

Application No: 25/00866FULL Full Application

Site: R S Recovery Limited, Holbury Cottage, Lime Kiln Lane,
Holbury, Southampton, SO45 2HE

Proposal: Change of use from scrapyard to vehicle recovery site;
reconfiguration of site to include erection of 1no. workshop, 6no.
shipping containers, 4no. portacabins & 1no. toilet & shower
unit; replacement and new hardstanding; external lighting;
erection of electric entrance gate and perimeter fence; removal
of 1no. portacabin (ADDITIONAL INFORMATION)

Applicant: RS Recovery Ltd

Case Officer: Liz Young

Parish: Fawley Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Principal Development Plan Policies

Policy SP1 Supporting sustainable development
Policy DP2 General development principles
Policy SP4 Spatial strategy
Policy SP5 Nature conservation sites of international importance
Policy SP6 The natural environment
Policy SP7 Landscape character
Policy SP9 Green infrastructure
Policy SP11 Climate change
Policy SP15 Tranquillity
Policy SP16 The historic and built environment
Policy SP17 Local distinctiveness
Policy DP18 Design principles
Policy SP42 Business and employment development
Policy SP43 Existing employment sites
Policy DP44 Redevelopment of existing employment sites

Policy SP55 Access

Supplementary Planning Documents

Design Guide (2022)

National Planning Policy Framework (2024) (NPPF)

Sec. 2. Achieving sustainable development
Sec. 4. Decision-making
Sec. 6. Building a strong, competitive economy
Sec. 9. Promoting sustainable transport
Sec. 11. Making effective use of land
Sec. 12. Achieving well-designed places
Sec. 14. Meeting the challenge of climate change, flooding and coastal change
Sec. 15. Conserving and enhancing the natural environment
Sec. 16. Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Fawley Parish Council:

Comment received 27 May 2026:

- Concerns relating to drainage, the close proximity of the cess pit to the stream and the risk involved.

Comment received 22 January 2026:

- Recommend refusal; the parish council agrees with the key issues raised in the officer's report.

5. CONSULTEES

Tree Officer: No objection.

- There are currently no protected trees on or overhanging this site and there are no important amenity trees threatened by the development that should be included in a new TPO
- There are no objections to this application on tree grounds.

Ecologist: No comments received.

Archaeologist: No objection subject to conditions:

- A suggested route of a Roman road passes within 35m of the site where significant occupation deposits have been discovered.
- Therefore, there is potential, despite past and existing development on the site, for the proposed development area to contain archaeological deposits related to and/or connected with the Roman road.
- Due to earlier gravel extraction any archaeological deposits, if present, are likely limited to the northern half of the proposed development area.
- The proposed removal of current ground surfaces, installation of a concrete slab, drainage works (including an oil separator and large soakaway) and additional services are likely to give rise to further ground disturbances.
- Recommend that all ground works are subject to archaeological monitoring, a watching brief (the latter to be secured via a Written Scheme of Investigation (WSI)).

Landscape Officer: Comment received 13 March 2026:

- Request clarification of changes to ground levels.
- Require a darker finish to perimeter fence.
- Rooflights should be avoided on the warehouse building to avoid light pollution.
- Applicant assessment should have regard to relevant landscape policies and Landscape Character Assessment.
- Concerns over extent and specification of external lighting.
- Intervisibility between the scheduled ancient monument and the application site during winter should be considered.
- Concerns over increase surface runoff from the site.

New Forest District Council Environmental Protection (Noise) – Initial comment:

- A noise assessment alongside any necessary noise management measures should be provided.
- All proposed activities be clearly specified and clarity provided regarding the proposed operating hours/ days.

Follow up comment (received 28 May 2026):

- Given that the current assessment relies on preliminary assumptions rather than site-specific data, the predicted noise levels and conclusions within the submitted noise assessment should be treated with appropriate caution until an updated and verified assessment is provided.
- Recommend condition securing the submission and approval of a post-installation noise assessment.

New Forest District Council Environmental Protection (Contaminated Land): No objections:

- The proposed use is considered suitable for the site.
- The site has been cleared of waste and a proposed 300mm thick concrete slab will effectively act as a capping layer, preventing direct contact with underlying soils.

Hampshire County Council (Highways): No objections raised:

- Will not lead to a significant increase in trip generation.
- No concerns regarding overspill parking on the local highway.
- Unlikely to impact upon the adjacent public right of way.
- The lighting strategy is considered acceptable.

