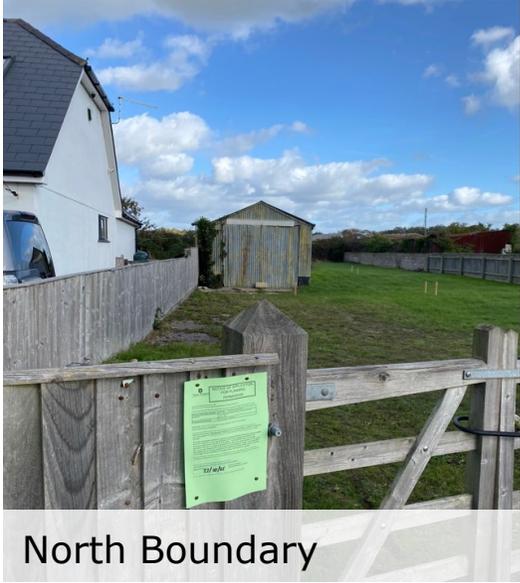


South

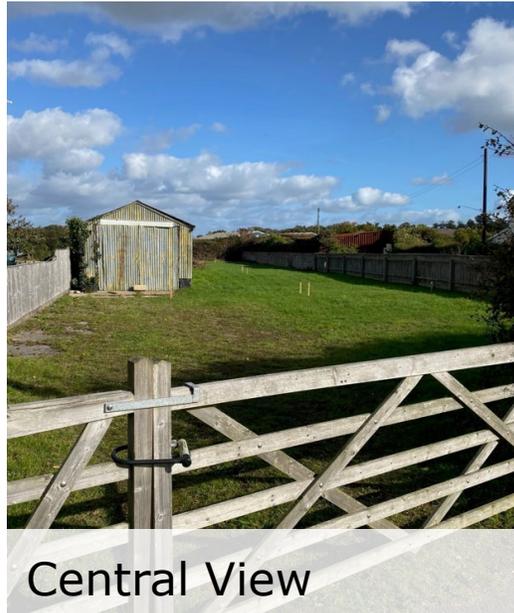


Central

Site



North Boundary



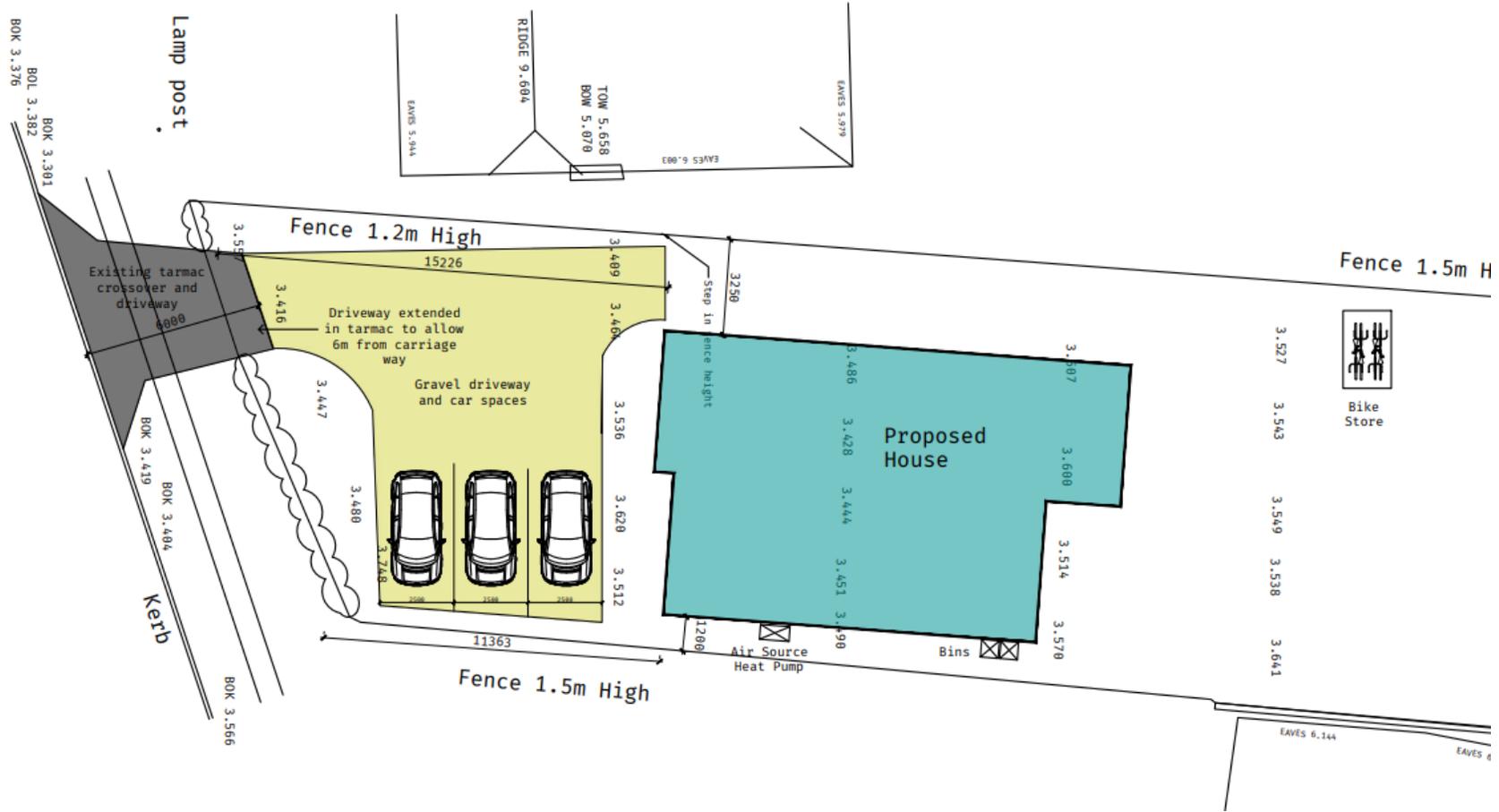
Central View



South Boundary



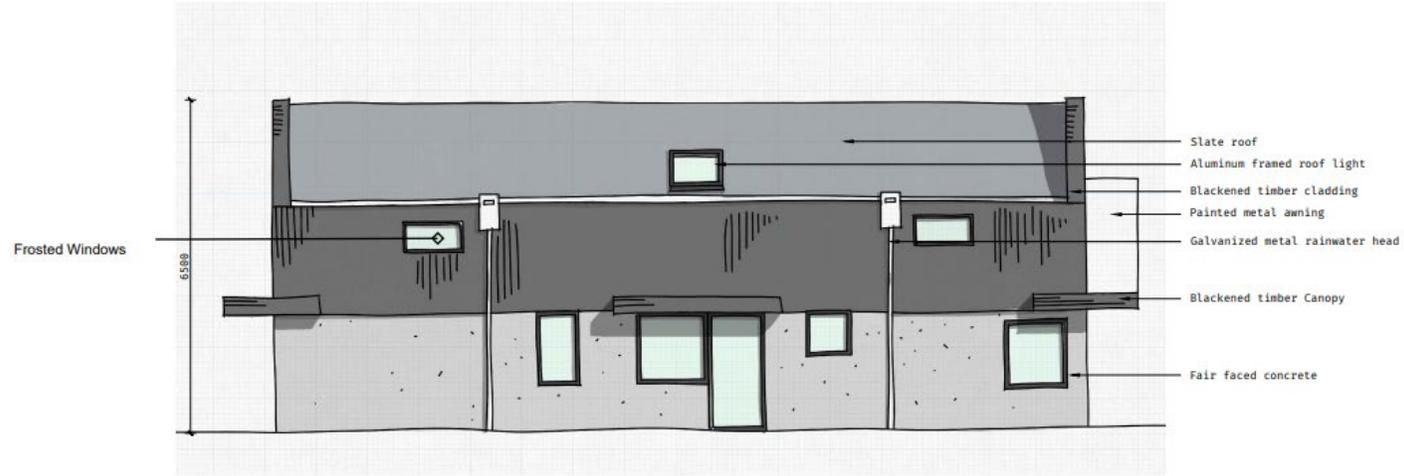
Site Plan



Street scene



Side Elevations (North/South)



