



NAVIGATOR QUARTER, LAND ADJACENT TO SOUTHAMPTON AIRPORT

STATEMENT OF COMMUNITY ENGAGEMENT

HYBRID PLANNING APPLICATION

MAY 2025

**blocwork (Eastleigh) LLP
&
Southampton International Airport Ltd**





Navigator Quarter

**blocwork and Southampton International
Airport Limited**

Statement of Community Engagement

May 2025

Prepared by Camargue

1. Executive summary

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Camargue on behalf of blocwork (Eastleigh) LLP and Southampton International Airport Limited ("the applicant"). It supports the planning application for Navigator Quarter, as submitted to Eastleigh Borough Council ("EBC" or "the council").
- 1.2 This document describes the applicant's approach to pre-application community and stakeholder engagement, the feedback received from the local community and the team's response to this. This engagement programme was separate from, and in addition to, the pre-application dialogue with EBC planning officers and other statutory and technical consultees.
- 1.3 The applicant's approach to pre-application consultation for Navigator Quarter meets guidance provided in the National Planning Policy Framework (NPPF) and EBC's Statement of Community Involvement (SCI). The scope was also agreed with the EBC case officer in advance.
- 1.4 The programme of pre-application consultation gave people the opportunity to view the plans, ask questions and provide their feedback on the draft proposals.
- 1.5 The consultation was held over 21 days between Wednesday 16 January and Wednesday 5 February 2025.
- 1.6 The applicant proactively sought to consult a wide range of stakeholders, including political representatives, residents, local town councils, local businesses and community groups.
- 1.7 The consultation was promoted through a range of channels including direct mailing to immediate neighbours, writing to stakeholders, issuing a press release to local media with several articles published, and a dedicated website which was the main source of information on the proposals.
- 1.8 People could leave comments via an online feedback form or by contacting the project email address. A dedicated phoneline was also set up to be used for any enquiries.
- 1.9 A total of 10 respondents provided written feedback on the proposals either through the online feedback form, or by contacting the project email address.
- 1.10 The applicant has carefully considered the comments and used them to help finalise the proposals for this planning application.
- 1.11 The applicant is grateful for the contributions made to the consultation and is committed to maintaining an open dialogue with the community and stakeholders as the planning process progresses and into operation.

2. Introduction

- 2.1 This SCE supports the planning application submitted by blocwork, a partnership between bloc and Network Rail, and Southampton International Airport Limited for Navigator Quarter. It sets out the approach to and outcomes of the pre-application consultation with the local community on proposals.

The site

- 2.2 The site is approximately 31ha in size and located between the town of Eastleigh and the city of Southampton, falling within the boundary of Eastleigh Borough Council.
- 2.3 Southampton Airport is located immediately to the south and west of the site, on the edge of the city's suburbs. To the immediate north of the site there is a train depot, located at the converging of trainlines from Southampton and Portsmouth. Sandwiched between train depot land there is a residential area (Campbell Road). Barton Park Industrial Estate is located beyond the depot to the north.
- 2.4 In policy terms the site is designated for employment use including airport related activities but is currently made up of greenfield land, divided in places by strips of vegetation. The only structure on the site is a radar tower next to the site's eastern boundary, which is no longer needed for airport operations and is to be removed.
- 2.5 In accordance with the site's allocations, this hybrid application proposes to bring forward employment development at the site.
- 2.6 The full description of development is:

Hybrid Planning Application - Outline application for development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access). Full planning application for initial infrastructure works and construction of new access road including site levelling and other engineering works.



Figure 1: site location plan

3. Consultation objectives and methodology

- 3.1 National and local policy has guided the applicant's approach to pre-application public consultation and community involvement for this application. This encourages proactive communication between the applicants, local planning authorities and communities to help facilitate better planning applications and outcomes.