Naturespace UK: No objections subject to informatives.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Application under part 16 of the Town & Country Planning (General Permitted Development) Order in respect of the siting and appearance of a generator, cabinet, panel and all ancillary development (26/00411PATC)- details not required (prior) on 01 June 2026

Replacement of 3no. antennae and 1no. 600mm dish; 2no equipment cabinets (15/00610) granted on 21 October 2015

Erect a 25 metre lattice tower, antennae, equipment cabinet and compound (02/75054) refused on 03 July 2002 (Subsequent appeal allowed on 05 February 2003)

8. ASSESSMENT

Application Site

- 8.1 The application site (just over 0.6 hectares in size) comprises a former scrapyards and is currently occupied by areas of concrete hard surfacing along with a telecommunications mast. The site is accessed from Park Lane (an unclassified, adopted highway) to the east of the site. The north east corner of the site is adjoined by a large, detached residential property, Holbury Cottage. A waste transfer station adjoins the southern boundary. A public right of way runs past the north east corner of the site.

- 8.2 The site backs onto an area of woodland and beyond this lies a designated Site of Special Scientific Interest (SSSI) (approximately 30 metres from the site boundary). The woodland to the south east of the site (across Park Lane) is a Site of Importance for Nature Conservation (SINC) and also forms part of Holbury Manor (a scheduled ancient monument).
- 8.3 The boundary with the planning administrative area of New Forest District Council (and associated built up residential area of Holbury) lies approximately 15 metres to the east of the site across Park Lane.
- 8.4 For the purposes of planning policy, the site lies within open countryside.

Proposed Development

- 8.5 Planning permission is sought to change the use of the site from its former scrapyards use (sui generis) to vehicle recovery site (sui generis). It is stated that this change of use is already taking place and so the application is (in part) retrospective in nature. Planning permission is also sought for the following works:
- Workshop building (just over 10 metres in height with an external footprint of just over 580 square metres).
 - Staff break room / office units (just under 30 square metres).
 - Toilet and shower block (20 square metres).
 - 40ft shipping container (29 square metres).
 - Four 20ft shipping containers (each 14 square metres).
 - 10ft shipping container (seven square metres).
 - Installation of electric entrance gate and perimeter fence (retrospective).
 - Installation of external lighting (lighting to be retained in current position with additional mitigation measures introduced).
 - Replacement of existing damaged concrete hardstanding for use for parking, internal access routes and vehicle training area (retrospective).
- 8.6 The workshop building would be constructed from an aluminium frame with galvanised steel connections, dark green steel cladding walls and a dark green PVC-coated polyester roof. It is stated that the overall gross external floorspace created by the development would measure just over 800 square metres and that the use would amount to 16 full time equivalent employees. The additional hardsurfacing introduced (in the north section of the site) amounts to just over 800 square metres.
- 8.7 The applicant states that the vehicle recovery use would operate 24 hours a day, although “core operational hours” (in respect of the workshop use) would run between 07:30 - 18:00 Monday to Friday and 08:00 - 12:00 on Saturdays.

Background

8.8 By way of background, additional information was submitted on behalf of the Applicant to address concerns raised by the Case Officer and consultees. This additional information was formally re-publicised on 14 May for a period of 21 days. The additional information provided consisted of the following:

- Drainage Assessment;
- Lighting Assessment (including revised lighting design);
- Clarifications on site layout; and
- Noise Impact Assessment.

8.9 The further comments received in response to the additional information have informed the assessment within this report.

Consideration

Development Principle

8.10 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.11 The proposed development relates to the redevelopment of an established employment site and would therefore fall to be assessed primarily against Policy DP44 of the adopted New Forest National Park Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan'). This policy states that the redevelopment of established employment sites (including industrial uses) will be permitted where there would be minimal additional effect on the visual impact of the site in the landscape, or on the amenities of nearby properties, or on traffic or other disturbances from the site. It states that where feasible, the redevelopment scheme should deal comprehensively with the full extent of the site, that any replacement buildings would be appropriate to their surroundings in terms of scale, design and materials and that the proposal should be contained within the existing site boundary. As the adopted New Forest National Park Local Plan (2019) does not include any employment site allocations, the redevelopment of existing sites is an important source of local employment.

8.12 In this instance, the application site encompasses the entirety of the former scrapyards compound but would also not encroach beyond the site boundaries. On this basis, the general principle of the proposed development accords with the Development Plan subject to further assessment of impacts upon landscape, the development design and impacts upon amenities of nearby properties and traffic. These matters are considered separately below.

- 8.13 With regards to any relevant material considerations, paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. Paragraph 89 states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. In this instance, the development relates to previously developed land and is aligned with both paragraphs 88 and 89 of the NPPF. The development will also generate 16 full time jobs and makes effective use of a vacant employment site, bringing the employment site back into active use. The Applicant also states that the proposed workshop building will improve working conditions for employees by providing a dry and secure area to carry out maintenance and repairs.
- 8.14 Overall, it is concluded that the general principle of the development is acceptable having regard to the Development Plan and material considerations. This is subject to ensuring compliance with all other relevant development plan policies.

