

**Application Number:** 25/10971 Variation / Removal of Condition  
**Site:** SITE OF FAWLEY POWER STATION, FAWLEY ROAD,  
FAWLEY SO45 1TW  
**Development:** Variation of Condition 1 of Planning Permission 24/10861 to  
extend the use for storage and distribution (Use Class B8)  
until 31st December 2027  
**Applicant:** Fawley Waterside Limited  
**Agent:** Carter Jonas  
**Target Date:** 27/01/2026  
**Case Officer:** Ian Rayner  
**Officer Recommendation:** Grant Temporary Permission  
**Reason for Referral to Committee:** Parish Council contrary view

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## 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 site extends to 9.05 hectares and comprises parts of the former Fawley Power Station site. Specifically, the application site covers the large basement area of the former power station turbine hall, as well as adjacent areas outside of this basement - particularly those areas to the south and west of the basement, where the application site extends close to the wider site's boundary with the New Forest National Park.

Access to the site would be via the main access road serving the former power station.

Other adjacent parts of the former power station site are currently being used for open storage.

## 3 PROPOSED DEVELOPMENT

The application seeks to vary Condition 1 of planning permission 24/10861, which allows for a temporary storage and distribution use (Use Class B8) on the site described above. Condition 1 of this permission states:

*"The use hereby approved shall cease 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, it is considered that a temporary permission until the end of 2025 would deliver justified economic benefits in the short-term without prejudicing the delivery of a policy compliant scheme in the medium to long term."*

The submitted variation of condition application seeks to allow the continued use of the site for storage and distribution purposes (Use Class B8) for a further 2 years, until 31st December 2027.

## **4 PLANNING HISTORY**

*Previous proposals affecting just the application site area*

- 4.1 Temporary use of land for storage and distribution (Use Class B8) (retrospective) (24/10861) - granted temporary permission 12/2/25

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

- 4.2 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*

- 4.3 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
- 4.4 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
- 4.5 Leading Edge Protection Building; single-storey portable cabins for welfare facilities and offices (18/10583) - granted temporary permission 30/7/18
- 4.6 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.
- 4.7 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

*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) - withdrawn 12/7/24

## **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

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 subject to condition. No dusk emergence surveys have been undertaken on the underground tunnels. While the ecologist considers the likelihood of bats using these areas to be low, they have recommended that further surveys are conducted in 2026. Until there is further assessment either confirming the presence or absence or roosting bats, it is requested that condition 6 of the previous permission be retained requiring a minimum 5 metre buffer.

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**

8 letters of objection from local residents:

- The existing temporary uses have resulted in a significant increase in HGV movements on nearby roads, which creates significant noise disturbance, vibration impacts and dust, to the detriment of residential amenities. This is exacerbated by the surface and condition of the B3053 highway.
- The local road network is inadequate to be able to accommodate the levels of HGV movements generated by the application.
- Increased dangers for pedestrians and cyclists and other road users, which is not being mitigated by infrastructure improvements for pedestrians and cyclists, and which will therefore dissuade potential trips by foot or bike.
- The various temporary planning permissions have a cumulative impact that materially compounds the impact of each individual application.
- Existing conditions restricting operational hours have not been complied with.
- There are no economic benefits for local people.
- Adverse visual impacts next to National Park.

- The application needs a further Transportation Assessment.

## 10 PLANNING ASSESSMENT

### Background to the current application

- 10.1 At the February 2025 Planning Committee, temporary planning permission was granted for the use of this site for a temporary B8 storage and distribution use. The temporary planning permission expired on 31st December 2025. 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 until the end of 2025 was considered justified on the basis that the permission would deliver short-term economic benefits 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 B8 storage and distribution use to continue for another two years until 31st December 2027.
- 10.3 When temporary planning permission was granted in February 2025, there were two separate occupants of the application site. The more significant storage and distribution use was being carried out by SJG, a local company based in Marchwood, who have a contract importing electric vans from China. It is understood they moved onto the former power station site early in 2024, after losing their storage yard in Marchwood. Vans are brought into the site in shipping containers and are then moved out of the shipping containers and stored on the site until they have been sold, when they are driven away. The second occupant of the site was Snoozebox, who have been using the north-western corner of the turbine hall basement, which they have been renting since September 2023. They principally store containers that are used as mobile accommodation units for large construction projects and events.
- 10.4 Since February 2025, the site has continued to be occupied by the same two businesses. Snoozebox appear to be occupying the site in a very low-key manner with only occasional use of the site. SJG's activities are more significant, but it appears that the intensity of activity can vary considerably. When the site was visited in mid-November 2025, there was no activity being carried out on the site at all. However, it is understood there was then much more significant activity in December associated with the shipment of new vehicles into Southampton port from China.