"For major and contentious applications, applicants will be encouraged to provide additional opportunities for involving the local community on their proposals in addition to the consultation undertaken by the council. The Council will require the applicant/ agent to agree a programme of community involvement to best suit the specific proposals and the particular site. For such applications a Teams meeting with local Councillors and officers is encouraged to communicate key points and issues. [...] For major and contentious applications where major changes are proposed during the application stage, applicants will be encouraged to undertake further local community engagement." (Section 8.14, page 25)

**Eastleigh Borough Council's Revised Statement of Community Involvement (SCI),
May 2024**

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community." (Paragraph 40)

National Planning Policy Framework (NPPF), 2024

Consultation objectives

- 3.2 Informed by initial conversations with officers and EBC's consultation requirements, the applicant ran a structured engagement plan to communicate and share details of its proposals with relevant councillors, stakeholders, and the community.
- 3.3 In its pre-application consultation, the applicant's objectives were to:
- Ensure clarity, understanding and awareness of the forthcoming detailed application – and how it relates to the existing outline planning consent.
 - Enable stakeholders and the community to provide comments/feedback on the proposals so that these can be considered and addressed prior to submission of the application.
 - Ensure that the application is of the highest potential quality when submitted and benefits from the feedback and points raised through this proposed approach to consultation.
- 3.4 To achieve these aims, the applicant devised a consultation and engagement plan that would provide opportunities for the community and other stakeholders to view the plans, ask questions and submit feedback.
- 3.5 The applicant shared a proposed 'Consultation approach' with the EBC case officer for the application, setting out the proposed scope of the consultation and engagement programme. Following some additional suggestions from the case officer, which were incorporated, this approach was agreed.

4. Delivering the consultation programme

4.1 To deliver on its objectives for the consultation programme, the applicant sought to build awareness of the consultation and the opportunities to provide feedback through the following activities:

- A dedicated project website (<https://navigator-quarter.com/>) hosting information, plans and documents about the proposals together with a feedback form.
- Direct mailing via Royal Mail of an introduction to the proposals leaflet to immediate neighbours in a defined distribution zone of 539 addresses (both residential and business).
- Direct contact with political stakeholders, which were identified in coordination with EBC officers, including: the leader, relevant portfolio holder and local ward councillors at EBC; local MPs; and Eastleigh Town Council.
- A member briefing with Eastleigh Local Area Committee.
- Direct contact with a range of neighbouring businesses and community organisations.
- Press release issued to local media.
- Telephone information line – for enquiries and access to the consultation team.
- Project email address – for providing feedback as well as asking any questions or contacting the consultation team for other business.
- Freepost address (c/o Camargue) – for anyone wanting to write and not wishing to use email or the website in order to provide their comments/ feedback.

4.2 The formal consultation period opened on Wednesday 16 January and continued until Wednesday 5 February 2025, with a window for feedback lasting 21 days in total.

Consultation leaflet

- 4.3 A leaflet about the proposals and the consultation was issued to site neighbours on 10 January 2025. It contained an introduction to the proposals, a summary of how the proposals had evolved from the earlier application, information about the consultation and how to respond, and an illustrative masterplan of the proposed scheme. The leaflet can be found in **Appendix A**.
- 4.4 The leaflet was sent to a defined distribution zone reflecting the main areas that could be impacted by the proposed development during construction and operation. The distribution zone included 539 addresses (both residential and business) and was agreed with the case officer – the distribution zone can be found in **Appendix B**.
- 4.5 Calls to the consultation telephone line were received from 16 January, confirming that the leaflet arrived in advance of the consultation period beginning.

Contact with political and other key stakeholders

- 4.6 A member briefing was held with councillors in the Eastleigh Local Area Committee on 7 January 2025. A presentation was given with information about the draft proposals and the forthcoming consultation, followed by a Q&A.
- 4.7 On 16 January 2025, the applicant wrote to a broad range of political and other stakeholders to share details of the consultation and to offer a briefing. These were issued to political stakeholders, community groups and other neighbouring businesses / organisations, including:
- **Eastleigh Local Area Committee**
 - Other neighbouring local area committees including **Bishopstoke, Fair Oak and Horton Heath (BFOHH)** and **Hedge End, West End & Botley (HEWEB)**

- **Leader of EBC and Cabinet Member for Planning and Property, and Cabinet Member for Transport and Economy**
- **Local MPs** for the constituencies of **Eastleigh, Hamble Valley and Romsey & Southampton**
- **Eastleigh Town Council** and neighbouring **Bishopstoke Parish Council** and **West End Parish Council**
- **Chief Executive of Southampton City Council**
- Other business and community organisations such as **Hampshire Chamber of Commerce**

4.8 On Monday 3 February, the applicant wrote again to all stakeholders to remind them that the consultation period would be closing on Wednesday 5 February.

