

Application Number: 25/10972 Variation / Removal of Condition
Site: SITE OF FAWLEY POWER STATION, FAWLEY ROAD,
FAWLEY SO45 1TW
Development: Removal of condition 1 and Variation of condition 2 of
Planning Permission 23/10050 to enable the approved
temporary storage use to continue until 31st December 2027
Applicant: Fawley Waterside Limited
Agent: Carter Jonas
Target Date: 29/01/2026
Case Officer: Ian Rayner
Officer Recommendation: Grant Temporary Permission
Reason for Referral to Committee: Parish Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development, having regard to local plan policy and the recent planning history of the site.
- 2) Transportation and highway impacts.
- 3) Noise and amenity impacts.
- 4) Landscape impacts, including impacts on the adjacent New Forest National Park.
- 5) Ecological impacts, including impacts on nearby designated sites.
- 6) Flood Risk

2 SITE DESCRIPTION

The application relates to 6.22 hectares of the former Fawley Power Station, and encompasses 2 distinct areas. The first and larger area, measuring 5.21 hectares, is set on the western side of the former power station site and extends over parts of the now demolished power station buildings, including the site of the former chimney. This larger area also extends southwards of the former power station buildings to a point that is fairly close to the power station's southern boundary with the New Forest National Park. The second smaller area, measuring 1.01 hectares, is set to the east side of the main power station buildings, and includes the site of the former control tower building.

3 PROPOSED DEVELOPMENT

The application seeks to remove Condition 1 of planning permission 23/10050 and to vary Condition 2 of the same planning permission, which allows for the temporary storage of wind turbines on the site described above. Condition 1 of this permission states:

"The use hereby approved shall cease on that part of the application site outlined in yellow on illustrative drawings L-603 and L-604 on or before 31st December 2024.

Reason: The application site forms part of a Strategic Site allocation that is expected to be developed in accordance with Policy Strategic Site 4 of the New Forest District Local Plan 2016-2036 Part 1. The proposed development would not be in accordance with this policy. However, specifically for those parts of the site outlined in yellow on illustrative drawings L-603 and L-604, it is considered that a temporary permission until the end of 2024, but not beyond, would deliver justified economic and environmental benefits in the short-term without prejudicing the delivery of a policy compliant scheme in the medium to long term."

Condition 2 states:

"The use hereby approved shall cease on all of those parts of the application site that are not outlined in yellow on illustrative drawings L-603 and L-604 on or before 31st December 2025.

Reason: The application site forms part of a Strategic Site allocation that is expected to be developed in accordance with Policy Strategic Site 4 of the New Forest District Local Plan 2016-2036 Part 1. The proposed development would not be in accordance with this policy. However, for the majority of the application site, excepting those parts of the site outlined in yellow on illustrative drawings L-603 and L-604, it is considered that a temporary permission until the end of 2025 would deliver justified economic and environmental benefits in the short-term without prejudicing the delivery of a policy compliant scheme in the medium to long term."

The submitted removal / variation of condition application effectively seeks to allow the continued use of all areas of the site for storage purposes for a further 2 years, until 31st December 2027.

4 PLANNING HISTORY

Previous proposals relating to just the application site

- 4.1 Site 1: Temporary storage of wind turbine blades on site of demolished Fawley Power Station Boiler House; Site 2: Temporary storage of wind turbine blades on the site of the Fawley Power Station Control Room and the adjoining car park. (23/10050) - granted temporary planning permission 3/5/23

Previous proposals relating to general storage on other parts of the former Power Station site

- 4.2 Temporary use of land for storage and distribution (Use Class B8) (retrospective) (24/10861) - granted temporary permission 12/2/25
- 4.3 Temporary mixed use of land for haulage and B8 storage (Retrospective) (24/11096) - granted temporary permission 12/2/2025

Previous proposals relating specifically to wind turbine storage use on other parts of the former power station site

- 4.4 2 steel portal framed industrial buildings (Use Class B2); mobile portable cabin; use of land for storage of wind turbine blades (B8); temporary

permission sought for 10 years (17/10805) - granted temporary permission 8/9/2017

- 4.5 Variation of Condition 2 of planning permission 17/10805 to allow amended plan numbers entailing the addition of buttresses and associated alterations to the approved blade painting facility building (17/11724) - granted temporary permission 19/2/2018
- 4.6 Leading Edge Protection Building; single-storey portable cabins for welfare facilities and offices (18/10583) - granted temporary permission 30/7/18
- 4.7 EIA Screening Opinions in respect of the above 3 proposals (17/10237), (17/11752), (18/10586) - Opinions given in 2017 and 2018 that EIA not required.