Character and Landscape

- 8.15 The New Forest was designated as a National Park in 2005, giving the area the highest status of protection in relation to landscape and scenic beauty. Accordingly, Policy SP1 seeks to ensure new development enhances the landscape of the New Forest through high quality design and responds to the local distinctiveness of the area. Policy DP2 states that development should be appropriate and sympathetic in terms of scale, appearance, form, siting and layout incorporating materials and boundary treatments which are appropriate to the site and its setting. Policy DP18 seeks to ensure development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape. Policy SP17 states that built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be permitted.
- 8.16 The west and north sections of the site are not readily visible from the public realm. The majority of the site is occupied by hard surfacing and it is understood that it was previously occupied by portacabins and sheds (essentially low-key structures) when the former use was operational. As it stands, the site does not make a positive contribution to the character of the area, but equally it does not significantly detract from the character of the locality on account of its high degree of containment and limited influence of any built form within the site (with the exception of the external lighting which has recently been introduced).
- 8.17 The proposed development would result in an increase in the overall spread, and amount of built form across the site, as well as giving rise to

an increase in external lighting and also levels of activity (as a result of both activities within the site and vehicular activity to and from the site). The proposed workshop would be the most significant element of built form and would impact upon views from outside the site on account of its height. However, it would occupy a fairly central position and would be set well back from the roadside boundary. Whilst filtered views towards the workshop would be possible from the public right of way to the north, the degree of set back from the boundary and presence of intervening vegetation would ensure the proposal would not appear overly obtrusive (subject to ensuring appropriate use of external facing materials). The overall height of the workshop is also not considered disproportionate to the height of other structures in the immediate area including the telecommunications tower (25 metres) and the waste transfer station to the south (ten metres). The other various structures proposed would typically not exceed three metres in height and would not appear overly prominent. The character of the immediate area is already influenced by the presence of various suburbanising features including fencing, hardsurfacing, telecommunications equipment, vehicular activity and waste processing and, having regard to this context, the development as a whole is not considered to give rise to a significant harmful increased in visual intrusion over and above the pre-existing situation.

- 8.18 With regards to impacts upon tranquillity, the development has resulted in the introduction of additional external lighting and also an increase in vehicular activity across a 24-hour period. However, it should be recognised that tranquillity levels in the immediate locality are already impacted by the waste transfer station to the south, traffic along Lime Kiln Lane and also the adjacent built-up residential area. This is reflected within the local tranquillity mapping which places the site within “Level A” (Least Tranquil). Additionally, the Noise Impact Assessment and updated Lighting Assessment include measures to mitigate additional impacts arising from noise and lighting in accordance with the requirements of Policy SP15. The various measures proposed would be secured through conditions.
- 8.19 Policy SP7 requires landscape schemes to reinforce local landscape or seascape character. It states that where planting is appropriate, this should be consistent with local character and native species are used. Whilst the application has not been accompanied by any form of landscaping plan, the submitted layout plan indicates the introduction of a significant concrete hardsurface. No new planting details are included within the site plan, although the submitted ecological assessment indicates an intention to plant 14 trees on the roadside boundary, and a mixed scrub area at the rear of the site. These measures can reasonably be secured through conditions (along with agreeing an appropriate external finish to the perimeter fence and its current silver finish is not considered appropriate).
- 8.20 Overall, it is concluded that, subject to conditions being imposed, the development would be appropriate and sympathetic in terms of scale,

appearance, form, siting and layout, would incorporate materials and boundary treatments that are appropriate to the site and its setting and that it would be contextually appropriate (having regard to the historical use of the site, adjacent land uses and the scale of built form in the locality). The development also does not unacceptably harm key visual features, the landscape setting or other valued components of the landscape and adequately avoids a significant harmful suburbanising effect and loss of tranquillity. On this basis, the development is considered to be in accordance with Policies SP1, DP2, SP7, SP15, SP17 and DP18 of the Local Plan.