4.9 An example of the emails sent to local stakeholders can be found in **Appendices C and D**.

4.10 Various enquiries were received via the consultation telephone line and email inbox during the consultation. The applicant responded to enquiries received and satisfied specific requests (for instance a request for site plans, and a query about whether a hotel was proposed on site).

Consultation website

4.11 A dedicated project website (<https://navigator-quarter.com/>) was created to be the main source of information on the proposals. It hosted information on various aspects of the proposals as well as illustrative masterplans, CGIs of the proposed development and some FAQs.

4.12 The website also hosted a feedback form for people to submit comments (see Section 5 for more information on feedback). The form was open throughout the consultation period.

4.13 Screenshots of the web pages including the feedback form are available in **Appendix E**.

Dedicated consultation contact details

4.14 A project telephone line (020 7323 3544), email address (consultation@navigator-quarter.com) and freepost address (Freepost RTBU-HAYY-LCUX 7 Bayley Street, London WC1B 3HB) were put in place from the outset of consultation. Details of these contact methods were included on all materials and project correspondence, so individuals and organisations could contact the team directly with any requests for information or questions relating to the proposals.

4.15 The project phonenumber, email and postal address will remain in place up to determination of the application to enable local residents to contact the project team.

Press engagement and publicity

4.16 A press release outlining proposals for Navigator Quarter and sharing details of the consultation was issued to local media and trade titles on 16 January 2025. The consultation for Navigator Quarter received publicity across six media outlets, including:

- *Eastleigh News* – 16 January 2025, available [here](#).
- *Hampshire Biz News* – 17 January 2025, available [here](#).
- *Insider Media* – 18 January 2025, available [here](#).
- *The Business Magazine* – 21 January 2025, available [here](#).

- *Southern Daily Echo* – 5 February 2025, available [here](#).
- *Hampshire Chronicle* – 5 February 2025, available [here](#).

4.17 Press cuttings of these articles are available to view in **Appendix F**.

Publicity from project partners

4.18 Details of the public consultation were shared by project partners across various social media accounts to raise awareness within personal and commercial networks. This included posts by:

- Solent Freeport (via LinkedIn): available [here](#).
- Southampton International Airport Limited (via LinkedIn): available [here](#) and [here](#).

4.19 Screenshots of these social media posts are available to view in **Appendix G**.

5. Feedback from the community

5.1 The feedback forms posed five questions:

- Do you have any comments about the proposed site layout?
- Do you have any comments about access or connectivity?
- Do you have any comments about proposed landscaping or biodiversity?
- Do you have any comments related to economic benefits and investment?
- Do you have any other comments about the proposals?

5.2 In total, 10 pieces of written feedback were received. The majority was from feedback forms submitted online via the consultation website, while one respondent submitted feedback through the consultation email address.

5.3 Comments received as part of the feedback forms submitted are set out below grouped by theme. A chart showing the breakdown of themes is in **Figure 2**, a full summary is in **Table 1** and the applicant's response to feedback is in **Table 2**.