Proposals for the demolition of the Fawley Power Station Buildings

- 4.8 Dismantling and removal of external structures including tanks, ductwork and bunds (18/11048) (Demolition Prior Notification Application) - details not required to be approved 28/8/18
- 4.9 Dismantling, removal and site clearance of buildings (19/10131) (Demolition Prior Notification Application) - details not required to be approved 31/5/19
- 4.10 Dismantling, removal and site clearance of buildings at Fawley Power Station and remediation of the site (19/10138) (Approval under Regulations 73 and 75 of The Conservation of Habitats and Species Regulations 2010) - granted 31/5/19

Proposal for the redevelopment of Fawley Power Station

- 4.11 Land within the New Forest District Council comprising the demolition of ancillary power station buildings and provision of 1,380 new homes, 95,300 square metres of new commercial, civic and employment space (Use Classes A1, A2, A3, A4, B1, B2, B8, C1, C3, D1 and D2), enlargement of the dock and creation of a canal within part of the turbine hall basement, refurbishment of the remainder of the turbine hall basement to create up to 2,100 space car park, surface car parking, a boat stack, public open space, Suitable Alternative Natural Greenspace, primary access road through the site, flood defences/sea wall, raising site level, hard and soft landscaping, associated infrastructure and engineering works (19/10581) (Outline Application with details only of Access) - decision pending

5 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework
Planning Practice Guidance

Local Plan 2016-2036 Part One

Policy STR1: Achieving Sustainable Development
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
Policy STR3: The strategy for locating new development
Policy STR4: The settlement hierarchy
Policy STR6: Sustainable economic growth
Policy ENV1: Mitigating the impacts of development on International Nature

Conservation sites
Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy ECON1: Employment land and development
Policy ECON2: Retention of employment sites and consideration of alternative uses
Policy CCC1: Safe and healthy communities
Policy CCC2: Safe and sustainable travel
Policy Strategic Site 4: The former Fawley Power Station

Local Plan Part Two (2014)

DM1: Heritage and Conservation
DM2: Nature conservation, biodiversity and geodiversity
DM5: Contaminated land

Fawley Neighbourhood Plan

This is currently only at Regulation 15 stage, so only carries limited weight.

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: We recommend refusal as this proposal is not in accordance with the New Forest District Local Plan 2016-2036 Part 1.

7 COUNCILLOR COMMENTS

None

8 CONSULTEE COMMENTS

HCC Highway Authority: No objection - It is considered that the volume of trips likely to be generated by the proposed development is not expected to have a material impact on the operation of the road network or on road safety.

Environment Agency: No objection. The Flood Risk Assessment demonstrates that the flood risk to the majority of the site is above the design flood level and that the site is therefore at a low risk of flooding.

NFDC Environmental Health (pollution): No objection subject to condition restricting operational hours

NFDC Ecology: No objection

NFDC Conservation: No objection. The proposed development will not impact upon any heritage assets.

Forestry England: No objection. Advice offered on Ancient Woodlands, existing trees and Biodiversity Net Gain.

New Forest National Park Authority: In accordance with its statutory duties, the District Council will need to consider the potential impacts of this proposal on the New Forest National Park, which is located in close proximity to the site.

9 REPRESENTATIONS RECEIVED

5 letters of objection from local residents:

- The proposal will result in more HGV movements on local roads, creating excessive noise disturbance, to the detriment of residential amenities.
- The road network is not suitable to accommodate the level of traffic generated by the development.
- The proposal will result in a degradation of the highway to the detriment of highway safety.
- Increased litter on highway verges.
- Traffic surveys details have been provided, and it is considered that these are showing there are regular HGV movements on the B3053 associated with the former power station site.
- Adverse visual impacts next to designated sites and the National Park.
- No proven economic benefits for local people.