Side Elevation



Side Elevation

Front and Rear Elevations

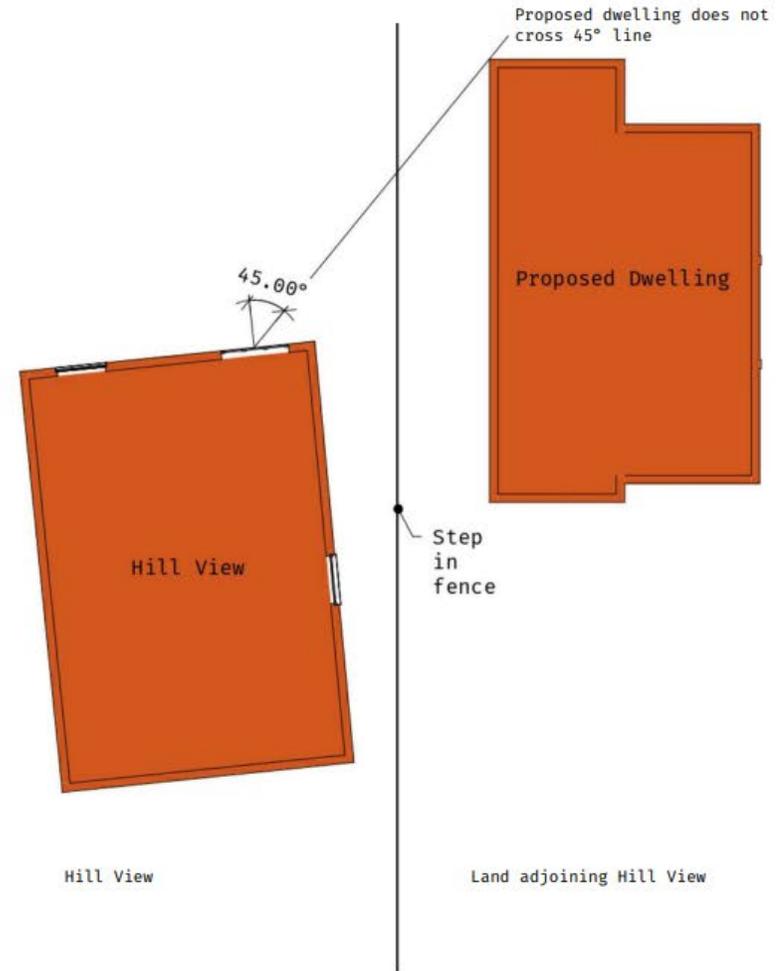
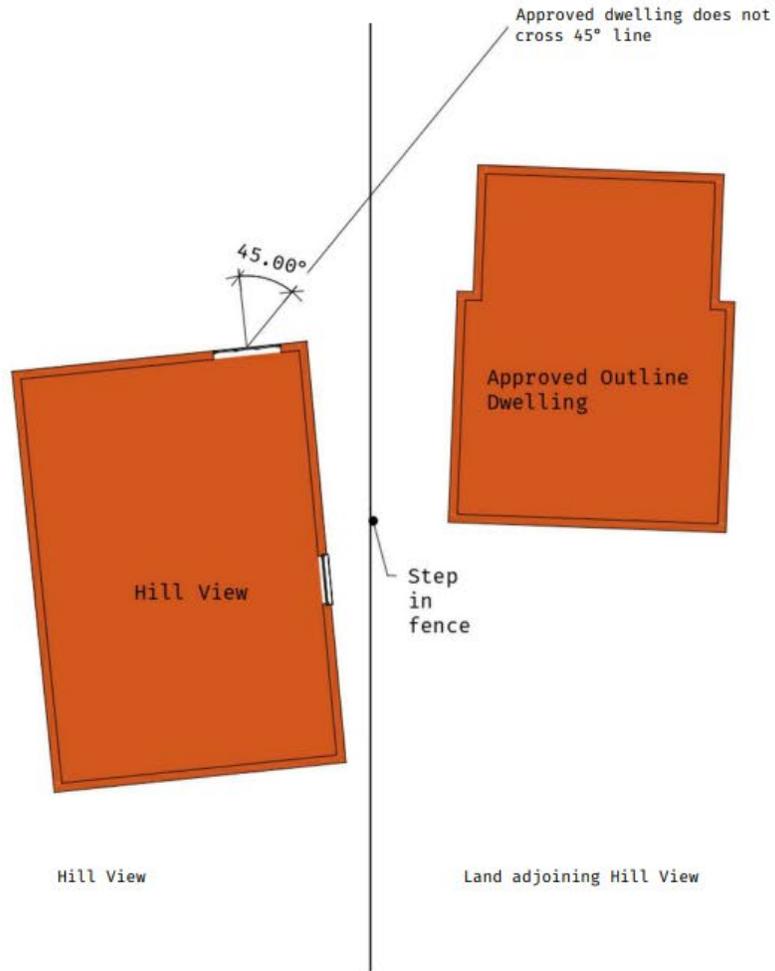