Figure 2: Key themes of feedback

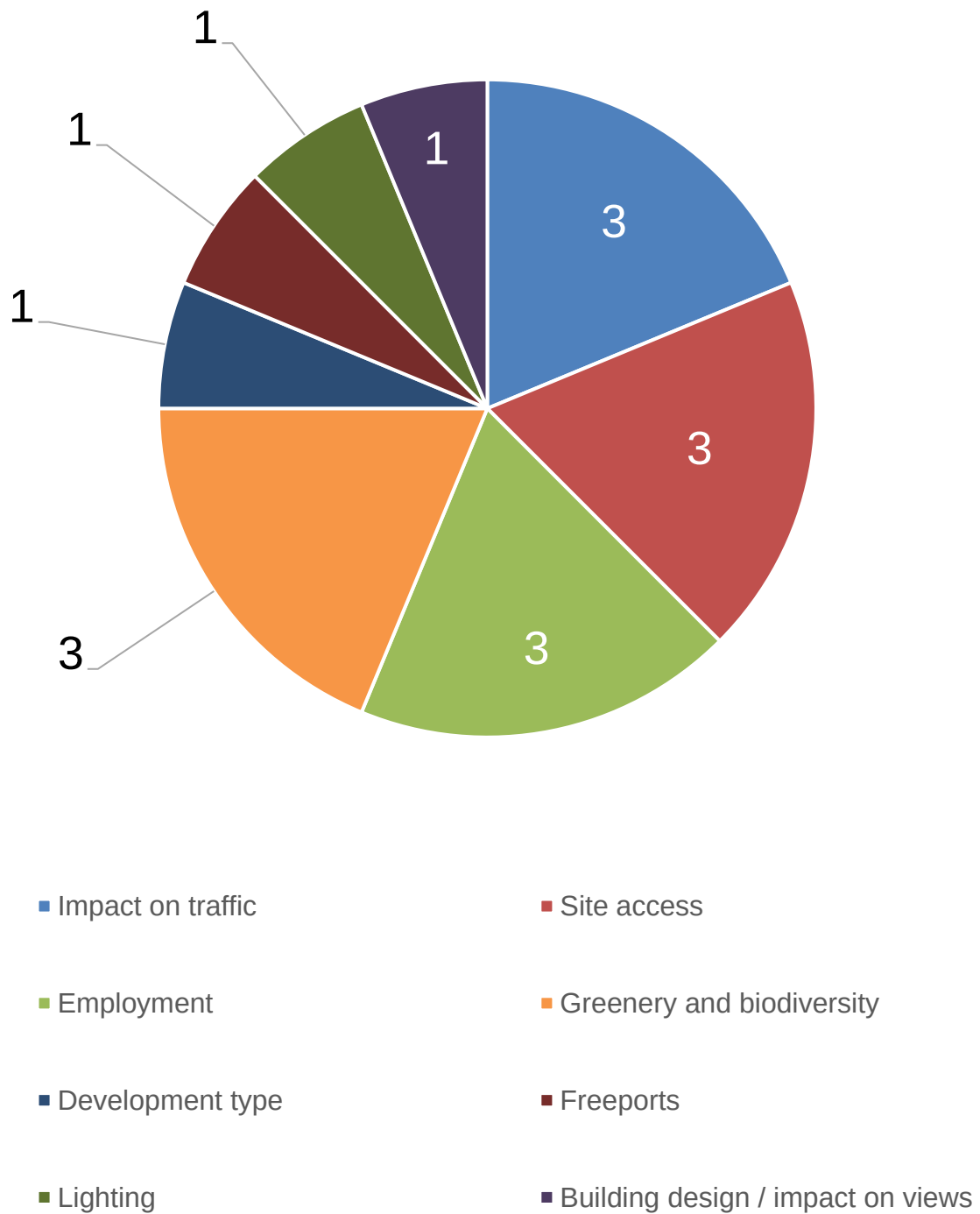


Table 1: Summary of feedback and key themes

Theme	# of people who commented	Overview of comments
Impact on traffic	3	A few respondents questioned the impact the proposed commercial space would have on traffic locally, especially at the airport roundabout, on Southampton Road, and along Mitchell Way. One respondent raised concern about the impact of traffic on emergency access to the proposed air ambulance facility, which is planned for Southampton Airport. Another raised concerns about construction traffic, and Heavy Goods Vehicle (HGV) movements once the development was operational.
Site access	3	Some respondents suggested that development of the Navigator Quarter site could support the creation of the Chickenhall Link Road (a proposal to link Southampton Road to Chickenhall Lane). One respondent suggested improvements to the Portsmouth Rail Line to facilitate rail access to the site. Another suggested improvements to the bridge on Wide Lane, near Southampton Airport Parkway station, were needed.
Employment	3	Some responses recognised that the site had been identified for employment use in EBC's Local Plan, acknowledging that there was policy support for the scheme. One respondent welcomed the new local jobs that Navigator Quarter would create. Another response questioned the types of jobs which would be supported by the proposals, and how many of these would be permanent, or just during construction.
Greenery and biodiversity	3	One respondent noted the site's proximity to Itchen Valley Special Area of Conservation (SAC) and the Itchen Valley Country Park, and raised concerns about industrial run-off affecting these areas. Another requested that sympathetic landscaping be used, where possible, to enhance the view of the Navigator Quarter site from Southampton Road. One respondent also expressed confidence that landscaping and biodiversity would be well taken care of on site.
Development type	2	A respondent from Campbell Road raised concern that the area had seen too much industrial development in recent years, including through Southampton Airport's runway expansion.