10 PLANNING ASSESSMENT

Background to the current application

- 10.1 In May 2023, temporary planning permission was granted for the use of this site for the temporary storage of wind turbine blades (Ref: 23/10050). For the majority of the application site area, the temporary planning permission expired on 31st December 2025, although for a small part of the site close to the site's southern boundary, the temporary planning permission expired on 31st December 2024 (a part of the site, which at the time of granting planning permission was expected to be redeveloped earlier than other parts of the site). In granting this temporary planning permission, it was recognised that the proposal was contrary to Policy Strategic Site 4 of the Local Plan. However, a temporary permission was considered justified on the basis that the permission would deliver short-term economic benefits, supporting a company making off-shore wind turbines, without prejudicing the delivery of a policy compliant scheme in the medium to long term.
- 10.2 The current application effectively seeks to enable the temporary permission granted in 2023 to continue for another two years until 31st December 2027.
- 10.3 Site circumstances have changed since May 2023. The original application was presented as being for the storage of wind turbines. However, MHI Vestas, who were the original occupants of this site and who were using this area and other parts of the former power station site for wind turbine storage, vacated the site early in 2025. Indeed, they had already vacated most of the area covered by this application site during the previous year. The May 2023 temporary planning permission did not expressly limit the approved storage use to wind turbine storage, meaning it would have been possible under this permission to have used the application site for more general storage purposes subject to complying with other conditions of the planning permission.
- 10.4 In February 2025, temporary planning permission was granted under application 24/10861 to use areas of the former Fawley Power Station site for B8 storage and distribution purposes. There is some overlap between the areas covered by this February 2025 Planning Permission and Planning Permission 23/10050. Thus, just over half the larger area of this application site (to the south and west of the application site) is also covered by planning permission 24/10861. It is mainly just the northern sections of the larger area and the whole of the smaller area to the east of the turbine hall that are not also subject to planning permission 24/10861. On those areas, where the two permissions overlap, the land is currently occupied by SJG, who are

using the land for the storage of white vans (as described more fully in the assessment for application 25/10971). On those areas where there is no overlap between the two permissions, the northernmost section of the larger area is now being used by Churchill Retirement homes, who are storing plant and some vehicles, and particularly parts of cranes. There is then a 1 hectare area between this storage area and the SJG storage area which is currently vacant, as is the whole of the smaller area to the east of the turbine hall basement. Thus, 2.01 hectares of the 6.21 hectare application site are currently unoccupied.

- 10.5 In assessing this latest application, it needs to be assessed on the basis that the land could be used for any type of storage falling under Use Class B8 and not just for the storage of wind turbine blades.

The Principle of Development

- 10.6 As in 2023, the application site forms part of an allocated site - where Policy Strategic Site 4 applies.
- 10.7 Policy Strategic Site 4 seeks a comprehensive redevelopment of the former Fawley Power Station site for a residential-led mixed use scheme and public open space - comprising around 1380 new homes, up to 10,000 square metres of ancillary community, retail, leisure and service uses, some office uses and a marina within the central and southern parts of the site, and around 10 hectares of business and industrial uses on the northern part of the site. The policy is accompanied by a Concept Masterplan which indicates that the areas affected by this application should be developed primarily for residential purposes.
- 10.8 As before, the proposed storage (and distribution) use is not considered to be in accordance with the requirements and expectations of Policy Strategic Site 4. Indeed, a permanent B8 storage and distribution use would be clearly contrary to policy and would not be a proposal that could be supported at the current time.
- 10.9 However, the application does not seek a permanent planning permission. Instead, only a temporary planning permission is sought until the end of December 2027. As such, it needs to be considered whether a further short-term temporary planning permission (of two years) would be justified in the light of planning policy, the site's recent planning history and the scheme's environmental impacts. On this point, it is of note that Planning Practice Guidance states:

"A temporary planning permission may also be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a 'meanwhile use')."

Relevant Planning History

- 10.10 Since 2017, significant parts of the former Fawley Power Station site have been used for the storage of wind turbine blades. The first temporary planning permission (Ref: 17/10805) relating to wind turbine storage was granted in September 2017, permitting the storage of wind turbines on 12.78 hectares of the former power station site for a period of 10 years, expiring on 31st December 2027. Under this temporary planning permission, approval was also given for a couple of temporary buildings, including one where the turbines are painted.

