

The Central South **INVESTMENT GUIDE**

PROSPER

- ◆ PLANNED MAJOR DEVELOPMENTS
- ◆ WHY INVEST IN THE CENTRAL SOUTH?
- ◆ REAL ESTATE MARKET UPDATE

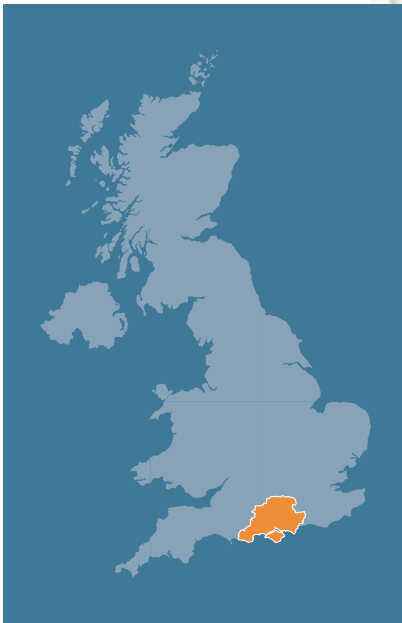


Interested in investment opportunities in our region?

Go to pages 28–33 for more information on some of the planned major developments in the Central South.



Scan here to view an interactive version of this map for further details.



- LEGEND**
- University
 - Port
 - Airport

- SOLENT FREEPORT SITES**
- 1 Navigation Quarter
 - 2 Port of Southampton – ABP Redbridge
 - 3 Solent Gateway & Port of Southampton – ABP Strategic Land Reserve
 - 4 EXXONMOBIL
 - 5 Fawley Waterside
 - 6 Portsmouth International Port
 - 7 Dunsbury Park

Welcome to the CENTRAL SOUTH

The UK's global gateway

Whenever anyone asks me to share what I think is the best part about living and working in the Central South, I'm pushed to know quite where to start as there is literally so much to talk about.

When it comes to making the business case for the Central South, it is a little more straightforward.

Our region is very much open for business and potential investors will be welcomed with open arms. We have wonderful universities including the Russell Group University of Southampton ranked in the top 100 worldwide with access to a skilled workforce – plus the desire to be at the forefront of AI, space exploration and defence industries.

We have the Solent Freeport which gives us the opportunity to accelerate the creation of high-quality employment space, with investment specifically targeted at state-of-the-art growth sectors and ground-breaking approaches to decarbonisation and green innovation.

And when we talk about lifestyle, we have two national parks on our doorstep, the Jurassic Coast close by and vibrant city life in our major cities and towns.

For this edition of Prosper magazine we have evolved the content to focus more on the investment opportunities in our region.

We have more detailed information on the sites that are waiting to be developed and also interviews with those who have made the decision to base themselves here.

The ethos of Business South is all about working collaboratively for the greater good. We have drawn together a business-led consortium to showcase all that is great about our region.

And it is that willingness to join together, that has enabled us to welcome potential investors and developers to discuss further how they can become part of the Central South. The time is right to invest in the Central South...

Leigh-Sara Timberlake
Group Chief Executive,
Business South

centralsouth.co.uk
businesssouth.org

Fold back this page to see a map of our fantastic region and what it has to offer...



OUR LOCATION

The UK is the world's fifth-largest economy. It offers a robust, business-friendly environment to reliably expand, trade and invest.

Bournemouth, Christchurch and Poole

Bournemouth, Christchurch and Poole are well known for 12 miles of award winning beaches as well as being home to a thriving financial sector.

New Forest National Park

The New Forest National Park is made up of vast tracts of unspoiled woodland, heathland and river valleys with deer, ponies and cattle roaming free.

Isle of Wight

Largest island in England. Location of the Isle of Wight Festival and Cowes Week and home to wind turbine manufacturer Vestas.

Winchester

Roman cathedral city located at the foot of the South Downs National Park, the county town of Hampshire and the historic capital of England. Visitor attractions include the Great Hall and Winchester Cathedral.

Portsmouth

Proud home of the Royal Navy, a historic and proud maritime city, Portsmouth has been named as the UK's second coolest city to live according to Nomads Nation (2023).

Southampton

Major commercial centre for the Central South with a strong maritime heritage, international port, and strong cultural heritage. Third highest-ranking city for good growth in the UK.

Basingstoke

Home to a strong and diverse economy with global brands like Sony, Barclays, Eli Lilly and Company and De La Rue and more than 6,000 businesses.

Andover

One of the most sought-after logistics locations in the UK.

Farnborough

Aerospace cluster and heritage – major companies include BAE Systems, Airbus, QinetiQ and Fluor. Home to the most modern and efficient business aviation airport in Europe.

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GVA forecast to increase to **£80m** by 2025*



2.7 million
overall population



over 20% of all FTSE 100 companies & over 100,000 SMEs are based out of the region



6
Universities
83,000
students





3 three international airports
three international shipping ports



495,000
jobs



2 National Parks



Real estate contributes the highest total Gross Value Added in the Central South



GLOBAL GATEWAY

to the UK

The Central South has a higher proportion of economically active people compared to England & Wales

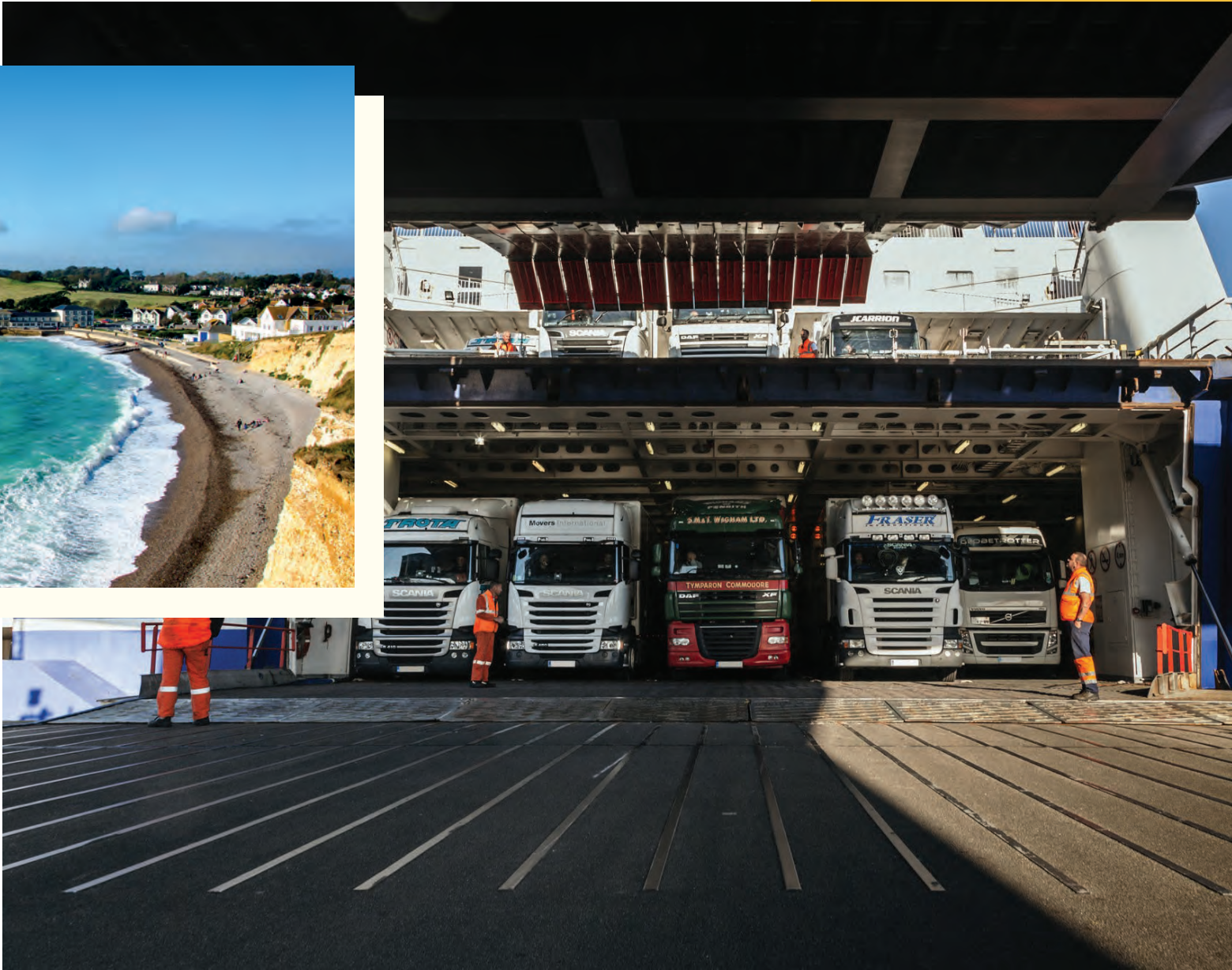
Education across the region

- **University of Southampton** – each year 9,000 students graduate from this Russell Group university.
- **University of Portsmouth** – graduate employment rates are among the UK's best.
- **Southampton Solent University** – 64% of students were in full-time work following their studies.
- **University of Winchester** – Top 10 university for graduates going into employment or further studies.

Key sectors include...