### The Principle of Development

- 10.5 As before, the application site forms part of an allocated site - where Policy Strategic Site 4 applies.
- 10.6 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.

- 10.7 As before, the proposed B8 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.
- 10.8 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

- 10.9 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.
- 10.10 More recently, in May 2023, temporary planning permission (Ref: 23/10050) was given for a further 6.22 hectares of land at the former Fawley Power Station to be used for the storage of wind turbine blades. Temporary planning permission was granted for most of that application site area until 31st December 2025, with a shorter temporary planning permission, expiring on 31st December 2024, being granted for part of the storage area closest to the southern boundary of the site. It should be noted that there is some overlap between the area of this May 2023 application site and the area to which this application (25/10971) relates. Specifically, most of the area of this application site (25/10971) outside of the turbine hall basement extending to the south and west side of the turbine hall basement was also subject to Planning Permission 23/10050 and is therefore also subject to the separate application to allow the continued temporary use of the areas affected by that permission (application 25/10972).
- 10.11 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. 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. As an application for temporary planning permission, the proposal will provide 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 The previous application 24/10861 was accompanied by a detailed Transport Statement, which considered the combined transportation impacts of a storage and distribution use on this site alongside a separate proposed temporary storage use elsewhere on the former power station site (Planning Application 24/11096). On the basis of this transport assessment, the Highway Authority concluded that the transportation impact associated with the proposed development was acceptable. This view was accepted by the Local Planning Authority.

- 10.18 The related application 25/10972 is accompanied by a new 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.
- 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 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 the proposed temporary developments on the former power station site would not be harmful to highway safety or the operations of the wider road network. Officers do not consider there is any reason to disagree with the Highway Authority's assessment.
- 10.22 It is noted that concerns have been raised about impacts on pedestrians and cyclists, which is not being mitigated through new infrastructure. The Highway Authority have raised no concerns from a highway safety perspective. And because of the temporary nature of this proposed development, it would be disproportionate to require permanent new infrastructure to be provided to mitigate the development's impact on pedestrians and cyclists.
- 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. However, the most significant on-site noise is from movements of containers / vehicles within the turbine hall basement, which due to its depth, is a very effective noise buffer.
- 10.26 The previous application 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. As such, 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 duly included a condition restricting operational hours to 7am to 5pm Monday to Friday. This contrasts slightly with the restriction on operational hours for the land subject to temporary planning permission 24/11096, where slightly longer operational hours of 6am to 6pm weekdays and 7am to 12pm on Saturdays were permitted. Meanwhile, temporary planning permission 23/10050 had no restriction on operational hours at all. 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 modest extension of operational hours on this particular application site.
- 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 Planning application 25/10972 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 In terms of its visual impact, the proposed storage area can be split into those areas inside the former turbine hall basement and those areas outside. The turbine hall basement is quite deep, extending significantly below adjacent ground levels. When considering the previous application for temporary permission (24/10861), it was recognised that due to its depth, the storage of items in the turbine hall basement would not have a significant visual impact outside of the site, provided any containers are not stacked more than 5 containers high. It coming to this view, it was noted that where containers are stacked in the basement, the bottom 3 containers are set wholly below the rim of the basement, whilst part of the fourth and all of any fifth container protrude above the rim of the basement. When visiting the site in November 2025, the maximum container height observed was four containers high.
- 10.32 Outside of the basement, the proposed storage use 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. The applicant's agent has also previously sought the flexibility to be able to store single height containers in some areas outside of the turbine hall basement.
- 10.33 The proposed 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.
- 10.34 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, then the impact may not be so acceptable. As before, therefore, even on a temporary basis, it is considered the continued visual impact of the development would only be acceptable if conditions are imposed that limit where containers / non-vehicles are stored, as well as restricting the height of any container storage within the basement. 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 a new plan to which such a condition can be related.