Trees and Ancient Woodland

- 8.21 With regards to impacts on trees, the Authority's Tree Officer advises that no important amenity trees are threatened by the development that should be included in a new tree preservation order.
- 8.22 It is recognised that the south-west corner of the site is adjoined by an area of ancient woodland. Ancient woodland, by definition, requires hundreds of years to establish and is an irreplaceable ecologically valuable habitat, which is only found in a small percentage of land within the UK. Paragraph 193 c) of the NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, (such as infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists. Standing Advice from Natural England on this matter is that, to ensure that they are adequately protected from direct and indirect impacts associated with new development, a buffer zone of a minimum of 15m should be provided between the new development and the ancient woodland to provide protection to the root zone from direct impacts.
- 8.23 Whilst the existing yard area (and associated hardsurface) lies within the 15 metres buffer zone, the proposal would not introduce any new development within this area. The updated lighting design would also minimise the scope for any light spill onto the ancient woodland area and a detailed drainage design would also be secured through conditions so as to mitigate any potentially harmful impacts in relation to drainage and hydrology. The main noise generating activities would also be focused in the north of the site and would be well-distanced from the ancient woodland. Having regard to these considerations along with the presence of the former scrap yard use and waste transfer station to the south, it is concluded that the proposal would not give rise to significant adverse impacts upon ancient woodland over and above the present situation.
- 8.24 Overall it is concluded that the proposed development would adequately protect the setting of trees and woodland and would not result in the loss or deterioration of irreplaceable habitats as required by Policy DP2 and paragraph 193 of the NPPF.

Historic Environment

- 8.25 As identified above, the site is located within approximately 45 metres of a scheduled monument described as a 'Moated site, fishponds and associated settlement site, 200m west of Holbury Manor' (Reference 1013073).
- 8.26 Local Plan Policy SP16 states that proposals should not harm the significance or result in the loss of scheduled monuments.
- 8.27 Ancient monument protection is provided by the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983). The NPPF glossary defines scheduled monuments as designated heritage assets. The NPPF in paragraph 205 requires that when considering the impact of a proposed development, great weight to be given to the conservation of designated heritage assets, and that the more important the asset, the greater that weight should be. Paragraph 213 of the NPPF state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 8.28 As identified above, the proposal would lie wholly within the existing site boundary and would not encroach any closer towards the scheduled monument (which is separated from the site by Park Lane, perimeter fencing and also the existing waste site to the south). Having regard to the scale of the development and the presence of these intervening features, no significant harmful impacts upon the historic significance of the heritage asset are anticipated. However, as identified by the NPA Archaeologist, there are potential archaeological deposits related to and/or connected with a Roman road which could be impacted by further ground disturbance associated with the development. To this end, it would be necessary to ensure all further ground works would be subject to an Archaeological Watching Brief. The full scope of the Watching Brief would be secured via a Written Scheme of Investigation (WSI). The applicant has agreed to the relevant conditions in this case and, on this basis, it is concluded that the development would adequately protect, and maintain archaeological sites in accordance with Policy SP16 alongside the relevant provisions within the NPPF.

Amenity

- 8.29 With regards to impacts upon neighbouring amenity, Local Plan Policy DP2 states that development should not result in unacceptable adverse impacts on amenity in terms of visual intrusion, overlooking or shading. There is only one residential property which directly adjoins the site boundary (Holbury Cottage). Beyond this, the nearest residential development lies to the east across Lime Kiln Lane and having regard to the degree of separation from the application site and the presence of

intervening features, no significant adverse impacts towards the occupants of these properties as a result of visual intrusion, overlooking or shading are anticipated.

- 8.30 The boundary between the application site and Holbury Cottage is enclosed by tall fencing and vegetation. The submitted plans indicate that three containers and two parking spaces would be positioned directly adjacent to the boundary. However, these elements of the scheme would not give rise to a materially greater impact over and above that of the former scrapyards use. The most substantial of the proposed buildings (the proposed workshop at just over 10 metres in height) would be positioned less than four metres from the north west corner of the neighbouring dwelling's plot. Having regard to this proximity and the size of the workshop, it would be readily visible from within the rear garden area of this dwelling and also from the dwelling itself. However, it would not include any upper floor accommodation (being designed to accommodate large vehicles) and be slightly offset from boundary to the neighbour and positioned at an angle to the north west corner of the rear garden area. The full scale and bulk of the building would therefore not be readily appreciated from within the grounds of the neighbouring property and, on this basis, it is considered that the building would not give rise to a significant or harmful increase in visual intrusion towards the occupants of this dwelling.
- 8.31 It is also recognised that Policy DP2 states that development should not result in unacceptable adverse impacts associated with traffic or pollution (including air, soil, water, noise and light pollution). With regards to noise impacts in particular, the NPPF in paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise (and other). It also states that development should, wherever possible, help to improve local environmental conditions.
- 8.32 Paragraph 198 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so the NPPF states that proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development. In assessing proposals against these requirements, the NPPF states that Local Planning Authorities are required to have regard to the Explanatory Note to the Noise Policy Statement for England (NPSE) (Department for Environment, Food & Rural Affairs, 2010) (see NPPF Footnote 72). This guidance sets out a requirement for proposals to "*minimise noise as far as reasonably practical*". It refers to Significant Observed Adverse Effect Level (SOAEL) as the level above which significant adverse effects on health and quality

of life occur, and on this basis sets out an aim of ensuring noise impacts lie somewhere between Lowest Observed Adverse Effect Level (LOAEL) and SOAEL. It also requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development.