- **Real estate and construction**
- **Wholesale trade** – focusing on maritime import/exports and logistics.
- **Life sciences** – with key research and innovation hubs in Salisbury, Bournemouth, Southampton and Basingstoke.
- **Public administration**
- **Manufacturing** – with a focus on advanced manufacturing for aerospace and defence.
- **Financial services** – with Bournemouth hosting global players including JP Morgan.
- **Defence and Marine** – major names such as Airbus, BAE Systems and Lockheed Martin are based in the Central South.
- **Solent Freeport** – 7 tax sites covering a combined 430 hectares of prime development land.

* Savills research Jan 2025 ** Census 2021



Why invest in the CENTRAL SOUTH?

Central South UK offers a compelling mix of strategic locations, connected infrastructure, sectoral strength, investment opportunities and quality of life. For many businesses looking for growth, access to markets, talent and innovation, it is a strong proposition.

What makes it SO SPECIAL?

1 Strategic location & connectivity

- The region lies on the south coast of England, less than an hour from London
- It features major ports (e.g., Southampton) and airports, making it a "global gateway"
- Connections to Europe, links to four ports in France, two in Spain plus Channel Islands from Portsmouth
- Because of proximity to London and good connectivity, you can benefit from both access to major markets and somewhat lower overheads than London



2 Strong sectoral clusters & innovation ecosystem

- Clusters in aerospace & defence, marine/maritime, health/life sciences, digital/tech, marine/maritime and more
- World class universities, research institutions and innovation infrastructure
- The tech/creative scene is growing in the Central South, giving access to talent and collaborative innovation



3 Available investment & regeneration opportunities

- There are major regeneration projects (urban development, waterfront redevelopment) offering potential for growth and value creation
- The region is actively promoted for inward investment, meaning local authorities and agencies are geared up to support business
- For investors in property/real estate/infrastructure, the capital appreciation potential is favourable because of demand for business space, housing and logistics in the Central South

4 Quality of life and talent attraction

- Many businesses value location for their employees; the Central South offers coastal living, good amenities, and proximity to both nature and urban hubs
- We have two National Parks (South Downs and the New Forest), a wealth of heritage sites and a real cultural buzz in the region
- This helps with attracting and retaining talent – especially in sectors where quality of life is a consideration (tech, creative, knowledge based)

5 Business environment & government support

- Solent Freeport – freeport status provides the opportunity to transform our economy around our world-leading maritime excellence and secure a renaissance of our coastal communities



Case study: SPECTACULAR SAILING ON THE SOLENT

SailGP, the most exciting race on water, proudly returned to British shores in 2025 for the Emirates Great Britain Sail Grand Prix, Portsmouth – and is laying down roots on the south coast.

After events in Cowes on the Isle of Wight in 2019 and Plymouth in 2022, a British stop on SailGP's global calendar was absent in 2023 and 2024. This year marks its return, however it's not stopping there.

The Emirates Great Britain Sail Grand Prix, in Portsmouth, welcomed 20,000 fans across its two days of racing. The expanse of Southsea Common was perfect to house the sold-out 40 foot grandstands – emblazoned with local heroes Dylan Fletcher and Hannah Mills and SailGP champions Tom Slingsby and Tash Bryant alike.

The atmosphere was unlike anything ever seen at a watersport event in this country. On the water the Solent provided the perfect recourse – challenging, tactical and fast. Emirates Great Britain – driven by Fletcher – had the crowd on their feet as they chased victory, only to be denied in a thrilling three-boat final by the Black Foils.

Off the water Tom Grennan delivered his powerhouse vocals and chart-topping hits while legendary DJ Pete Tong closed out the weekend with an electrifying set of Ibiza Classics. This was SailGP's signature Apres-Sail celebration – keeping those same fans up and moving long after the racing had finished.

The sight of 12 national teams going head-to-head aboard identical, high-tech foiling F50s – that in 2025 have sent speed records tumbling, topping more than 100 km/h. The ability to get from London to Portsmouth by train in roughly two hours attracted more people than Cowes and Plymouth previously.

Great British Racing adorned hoardings across SailGP's Race Stadium – another watersport first where fans were treated to hands-on F50 simulators and wingfoil racing to live merch customisation by artist Vazabase, and more Après-Sail vibes courtesy of La Folie Douce and Michelin-starred chef Ollie Dabbous.

And Great British Racing is returning with SailGP announcing in August that the Emirates Great Britain Sail Grand Prix | Portsmouth is set not just for 2026 (July 25-26) but 2027 (July 24-25) as well.

"As we grow SailGP into a truly global sports property, these long-term commitments with key venues are a critical step in delivering a world-class experience year after year," said SailGP CEO, Sir Russell Coutts.



"SailGP delivers far more than epic racing – it brings enduring economic and social impact to its host cities. Nine in ten fans at our Portsmouth event were out-of-town visitors, with half of these staying for three nights or more, supporting local hotels, restaurants, and businesses. Repeat host venues benefit from even deeper legacy opportunities, a more sustained marketing program and long-term community engagement."

The even better news is that the 2026 Emirates Great Britain Sail Grand Prix | Portsmouth will be bigger and better than 2025 with 13 national teams set to battle it out on the Solent.

Tickets go on sale in mid-November: sailgp.com



Councils in the CENTRAL SOUTH



Hampshire County Council

hants.gov.uk

Hampshire County Council provides a wide range of services including education, transport, planning, social care, libraries, waste management and trading standards. Hampshire is one of the country's leading local authorities, delivering public services to the 1.3 million residents of Hampshire (excluding Portsmouth and Southampton).



Basingstoke and Deane Borough Council

basingstoke.gov.uk

Basingstoke and Deane Borough Council is one of the borough's major landowners and holds substantial land assets across the area, giving it a strategic role in shaping long-term economic growth. The Council has a strong track record as a flexible and proactive business partner, working closely with investors and developers to unlock opportunities and support high-quality delivery. Its forward-looking approach and commitment to a dynamic business environment make Basingstoke and Deane an attractive location for investment.



BCP Council

bcpcouncil.gov.uk

BCP Council is responsible for all local government services in Bournemouth, Christchurch and Poole. It provides services to around 400,000 residents from Hamworthy and Broadstone in the west to Highcliffe in the east – the twelfth largest resident population of any council in England.



Chichester District Council

chichester.gov.uk

Chichester District Council provides over 80 different services to its residents. The district includes stunning countryside, beautiful beaches and a historic city.



East Hampshire District Council

easthants.gov.uk

East Hampshire District Council is an innovative, creative and dynamic council. It was one of the first in the country to develop a shared management team with Havant Borough Council. This is just one of a number of collaborative partnerships it has developed.



Eastleigh Borough Council

eastleigh.gov.uk

Eastleigh Borough Council is a medium-sized district council in Hampshire, with an overarching mission to support communities and improve lives. The Council currently employs around 500 professional staff at various sites and serves around 136,000 residents, as well as a diverse range of businesses.



Fareham Borough Council

fareham.gov.uk

Fareham Borough Council's aim is to provide exceptional customer service and its employees are vital in helping it achieve this. Over the past few years it has looked at all of its systems and practices through the eyes of its customers. By listening to them, and understanding their needs, the council has completely transformed the way it works.



Gosport Borough Council

gosport.gov.uk

Gosport Borough Council is the local authority for about 82,300 residents (as of 2022). It provides public services, including housing, waste collection, planning, and leisure facilities.



Hart District Council

hart.gov.uk

Hart District Council was formed in 1974 from the merger of the former Fleet Urban District Council and Hartley Wintney Rural District Council. It serves a population of approximately 89,000 in around 36,500 households.



Havant Borough Council

havant.gov.uk

The Borough of Havant has a population of more than 124,800 and covers a total area of 30 square miles. The borough is divided into five geographical areas, including; Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville.



Isle of Wight Council

iow.gov.uk

The Isle of Wight Council is a unitary authority covering the beautiful Isle of Wight on the south coast of England.



New Forest District Council

newforest.gov.uk

New Forest District Council is one of the largest non-unitary authorities in the UK, responsible for an area of 260 sq. miles that comprises beautiful beaches, pretty villages and ancient forest land. It delivers a range of services to 176,500 residents including affordable housing, refuse and recycling, planning and leisure.



Portsmouth City Council

portsmouth.gov.uk

Portsmouth City Council is a dynamic unitary authority serving a thriving city of over 214,000 people. Portsmouth offers a compact, well-connected environment for business and investment. The council delivers a full range of essential services, from social care and education to planning, regeneration, and community safety, alongside vibrant cultural, tourism, and seafront operations. It also owns the city's international port, which is the UK's second largest cross-channel facility. With a multibillion-pound transformation programme underway, Portsmouth is committed to supporting innovation, enterprise, and sustainable growth, making it an ideal location for investors seeking opportunity and partnership in a vibrant, forward-thinking city.



Rushmoor Borough Council

rushmoor.gov.uk

Rushmoor Borough Council serves the communities of Aldershot and Farnborough in north-east Hampshire. The council's four priorities are: Sustaining a thriving economy and boosting local business; supporting and empowering our communities and meeting local needs; cleaner, greener and more cultural Rushmoor; and financially sound with services fit for the future.