- 10.11 As noted above, MHI Vestas, who were operating the wind turbine storage use, vacated all of the areas they were occupying early in 2025. However, the areas affected by the 2017 planning permission still have the potential to be used for wind turbine or other forms of storage up until the end of December 2027.
- 10.12 In May 2019, an outline planning application was submitted for the redevelopment of the power station site with 1380 dwellings and significant new areas of employment / commercial floorspace. A related outline planning application for 120 dwellings and infrastructure was submitted to the New Forest National Park Authority. The applications (collectively relating to a development known as Fawley Waterside) were considered by the respective planning committees in July 2020, and there was a resolution to approve both applications subject to the prior completion of a Section 106 legal agreement. However, the legal agreement was never completed, and both applications were withdrawn in July 2024.
- 10.13 Since July 2024, there have been ongoing discussions with the site owners about their intentions for the wider power station site. For viability reasons, it is understood that the owners no longer intend to pursue a residential-led redevelopment of the former power station site in line with the requirements of Policy Strategic Site 4. The precise nature of any proposed redevelopment of the wider power station site should become clearer over the next few months. It is, however, known that the newly-formed company known as Fawley Green Hydrogen intend to submit a planning application for a proposed hydrogen production facility on about 4.2 hectares of the former power station site during the first quarter of 2026. This proposal has been the subject of an EIA Scoping Opinion.
- 10.14 Given these circumstances, there is no realistic prospect of a permanent, policy compliant development being delivered on the application site within the proposed lifetime of the current application for temporary planning permission - i.e. before 31st December 2027. As such, the proposed continued temporary use for a further two years would not be prejudicial to the delivery of a policy compliant development in the longer term. Any alternative proposals for more permanent development will need to be judged on their individual merits. The possibility that alternative proposals may come forward on this land before 31st December 2027 is not considered reason to refuse the temporary development that is now proposed. As such, the proposed two-year temporary planning permission is considered to be acceptable in principle. It would also be in line with temporary planning permissions 17/10805 and 17/11724 which also expire on 31st December 2027.

Economic and Employment considerations

- 10.15 The active use of the application site for the proposed storage use supports two existing businesses and has the potential to support additional businesses on those areas that are not currently occupied. As an application for temporary planning permission, the proposal will provide continued short term benefits to the local economy, supporting economic growth and productivity. This would be consistent with the objectives of Policy STR6 of the Local Plan.

Highway safety, access and parking

- 10.16 The transportation impacts of the proposed development need to be assessed in the light of Paragraph 116 of the NPPF, which indicates that

development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Policy ENV3 of the Local Plan, meanwhile, requires development to be laid out in a way that is safe to access.

- 10.17 From a transportation perspective, application 23/10500 was assessed on the basis that the use (namely the storage of wind turbine blades) would be largely dependent on transportation by water, with no significant transportation movements being generated by land. As the proposal would now effectively be for a more general open storage use, the application must now be assessed on the basis that transportation movements associated with the development would be primarily by land.
- 10.18 The application is accompanied by a detailed Transport Assessment, which has been the subject of consultation with the Highway Authority. The Transport Assessment considers how much traffic is currently being generated by all development on the Fawley Power Station Site and assesses how much this would be likely to increase if this application site were fully occupied and used to its full potential.
- 10.19 The submitted Transport Statement notes that a permanent automatic traffic counter has been installed on the Northern Access Road that serves the whole of the former power station site, and this allows traffic flows into and out of the site to be accurately monitored, including by vehicle category. Thus, it has been possible for the applicant to provide full details of traffic movements using the Northern Access Road for four recent weeks from 1st to 28th November 2025. During the five weekdays, there were an average of 211 two-way traffic movements (covering both inbound and outbound movements) each day, of which 89 movements per day entailed heavy vehicle movements. There were some daily fluctuations during this period, however, such that on the quietest weekday (6th November) there were just over 100 two-way traffic movements, whilst on the busiest day (26th November), there were over 300 two-way movements. At weekends, meanwhile, traffic movements were very much lower, averaging just 19 two-way movements each day with just one or two heavy vehicle movements each day.
- 10.20 The submitted transport assessment also includes details of the times of traffic movements during the day. There is no significant peak, albeit that traffic movements build up from 6am onwards and are greatest during the middle part of the day, with traffic movements dropping off significantly after 5pm.
- 10.21 In terms of this application, the Transport Statement predicts that if the site were to be used to its full potential (i.e. the unoccupied areas were put to use), two-way traffic movements for all vehicles would increase by an average of 36 per weekday, of which 14 movements per day would be heavy vehicle movements.
- 10.22 The Highway Authority has undertaken a TRICS Assessment, which corroborates the data provided by the applicant. The Highway Authority have carefully considered the applicant's transport assessment and are satisfied that the volume of traffic that would be generated by this proposed development would not be harmful to highway safety or the operations of the wider road network. They have reached this conclusion based on the impact