Front Elevation

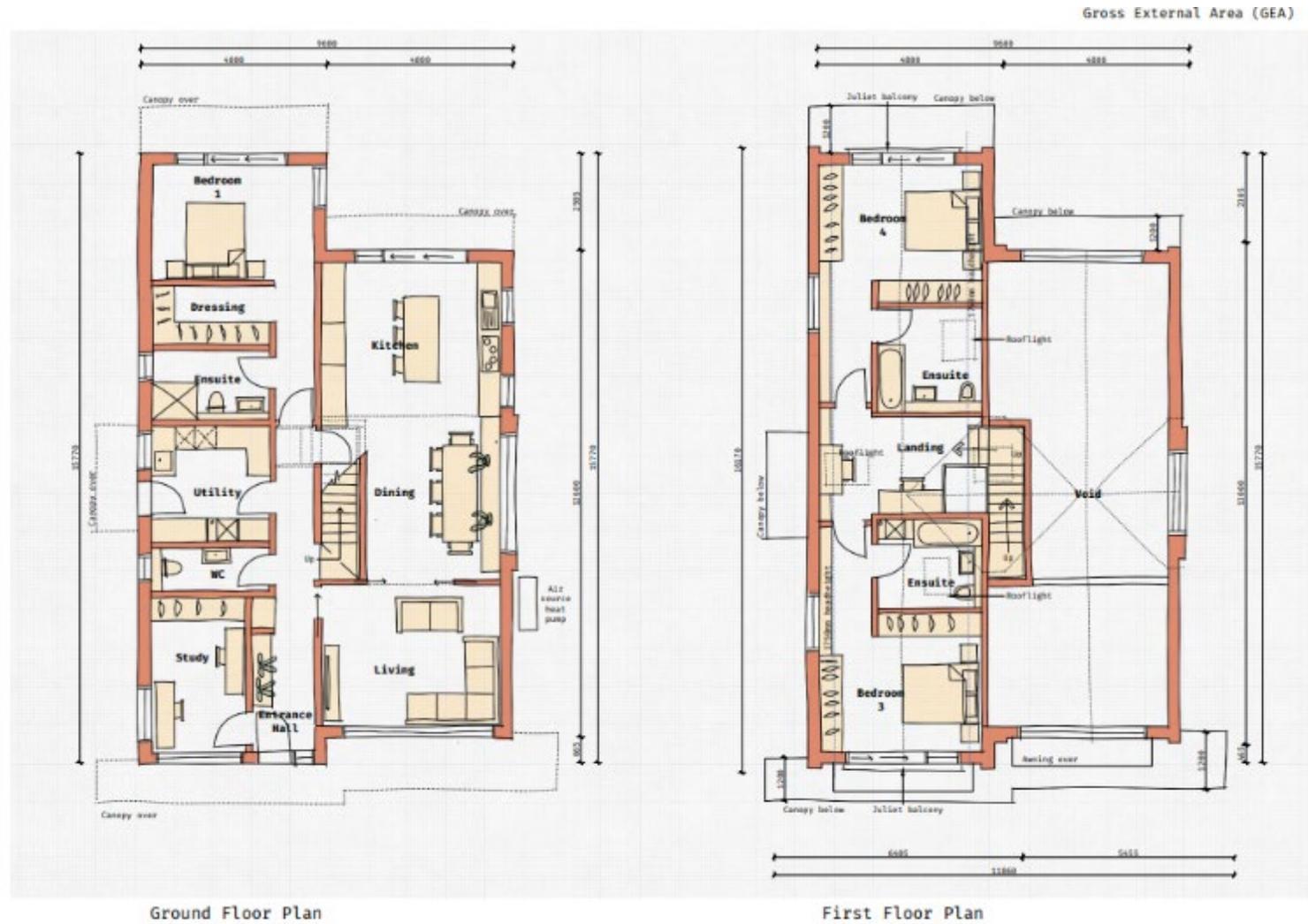


3f 25/10891

Shadowing- daylight / sunlight



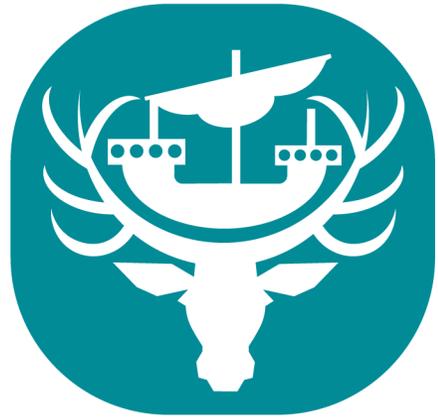
Floor Plans



Recommendation

- Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:
 - **i)** the prior completion, of a planning obligation entered into by way of a Section 106 Agreement to secure the following:
 - New Forest recreational mitigation (infrastructure and non-infrastructure), and
 - Air-quality monitoring contributions; and
 - **ii)** The imposition of the Conditions as set out below and any additional / amended conditions or variation to the heads of terms as deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions:

End of 3f 25/10891 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10844

34 Western Road,

Lymington

SO41 9HL

Schedule 3g

Red Line Plan



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

February 2026

34 Western Road
Lymington

25/10844

General Location



Aerial photograph



Proposed site Plan



Location Plan 1:1250

Site as existing outlined in red.

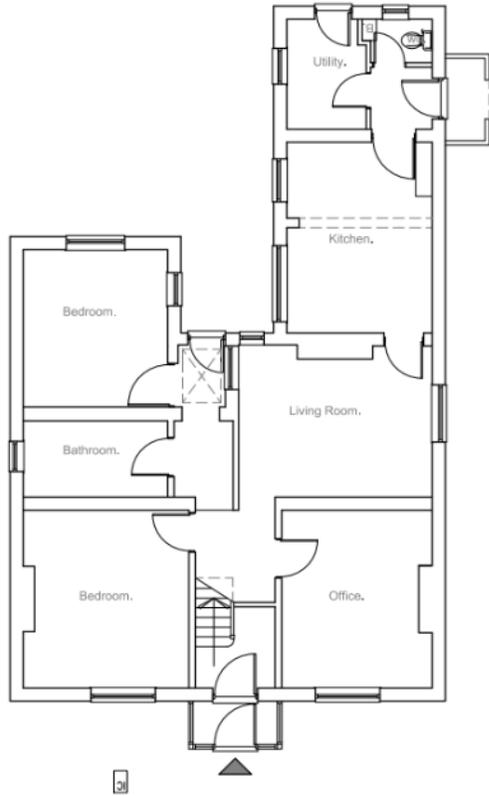


Site Layout 1:500

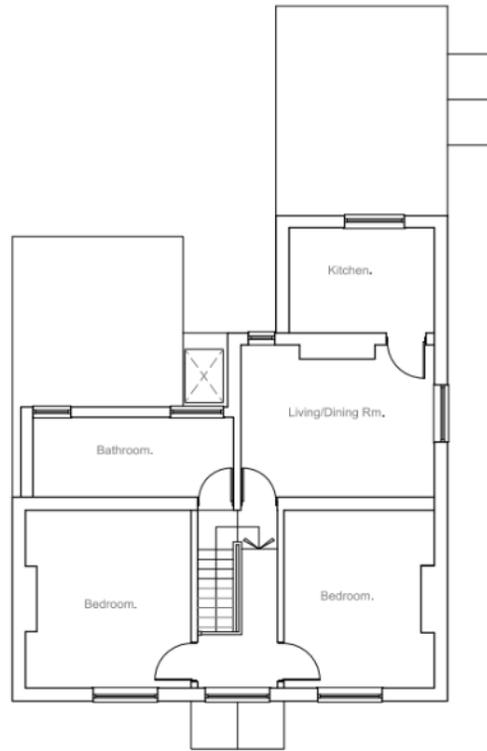
Proposed indicated as hatched with Buildings to be removed dashed blue.