Southampton City Council

southampton.gov.uk

Southampton City Council aims to attract more economic investment, plan for further growth and enhancement of the city centre as a major retail, leisure and cultural destination; support the education and training of the city's residents; provide many new homes; continue to regenerate the council's housing estates to provide more homes and improve the environment and protect attractive residential areas; support an efficient transport network; protect and enhance the city's rich heritage; manage and respond to climate change and air quality and protect and enhance biodiversity and ecology.



Test Valley Borough Council

testvalley.gov.uk

Test Valley Borough Council delivers a diverse range of services for people living and working in Test Valley. The borough is mainly rural and covers 628 square kms (243 square miles) on the western-side of Hampshire, with the majority of residents living in Andover, Romsey, Valley Park, Nursling and Rownhams. Main responsibilities include rubbish collection, recycling, leisure, parks, environmental health, economic development, housing and planning.



Winchester City Council

winchester.gov.uk

Winchester District covers an area of 250 square miles, Winchester is a designated heritage city and it attracts an estimated four million visitors each year * The Council serves a population of approximately 117,700 residents.

KEY SECTORS



MARINE & MARITIME / PORTS & LOGISTICS

- Ports within the Central South region are economic engines: shipping, logistics, marine engineering
- This sector ties in with maritime engineering, marine technologies, and global trade links
- Opportunities in shipping, logistics services, marine technology, port-based infrastructure development (Solent Freeport)



AEROSPACE, SPACE & DEFENCE

- The region is a major cluster for aerospace and defence firms
- We are home to Space South Central – the largest UK space cluster
- This sector benefits from proximity to ports, maritime engineering, and associated high tech manufacturing
- Skills in engineering, manufacturing, defence technology are in demand; investment in R&D and supply-chains is relevant

A new innovation hub that is set to create up to 100 jobs

Plans have been given the go ahead for a marine employment quarter at Centenary Quay in Southampton. The two-storey building will provide three units for marine engineering operations, research and development and wider advanced engineering activities.

The site in Keel Road was last operational as part of the Vosper Thornycroft shipyard before it closed in 2003.

TECHNOLOGY / MEDIA / CREATIVE / DIGITAL

- The region has a growing tech and creative industries presence. For example, it's recognised as a "tech hub" for medium-sized tech businesses BDO UK+1
- Media, digital and creative sectors are also emphasised in regional economic planning
- Many of our universities are known for the creative courses they run and the talented individuals who graduate each year



HEALTH & LIFE SCIENCES

- Health and life sciences are identified as a strength of the region
- With universities and research institutions in the area, there is a basis for innovation in this sector
- Southampton Science Park will be home to Infinity Labs – helping to deliver the government's ambition for the UK to become a global life science powerhouse through the provision of much needed laboratory space
- Growth in biotech, medical devices, health-tech and research collaborations is a major opportunity in the Central South

LEISURE, TOURISM & VISITOR ECONOMY

- The region's coastal geography and cultural assets make leisure and tourism (including hospitality) an important sector
- The visitor economy is more significant here than in many inland regions. For example, Portsmouth's growing tourism sector already supports 12,589 jobs in the city and attracts 12.4m visitors each year, making it one of the city's major industries



Hampshire, Portsmouth and Southampton Local Visitor Economy Partnership (LVEP), has accreditation by VisitEngland.

It gives the partnership power to take a strategic approach for growing the visitor economy across the Solent and Hampshire region, working alongside the existing Isle of Wight LVEP.

Achieving LVEP status is an important milestone, opening doors to boost the region's visitor economy estimated to contribute £3.3bn a year and employ over 87,000 people. It gives opportunity to showcase the region's unique attractions, drive growth, new investment and create jobs.

The LVEP will be delivered by Portsmouth City Council, Hampshire County Council, Southampton City Council, Winchester City Council, working with the local authorities and key stakeholders, with Tourism South East taking the strategic lead.



FINANCE, PROFESSIONAL & LEGAL SERVICES

- The region is noted for having strong financial & legal services clusters, with Bournemouth hosting global players including JP Morgan
- While not as dominant as in London, these services nonetheless are a meaningful part of the regional economy
- Opportunities abound in business services, legal, regulatory, consulting that serve both local firms and global clients

CONSTRUCTION & ENGINEERING

- The region is undergoing urban regeneration (e.g., in large waterfront communities) and needs strong construction/engineering input
- Engineering (including advanced engineering) overlaps with sectors like aerospace and marine
- There is a regional demand for skills in civil engineering, construction management, mechanical/electrical engineering



Key sectors

WHY IT MATTERS IN CENTRAL SOUTH UK

Aerospace & Defence

High-tech manufacturing, naval/maritime ecosystem, global firms present.

Marine/Logistics/Ports

Strong port and trade links, maritime engineering, logistics hubs.

Technology / Creative / Digital

Emerging tech hub, creative industries growing, research institutions.

Health & Life Sciences

Research strengths, innovation support, health-tech potential.

Leisure / Tourism / Visitor Economy

Coastal geography, tourism draw, hospitality demand.

Finance / Professional Services

Business services supporting regional and global operations.

Construction & Engineering

Urban regeneration, infrastructure development, engineering demand.

UK Property Market Outlook

SIGNS OF RECOVERY AHEAD

Jonny Kiddle, Director, Head of Savills South Coast Development team

While 2025 has been a year of adjustment, the foundations are being laid for a strong rebound. After a period of subdued activity, economic indicators point to brighter prospects from 2026 onwards, with GDP growth strengthening, inflation easing, and interest rates gradually falling. These shifts are expected to unlock affordability and stimulate demand in the real estate market. At a regional level, the future election of a new Mayor will bring hope and expectation of significant inward investment into the Central South.

Nationally, Savills forecasts UK mainstream house prices to rise by 22.2% over the next five years. Regional markets are set to perform the best, with the North and Midlands leading gains of nearly 30%, while the Central South region still posts healthy growth. Transaction volumes are projected to recover steadily, supported by first-time buyers and evolving routes to market.

This projected growth will hopefully assist the delivery of a number of the region's regeneration projects. In Portsmouth, the Council's ambitious plans for City Centre North should move forward with the appointment of consultants to help shape the delivery strategy for the project.

Whilst the delivery of housing within regeneration projects proved challenging throughout 2025, we consider that innovation in the market will help shape delivery. The private rented sector remains resilient, and single-family rental is emerging as a viable sector for growth in suburban areas. Strategic partnerships under the new Affordable Homes Programme will drive land-led development, while appetite for strategic land remains strong amid a planning environment which continues to offer hope for increased housebuilding.

In Southampton, the opening of the Bargate Quarter development will see an influx of residents into the city centre. The delivery of 519 new homes for rent should bring with it increased spend in the city centre and a boost to the nighttime economy.

Although planning consents have dipped nationally since 2019, the Government's changes to planning policy are beginning to filter through and 2026 will hopefully see a rise in planning consents. With economic stability returning and policy support in place, real estate is poised for an upswing, offering optimism for investors, developers, and housing providers alike.

Such signs of recovery will likely generate a better environment for the region's SME developers. Previous research by Bionic has cited Bournemouth as the best place to start a small business in the UK.

Southampton and Portsmouth also ranked in the top 20. Within Bournemouth town centre, a strategy of repurposing surplus retail space into mixed-use developments is emerging. The home of the former Debenhams, Bobby's, is a great example of a repurposed retail space, blending retail, health and beauty, co-working and food and drink. Future developments in the town will bring leisure, hospitality, education, and residential uses to create a resilient, future-proof town centre.

While 2025 was been a year of recalibration, the outlook is increasingly positive. With economic stability returning, policy support strengthening, and major regeneration projects gaining momentum, the Central South is poised for renewed growth and compelling investment opportunities from 2026 onward.



Case study: JPMORGANCHASE INVESTS £350M IN THEIR BOURNEMOUTH CAMPUS

The extensive modernisation and expansion project will be a significant financial investment in the current site, which JPMorganChase moved to nearly 40 years ago.

It will add a new building and transform both existing and new spaces into a world-class centre for financial innovation, payments technology and artificial intelligence.

Plans will be submitted to local authorities and will be subject to approval.

Jamie Dimon, Chairman and Chief Executive Officer of JPMorganChase, said: "Bournemouth has long demonstrated that there is strong financial services and technology talent outside of London and we're proud to be the largest private employer there.

"We operate, we believe in making a positive impact, and this long-term investment in a world-class workplace and in local skills development is something the community will truly benefit from."

As JPMorganChase approaches 40 years in Bournemouth, the firm has grown from 650 employees in 1986 to 5,300 today. The Bournemouth campus, the firm's second largest location in Europe, the Middle East and Africa (EMEA), is now a vital hub for global operations, employing staff in operations, technology and client services that support clients in 100 global markets.

JPMorganChase has announced two major investments to strengthen Bournemouth's workforce and community.

The banking and financial services firm will invest up to £350m to modernise and expand its Bournemouth campus, where it employs 5,300 local staff.

Plus, it will provide £3.5m over five years to support local non-profit organisations dedicated to helping young people in the region to develop skills and access career opportunities.



As Dorset's largest private sector employer, the site processes around 350,000 transactions daily, totalling over \$1 trillion each day.