of this proposed development not just in isolation but as part of the transportation impacts of the overall former power station site. Officers do not consider there is any reason to disagree with the Highway Authority's assessment.

- 10.23 Overall, based on the conclusions above and the advice of Paragraph 116 of the NPPF, it is considered that the proposal is consistent with planning policies that relate to highway safety.

Noise and amenity impacts

- 10.24 Noise and amenity impacts must be considered in the light of Policy ENV3 of the Local Plan, which requires development to avoid unacceptable effects by reason of noise pollution or other adverse impacts on local character or residential amenity.
- 10.25 The nearest residential properties to the proposed storage area are in Ower Lane. The nearest property is approximately 100 metres away from the area where the B8 storage use is proposed. Visually, it is not considered the proposed storage use would have any adverse visual impact upon residential amenities in view of this degree of separation. The proposed storage use does generate some noise and so this is potentially a greater concern.
- 10.26 A previous application (Ref: 24/10861) was supported by a detailed noise assessment report, which considered noise impacts on the nearest noise sensitive receptors (including those in Ower Lane). Based on national guidance, the noise assessment report concluded that noise levels in and around the nearest noise sensitive properties fall within the criteria for acceptable noise levels. The Council's Environmental Health Officer reviewed the submitted noise assessment and was satisfied that it follows appropriate guidance and that its findings were reliable. This application site does include additional areas not covered by application 24/10861, but those areas are further away from dwellings than the nearest parts covered by application 24/10861. Therefore, it is not considered that the continued proposed storage use on these areas would give rise to additional harmful noise impacts. Overall, in terms of operational noise, whilst there may be some impact on nearby properties in Ower Lane, this would not be significant and would be within established guidelines.
- 10.27 The Council's Environmental Health Officer has suggested that hours of use be restricted to protect residential amenities. The previous temporary planning permission did not actually include any condition restricting operational hours, but it did include a condition restricting noise levels. In the interests of consistency, it is now considered that all 3 of the current applications for a temporary storage use should be subject to a similar condition in terms of restricting operational hours. It is considered that restricting operational hours to 6am to 6pm Monday to Friday and 7am to 12pm on Saturdays would strike an appropriate balance between supporting the needs of the local economy and protecting residential amenities. The Council's Environmental Health Officer has no objection to permitting this particular application on this basis. And with such a condition and to ensure consistency, a wider condition controlling noise levels from the development is no longer considered necessary (and has not been sought by the Council's Environmental Health Officer).
- 10.28 It is recognised that local residents continue to raise concerns about the impact of traffic noise arising from the development on local roads.

However, the transport statement submitted in connection with this Planning application shows how there has been a dramatic fall in the number of HGV movements using the Northern Access Road before 6am since 2024, reflecting the company JHS's vacation of part of the wider power station site. Of course, there are still some noise impacts associated with traffic movements from the development during less sensitive daytime hours. However, these impacts are not considered unreasonable or the basis of a sustainable reason to refuse planning permission.

- 10.29 Overall, provided that operational hours are restricted as set out above, it is considered the development's impact on residential amenities would be in accordance with the provisions of Policy ENV3 of the Local Plan.

