

Strategic Site 4: The former Fawley Power Station.

i. The site of the former power station will be redeveloped for residential-led mixed use development and public open space and will comprise the following:

- Around 1,380 new homes dependent on the form, size and mix of housing provided, but predominantly apartments, within the central and southern parts of the site
- Up to around 10,000 square metres of ancillary community, retail, leisure and service uses appropriate to serve a village-scale community, site-based activities and employees.
- Office uses and a marina may be included within primarily residential areas in the the central and southern parts of the site, subject to demand and viability.
- Around 10 hectares of land in the northern part of the site for business and industrial uses (use classes B1 an B2) with a low environmental impact. Locations where sea access would be provided by the redevelopment to be prioritised for marine industries that require sea access, unless there is a demonstrable lack of demand.

ii. **Master Planning Objectives** for the site as illustrated in the Concept Master Plan are to create a mixed-use waterside community embodying the highest standards of design and sustainability that also benefits the wider Calshot community by:

- a. Creating a landmark and contextually appropriate design that befits the prominent and sensitive location, concentrating areas of greater height and mass around the footprint of the current power station building, scaling down in height and density towards the water front and the southern site boundary with the New Forest National Park.

- b. Providing public access to the waterfront and dockside areas including public spaces
- c. Providing a mix of commercial and community uses to enable a significant level of self-containment in facilities and employment opportunities.
- d. Integrating planting and design features that maximise the wildlife and habitat potential of buildings and the development area, and to manage and minimise the impacts of development on the Solent foreshore and other areas of habitat value.

iii. **Site Specific Considerations** to be addressed include:

- a. Raising ground level and other flood defence works to manage risks of tidal and surface water flooding.
- b. To assess the need for, and to provide where necessary, enhancements to the B3053 and A326 where necessary to provide safe vehicular, public transport, cycle and pedestrian access for the development.
- c. Uses proposed especially in the northern quarter must be compatible with the extent of safety hazard from the Fawley oil refinery complex.

Supporting text

9.63 Site capacity and housing mix will be tested in detail at the planning application stage.

9.64 The site of the former power station will be developed as part of a comprehensive and integrated approach with adjoining land in tandem with Policy SP25 of the New Forest National Park Local Plan. Policy SP25 support the effective use of the previously developed power station site. They include additional homes, land for a primary school if required and

other measures that support a comprehensive redevelopment approach including the provision of extensive areas of natural recreational greenspace for habitat mitigation, restoration or enhancement, and the provision of other public open space.

9.65 The allocation site is also suitable for stand-alone redevelopment with a proportionate reduction in development capacity to accommodate sufficient public open space and natural recreational greenspace on-site.

9.66 This policy should be read in conjunction with the Infrastructure Delivery Plan, which lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Expansion of Fawley Infant School or provision of a new primary school in the vicinity
- Contributions towards increasing the capacity of Applemore College.
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required.
- Capacity for foul water discharges to Ashlett Creek sewage treatment will require investigation.
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation.

Strategic Flood Risk Assessment

9.67 The site is within Flood Zone 3 but redevelopment is acceptable in principle on the basis that the site is a major regeneration opportunity on previously developed land, and its allocation is also supported by a sequential test¹⁰⁹. The site developer will need to prepare a detailed, site-specific flood risk assessment to demonstrate that their specific development proposals (including flood risk mitigation and drainage measures) will effectively manage identified flood risks to be safe for occupiers and for surrounding and downstream properties now and in the future. Based on advice from the Environment Agency, ground floor levels will need to be raised.

Housing choice

9.68 The nature of the development offers an opportunity to provide purpose-built homes for rent.

Viability of development

9.69 An initial viability assessment has shown that the site can achieve the 35% affordable housing requirement applicable for residential development in the Totton and Waterside area, and to make appropriate provision for community needs.

9.70 It is not a requirement of this policy to build an extension to the existing dock or to provide a marina. Marina development is acceptable in principle provided that it forms part of a comprehensive, residential-led redevelopment, and does not compromise the viability of development to

¹⁰⁹ <http://www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base>

the extent that the site is unable to provide for a mixed community that meaningfully contributes to meeting local housing needs.

Minerals

9.71 Redevelopment of the site offers an opportunity for aggregates recycling to reduce the need to import building materials or land fill.

Waste water treatment

Pending completion of their **Water Resource Management Plan 19** there is a degree of uncertainty with regard to Southern Water's waste water plans to support planned housing growth¹¹⁰. Until this is resolved development proposals for more than 200 houses and for all EIA developments served by Ashlett Creek WwTW (Fawley) should prepare a nutrient budget and achieve nutrient neutrality.

¹¹⁰ PUSH Integrated Water Management Study
<http://www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base>



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