Tom Hayes, MP for Bournemouth East, said: "I'm delighted that JPMorganChase's latest investment will help more young people build their future here in Bournemouth, rather than feel they have to leave to get ahead. Their continued commitment to the area is a huge boost to our local economy and clearly signals that Bournemouth is a great place to build a future."

In addition to its campus renovation, JPMorganChase will provide £3.5m over five years to support career opportunities for young people in the South-West.

This is part of the firm's broader £40m commitment to promote sustainable economic growth across the UK.

As part of that, JPMorganChase is announcing £980,000 in philanthropic support to Business in the Community (BITC). Working with local employers and stakeholders, this funding will help drive business-led initiatives to improve social mobility, such as skills-based hiring and expanding access to pre-apprenticeship and apprenticeship programmes. In the long term these efforts should attract further investment in the area.

PLANNED MAJOR DEVELOPMENTS

in the Central South



Victory Quay

Victory Quay, Portsmouth, is more than a housing project — it's a vision for inclusive, sustainable living. In partnership with Portsmouth City Council and Homes England, VIVID is breathing new life into a long-unused brownfield site at Tipner East, creating a neighbourhood designed around people, connection, and opportunity.

Infinity Labs - Southampton Science Park

A 3,400 sqm building with a 70-30 laboratory office ratio, Infinity Labs will be a flagship regional asset for scientific research and development.

Rum Store, Gosport

The proposed £22million transformation of the UK Docks - owned former Royal Navy Rum Store at Victoria Quay, backed by Gosport Borough Council, is set to begin. Nearly 3,400 sqm of mixed-use employment space is planned, mainly for maritime businesses, while other units are earmarked for retail and leisure. A rooftop bar, with views across Portsmouth Harbour, is set to be a centre-piece attraction in the council's wider plans to revitalise and reconnect the town's historic waterfront.

Bargate Quarter, Southampton

The Legal & General Investment Management led Bargate Quarter regeneration is nearing completion, delivering new homes, retail opportunities and heritage enhancements in a modern development that's steeped in history.

£29.4m flood defence scheme protecting Poole town centre

Delivered in partnership with BCP Council and South West Flood & Coastal, with Knights Brown as the construction partner, the £29.4 million scheme is designed to protect Poole town centre from tidal flooding and support its long-term regeneration. It will provide 1.5km of continuous flood defences along the eastern side of Holes Bay.

Southsea Village

Work is underway on the former St John's College site, in the heart of Southsea, Portsmouth. Consent was given for 212 new apartments, with a 50/50 split between conversion of existing buildings, and new builds. The aim is to complete the development in early 2026.

Southsea Coastal Scheme

This is a major £185 million project to build new sea defences along 4.5 km of coastline from Old Portsmouth to Eastney, reducing flood risk for over 10,000 homes. A significant phase of beach expansion, involving adding around 1 million tonnes of shingle, began in October 2025.

New stages of sea defence work between the Blue Reef Aquarium and the Hovertravel terminal also began in late 2024, with the area due to reopen in summer 2026.





City Centre North, Portsmouth

The development will include the construction of a phased, mixed-use scheme comprising:

- Up to 10,000 sqm GIA of non-residential uses (Use classes E, F1, F2)
- Up to 2,300 housing units
- 22,400 sqm new green open spaces and public realm

The development will transform a predominantly brownfield 13.25 ha site into a new and attractive city quarter with a large central green space. The enhanced public realm and legible connections across the site will allow natural footfall and permeability from the city centre and surrounding residential areas.

Portsmouth International Port

The Sea Change project will design, build and operate a ‘shore power’ system across the three busiest berths at Portsmouth International Port. This will allow visiting ferry or cruise ships to turn off their engines when in the port, as they will be able to ‘plug-in’ and use green electricity to run their onboard systems. Providing shore power will reduce harmful emissions and improve air quality around the port. It is estimated that the system will save over 20,000 tonnes of CO₂e per annum from 2027.

Aquadrome, Basingstoke

The local council is finalising plans for a new, energy-efficient leisure centre to replace the Aquadrome. The modern facility will feature leisure waters with flumes, a fitness suite, studios, adventure play and a health suite, supporting a broad range of users and the council's net-zero ambitions. In parallel, terms have been agreed with Great Wolf Resorts for a 500-room hotel and indoor waterpark on an adjacent site, with a planning application due early 2026 and the resort projected to draw around 500,000 additional visitors each year.



New Investment Partnership to deliver Town Centre and Basing View development ambition, Basingstoke

Work is underway to select an investment partner to unlock sites and shape the future of this vibrant and connected town. A portfolio of key sites provides an opportunity to deliver 1,500 new homes, and over 600,000 sq ft employment space and new mixed use development.

Manydown, Basingstoke

Manydown North is a 3,520-home garden community delivering new schools, extensive green space, and a 250-acre country park. Being developed through a unique partnership between Basingstoke and Deane Borough Council, Hampshire



County Council and delivery partner Urban&Civic, this large-scale, consented development is already underway, creating a significant new community with long-term growth potential.



A Fresh Vision for the Heart of Fareham

Fareham Borough Council has unveiled an ambitious 10-year regeneration strategy aimed at revitalising Fareham Town Centre. The plan focuses on transforming the area into a vibrant, accessible, and sustainable hub for residents, businesses, and visitors.

Welborne

Construction of the Village Centre at Welborne is now underway at the new generation sustainable garden village in Hampshire. As part of the first phase, the extensive Village Centre will provide access to essential and desirable amenities, creating a strong sense of community from the very beginning. Welborne, once complete, will be a community for 15,000 people to live, work, and play, with connected and energy-efficient homes, integrated into extensive publicly accessible green space.



Havant Thicket Reservoir Construction

Earthworks for the new £340m reservoir are in full swing during the 2025 season. This is a major infrastructure project in partnership with Portsmouth Water and Southern Water, designed to secure water resources for the South East and reduce pressure on sensitive local rivers. The project will also include new recreational facilities and is expected to attract visitors.

Former Toys R Us site, Southampton

Aviva Capital Partners, Aviva's in-house capital unit that invests in urban regeneration, housing and infrastructure across the UK, has formed a new partnership with Southampton City Council and University of Southampton.

The partnership has acquired and will redevelop the former Toys 'R' Us retail site, next to Southampton Central Station, for a new mixed-use neighbourhood focused on innovation, enterprise, and education, as well as offices and residential.



Bournemouth Airport terminal extension plan approved

An airport's plan to expand its terminal buildings to deal with increasing passenger numbers and improve their experience has been approved by councillors. Bournemouth Airport said the new buildings were designed to "blend seamlessly" on the current site.

AFC Bournemouth Stadium Expansion

Plans to expand the Vitality Stadium were moving forward in 2025, with a planning application submitted to the Council in late 2025. The expansion aims to increase capacity to over 20,000 seats.

1,300 new homes in Tangmere

Countryside Properties (now part of Vistry Group), has been given the go-ahead by Chichester District Council for the delivery of 1,300 high quality new homes and community facilities in Tangmere. Known as the 'Tangmere Strategic Development Location Site', Chichester District Council has issued a planning decision notice to bring forward the development of 1,300 much-needed new homes in addition to a new primary school and community and commercial facilities at Tangmere.

OPPORTUNITIES across the Central South

There's never been a better time to invest in the Central South. Here are just some of the opportunities in our region.



Portsmouth CITY CENTRE NORTH

City Centre North is a key component of Portsmouth's investment strategy to position the city as a globally significant hub for innovation, technology, and creativity.

As the largest investment and regeneration opportunity in Portsmouth, the development will deliver transformational placemaking and high-quality public open space in the heart of the UK's premier waterfront city.

Designed to support a thriving economy, the scheme enables a vibrant mix of uses and creates a wide range of reasons to visit the area. It will provide high-quality homes with mixed tenure options in response to growing demand in the city centre housing market.

In addition, the development will provide opportunities for retail, entertainment, and leisure, contributing to a dynamic and inclusive urban environment.



In the heart of Portsmouth on the A3, next to mainline rail links to London, Bristol and Cardiff

Timeline: Outline planning permission received. Residential, leisure and commercial use.

Landowner: Portsmouth City Council.

10,000 sqm

GIA of non-residential users

2,300

homes

22,400 sqm

new open space and public realm

Portsmouth SOMERS ORCHARD

The Somers Orchard project is a landmark regeneration initiative set to transform the heart of Somerstown in Portsmouth, with 566 new homes and a network of green, open spaces. This ambitious development is designed to deliver high-quality housing alongside vibrant public realm improvements that will benefit the entire community.

The project is made up of two distinct schemes, both with planning permission. The first will introduce up to 247 build-to-rent homes within a striking high-rise building. Ranging from studio sized to three bed units, they will offer premium rental living with extensive communal amenities and commercial opportunities at ground level. Portsmouth City Council is now looking for development partners to deliver this landmark building.

The other part of the project will provide 319 affordable homes across three buildings, designed to be more accessible, energy-efficient, and inclusive than ever before.

Location 500m south of Portsmouth's city centre, adjacent to the city's University Quarter

Timeline: Planning permission now approved, and site cleared, now looking for investment partners to drive the development forward. **Landowner:** Portsmouth City Council.