- 8.33 It is recognised that uses based on motor vehicles have a great propensity to create problems for neighbours. Furthermore, it is inevitable that the change from a scrapyard to a vehicle recovery site and workshop will result the potential for additional noise impacts both from within the workshop and also from large vehicles frequently accessing / leaving the site and also manoeuvring in close proximity to the neighbouring dwelling (along with idling engines). The application has been accompanied by a Noise Impact Assessment. This assessment considers the potential noise impact from the HGV recovery vehicles and their use on site, which necessitates a 24-hour operation, seven days per week. It also considers the potential noise impacts from workshop operations, which would occur between 07:30 and 18:00 Monday to Friday and 08:00 to 12:00 on Saturdays.
- 8.34 It is recognised that the existing noise environment during the daytime is already influenced by the adjacent waste recycling operation to the south. However, background noise levels at nighttime would be lower.
- 8.35 The Noise Assessment states that as part of the noise management strategy for the site, no reversing sounders or alarms are permitted on site, nor are vehicle horns permitted on entry/exit. This is reinforced through signage and intended to minimise the potential for noise disturbance.
- 8.36 It is recognised that the vehicle recovery use is already operational. Information submitted indicates that to date only four recovery vehicle movements were logged during night-time hours throughout 4-day survey period. This indicates that whilst the night-time movements could potentially present some adverse impacts, the actual frequency of the movements is low, with the vast majority of movements occurring during daytime hours when the nearby waste recycling centre is also in operation, inherently reducing the potential noise impacts.
- 8.37 With regards to impacts arising from the workshop use, these would only be operational during daytime hours when background noise levels would typically be higher.
- 8.38 The Environmental Protection Officer at New Forest District Council has reviewed the proposal and is satisfied that subject to conditions controlling the level of noise arising from all fixed plant and equipment associated with the vehicle repair workshop, along with a post-installation noise assessment, no significant adverse impacts upon the living conditions of neighbouring residents would arise. These conditions would

ensure the development would adequately mitigate, and reduce to a minimum, potential adverse impacts as required by the NPPF (and accompanying guidance) and would also ensure the development would not result in unacceptable adverse impacts associated with noise pollution as required by Local Plan Policy DP2.

- 8.39 With regards to impacts arising from external lighting upon the living conditions of neighbouring residents, whilst the lighting is likely to be readily visible from the closest neighbouring dwelling, the updated lighting design includes hoods to ensure light spill would mainly be directed into the development site. This is considered to be sufficient to avoid any significant adverse impact.

Highways

- 8.40 With regards to highway impacts, Local Plan Policy SP55 seeks to promote safer access and more sustainable forms of transport to and within the National Park for access to services and amenities and for enjoyment, health and well-being. Policy DP2 states that development should not result in unacceptable adverse impacts associated with traffic and states that new development must also comply with required standards for parking.
- 8.41 Feedback received from the Highways Authority indicates that the proposal would not give rise to any significant adverse impacts in relation to trip generation in comparison with the previous use.
- 8.42 With regards to parking provision, the development proposes just over 800 square metres of industrial floorspace. Annex 2 of the Local Plan states that this would give rise to a requirement to provide 18 parking spaces.
- 8.43 In this instance, 25 spaces are proposed (alongside six truck bays). Two cycle parking stands are also proposed which also accords with the NPPF objective of exploiting opportunities to make developments more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).
- 8.44 Paragraph 116 of the NPPF recognises 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 would be severe. In this instance, it has been demonstrated that the proposed development would not result in any significant harmful impact upon highway safety in comparison with the existing access and traffic conditions. Alongside satisfying the relevant provisions within the NPPF, it is also concluded that the development is in accordance with Local Plan Policies DP2 and SP55.