		A question was raised as to whether a hotel was being planned as part of proposals for Navigator Quarter.
Freeports	1	One respondent expressed reservations about the viability of UK freeports in a global context, given Navigator Quarter's status as part of Solent Freeport.
Lighting	1	A resident from Southampton Road questioned whether neighbouring residential properties would be impacted by light pollution from commercial buildings if they operated at night.
Building design / impact on views	1	A respondent from Southampton Road requested that buildings for Navigator Quarter be carefully designed to minimise visual impact.

The applicant's response to feedback

- 5.4 The applicant welcomes the feedback that has been submitted on the proposals for Navigator Quarter.
- 5.5 The table below outlines the applicant's response to the various issues and queries raised. It is intended as a summary. In addition, the various technical documents submitted with the planning application provide comprehensive assessments on the respective aspects of the proposals. Specific technical documents have been signposted where relevant.

Table 2: The applicant's response to feedback received

Key themes	Response
Impact on traffic	Extensive discussions regarding highways and transport have been held with Eastleigh Borough Council, Hampshire County Council, Southampton City Council and National Highways to inform the Transport Assessment included in the planning application. This assessment considers how the proposals could affect the highway network, which includes analysis of nearby roads and junctions including Mitchell Way, Wide Lane and the roundabout junctions that connect these roads. This assessment will consider car and HGV trips to the site during the operational phase. Emergency Vehicle Access to Southampton Airport has been considered within the Transport Assessment that supports the application. A construction management plan will be prepared to support the development to identify measures to help minimise impacts from this stage.
Access road	The new road will provide access to the new development plots at Navigator Quarter and has been designed so that it can form the first part of the Chicken Hall Lane Link Road. This first part will be delivered by the applicant, and land within the application site will be safeguarded for the continuation of this new Link Road should it come forward in the future. It is not proposed that the site will have direct access to the rail line. Improvements to Wide Lane Bridge are being considered and reviewed with the Highways Authority. Details of the proposed approach are included within the application.
Employment	The application covering the employment areas is in outline and seeks flexibility across employment uses Class E(g), B2 and B8 so that the site can accommodate as wide a range of business requirements as possible. No occupiers are currently identified for the site as businesses will generally wait until planning permission has been secured before they will confirm plans to come to a site. The exact mix of jobs will depend on which businesses occupy space on the site, but these could include occupiers across research and development, manufacturing and/or logistics operations.
Greenery and biodiversity	The site neighbours the Itchen Valley which is a designated site for its ecological interest and also used by members of the public as an area of open space. An Environmental Impact Assessment is being undertaken to support the application which includes consideration of ecology and biodiversity and any potential impacts on the adjoining Special Area of Conservation/Site of Special Scientific Interest. This will include assessment of any impacts associated with drainage from the new development, which will be supported by a sustainable drainage strategy that will include appropriate treatment of run off to address potential impacts on this adjoining area.