32 storey
landmark building

247
build to rent homes

319
affordable homes

Portsmouth STATION STREET

Located Adjacent to Portsmouth and Southsea train station in the city centre

Planning permission granted. Residential, retail, entertainment, hospitality use. **Landowner:** Welbeck CP

90,000 sq ft
of office, residential, retail space



This prime gateway development location offers excellent connectivity and lends itself to a wide range of regeneration opportunities, including residential, offices, leisure, and retail. Welbeck CP acquired the site in December 2021. The property, comprising the former Matalan store with associated surface car parking, occupies a highly prominent position immediately adjacent to Portsmouth and Southsea Train Station.



Welbeck CP is committed to working with stakeholders to unlock the site's full potential and deliver a scheme that contributes to the long-term regeneration of central Portsmouth.

Full planning permission has recently been secured for a landmark Grade A office development, comprising c.90,000 sq ft across four storeys. While the intended occupier is no longer proceeding, this creates an exciting opportunity to bring forward alternative solutions that can maximise the site's strategic position and regeneration potential.

Portsmouth SLINDON STREET

Residential

Investin Plc own the freehold of this prominent city centre site, located adjacent to a proposed hotel development. A full planning application (ref: 24/01246/FUL) has been submitted to Portsmouth City Council for the demolition of the existing depot and delivery of 102 high-quality apartments across six storeys (G+5).

The scheme will provide a balanced mix of one- and two-bedroom homes, with a landscaped courtyard, in a prime location close to Portsmouth & Southsea Station.

A planning decision is expected shortly bringing forward much-needed new housing as part of the wider regeneration of Slindon Street.



Hotel

This hotel will play an important role in the wider regeneration of the Slindon Street area, strengthening Portsmouth's visitor and business tourism market, while generating new employment and delivering a long-term boost to the local economy.

Planning consent was granted in October 2024 (ref: 20/00152/FUL) for the conversion of the existing vacant office block into a 220-bed hotel (C1 use class), with a total GIA of 93,977ft². The scheme has been designed to achieve BREEAM Excellent standards and will include a ground-floor commercial unit.

A franchise agreement has been signed with Fairfield by Marriott, with Cycas Hospitality appointed as the hotel's operator. The site owner is Investin Plc.

Portsmouth DUNSBURY PARK

Located 15 minutes north of Portsmouth's city centre, 2 minutes from the A3(M)

700,000 sq ft
of industrial space

15 mins
north of Portsmouth city centre



Dunsbury Park is a 100-acre prime industrial and manufacturing business park located adjacent to the A3(M), just north of Portsmouth. Already home to several major employers, the park offers a range of opportunities with units available from 20,000 to 200,000 sq ft. Designs are flexible, and the team welcomes specific occupier space requirements.

Set in the rolling Hampshire countryside, Dunsbury Park compliments the natural beauty of the surrounding area and supports local wildlife. As a designated tax site within the Solent Freeport, government financial incentives are available for new occupiers, including enhanced capital allowances, business rates relief, National Insurance contributions relief, and stamp duty relief. A freeport customs site is also available a short drive away at Portsmouth International Port.

Portsmouth TIPNER WEST

Portsmouth City Council is exploring the regeneration of Tipner West, aiming to create new employment opportunities alongside much-needed housing for local residents.

Sustainability and nature will be at the heart of the proposals, with a strong focus on protecting and enhancing the harbour's natural habitat and biodiversity. Future plans may include an employment hub, new homes, and sea defences to better safeguard this part of the city from flooding.

Any development will also incorporate measures to improve the long-term resilience of Portsmouth Harbour's ecosystem. These proposals will be included in Portsmouth's Local Plan.

**Strategic location next to the M275
in the north-west of Portsmouth**

Pre-planning stage with developer investment. Residential and industrial.

Landowner: Portsmouth City Council.

77 acres
proposed residential and industrial space



Gosport FORT BLOCKHOUSE

Fort Blockhouse is an Ministry of Defence (MoD) site located on the Haslar Peninsular at the south-eastern tip of Gosport. Fort Blockhouse 1 is surplus to operational requirements for Defence with the site being announced in 2016. The site, which lies adjacent to the popular Haslar Marina, benefits from a stunning situation at the entrance to Portsmouth Harbour offering expansive views across the Solent, as well as to Gosport and Portsmouth.

The Fort Blockhouse 1 site has a number of features which would be attractive to the marine sector in particular, including deep channel access and sheltered water basin mooring opportunity, with convenient access to the Portsmouth estuary, the Solent, and other marine businesses. Currently there is limited direct water access from Fort Blockhouse 1 but the opportunity to utilise the waterfrontage is significant. Heritage is a strong feature and includes a scheduled monument and a number of Grade 2 Listed buildings. Combined with the existing Submarine Museum which is located immediately adjacent to FBH1, the site has the potential to be an attractive location for residents and visitors alike. Consequently it also has the potential for a number of tourism/leisure uses including conferencing facilities, arts/craft studios, food and drink establishments and heritage interpretation attractions, as well as other employment opportunities including small scale offices and workshops.

38 hectares

for marine, heritage
and tourism

**Prime position on the Haslar Peninsular
at the south-eastern tip of Gosport**

MoD is currently seeking to promote the site within the emerging Local Plan (2029-2040)

Mixed uses with independent retail, living, innovative food and beverage businesses and cultural

6.2 ha
developable area

2,800
homes

30,000 sqm
non-residential GEA

Southampton HEART OF THE CITY

City centre living alongside new retail, food and drink opportunities and strong transport connections.

Leveraging Old Town and Above Bar's historic and cultural landscape to restore its character through placemaking and public realm enhancement. The goal is to strengthen both east-west and north-south connections while ensuring Southampton's traditional commercial heart remains vibrant, relevant and attractive.

Building on the layers of history and cultural heritage that exist within the city's heart, the Renaissance Vision aims to ensure Southampton retains its position as an important regional centre.

Development opportunities include:

Central Gateway: Above Bar – better connecting the important gateway at Southampton Central Station to the heart of the city and enhancing Southampton's cultural quarter. These improvements will be

underpinned by the council's partnership with Network Rail and creation of a station master plan.

Old Town, East Street and Holyrood – anchored by the under construction Bargate Quarter development, which has Legal & General Investment Management as the investor. Opportunities will be unlocked for the reimagining of East Street and neighbouring areas for independent retail and food and beverage business.

Southampton Solent University Campus and Charlotte Place – subject to and incorporating the masterplan being prepared by the University, the long term potential could include the introduction of links through the campus to New Town and Nichols Town and the phased redevelopment of older buildings in the campus.

Bedford Place and London Road – Building on recent investment in public realm and highways works, the area provides opportunities for independent retail and other commercial uses.

Southampton ITCHEN RIVERSIDE

New and revitalised riverside communities and a waterfront sport and entertainment district.

A key part of the Renaissance Vision, reconnecting the River Itchen to the city centre and regenerating the traditionally industrial, maritime and inner city districts of Chapel, Northam and St Mary's.

Southampton Renaissance aims to catalyse the eastern expansion of the city centre through the creation of a major sport and entertainment district anchored by St Mary's Stadium together with new waterfront communities to be delivered through the long term regeneration of areas such as Old Northam Road, Chapel and Drivers Wharf.

Development opportunities include:

St Mary's Waterfront – priority zone providing opportunity to enhance sport, leisure and entertainment facilities around St Mary's Stadium, with potential for waterfront development.

Driver's Wharf and Northam Estate – co-ordinated estate renewal and housing delivery following healthy neighbourhood placemaking principles.

Crosshouse & Chapel – Continuation of the Chapel Riverside scheme including further residential development and further investment in waterfront public realm.

St Mary's and Old Northam Road – Fostering a creative enterprise hub along St Mary's Street/Old Northam Road.



Enhanced sport and leisure facilities around St Mary's Stadium

16.5 ha
development potential

3000
homes

300,000 sqm
non-residential GEA

Mixed use innovation and business hub with strong transport connections

18 ha
developable area

6,000
homes

400,000 sqm
non-residential GEA

Southampton WEST BAY

A globally connected innovation district with contemporary neighbourhoods, creating an iconic gateway to Southampton.

The comprehensive regeneration of West Bay is one of the UK's largest urban regeneration opportunities.

The long term renewal of this area provides the opportunity to deliver a globally connected innovation district, enhance connections between the station, port, and city, and create a sequence of new urban neighbourhoods.

This regeneration will prioritise pedestrian-friendly spaces, enhanced mobility, and will establish a series of new public spaces and parks.

Development opportunities include:

Southampton Central Gateway – priority zone with the potential to provide an exciting and unique gateway to Southampton with a mix of “Live/Work/Play” uses by creating residential, commercial,

entertainment, cultural and leisure uses. Better connecting Southampton Central to the city centre and enabling the transformation of the Civic Centre as an enhanced destination.

West Bay Southern Development Zone – a comprehensive mixed-use development enabling better linkages and integration between the city centre and the Cruise Passenger Ports at Dock Gates 8-10 and supporting major infrastructure improvements including flood defence, energy network and transport infrastructure.

West Bay Northern Development Zone – longer term potential for commercial office, lab and education as part of future phases of the Innovation District and including options for hospitality and hotels as well as tourism, leisure and entertainment destinations.