### Heritage Impact

- 10.35 Parts of the proposed storage areas are visible from the Grade II Listed Building at Ower Farm (within the National Park). The impact of the proposal on the setting of this building and other nearby heritage assets at Badminton Farm and Calshot Spit were previously assessed within a Heritage Statement that was submitted in support of the previous application. 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

- 10.36 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.
- 10.37 In this case, the site is relatively close to protected coastal habitats (less than 200 metres away at the closest point) 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. It was previously concluded that the proposed use would have no significant adverse impact (or likely significant effects) on these designated sites. There is considered no reason to conclude differently now. The temporary nature of the proposed use would also naturally limit any potential impacts.
- 10.38 Whilst the area of land where storage is proposed is generally of low ecological interest, a concern was previously identified in that some of the holes and crevices in the turbine hall basement could have the potential to support roosting bats, although no direct evidence of roosting bats was found. As an interim measure, the previous ecology report suggested that there be a 5 metre buffer between the walls of the basement and any stored containers so that any stored items do not obstruct access to potential roosting holes. This recommendation was supported by the Council's own ecologist, and a condition was duly imposed requiring containers to be set back 5 metres from the walls of the turbine hall basement unless otherwise agreed following appropriate ecological justification.
- 10.39 The application now submitted is accompanied by an Ecological Assessment which summarises survey work undertaken during 2025. The statement concludes that the likelihood of bats using the basement edge is very low, but advises that further survey work will be undertaken in 2026 to confirm this situation. Having regard to the comments of the Council's ecologist, it is considered that until this further survey work is undertaken and the results are clear, there is still a need to impose the previously imposed condition requiring stored items within the basement to be set back 5 metres from the walls of the basement. With such a condition, it is considered the proposal would have an acceptable impact on protected species in accordance with

policies STR1, ENV1 and DM2 of the Local Plan. (It is recognised that this condition is not being fully complied with at present.)

- 10.40 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, the previous application was applied for retrospectively, and 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

- 10.41 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.
- 10.42 The Environment Agency have highlighted that because the turbine hall basement is below ground level, this area is a potential concern in an extreme flood risk event. They advise the applicant to consider an 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 a B8 storage and distribution use was previously granted planning permission in February 2025 until 31st December 2025.

As a permanent use, the proposed B8 Storage use 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 10.8 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:

Site Location Plan Site B  
NFNP-NM-315.01 rev C  
1485-L018 rev C

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-L018 rev C.

In addition to this, any containers stored on those parts of the site that are annotated as single stacked (coloured orange) on Drawing 1485-L018 rev C shall be single height only and shall not be stacked, whilst any containers stored within the area annotated as quintuple stacked (coloured pink) on Drawing 1485-L018 rev C shall not be stacked more than 5 containers high.

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

5. Storage outside of the former turbine hall basement within the area hatched purple on Drawing 1485-L018 rev C 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. All containers and items stored within the turbine hall basement as coloured pink on Drawing 1485-L018 rev C shall be sited so as to be at least 5 metres away from the edge of the turbine hall basement unless otherwise agreed in writing with the Local Planning Authority following the submission of evidence from a professional ecologist to demonstrate that siting within 5 metres of the edge of the turbine hall basement can take place without adversely affecting protected bat species.

Reason: To ensure the approved development does not harm protected bat species.