Landscape and visual impact

- 10.30 Policy ENV3 of the Local Plan requires development to be sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and to avoid unacceptable effects by reason of visual intrusion. Policy ENV4, meanwhile, seeks to successfully integrate new development into the local landscape context. The Levelling-Up and Regeneration Act 2023 is also of relevance to this application in terms of there being an active duty on Local Planning Authorities to seek to further the purposes of National Parks. This Act's provisions should be considered alongside Policy STR2 of the Local Plan, which requires great weight to be given to ensuring the character, quality and scenic beauty of the New Forest National Park is protected and enhanced.
- 10.31 The existing storage use being operated by SJG (outside of the basement area covered by application 25/10971) mainly comprises of white vans that are being stored in long parallel rows. These are not tall vehicles, so given the context of other storage activities and the relic power station paraphernalia, it is not considered they have a significant visual impact.
- 10.32 The existing storage of vans can be seen from adjacent areas within the New Forest National Park, most notably from the public footpath that runs close to the southern boundary of the former power station. However, due to their height, the vans are not visually dominant and assimilate into the existing industrialised landscape of the former power station site without adversely affecting the special qualities of the New Forest National Park. This is particularly the case in view of the fact that the proposed storage use would only be temporary. Were a more permanent use proposed, then one might reasonably expect some landscape screening to be introduced, but as the use is only proposed until the end of 2027, such landscape screening would not be a proportionate requirement.
- 10.33 The existing storage use being operated by Churchill Retirement Ltd is set away from the more sensitive boundaries of the former power station. The storage here contains parts of cranes, vehicles and single height containers. Because of its height and location, the existing storage here is not considered to be harmful to visual amenities of the wider area or the special qualities of the New Forest National Park. At the time of the site visit in November 2025, there was a full height crane on the land. This is considered to constitute operational development that falls outside of the scope of this application. The applicants are aware of the Local Planning Authority's position. And knowing that there are concerns in relation to its visual impact, they have advised the Local Planning Authority that the crane is due to be removed imminently.

- 10.34 The currently vacant areas of the application site are set away from some of the former power station site's more sensitive boundaries. Nevertheless, any storage on the vacant eastern site parcel could be seen from a public footpath within the National Park that runs along the eastern edge of the former power station. The applicants have submitted a plan indicating that any container storage on these vacant areas would be single-storey only. On this basis, any storage use on these currently vacant areas should have an acceptable visual impact and should not have a harmful impact on the special qualities of the New Forest National Park, taking into account existing structures, permitted uses and the degree of separation to the National Park boundary.
- 10.35 Overall, in view of the temporary nature of the proposal and the location and type of storage being undertaken, it is considered the proposed uses have an acceptable visual and landscape impact that is consistent with policies ENV3 and ENV4 of the Local Plan. However, were a B8 storage use to operate other than is currently the case or has been suggested, then the impact may not be so acceptable. Therefore, even on a temporary basis, it is considered the visual impact of the development would only be acceptable if conditions are imposed that limit where containers / non-vehicles are stored. With such a condition, it is not considered the proposal would be unacceptably harmful to the special qualities of the New Forest National Park or prejudicial to furthering the purposes of the National Park. The applicant has provided an appropriate plan to which such a condition can be related.

Heritage Impact

- 10.36 Parts of the proposed storage areas are visible from the Grade II Listed Building at Ower Farm (within the National Park). The proposed storage use would be a reasonably generous distance away from Ower Farm (about 250 metres away), and even further from other heritage assets. Given this degree of separation, the existing industrial context and the limited height of the proposed storage, it is considered that there would be no adverse impact on the setting of heritage assets. The proposal is therefore considered to comply with heritage related provisions in the NPPF, as well as policy DM1 of the Local Plan.

Ecology

- 10.37 Policy STR1 of the Local Plan expects all new development to avoid wherever possible (and mitigate where necessary) direct and indirect impacts of development on the New Forest and Solent International Nature Conservation sites.
- 10.38 In this case, the site is relatively close to protected coastal habitats (about 70-80 metres away along the nearest boundary) including the Solent and Southampton Water Special Protection Area and Ramar Site, the Solent Maritime Special Area for Conservation, as well as the Hythe to Calshot Marshes Site of Special Scientific Interest. Natural England were consulted on this application but have not commented. However, they raised no objection to the previous application. As this application does not entail construction works and as the proposed storage areas are set back from the designated sites (being materially further away from the designated sites than areas where storage can currently take place pursuant to the existing temporary permissions that expire in December 2027), it is not considered the proposal would have a discernible additional impact or a

significant effect on designated sites. It was previously concluded that the proposed use would have no significant adverse impact (or likely significant effects) on these designated sites, and there is considered no reason to conclude differently now. The temporary nature of the proposed use would also naturally limit any potential impacts.