	The new development will deliver an attractive landscaped environment for those who work at the scheme and visitors. In line with national policy, we will achieve a 10% Biodiversity Net Gain using both on-site enhancement as well as off-site provision.
Development type	The site is allocated for employment use in Eastleigh Borough Council's adopted Local Plan and there is continued demand for a range of employment uses in Eastleigh and the Solent. Development of new employment premises at this site will help to meet this demand.
Freeports	The Freeport designation will support future occupiers of the site and help to make them more competitive, while also boosting the local, regional and national economy.
Lighting	An external lighting assessment will support the planning application to consider the prospect of lighting affecting nearby occupiers and the adjacent Itchen River Valley area. The Lighting Assessment has been prepared with input from the project ecologist to ensure that impacts on wildlife are minimised. Detailed lighting proposals will be prepared once the final form of development is confirmed and will be controlled by planning condition.
Building design / impact on views	The employment aspect of the planning application is submitted in outline, so the layout and type of buildings are not yet fixed. This will be defined at a later stage to meet occupier requirements. The outline application is based on parameters to defined maximum heights of buildings and a total floorspace that can be developed at the site. A Landscape and Visual Impact Assessment has been carried out to assess the visual effects of the proposed parameters to ensure that these aspects are assessed within the planning application. This landscape and visual assessment will inform the Environmental Impact Assessment that is being carried out for the proposed development.

6. Conclusion

- 6.1 This SCE demonstrates that the applicant has conducted a thorough programme of pre-application public consultation which has raised awareness of the proposals for Navigator Quarter and provided opportunities for residents, businesses and other stakeholders to comment on the plans.
- 6.2 The programme of consultation and engagement was policy compliant and agreed with the EBC case officer in advance.
- 6.3 In addition to direct engagement with key stakeholders and site neighbours and a project website, substantial local press coverage and social media posts helped to raise awareness of the public consultation to a wider audience.
- 6.4 A modest number of responses were received to the consultation. Overall, the local community who engaged in the consultation expressed a range of views with a mix of positive comments and some specific concerns. The applicant is taking these comments on board and has responded to the key themes raised as part of this document.
- 6.5 The project website will remain up to date, reflecting the status of the planning application, and the consultation telephone line and email address will remain active following submission, so that the community is able to ask questions and keep up to date with the application's progress.
- 6.6 The applicant will also continue engaging with stakeholders, as appropriate, during the planning process.
- 6.7 In summary, we consider that the pre-application consultation undertaken with the local community and stakeholders has been compliant, meaningful and effective.
- 6.8 We acknowledge that Eastleigh Borough Council will undertake its own consultation (subject to receiving and registering the application) – and anticipate that the pre-application consultation (as reported here) will assist in that overall process.

7. Appendices

Appendix A – Leaflet as issued to site neighbours providing information about the applicant’s consultation

Public consultation: 16 January – 5 February 2025

The best-connected new strategic employment site
on the South Coast

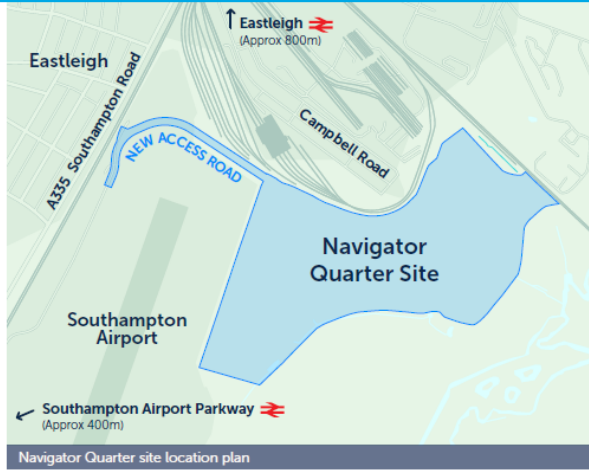


blocwork (Eastleigh) LLP and Southampton International Airport Limited (SIAL) are bringing forward plans for a new strategic employment destination within Solent Freeport.

Navigator Quarter is a designated tax site within the Freeport. It will meet the needs of modern business and create significant economic opportunity for the region, including through the creation of up to 3,000 new jobs.

Our proposals would transform 110 acres of land adjacent to Southampton Airport into a vibrant location for local, national and international businesses to invest in and call their home.

We are bringing forward a planning application to provide up to 92,000 sq m of high-quality employment space on the site, with associated infrastructure works and a new access road.



Navigator Quarter site location plan

Before we submit a planning application, we’re holding a public consultation on the proposals.