Southampton OCEAN VILLAGE

Expanding waterfront living in an established location with improved public open space and access to the waterfront.

3.3 ha
developable area

1,300
homes

160,000 sqm
non-residential GEA

Renewing Ocean Village through new homes, facilities and a neighbourhood heart for this contemporary urban community.

Located to the south east of the city centre, Ocean Village is a vibrant, high-density residential and leisure district centred around a large marina and dock basin that originated from historic docks dating back to 1838.

The area features some of the city's most notable landmarks, including the 26-story Moresby Tower, part of the Admirals Quay redevelopment, one of Southampton's tallest buildings.

Ocean Village will be further intensified to enhance the city's skyline, create new employment opportunities and enhance its function as one of the city centre's waterfront destinations.

Development opportunities include:

Ocean Village: Healthy Urban Neighbourhood – Residential redevelopment with new public open space and public realm.

Canute Road and Albert Road – Respecting heritage buildings alongside new homes.

Southampton MAYFLOWER WATERFRONT

Unlocking active and accessible green promenade with new housing, commercial and hospitality opportunities

1.7 ha
developable area

645
homes

15,300 sqm
non-residential GEA

Opportunity to increase publicly accessible waterfront and better integrate it with the historic centre and its communities.

The regeneration of Southampton's Historic Waterfront to provide a true destination within a waterfront landscape. This area will include new homes, workspace as well as tourism and hospitality facilities that celebrate the city's maritime heritage and underline the city's position as European Cruise Capital.

Mayflower Park – creating world-class waterfront parkland as one of the main destinations within the city for residents and visitors alike.

Town Quay – ambitious plans for a new hotel and residential development are currently in planning.



Central Winchester THE CENTRAL WINCHESTER



Regeneration (CWR) project is the centrepiece of Winchester's ambitious development and investment landscape. This transformative initiative, a partnership between Winchester City Council (WCC) and award-winning developer igloo Regeneration, is set to redefine the historic city's core.

Spanning a strategic site of assembled former council offices and the bus station, the development will deliver 250 mixed-tenure homes alongside 50,000 sq ft of creative, commercial, and community space. Guided by igloo's internationally recognised Footprint® methodology, the project prioritises social value and environmental sustainability, ensuring 'homes for all' that integrate seamlessly into

Winchester's unique heritage.

This is more than a development; it is the creation of a vibrant, sustainable quarter designed for the long-term prosperity of Winchester and the wider region.

Location: Central Winchester. Site assembled includes former council offices, bus station and redundant land.



Size: Development of 250 homes. Plus 50,000 sq ft non resi – community, commercial, F&B, creative space

Sector(s): As above. 'Homes for all.' Differing sizes and tenures

Proposed use: As above

Investment type: Principally funded by igloo, potential third party investors at delivery stage

Planning status: Design stage for Planning underway

Landowner: Winchester City Council

Enquiries (Contact): John Long, igloo john.long@igloo.uk.net

Basingstoke

THE GATEWAY FROM LONDON TO THE CENTRAL SOUTH

With excellent connectivity, a diverse economy and an exceptional quality of life, Basingstoke offers a compelling location for business and investment.

Home to over 7,300 businesses – including major employers such as Sony Europe, Lavazza Professional and Fujitsu – the borough contributes to one of the UK's most competitive and productive regional economies in North Hampshire. Its Gross Value Added (GVA) per hour worked ranks in the top 10% in the UK.

With 75% of its land comprising agricultural and woodland areas, including designated national landscape, Basingstoke offers a rare and appealing balance of rural charm and urban convenience.

Here's why we've chosen to invest in Basingstoke ...



LevertonHELM

LevertonHELM has committed £30 million to establish a cutting-edge lithium chloride production facility in Basingstoke, supporting the UK's clean energy supply chain. The investment highlights the town's appeal for advanced manufacturing – thanks to its strong infrastructure, skilled talent pool and proximity to key transport networks.

"We chose Basingstoke because it enables us to scale efficiently and sustainably," says Stephan Schnabel, CEO of LevertonHELM. "This investment is about building resilience in the energy sector while contributing to regional growth and innovation."

Blatchford

Blatchford has made a £15 million investment in Basingstoke to establish a new Operations Centre of Excellence, marking a major step in the company's global growth strategy. The facility enhances its capacity to deliver world-leading prosthetic and orthotic technologies, while reinforcing Basingstoke's position as a centre for high-value medical innovation.

"Over the past five years, we've experienced remarkable growth, driven by cutting-edge technology developed here in the UK and increasing global demand for our solutions", says Paul Roberts, CEO of Blatchford. "This investment strengthens our workforce in Basingstoke and enhances our ability to deliver life-changing prosthetic technology to more people around the world."



Longstock Capital

Hugo Denée, Co-Founder of Longstock Capital, led a £32 million transformation of Mountbatten House into PLANT with co-investors Mactaggart Family & Partners, recognising Basingstoke's unique potential as a hub for sustainable, design-led office development. Their investment reflects confidence in the town's strategic location, strong civic partnerships, and growing demand for high-quality, flexible workspaces.

"Basingstoke stood out for its connectivity, infrastructure, and the opportunity to capitalise on excellent local productivity through modern, flexible office space", says Hugo. "We saw a chance to regenerate a Grade II listed building into a future-ready workplace – achieving BREEAM Excellent and delivering a space that meets the evolving needs of today's occupiers."

Basingstoke BASING VIEW

Prime investment and development opportunity
with mixed-use potential

Portfolio of sites with some outline planning.

6 ha developable area	1,000 homes	500,000 sq ft Employment land	£450m GDV
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Basing View is a 65-acre business district in central Basingstoke, located next to the railway station and town centre. With major occupiers including The AA, Eli Lilly and Company, Network Rail and Sovereign Network Group, it offers affordability and accessibility with strong transport links to the M3 and London via train in 40 minutes.

The Council owns several sizeable development plots at Basing View and is committed to unlocking their potential to support sustainable development through innovative, viable regeneration that aligns with placemaking and economic growth objectives. The emerging Local Plan seeks to build on the importance of Basing View as a strategic employment area and key location for high quality employment uses and new homes whilst acknowledging the benefits of a complementary mix of uses to create a vibrant premier town centre business district.

The Council is looking for a long-term funder or investor to partner with it in delivering a portfolio of development sites across the town centre and Basing View.

Plot Z – Unlock the full potential of Basingstoke with Plot Z, a large site at the east of Basing View, also known as Fanum House as the former headquarters of The AA. This prime development opportunity is ideal for office, residential, mixed-use, or educational schemes. The site is a gateway to transformative investment in Basing View. Existing plans and various surveys are available, offering a strong foundation for future growth.

Size: Plot of 7.8 acres with 225,000 sq ft of existing office premises and a 500-space multi-storey car park.

Proposed use: Collectively, these sites could accommodate mixed use development of up to 1,000 new homes, educational, and office space with a new multi-storey car park as part of a wider development.



Plot W1 – Adjacent to Fanum House, Plot W1 offers an exceptional opportunity for a cohesive development within Basing View. Its proximity to Plot Z enhances development value and supports a complementary, phased strategy.

Size: Approximately 1.1 acres (50,000 sq ft) of existing 110 space surface car park.

Plot W2 – Strategically located along Gresley Road with excellent links to the M3, this site provides a compact yet high-impact development opportunity within Basing View. Its adjacency to key development sites makes it ideal for either standalone or complementary uses, strengthening access and long-term viability. Feasibility study for a multi-storey car park option is available.

Size: 0.6 acres (25,000 sq ft) of existing 60 space surface car park.



Basingstoke BASING VIEW

Plot V (Lower Basing View Car Park) – Located next to PLANT, a Grade II listed building, and adjacent to Eastrop Park, this plot offers a rare combination of heritage, green space, and development potential. Its setting allows for a high-quality, contemporary workspace that respects its historic context while benefiting from park-side appeal.

Size: 1.4 acres (60,000 sq ft) of existing 105 space surface car park.

Proposed use: 90,500 sq ft office space with over 200 car parking spaces, or a new multi-storey car park (subject to planning permission).



Plot K – A strategically positioned site in the centre of Basing View, offering a prime opportunity for a modern office development. Outline planning permission has been granted for a five-storey building with an existing multi-storey car park to the rear of the plot, shared with Plot K1 (Eli Lilly and Company). The site is currently vacant and supported by feasibility studies and preliminary design input, streamlining the delivery process. Its central location and high visibility make it an ideal flagship commercial site.

Size: 0.9 acres available for development.

Proposed use: 53,690–66,047 sq ft of office space with 130 car parking spaces in the existing multi-storey car park to the rear.

Planning status: Outline planning permission for a five-storey office building was secured in 2019.

Plot J – Located in the centre of Basing View, this site benefits from full planning permission for a Grade A office development. Currently under a short-term licence as an off-site compound, it remains flexible for transition to a long-term commercial asset. With planning already in place, Plot J offers an opportunity for immediate delivery, ideal for occupiers seeking to establish a strong presence in Basingstoke's regeneration zone.

Size: 0.8 acres available for development.

Proposed use: 45,000–62,710 sq ft of office space with shared car parking.

Planning status: Planning permission secured for a five-storey Grade A office.