- 10.39 In terms of Biodiversity Net Gain (BNG), the proposal would not impact on priority habitat. Nor would it 'impact' upon more than 25 square metres of non-priority habitat (by decreasing biodiversity value), noting the proposal would simply maintain the site's status quo. In addition, this proposal does not change the ecological baseline. As such, it is considered the proposal would be exempt from the national BNG requirement.

Flood Risk

- 10.40 The majority of the application site is in Flood Zone 1, so is at low risk of flooding. However, very small parts of the site, close to the southern boundary of the site or to the north of the turbine hall basement, fall within either Flood Zones 2 or 3. The application is accompanied by a Flood Risk Assessment (FRA), which has been the subject of consultation with the Environment Agency. They have confirmed that the FRA demonstrates that the flood risk to the majority of the site is above the design flood level and is therefore at a low risk of flooding.

- 10.41 The Environment Agency have advised the applicant to consider a flood emergency plan. The previous application was accompanied by a Flood Warning and Evacuation Plan, and an acceptable updated plan has been submitted with this application. Adherence to this plan can reasonably be secured by condition.

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

The temporary use of this application site for the storage of wind turbine blades (a B8 storage and distribution use) was previously granted planning permission in May 2023 until (for most of the site) the end of December 2025.

As a permanent use, the proposed storage use (which could be a general B8 storage and distribution use rather than a use solely for the storage of wind turbine blades) would be contrary to Policy Strategic Site 4 of the Local Plan and would not be justified.

However, a short-term temporary permission until the end of 2027 would deliver short-term economic benefits and would in principle be justified whilst more long-term proposals for the wider power station site are being prepared and brought forward. The proposed temporary use would also accord, in principle, with Planning Practice Guidance as set out in Paragraph 10.9 above.

The transportation, environmental and amenity impacts of the proposed use have been carefully considered. The proposed use does generate additional HGV and traffic movements on the local road network, but the level of additional traffic generated is not considered to be of a significance that would be harmful to the safety and capacity of the local highway network or to require mitigation. As the proposed use would not operate before 6am or at weekends outside of Saturday

mornings (and can be controlled as such), the proposed use is not considered to result in traffic movements that would have unacceptable amenity impacts, whilst noise on the site itself arising from the proposed use would be within acceptable limits.

The landscape impact of the proposal would be short term and would be acceptable given the existing context, subject to conditions. Ecological impacts could also be reasonably mitigated through conditions.

As such, based on the fact that permission is only sought until the end of 2027, (which would then align with the longest existing temporary planning permissions elsewhere on the power station site), it is considered that the proposal would be in accordance with policies STR1, STR6, ENV3, CCC1 and DM1 of the Local Plan. Accordingly, subject to conditions, it is recommended that temporary planning permission be granted until the end of 2027.

13 RECOMMENDATION

Grant Temporary Permission

Proposed Conditions:

1. The use hereby approved shall cease on or before 31st December 2027.

Reason: The application site forms part of a Strategic Site allocation that is expected to be developed in accordance with Policy Strategic Site 4 of the New Forest District Local Plan 2016-2036 Part 1. The proposed development would not be in accordance with this policy. However, it is considered that a temporary permission until the end of 2027 would deliver justified economic benefits in the short-term without prejudicing the delivery of a policy compliant scheme in the medium to long term.

2. The development permitted shall be carried out in accordance with the following approved plans:

1:5000 Location Plan
1485-L019 rev B

Reason: To ensure satisfactory provision of the development.

3. No activity shall take place on the site in connection with the approved use(s) other than between the hours of 6am to 6pm Monday to Fridays and 7am to 12pm(noon) on Saturday, not including recognised bank and public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

4. There shall be no storage of containers on those parts of the site annotated (with purple hatching) as having no containers on Drawing 1485-L019 rev B. In addition to this, any containers stored on those parts of the site that are annotated as single stacked (coloured orange) on Drawing 1485-L019 rev B shall be single height only and shall not be stacked.

Reason: In the interests of visual amenity and to safeguard the special qualities of the nearby New Forest National Park.

5. Storage within the area hatched purple on Drawing 1485-L019 rev B shall be restricted to either the storage of vehicles or wind turbine blades.

Reason: In the interests of visual amenity and to safeguard the special qualities of the nearby New Forest National Park.