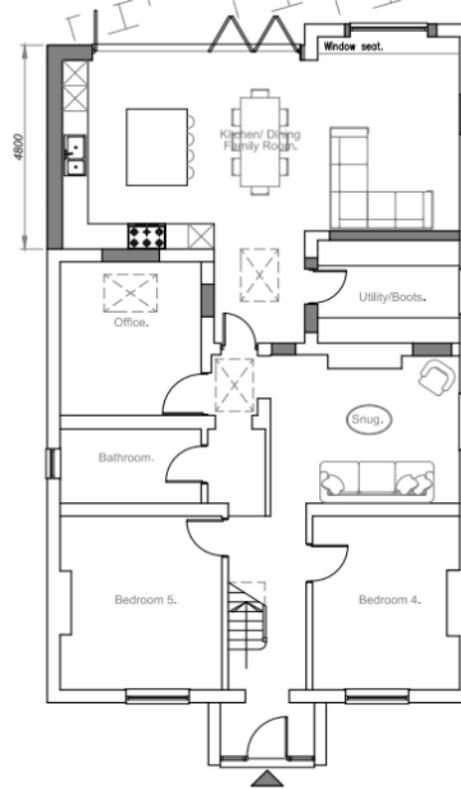
Proposal – Conversion of the flats



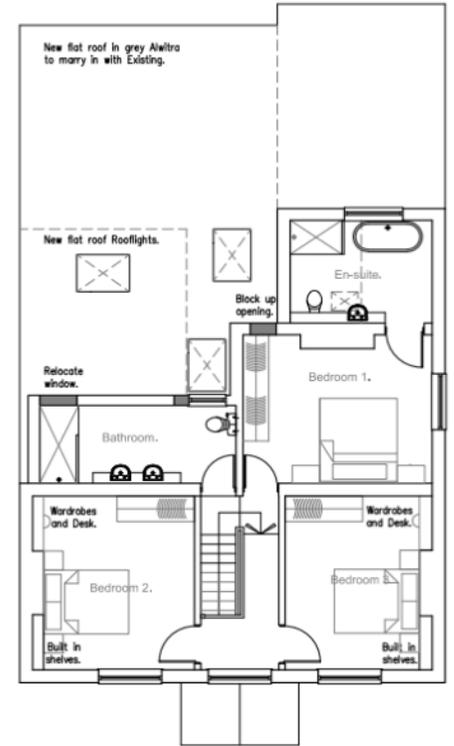
Existing Ground Floor Plan



First Floor Plan



Proposed Ground Floor Plan



First Floor Plan

Conversion of flats – front elevations



Existing Front Elevation



Proposed Front Elevation

Conversion of flats East elevation

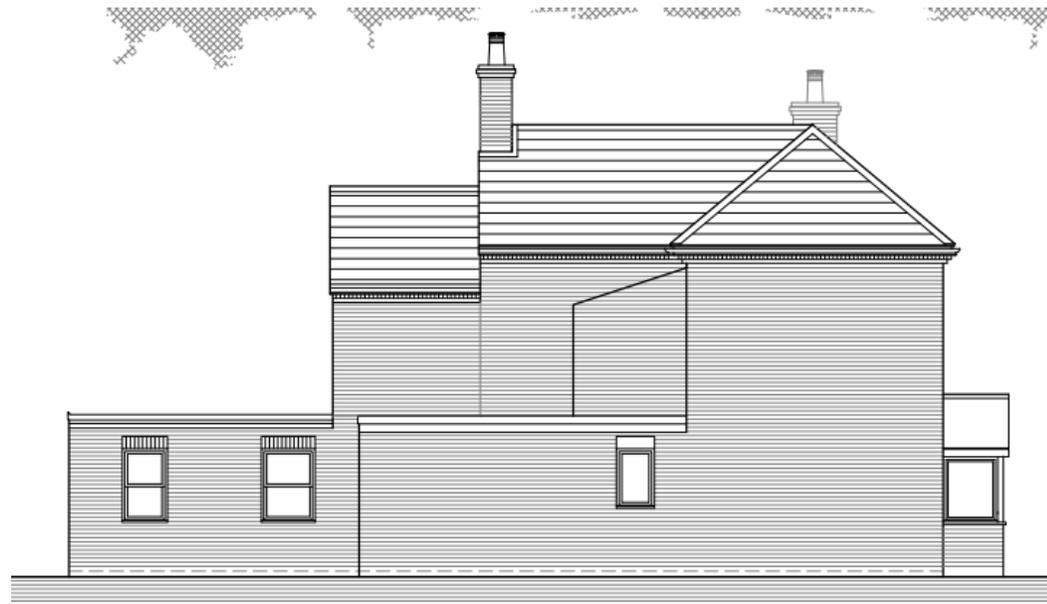


Existing Side Elevation 1

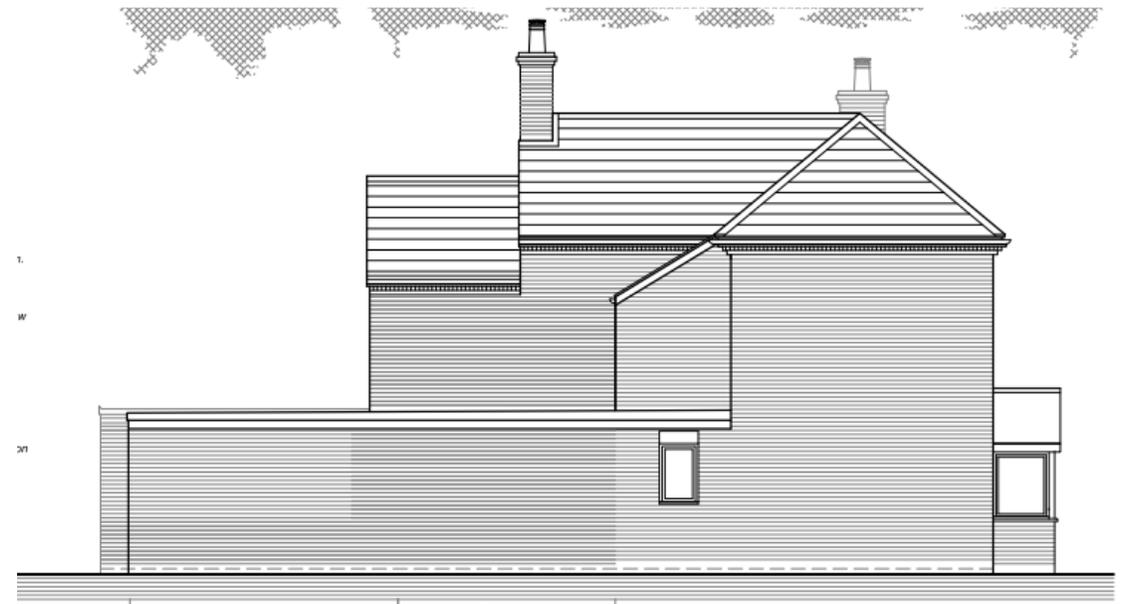


Proposed Side Elevation 1

Conversion of flats West Elevation



Existing Side Elevation 2

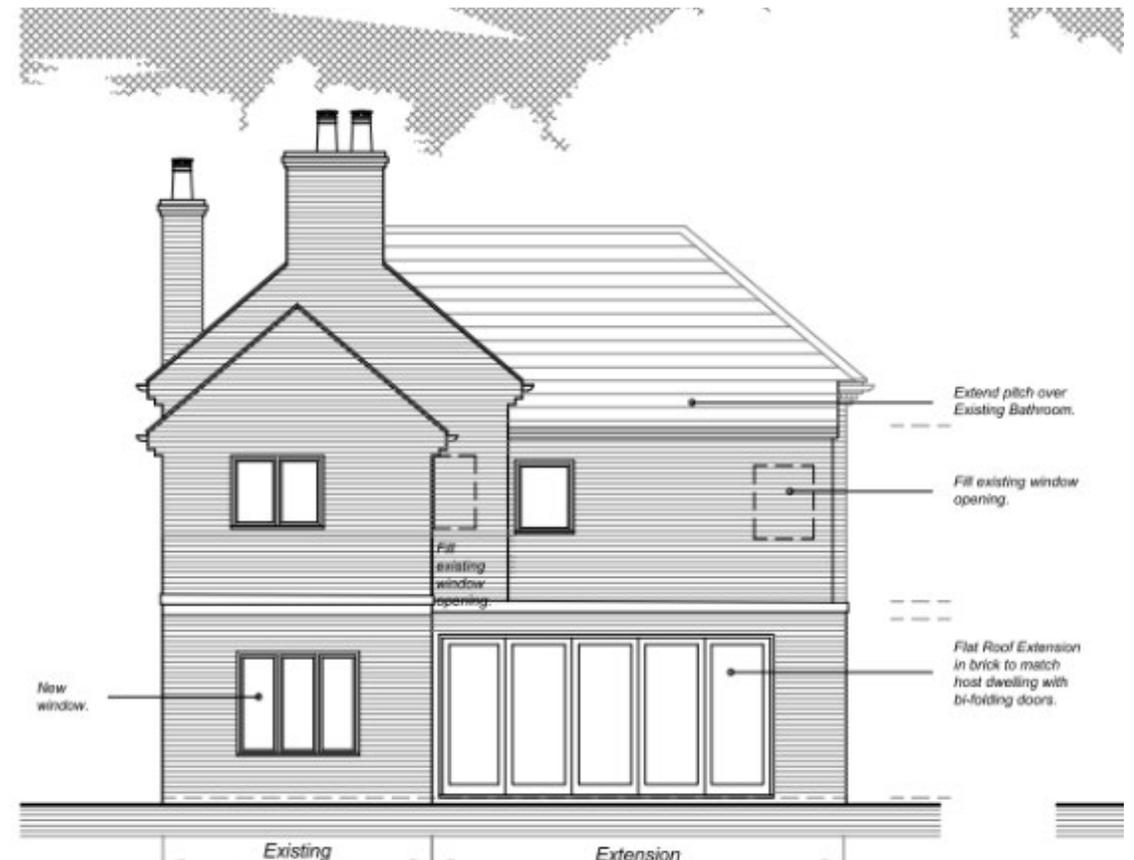


Proposed Side Elevation 2

Conversion of flats – rear elevation



Existing Rear Elevation



Proposed Rear Elevation

Site photos front and side of flats



Site photos rear of flats



120

3g 25/10844

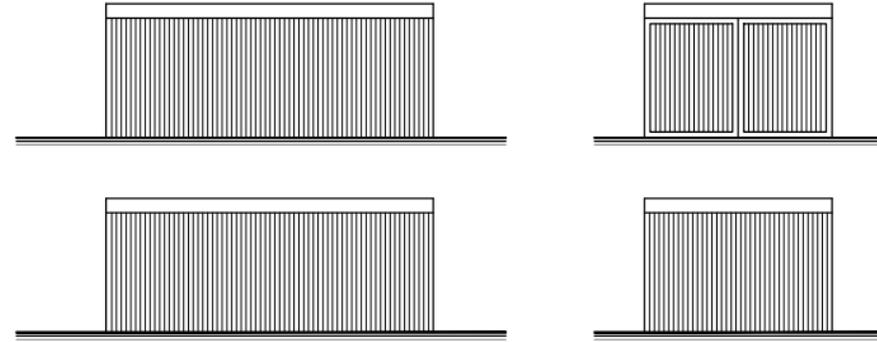
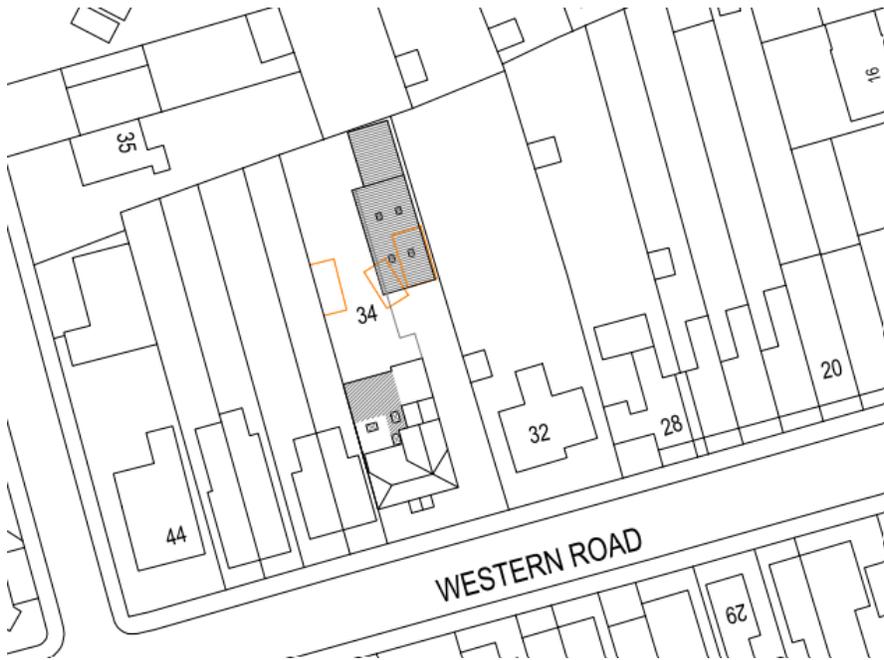
Site photos of flats