Plot C – Located in the western gateway of Basing View and within walking distance of Basingstoke train station, this highly accessible site offers flexible development potential. Its gateway location and excellent transport links make it suitable for a range of uses.

Size: 1.1 acres available for development.

Proposed use: 38,000–45,600 sq ft office space or 80–200 new homes (subject to planning).

Basingstoke LEISURE PARK

A 60 acre destination leisure park with facilities including an ice rink, indoor sky diving, cinema, bowling and the Aquadrome. The council, as freeholder, is leading a major transformation as part of a wider masterplan by investing £60m in a new leisure complex with indoor water flumes and slides (subject to planning permission).

Opportunities include space for new leisure attractions and mixed-use development, aimed at regenerating the site and increasing footfall. Complementing this, US based Great Wolf Resorts is planning £300m investment in a 500-bedroom hotel and indoor water park with conference facilities, expected to attract an additional 500,000 annual visitors (subject to planning permission).

Leisure-focused development

Portfolio of sites with some outline planning.

5 acres
developable area

2
plots

75,000 – 100,000 sq ft
size range

Basingstoke TOWN CENTRE

A prime regeneration opportunity at the heart of Basingstoke, unlocking phased development across retail, F&B, residential, and office space - anchored by council-owned assets and unrivalled connectivity.

6 ha
developable area

500
homes

170,000 sq ft
office, retail and F&B

£250m
GDV

Located on the doorstep of Basingstoke train station, the town centre attracts local and regional shoppers. The area includes The Malls Shopping Centre which is owned by the council, the historic Top of the Town and Festival Place which is home to 150 stores, 200 big brands and 35 eateries, and has recently had a multitude of new openings, including Søstrene Grene, MANGO and Superbowl UK.

A masterplan adopted by the council in 2022 identifies key development opportunities for a dynamic mix of retail, F&B, residential and office uses across several sites, and the council is now considering ways to accelerate delivery in parallel with the emerging local plan and its policies.

Delivery of the masterplan has been structured into phases, with the council actively seeking a major investment partner to help advance the priority sites. These include Top of the Town, London Road, and The Malls/Station Approach.

Current opportunities in the town centre include:

Top of Town car parks – Located in the heart of Basingstoke, these car parks represent a strategic development opportunity within a historic quarter. As part of the Town Centre Masterplan, the vision includes transforming the area into a vibrant mixed-use district with improved pedestrian connections. Development options include residential-led schemes with new homes, ground-floor commercial space, public realm upgrades, and a multi-storey car park. Opportunities to enhance the streetscape with green spaces, public art, and hospitality uses are also explored.

Size: 123 spaces (Southern Rd), 126 spaces (Castons), 60 spaces (Castons Yard).

Proposed use: Residential-led schemes with over 130 new homes (depending on configuration), commercial space, public realm upgrades, and a multi-storey car park (subject to planning).



The Malls Shopping Centre – Positioned between Festival Place and the train station, The Malls offers a transformational opportunity to reconnect and reimagine Basingstoke's town centre. The adopted masterplan proposes reshaping this inward-facing structure into a walkable, street-based, mixed-use district with improved connectivity and green spaces, subject to planning permission. There is potential for a vibrant mix of residential, retail, commercial, and community uses, alongside a new public transport corridor.

Size: 300,000 sq ft of existing shopping centre and a 540-space car park.

Proposed use: Mixed-use development with residential, retail, commercial, and community uses, plus a new east-west public transport corridor.

Civic Campus – The Civic Campus offers an ideal opportunity for office, residential or higher education use. This 2.6-acre redevelopment site is located near the High Street and overlooks War Memorial Park, a popular Georgian park and event venue. It is approximately 1.5 miles from Junction 6 of the M3.

Size: 2.6 acres. The campus includes the Deanes (35,000 sq ft), Parklands (30,000 sq ft), and Goldings (7,500 sq ft) buildings. Eastlands I provides 10,487 sq ft, and Eastlands II 4,321 sq ft. Total internal floor area: ~90,000 sq ft. There are 128 parking spaces at the Civic Campus and 170 at Eastlands (300 total).

Proposed use: Suitable for mixed use development, office, residential or higher education, subject to feasibility work.

Bournemouth HOLES BAY

Holes Bay is the focal development site in Bournemouth, Christchurch and Poole and is the largest brownfield opportunity in the South West of England. BCP Council, as landowner and local planning authority for the Holes Bay site, is facilitating positive planning and development outcomes by creating a clear framework for its delivery, bringing its communities and stakeholders along on the journey.

Situated directly on the waterfront, it benefits from a fantastic panoramic location on the western side of the Backwater Channel, between Poole Harbour to the south and Holes Bay to the north. It is bounded by water to the north and east, by residential to the south, and sport, leisure, education, and community uses to the west. There are numerous brownfield opportunities within close vicinity. In their entirety, they can deliver a large and vibrant mixed-use waterside community of around 2,500 homes along the Backwater Channel.

40 acres
developable area

87+ sqm
new residential
development

87+ sqm
new commercial
space

40+
new jobs

£5m +
land value
uplift

£1m +
additional annual spend
per year into Poole

£56m +
GVA impact during the
construction period

£2.3m +
annual GVA
impact thereafter





Talbot Quarter is Bournemouth's £350 million innovation district delivering a next-generation, mixed-use development. Backed by a long-term charitable landowner, Talbot Village Trust, Talbot Quarter offers a prime investment opportunity in a high-growth, high-demand location.

Bournemouth TALBOT QUARTER

Anchored by world-class universities, the Talbot Quarter creates a dynamic ecosystem for digital, creative, and health-tech industries.

The Innovation Hub will deliver 35,000 sq ft of workspace for startups and SMEs, fostering collaboration between academia, business, and industry, while the Innovation Park provides 150,000 sq ft of offices, labs, and co-working spaces, designed to meet the needs of next-generation businesses with ESG, PropTech, and Smart City principles embedded from the outset.

The Nuffield Health Hospital & Orthopaedic Research Institute will be a 125,000 sq ft world-leading facility driving medical science innovation.

Mixed-use development includes a major new hospital, offices, R&D, residential, and a cultural and commercial hub, creating a dynamic ecosystem for digital, creative, and health-tech industries.

The development offers significant economic impact:

- £97 million GVA per annum to the regional economy
- 1,370 net additional full-time jobs, strengthening the local and national workforce
- £48 million in additional earnings per year, driving prosperity and business growth

The residential neighbourhood of the Talbot Quarter is designed with a mixture of modern, quality, accommodation including purpose built student accommodation, build-to-rent, extra care housing, and open market homes.

175,000 sq ft
developable area

Bournemouth WINTER GARDENS

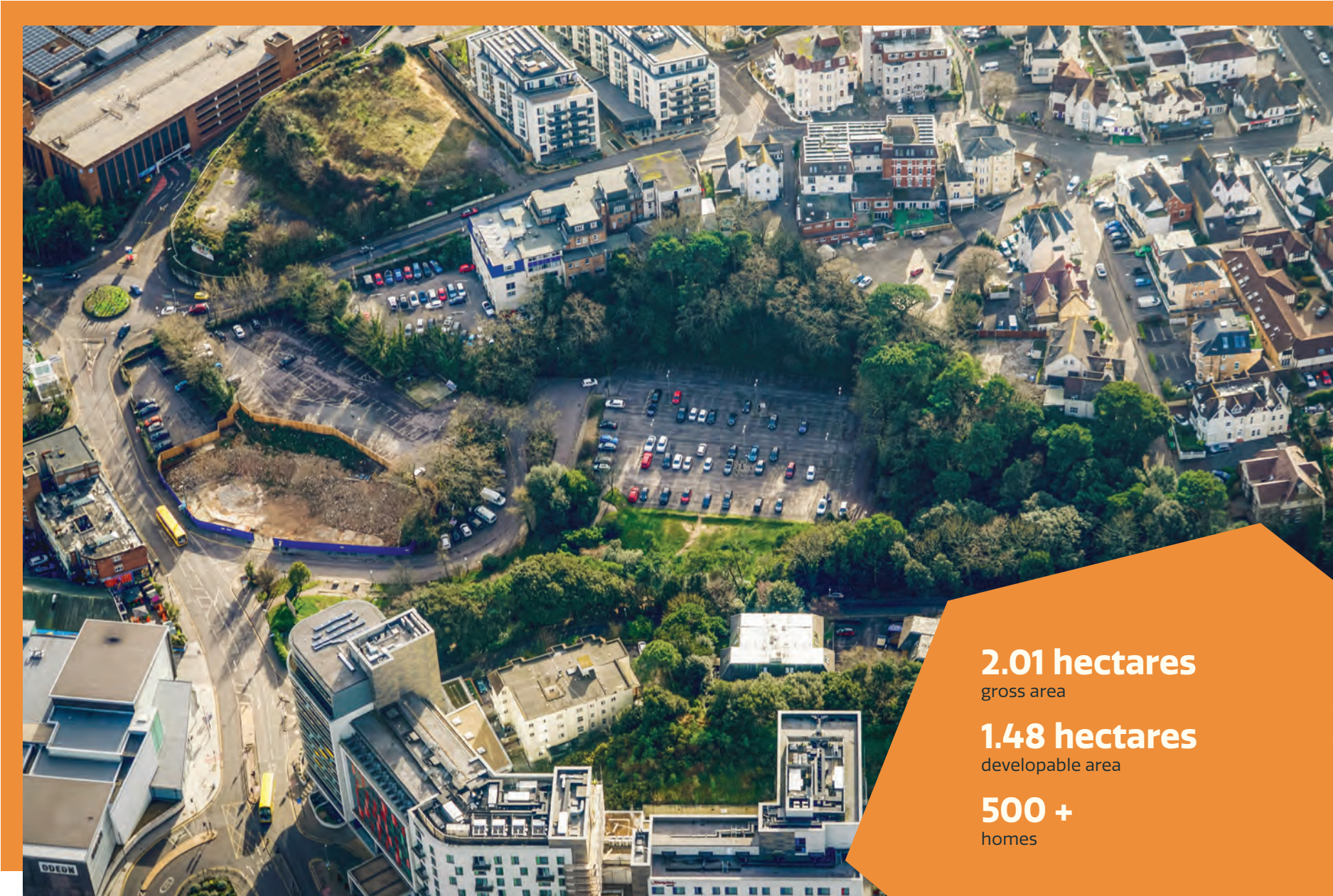
The Winter Gardens is a prominent site in Bournemouth town centre, adjacent to the Bournemouth International Centre, Hilton and Hampton by Hilton hotels, the BH2 Leisure complex and a short walk from the town centre shopping area, Lower Gardens and Bournemouth Pier.

