

**Consultation on Application No: 19/10581 Outline Planning Permission**

**Site:** Site of Fawley Power Station, Fawley Road, Fawley SO45 1TW

**Proposal:** 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 a 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 (Outline Application with details only of Access).

**Applicant:** Fawley Waterside Ltd

**Case Officer:** Natalie Walter

**Parish:** FAWLEY

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**1. Introduction**

1.1 This report seeks to confirm the Authority's formal response to the concurrent outline planning application submitted to New Forest District Council (19/10581). As noted in the summary of the preceding report, planning and specialist officers from both authorities have worked closely together in assessing the two applications, liaising with consultees and negotiating appropriate amendments.

1.2 Ordinarily, officers respond to consultations on applications submitted to neighbouring authorities under delegated powers. In this case, given the significance and scale of the proposed development, its co-dependence on the application submitted to the National Park Authority (item 1) and its relationship to the National Park, it is considered appropriate that the Authority's formal consultation response to that application be confirmed by the Planning Committee.

**2. Relevant Issues**

2.1 The corresponding officer's report for the District Council's application is appended to this report.

2.2 Policy SP26 of the adopted Local Plan makes it very clear that support for the allocation in the National Park is dependent on an "*exceptionally high*

*standard of design and layout being secured across the whole of the Power Station site". The Authority's planning and specialist officers have had direct engagement with and influence over the proposed development within the District Council's area, working closely with NFDC colleagues and consultees to ensure that the landscape, biodiversity interest and setting of the National Park are positively enhanced through the two applications. The major development test has also been applied and met across both sites.*

- 2.3 It should also be noted that the Authority submitted representations on the District Council's Submission draft Local Plan in August 2018 commenting that *"the National Park Authority supports Strategic Site policy 4 for the part of the former Fawley Power Station site that is located within the District Council's planning remit and considers the policy to be sound."*
- 2.4 The Authority submitted a further written representation and attended the Examination hearing session into the District Council's site allocation for Fawley, commenting that *"The Authority and Council have worked closely together under the 'Duty to Cooperate' over the last three years in developing consistent draft Local Plan policies to guide the redevelopment of the site and to ensure impacts on the National Park are considered. This joint work also reflects the District Council's 'duty of regard' towards the two statutory National Park purposes, as set out in Section 62(2) of the Environment Act 1995."*
- 2.5 For the reasons set out in the attached report, and those considered earlier in the preceding report, officers believe that the application to the District Council, in conjunction with the application to the National Park Authority, will deliver clear net positive public benefits for the environment and the National Park in accordance with the site specific policies of the two recently adopted Local Plans. In this regard, the comments from the Authority's own landscape officer and ecologist as well as those of the planning policy team, as recorded in the preceding report, are particularly relevant.

### 3. **Recommendation**

**The Planning Committee confirms its support for application 19/10581 (subject to the completion of the s106 agreement and relevant conditions) and that the Secretary of State be advised accordingly.**