Connected by rail, road and air

Navigator Quarter benefits from **excellent transport links**. It has direct access to **Southampton Airport**, is close to **strategic road networks** (J5 M27 and the M3) and **Southampton Airport Parkway railway station** with a direct route to London Waterloo and other parts of the South Coast.

We will create a new vehicular access into the site, north of the airport runway, and will encourage active travel in and around the site, including cycle paths and green infrastructure. A full Transport Assessment will be submitted as part of our application.

Economic benefits

Navigator Quarter will be a new strategic employment destination, attracting new businesses to the region and delivering a range of economic benefits. The scheme is anticipated to provide **up to 3,000 new jobs** (direct, indirect and during construction) as well as various skills and training opportunities.

The development will be designed to be **flexible to suit a broad range of occupiers and sectors**, driving new employers to the region and boosting inward investment.

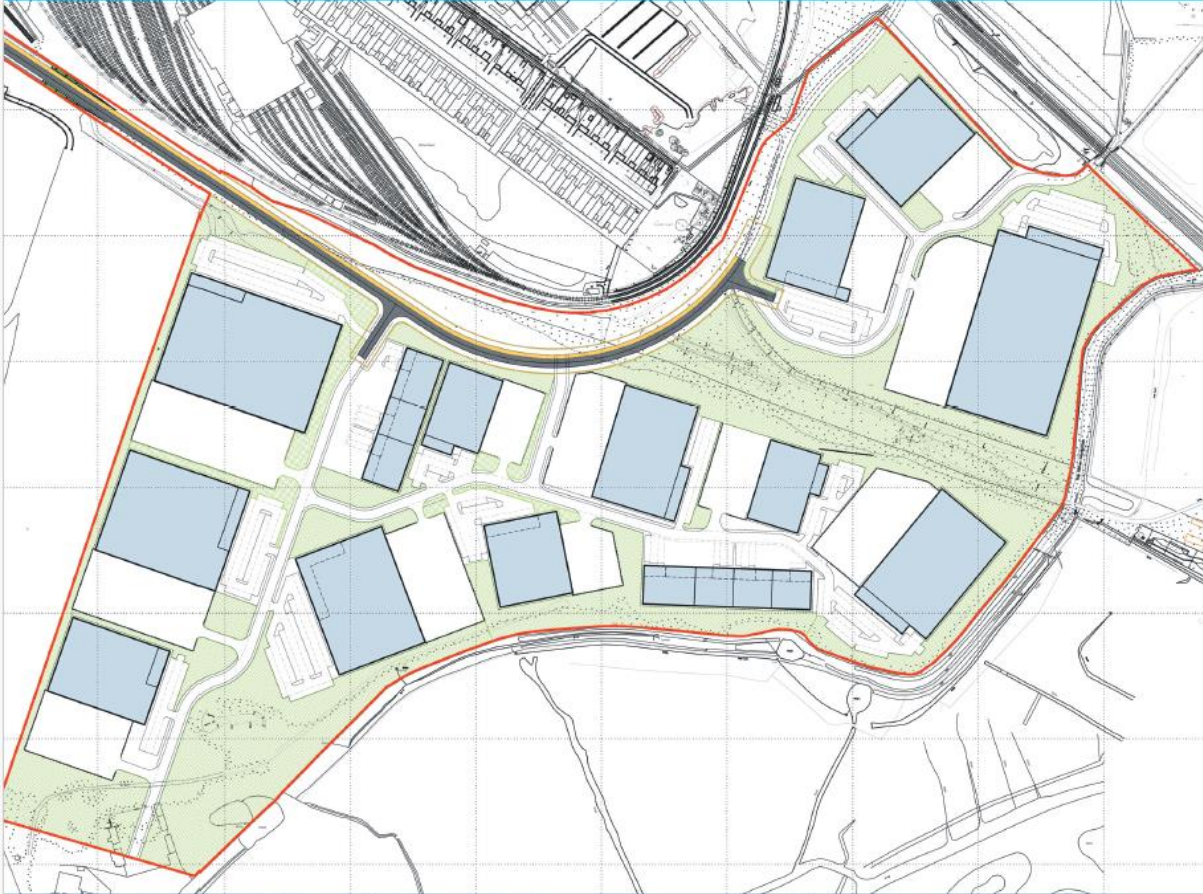
Planning policy

The Navigator Quarter site is **allocated for employment development** in Eastleigh Borough Council’s Local Plan. It’s where the Council wants to see new jobs created to support the balanced growth of Eastleigh and the local area.