Most of the site is currently in use as a public car park, serving both town centre retail and visitors to Bournemouth seafront.

There is an opportunity to deliver a transformational regeneration project that will provide homes for local people, many of which will be affordable and social rent, which will contribute positively to the reimagining and recovery of Bournemouth town centre.

Outcomes

- 500+ new homes
- Street-level commercial and community space
- New public realm
- New jobs
- New economic activity



2.01 hectares
gross area

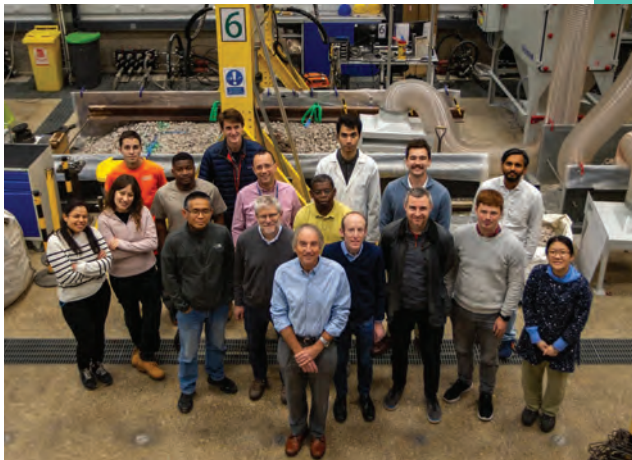
1.48 hectares
developable area

500 +
homes

Royal recognition for rail research

KEEPING UK ON THE MOVE

Engineers at the University of Southampton are leading the way in ensuring the UK's railways are future proofed and resilient to climate change – using science to reach the most economical and effective solutions.



Members of the railway research group at the University of Southampton

Their work has saved billions of pounds of public money and improved the resilience of the ageing rail network.

The University's pioneering research has now won royal recognition, scooping a prestigious Queen Elizabeth Prize for Higher and Further Education.

William Powrie, Professor of Geotechnical Engineering and a Fellow of the Royal Academy of Engineering, is in the driving seat.

He said: "It's quite amazing to get this recognition for the work we've done over many years. It's a real testament to everyone who has been involved, and

to rail research and engineering in Southampton. We are passionate about applying fundamental science to solve real world problems, and it's fantastic to have this celebrated."

Professor Mark E. Smith, President and Vice-Chancellor of the University of Southampton, said: "We are immensely proud of the strength of our rail engineering research here in Southampton. It has been world-leading work for a sustained period making pioneering breakthroughs over many years, and it continues to have a huge impact on the rail network as well as the economy. We are honoured that this research has deservedly been awarded a Queen Elizabeth Prize for Education."

Two decades-worth of research has already delivered huge cost savings.

In railway electrification alone, high costs led the Government to pause a major programme in 2017. The University developed new standards to cut the need for bridge reconstruction, and to reduce the depth of the foundations for the support masts on overhead electrified lines. These two measures prompted the Government's decision to restart railway electrification, saving the UK economy several billion pounds.

Southampton-led research has also supported the move to more sustainable and less problematic railway embankments in the face of wetter winters and drier summers.



PhD students Rafael Periera-Anjos and Saba Ghassemi performing cyclical triaxial testing of scaled railway ballast with novel geosynthetic reinforcements

Embankments – raised areas of soil, often clay, that support tracks – tend to shrink in summer and swell in winter. By appropriate management of the right vegetation in the vicinity of the track, this seasonal movement can be minimised without compromising the stability of the slope in winter.



Professor William Powrie assessing a test in the Large Structures Laboratory

Professor Powrie said: "Railway infrastructure engineering has been traditionally based on experience and observation. We have worked to underpin this experiential and empirical evidence with scientific understanding. That enables us to look at how engineering practice needs to change in the light of changing usage, climate, materials, and construction and maintenance processes, and to avoid unnecessarily over-engineering."

Delivering Excellence in Marine Civil Engineering

RYDE PIER WALKWAY REFURBISHMENT

Knights Brown's reputation for technical excellence in challenging marine environments has been demonstrated in the successful refurbishment of the Ryde Pier Walkway, a landmark project for Wightlink and the Isle of Wight community. The scheme formed a vital part of the wider Ryde Esplanade regeneration, providing step-free pedestrian access from the UK mainland to the island and enhancing connectivity for residents and visitors alike.

Project Overview

Ryde Pier is the world's oldest seaside pleasure pier and the second longest pier in the UK. Over the course of ten months, Knights Brown transformed the historic Tramway Pier, constructing a new three-metre-wide dedicated pedestrian route between the vehicle and railway piers. The works required the removal of derelict metalwork, timber and bracing, leaving only the original tubular cast iron piles. Knights Brown then installed new steelwork and cross

bracing, timber joists, decking and hand railings, transforming the structure into a safe, accessible and visually appealing walkway.

Technical Demands and Marine Expertise

Working in a live marine environment presented significant logistical and technical challenges. The site was located in the Solent, with operations taking place directly over coastal waters and within the intertidal zone. Knights Brown's team demonstrated meticulous planning and risk management, including daily tidal and weather monitoring, coordination with the Harbour Master and Coastguard and the provision of a dedicated rescue boat.

Safety was paramount throughout the project. Innovative access solutions were developed, such as bespoke clamp-on platforms and a man-rider cage attached to a spyder crane, enabling safe working at height and over water while minimising disruption to



public access. The team implemented robust fall restraint systems, edge protection and comprehensive rescue plans, ensuring well-being of the workforce.

Environmental stewardship was integral to Knights Brown's approach. Measures were taken to prevent debris from entering the water, including the use of geotextile membranes to capture rust and paint particles. Strict routes for machinery were established to avoid damage to sensitive seagrass habitats, monitored by a marine ecologist and enforced by a dedicated marshal. Noise attenuation barriers and the selection of low noise plant minimised disturbance to both the public and overwintering birds.

Sustainability and Social Value

Knights Brown delivered tangible sustainability benefits, recycling 300 tonnes of steel from the redundant tramway, using seawater for site facilities and employing solar-powered lighting alongside energy-efficient accommodation units.

The project also created opportunities for local young people. Apprentices gained valuable experience in marine and coastal construction and a partnership with a local charity provided employment for disadvantaged youth.

Collaboration and Innovation

Close collaboration with Network Rail contractors and other stakeholders ensured seamless interface management, with daily and weekly coordination meetings maintaining safety and productivity. Knights Brown's early contractor involvement and innovative methodology, utilising downsized cranes and keeping the pier open, delivered significant cost savings and minimised disruption.

Quality and Recognition

A robust inspection and testing regime underpinned the project's quality assurance, with independent checks on welding and painting and comprehensive documentation provided to the client.

Conclusion

The Ryde Pier Walkway refurbishment stands as a testament to Knights Brown's expertise in marine civil engineering, their ability to overcome complex technical challenges and their dedication to delivering sustainable, high-quality infrastructure for communities and clients.






The Consultant of Choice

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FOR ECONOMIC GROWTH ACROSS THE
COUNTRY AND I WANT MORE PEOPLE
TO KNOW ABOUT THAT REGIONALLY,
NATIONALLY AND INTERNATIONALLY.

Luke Murphy MP
Chair of the All-Party Parliamentary Group
for the Central South



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If you are interested in any of the development opportunities promoted within this publication and would like to find out more, please get in touch by using the contact details below:

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THANKS to our partners



Working collaboratively with our regional local authorities which include:

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- BCP Council
- Basingstoke & Deane Borough Council
- Hampshire County Council
- Havant Borough Council
- Isle of Wight Council
- Test Valley Council
- East Hampshire Borough Council
- Winchester City Council
- Fareham Borough Council
- Dorset County Council
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- New Forest District Council
- Eastleigh Borough Council

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**Central
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