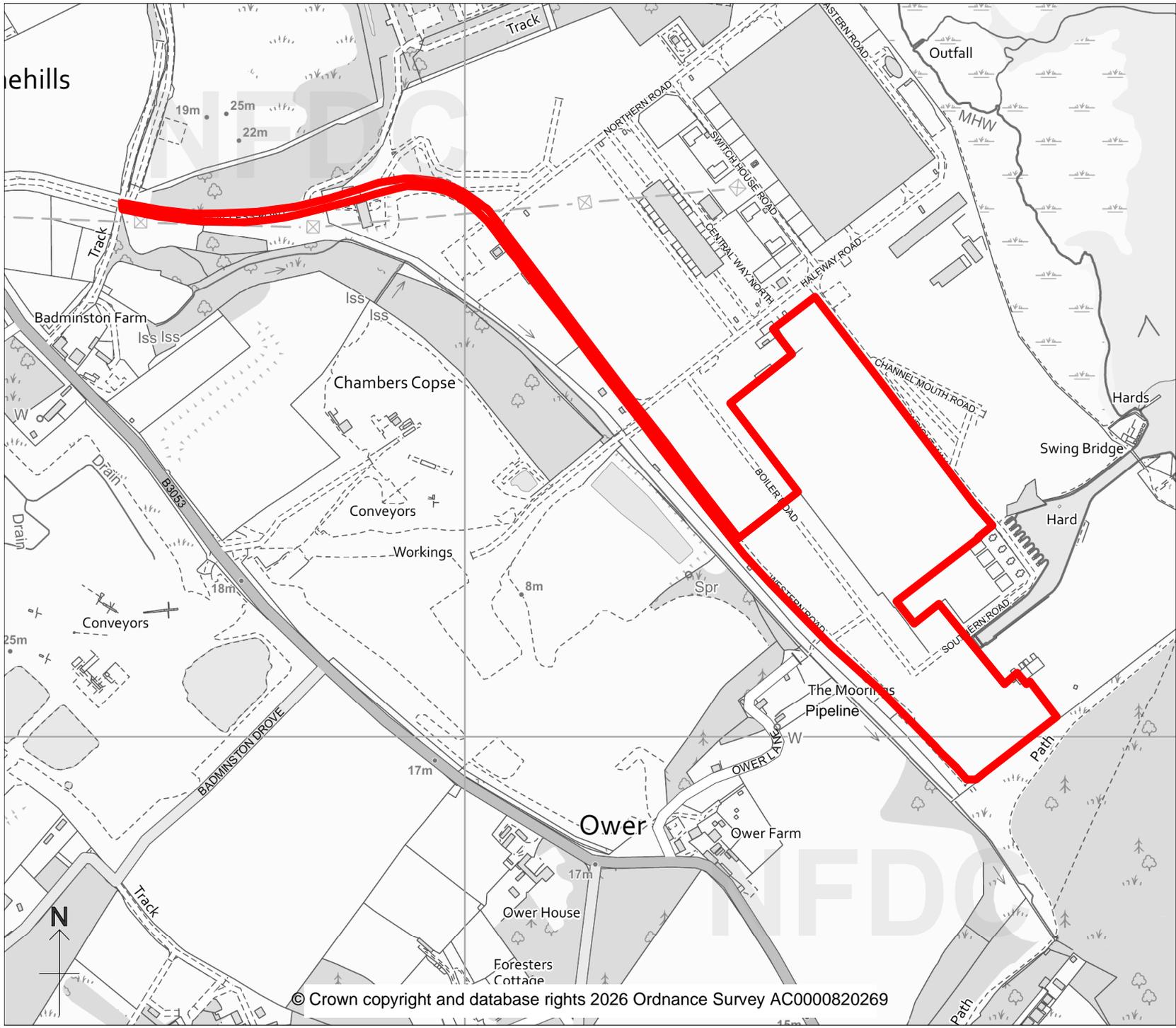
7. The use hereby approved shall only be occupied and take place in accordance with the submitted SLR Emergency Flood Response Plan, dated 28th January 2026 (SLR Project No. 416.066708.00001 rev 01).

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

**Further Information:**

Ian Rayner

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# New Forest

DISTRICT COUNCIL

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 Appletree Court  
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 SO43 7PA

**PLANNING COMMITTEE**

**February 2026**

Site of Fawley Power Station  
 Fawley

25/10971

Scale 1:6000

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