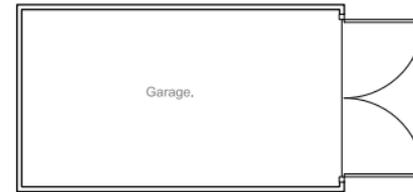
Impact of extension on No. 36 Western Road



The outbuilding

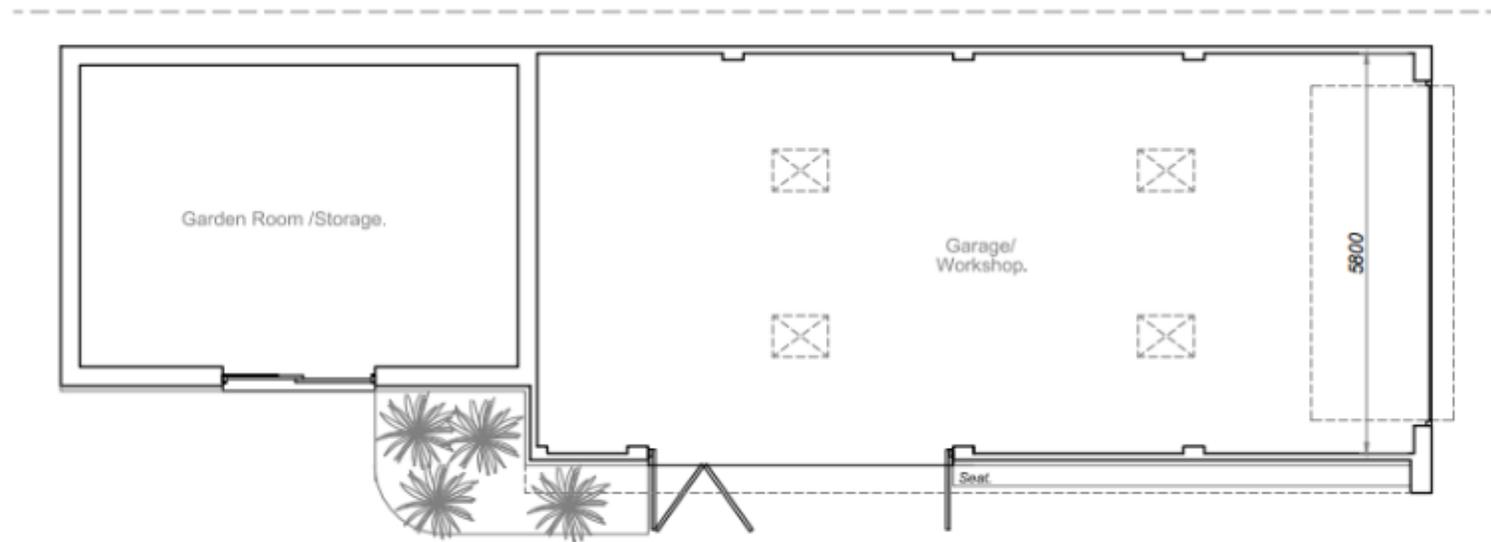


Existing Elevations



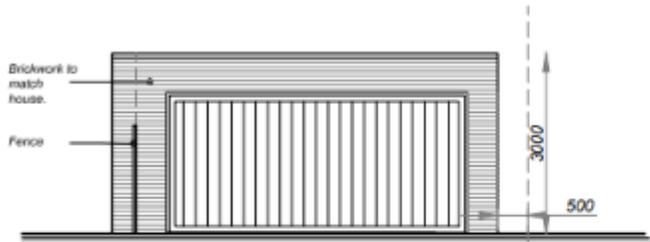
Floor Plan

Proposed outbuilding

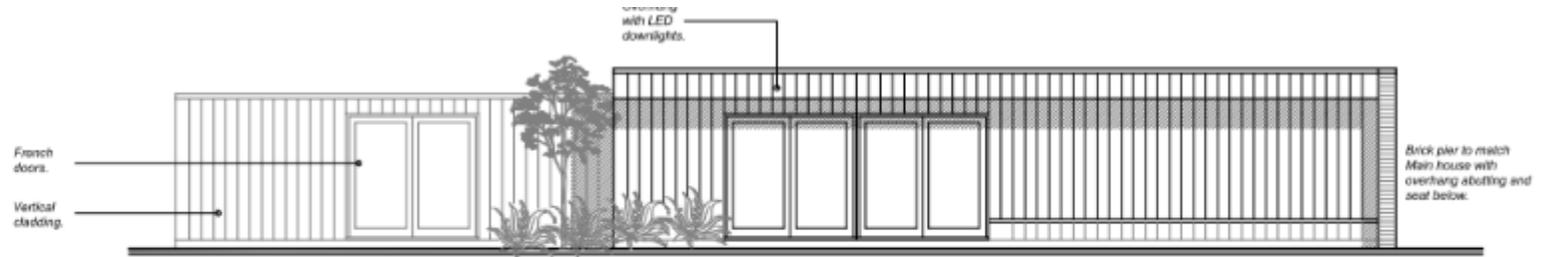


Floor Plan

Proposed outbuilding elevations



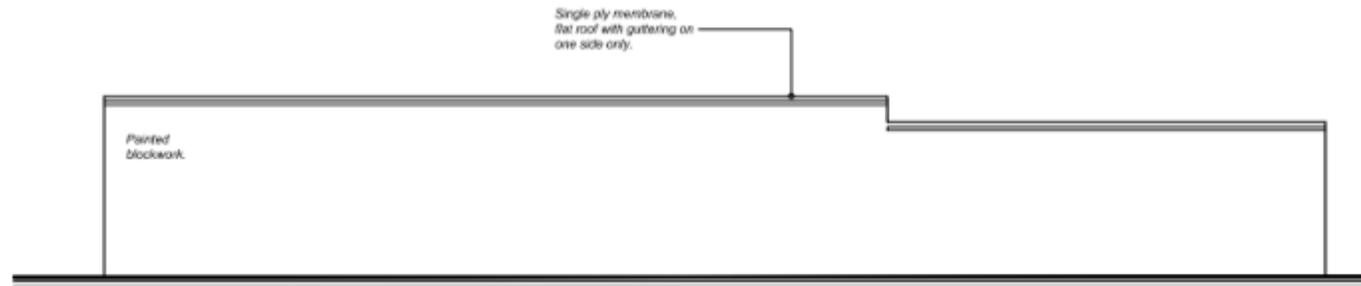
Proposed Front Elevation



Side Elevation 1

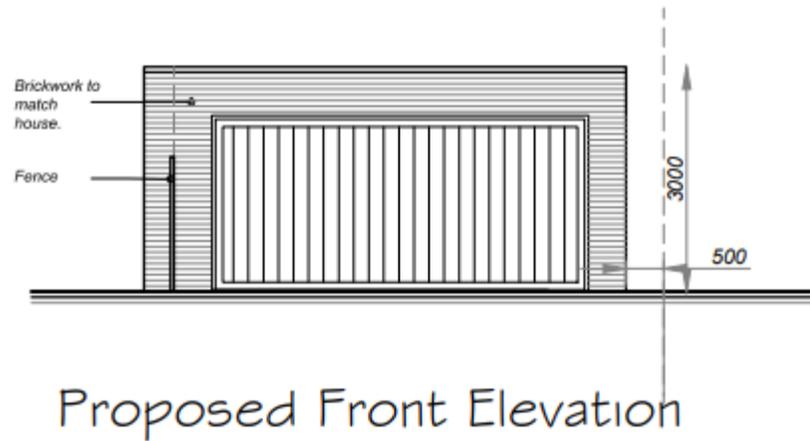


Rear Elevation

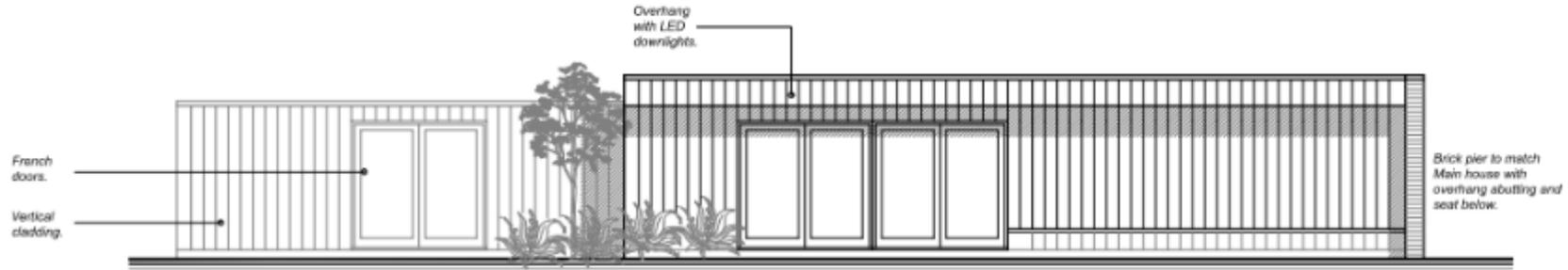