Ecology

- 8.45 Policy SP6 requires proposals to protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance. With regards to nature conservation sites of international importance (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites) Policy SP5 states that development which may affect their integrity will not be permitted unless there are imperative reasons of overriding public interest for the development, and there are no alternatives. Policy SP6 requires proposals to protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment. It also states that development which is likely to have an adverse effect on the nationally-important Sites of Special Scientific Interest will not be permitted.
- 8.46 With regards to potential impacts upon European Sites, the proposed development would not involve any additional overnight accommodation, would not necessitate the provision of connections to the foul water drainage network and would therefore not increase nutrient load on the Solent water environment. The development also does not lie within or close to any European Nature Conservation Sites and would not materially increase recreational pressure upon these designations. Therefore, the development would not cause a significant effect upon the Solent European Sites protected as Special Protection Area and Special Area of Conservation under European law and it is not necessary to undertake an Appropriate Assessment in this instance.
- 8.47 As identified above, the site lies within 30 metres of a designated SSSI. The views of Natural England have been sought. They have advised that in order to mitigate any adverse impact upon off site nature conservation interest, a construction environmental management plan should be provided. This would be secured through conditions.
- 8.48 With regards to local ecological interests, as identified above, the woodland to the south east of the site (across Park Lane) is a Site of Importance for Nature Conservation (SINC). The majority of the site itself is open bare ground and gravel hardstanding or concrete. Furthermore, the proposal would also not result in impacts upon an on or off site features of any notable ecological potential.
- 8.49 With regards to impacts from external lighting, an updated lighting specification has been submitted so as to address initial concerns raised in relation to the specification, operation and intensity of lighting associated with the development. The lighting now proposed would comprise a warmer 3000K colour temperature. All lights would be fitted with hoods so as to minimise light spill onto habitats beyond the site

boundaries. Controls would also be implemented to ensure lighting would only be operational when needed. Subject to these various measures being secured with conditions, it is considered that the external lighting impacts upon local ecological interests would not be unacceptable in this case.

- 8.50 It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. However, given that the major aspects of the application are retrospective, the statutory net gain condition could not be applied appropriately. Therefore, there would not be scope in this case to secure mandatory BNG.
- 8.51 It is also recognised that Planning Practice Guidance promotes wider environmental net gain in order to reduce pressure on and achieve overall improvements in natural capital, ecosystem services and the benefits they deliver. The submitted ecology assessment does not propose any on site enhancement measures and therefore to ensure compliance with both local and national policy it would be appropriate to impose conditions to secure these measures as part of the overall development design.
- 8.52 Having regard to the above assessment and the various measures put forward by the Applicant, it is concluded that the proposal would adequately avoid unacceptable adverse impacts upon biodiversity, and would maintain and features of the natural environment, including habitats and species of biodiversity importance. The development would therefore be in accordance with Policy SP6 along with paragraph 193 of the NPPF.

Flood Risk and Drainage

- 8.53 With regards to flood risk and surface drainage considerations, Policy DP12 states that new development will not be permitted where it would lead to increase flood risk, or would fail to comply with the sequential / exception test contained within the NPPF. NPPF paragraph 164 states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change.
- 8.54 In this case, the application site does not lie within a designated flood zone. In accordance with Policy SP11 avoiding development in areas at highest risk of flooding.
- 8.55 Notwithstanding this, it is recognised that the proposed development has led to a significant increase in built form and impermeable surfaces across the site.

- 8.56 The application has been accompanied by a Drainage Assessment which incorporates a Sustainable Drainage Scheme (SuDS) strategy. This recommends infiltration testing to confirm the depth to groundwater and to confirm the feasibility of an infiltration SuDS scheme. Accordingly, full details of final drainage design would be secured through conditions.
- 8.57 It is recognised that Fawley Parish Council raise concerns in relation to the impact of foul drainage upon the local water environment in relation to potential contamination. The location of the site is such that connection to the mains sewer would not be viable. The Applicant states that subject to agreement by the water authority, the primary strategy is to discharge wastewater to the identified surface water feature via the existing connection and a package treatment plant.
- 8.58 It should be recognised that any discharge from the new sewage associated with the development would either be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 – or the permitting system. It is not role of the Local Planning Authority to focus on controlling pollution where it can be controlled by other pollution regulations (such as Environment Agency permitting). The NPPF also makes it clear that it should be assumed that these separate pollution control regimes will operate effectively. The concerns raised by Fawley Parish Council would therefore not justify a planning reason for refusal.
- 8.59 Overall, it is concluded that subject to conditions being imposed, the proposed development would not unacceptably increase flood risk or give rise to unacceptable adverse impacts associated with pollution of the water environment. The development is therefore in accordance with Local Plan Policies DP2 and SP11, along with NPPF paragraphs 181, 182 and 187.

Conclusion

- 8.60 The general principle of the development (which relates to an established employment site) is established though Local Plan Policy DP44. Furthermore, the NPPF (in paragraph 86) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The location of the development on previously developed land is also aligned with paragraphs 88 and 89 of the NPPF. It is also recognised that paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. This is a further material consideration which weighs in favour of granting planning permission.
- 8.61 Having regard to the amended development design, the additional assessments undertaken and the scope to secure appropriate mitigation measures through conditions, it is also concluded that the development

would not give rise to significant adverse impacts upon the local environment, having particular regard to local amenity, highway safety, ecology, drainage and local heritage.