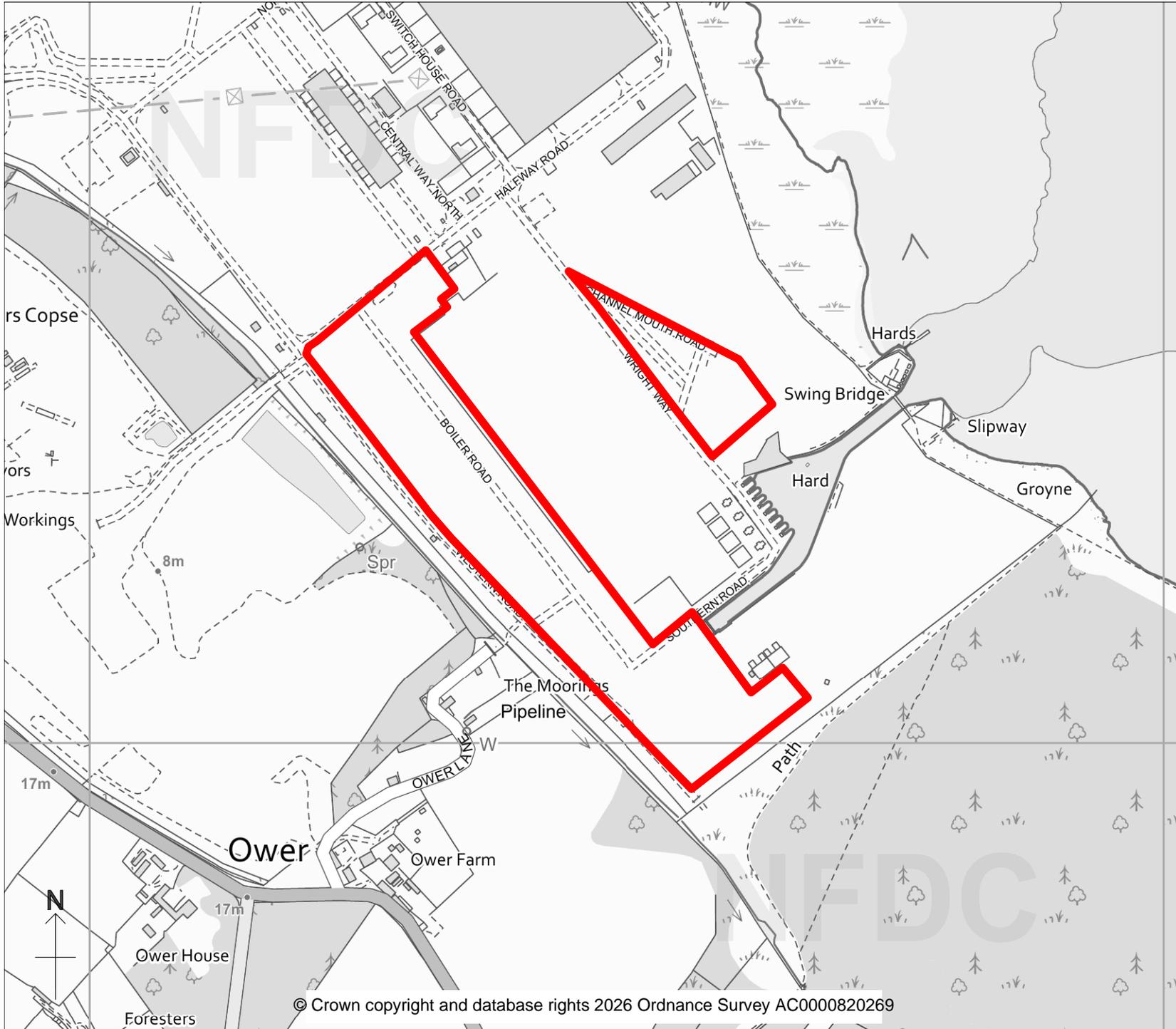
6. The use hereby approved shall only be occupied and take place in accordance with the submitted SLR Emergency Flood Response Plan, dated 28th January 2026 (SLR Project No. 416.066708.00001 rev 01).

Reason: To ensure the flood risk associated with the development is acceptably minimised.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

February 2026

Site of Fawley Power Station
 Fawley

25/10972

Scale 1:5000

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