Side Elevation 2

Proposed outbuilding front elevation



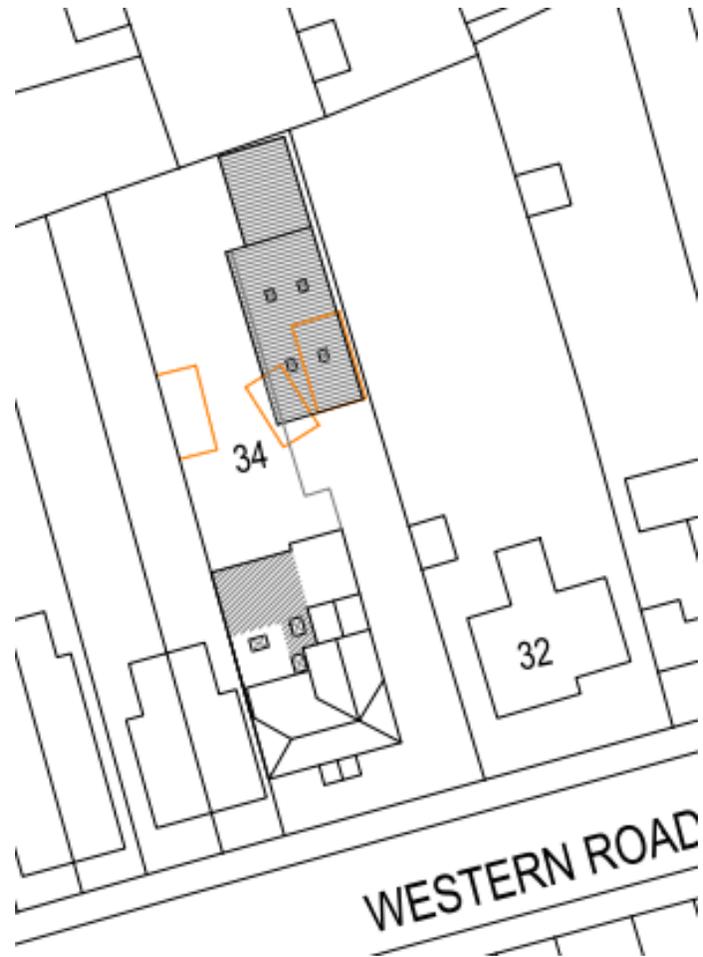
Proposed outbuilding – within the site



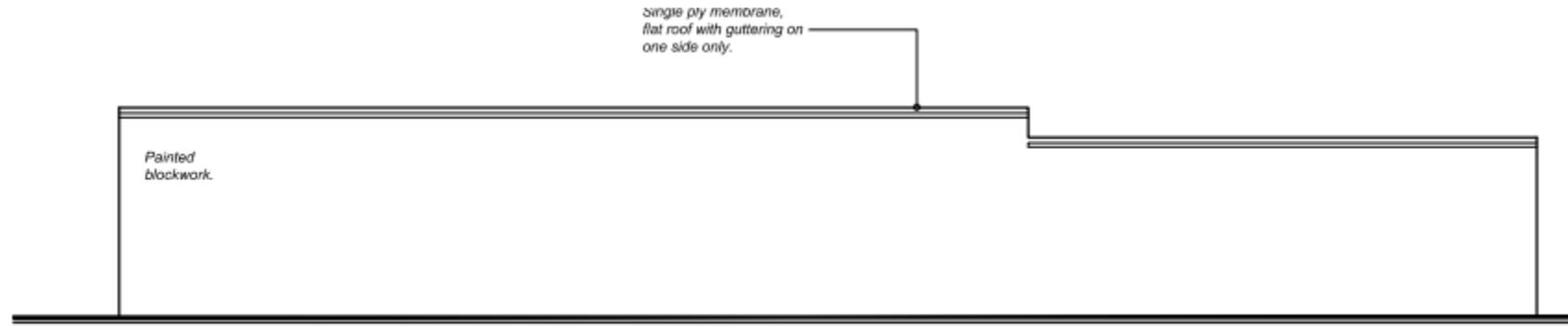
Side Elevation 1



Proposed outbuilding – impact on neighbours



Proposed outbuilding – No. 32 Western Road



Photos from 32 Western Road



CGI produced by Neighbour



Submitted on 4th February 2026. No scale nor have ground levels been verified.

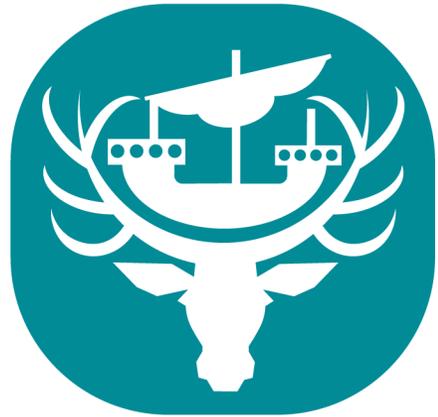
Note: condition of approval for blockwork to be painted.