8.62 It is therefore recommended that planning permission should be granted.

9. RECOMMENDATION

Grant subject to conditions

Condition(s)

1. Development shall only be carried out in accordance with the following Plans and Documents:

Location Plan – 3000 P04

Proposed Site Plan – 3001 P11

Proposed Warehouse – 3002 P05

Base Materials – Proposed Base (uploaded 5 December 2025)

Additional Buildings – 3003 P04

Boundary Treatments – 3004 P02

External Lighting Report (JCC 12 February 2026)

Drainage Report (Geosmart 21 April 2026)

Tricel Novo Wastewater Treatment Specification (uploaded 2 June 2026)

Package Treatment Plant Performance Certificate (PIA uploaded 2 June 2026)

Environmental Noise Impact Assessment Report (ES Acoustics 11 March 2026)

Ecological Appraisal Update (Aluco Ecology Ltd August 2025)

Transport Statement (Prime Transport Planning July 2025)

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2. Within three months of the date of this decision a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and

location);

(c) other means of enclosure / external finish to existing means of enclosure;

(d) a timetable, method and programme for its implementation and the means to provide for its future maintenance.

No further development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

3. No development shall take place above slab level on the approved workshop until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. Within three months of the date of this decision a surface water drainage scheme for the site has been submitted to the Local Planning Authority and has been approved in writing. The drainage scheme shall be informed by the approved Sustainable Drainage Assessment (Geosmart 21/04/2026) and shall include the following information:

- a. Site specific infiltration testing
- b. Rationale for proposed soakaway design having regard to existing ground conditions / water table
- c. Final drainage design including Sustainable Urban Drainage Features along with a timetable for implementation and measures for maintenance in the long term.

The approved drainage measures shall be implemented fully in accordance with the approved details and implementation scheme and shall be retained for the lifetime of the approved development.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and paragraph 182 of the NPPF.

5. No further development (including any site clearance and demolition) shall take place until a Construction Environmental Management Plan (CEMP) (to be informed by the recommendations contained within the approved Ecological Appraisal, Aluco Ecology Ltd, August 2025) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details in respect of the following:
- A - Measures to minimise noise/vibration
 - B - Measures to mitigate chemical leaching/run-off/dust spill
 - C - Measures to ensure vegetation clearance / tree pruning and works take account of potential presence of protected species
 - D - Measures to avoid impacts on nocturnal species
 - E - Siting of site welfare facilities.
 - F - Stockpiling of materials
 - G - Measures to protect retained habitats including the surrounding woodland and ditches

Development shall be carried out fully in accordance with the details as approved.

Reason: To ensure development would not result in unacceptable adverse impacts on amenity, would not give rise to pollution and so as to protect and maintain features of the natural environment, including trees, habitats and species of biodiversity importance as required by Policies DP2 and SP6 of the New Forest National Park Local Plan 2016 – 2036.

6. Prior to the commencement of any further development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. Within two months of the date of this decision, a post-installation noise assessment shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with this condition. Any mitigation measures identified shall be implemented in full within one month of their written approval and shall be retained for the lifetime of the approved development.

Reason: To ensure the proposed development would not result in unacceptable adverse impacts associated with noise

pollution as required by Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

8. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

9. Within three months of the date of this decision all specified measures contained within the lighting assessment (JCC Lighting Design 12.02.2026) shall be implemented in full.

All external lighting which is not included within the approved lighting scheme shall be removed from the site within three months of the date of this decision.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

10. The rating level of noise arising from all fixed plant and equipment associated with the vehicle repair workshop, including but not limited to air conditioning units, ventilation systems, extraction equipment, and compressors, shall not exceed the existing background sound level (LA90) at the nearest noise-sensitive premises, when assessed in accordance with BS 4142:2014+A1:2019.

The assessment shall include any appropriate acoustic character corrections, including for tonality, impulsivity, and intermittency.

Reason: To ensure the proposed development would not result in unacceptable adverse impacts associated with noise pollution as required by Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

11. No activity shall take place within the workshop in connection with the approved use other than between the hours of 07:30 and 18:00 Monday to Fridays, and 08:00 and 12:00 pm Saturdays not including recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

12. The approved parking and cycle parking measures (Drawing 3001 P11) shall be introduced within four months of the date of this

decision.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

13. No further demolition/development shall take place/commence until a programme of archaeological work has been secured, including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Development shall proceed fully in accordance with the details as approved.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

14. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

15. Other than those approved in Drawing Number 3001 P11, no other containers shall be sited within the red line of the application site.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

Informative(s):