Recommendation

- Approve subject to conditions



End of 3g 25/10844 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/11107

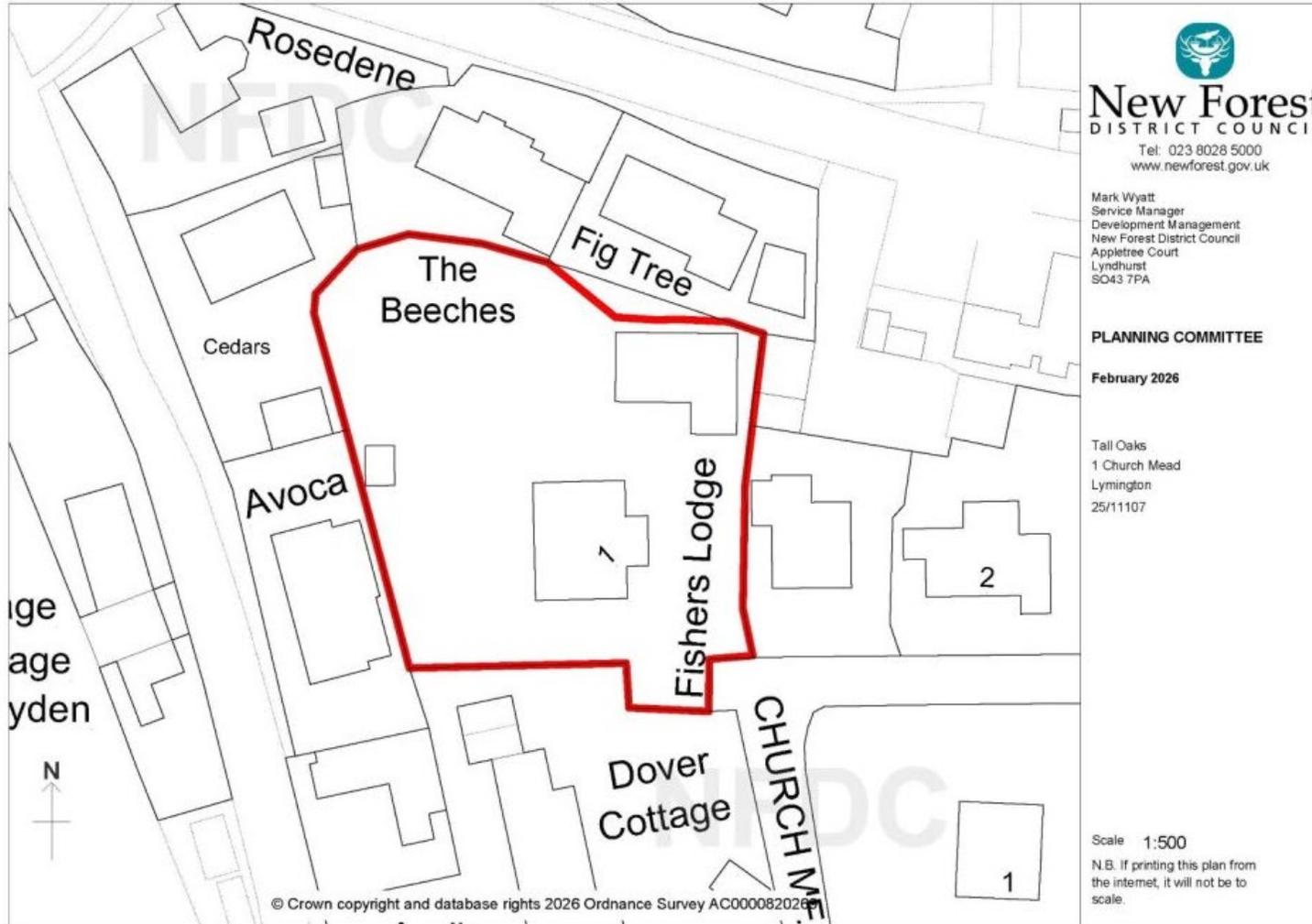
Tall Oaks

1 Church Mead

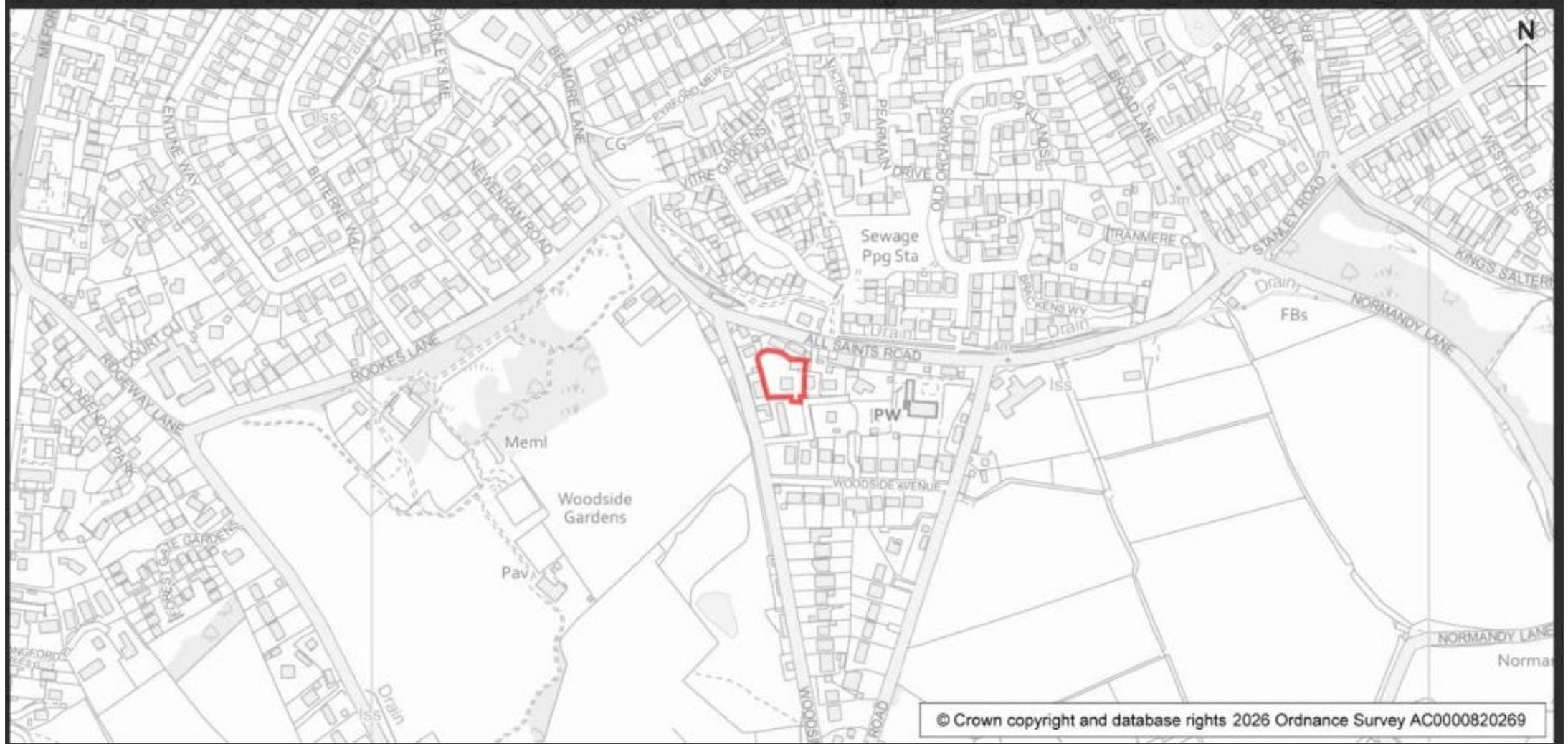
Lymington

Schedule 3h

Red Line Plan



General Location

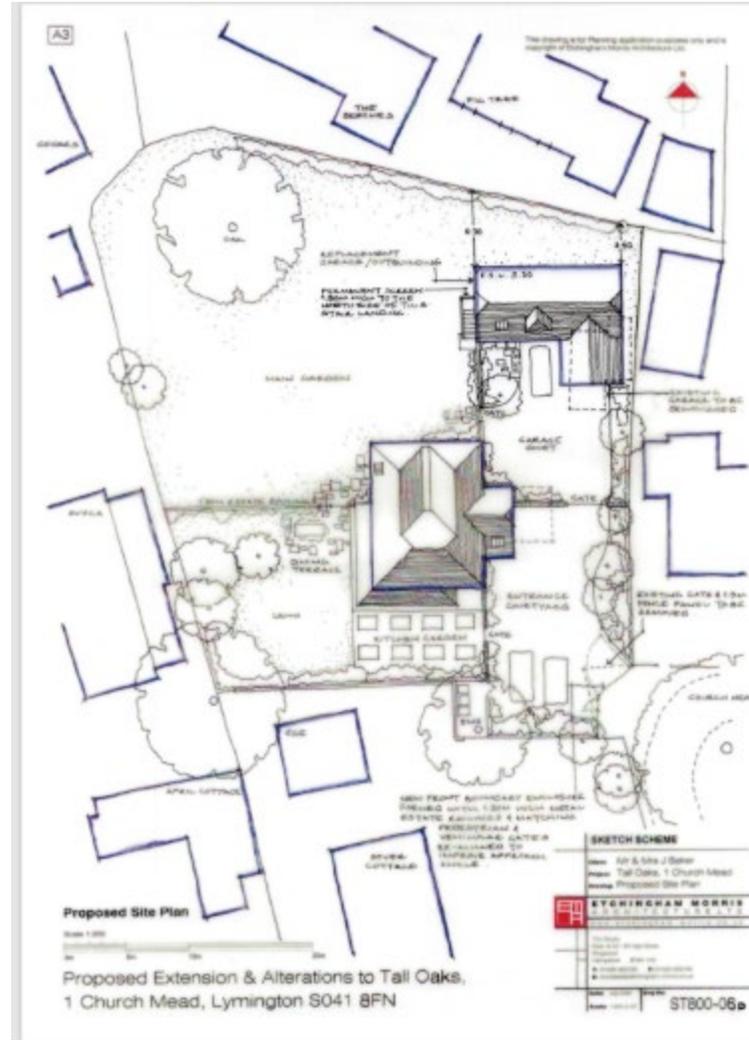


Aerial photograph

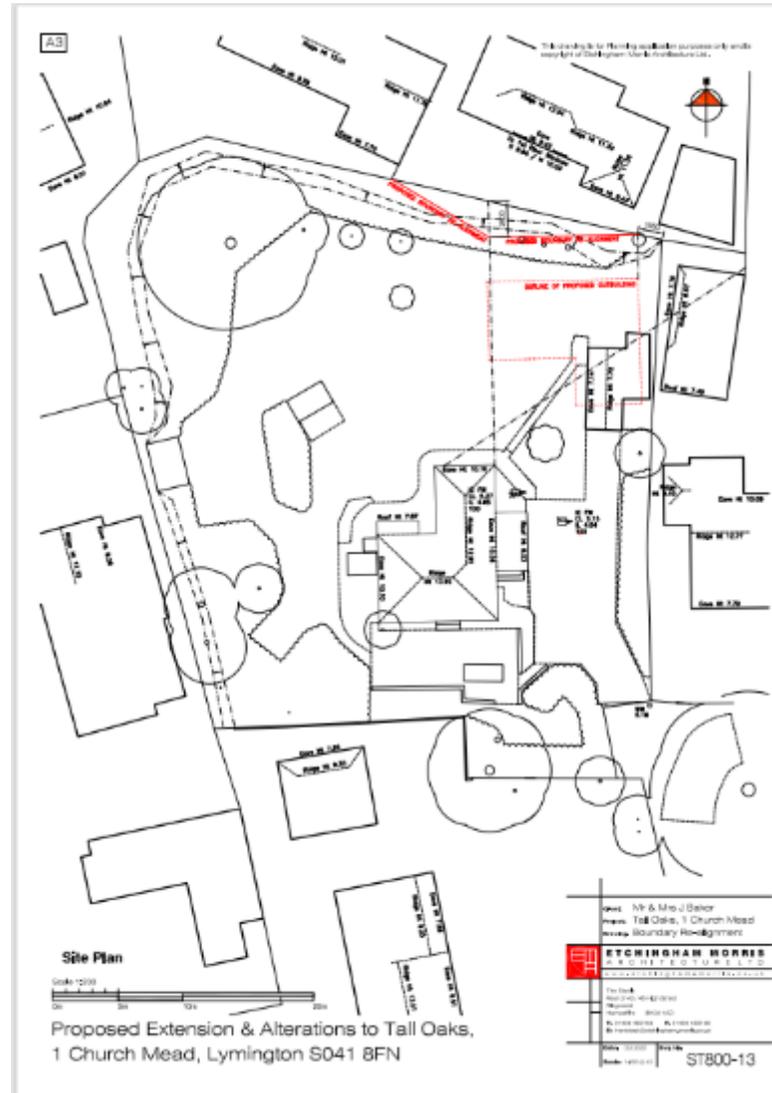


© Getmapping Plc and Bluesky International Limited 2026

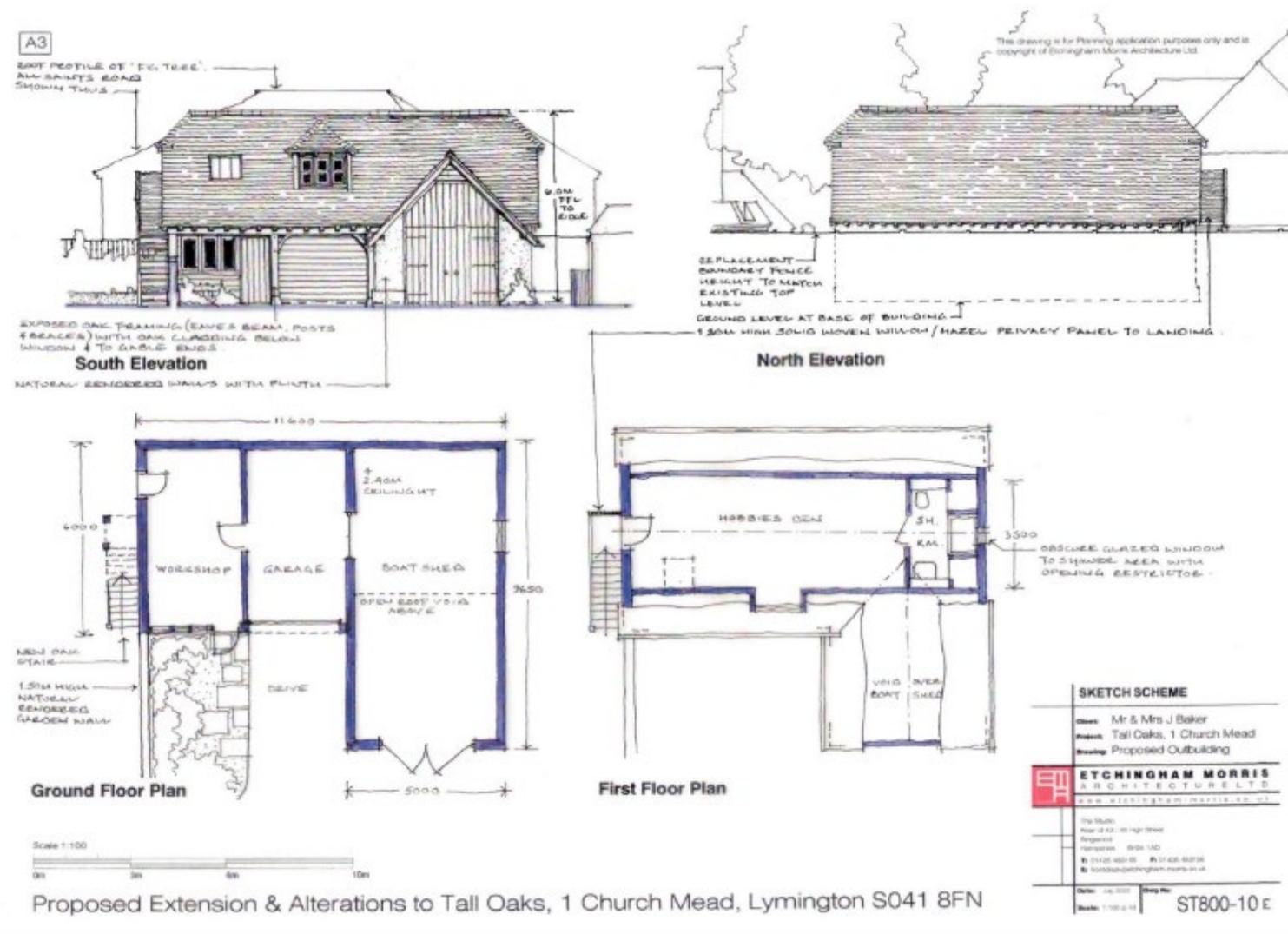
Site plan (prior to boundary changes)



Detailed site plan showing realignment of boundary



Plan of outbuilding approved in 2022 (22/11134)



Condition applied to 22/11134

7. The building hereby approved shall only be used for the personal enjoyment of the occupier of the application site for incidental purposes and shall not be used as ancillary accommodation, commercial overnight holiday accommodation, short term residential let or other self-contained residential accommodation.

Reason: In the interests of certainty regarding the intended uses, the amenities of the area and neighbours and the protection of protected New Forest and Solent habitats and in accordance with ENV1 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

Photos of access



Photos of outbuilding



Photos- first floor of outbuilding



144



3h 25/11107



Photos – relationship with Fig Tree to rear



Photo from All Saints Road and Wayfarers

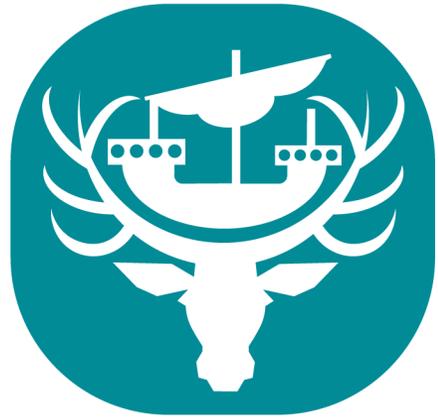


Recommendation

- Grant subject to conditions.



End of 3h 25/11107 presentation



New Forest

DISTRICT COUNCIL