1. The appropriate course of action to meet the terms of conditions 13 and 14 would be to commission an archaeological contractor with a proven track record to provide a written scheme of investigation for an archaeological watching brief of groundworks in the northern half on the site.
2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

Stop all works immediately and leave the area

Inform an ecologist immediately who will provide further guidance / instructions

Do not try to handle or rescue a great crested newt

Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence

(EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

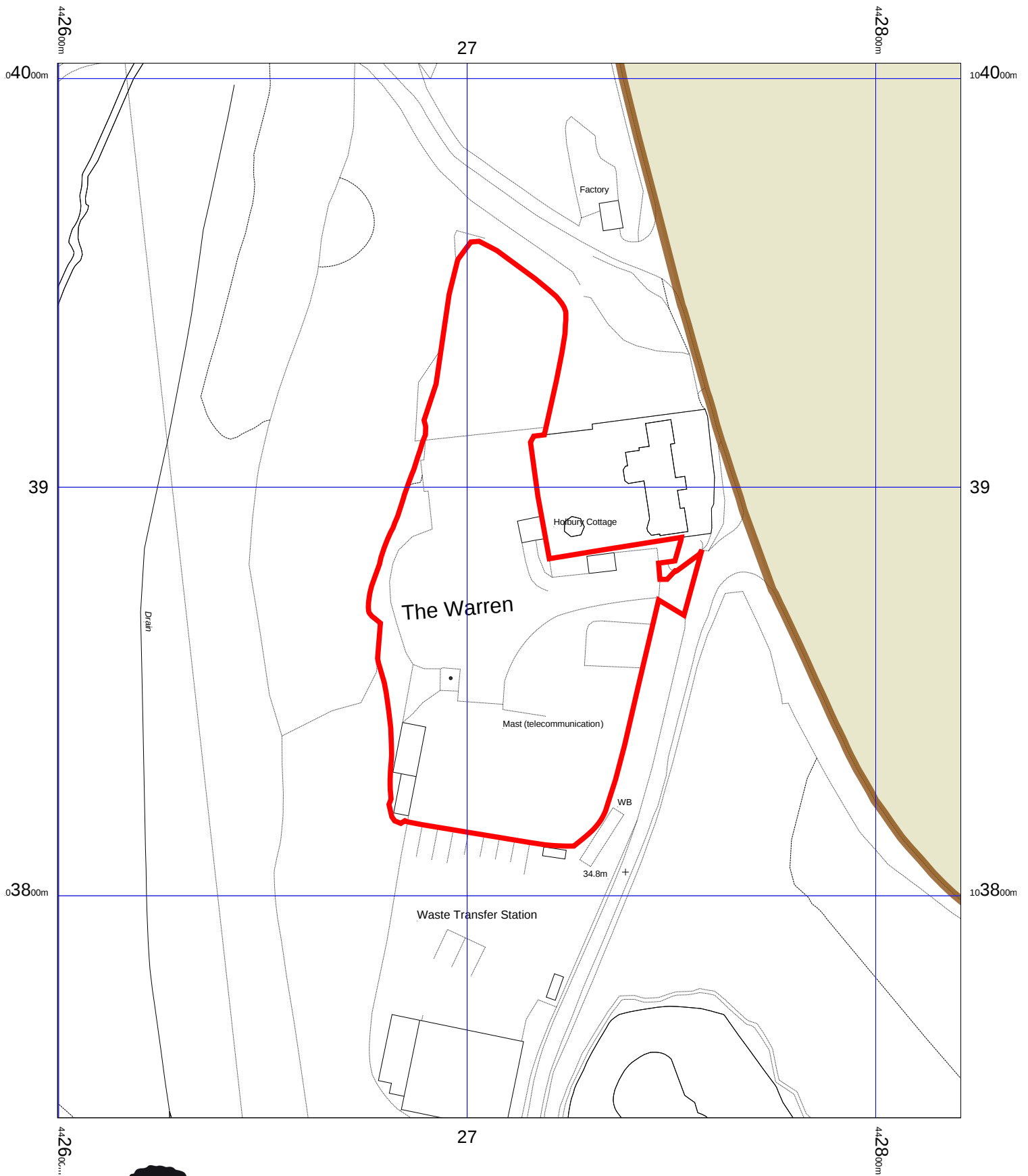
If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at <https://naturespaceuk.com/>.

3. Please be advised that the Developer must contact the Environment Agency in order to establish whether the proposed package treatment plant requires a permit. It is against the law to operate without a permit where one is shown to be needed.

<https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

The discharge of domestic sewage associated with this development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

4. The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.



NEW FOREST
NATIONAL PARK

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Date: 09/07/2026

Ref: 25/00866FULL

Scale: 1:1250

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