We are preparing a planning application, which is informed by the Council’s policy for the site as well as what we think is achievable here in terms of a high-quality new strategic employment development.

We're preparing a planning application to submit to Eastleigh Borough Council shortly.

This plan shows an indicative site layout for Navigator Quarter. Further plans are available on the project website where you can zoom in and view in further detail.



This indicative site layout is illustrative and subject to change. Further plans are available on our consultation website

Find out more and have your say

We're inviting comments on our proposals from **16 January to 5 February 2025**.

To find out more and to submit feedback, please visit our website:
www.navigator-quarter.com



If you would prefer to submit comments via a hard copy questionnaire, please get in touch using the contact details on the right of this leaflet and we will send you a copy.

All feedback provided during the consultation will be considered by our design team ahead of us finalising the proposals and submitting our planning application to Eastleigh Borough Council.

Contact us

If you have any questions about the proposals or would like to speak to a member of our team, please contact us:



consultation@navigator-quarter.com



020 7323 3544
(between 9am and 5.30pm, Monday to Friday)



**Freepost RTBU-HAYY-LCUX, 7 Bayley Street,
London WC1B 3HB**

Appendix B – The distribution zone for the leaflet that was sent to site neighbours, including 539 addresses (both residential and business)



Appendix C - An example of the email sent to local stakeholders on 16 January

Keeping you updated – public consultation on our application for Navigator Quarter



Navigator Quarter

To
Cc

Reply

Reply All

Forward



Thu 16/01/2025 16:46



Navigator Quarter - leaflet.pdf
2 MB

Dear [REDACTED]

We're writing to update you on plans for 'Navigator Quarter' – a proposal within Solent Freeport which would create the best-connected new strategic employment site on the South Coast.

We wanted to share details about the public consultation we are holding which begins today – more information is in this email and the leaflet attached.

The proposals are being brought forward by a partnership between blocwork, a joint venture between bloc and Network Rail, and Southampton International Airport Limited (SIAL). The development would transform approximately 110 acres of land in Eastleigh, adjacent to Southampton Airport, into a vibrant space for local, national and international businesses to call their home.

You may be aware that the site is allocated for employment development in Eastleigh Borough Council's (EBC) Local Plan. Our proposals have the potential to support around 3,000 new jobs, drive inward investment and boost economic growth of the region.

Our proposals for Navigator Quarter

We are looking to deliver around 92,000 sq m of high-quality employment space on the site, with associated infrastructure works and a new access road from Mitchell Way.

The site, which is a special economic zone within the Solent Freeport, benefits from excellent transport links by air, road, rail, and sea. It has direct access to Southampton Airport, strategic road networks (Junction 5 of the M27 and the M3), and Southampton Airport Parkway railway station, and is in close proximity to Southampton's port network.

Public consultation

Ahead of submitting a planning application to EBC, we're holding a public consultation from Thursday 16 January to Wednesday 5 February to hear the views of local residents and other stakeholders on the emerging proposals.

We have set up a project website (www.navigator-quarter.com) which includes plans and further information about what we are proposing, as well as a feedback form for people to share their views with us.

We have issued a leaflet in the post to over 500 addresses around the site with information about the proposals and consultation. The leaflet is also attached for your reference.

If you have any questions about the proposals, please contact us on consultation@navigator-quarter.com or 020 7323 3544 and we would be happy to discuss.

We hope this information is helpful.

Kind regards

Steve Thurston
Head of Planning & Development
AGS Airports Limited

James Digby
Development Director
blocwork

Appendix D – An example of the email sent to local stakeholders on 3 February

RE: Keeping you updated – public consultation on our application for Navigator Quarter



Mon 03/02/2025 17:38

Dear [REDACTED],

Further to our email on 16 January regarding the public consultation for Navigator Quarter, we wanted to remind you that the consultation closes at the end of Wednesday 5 February.

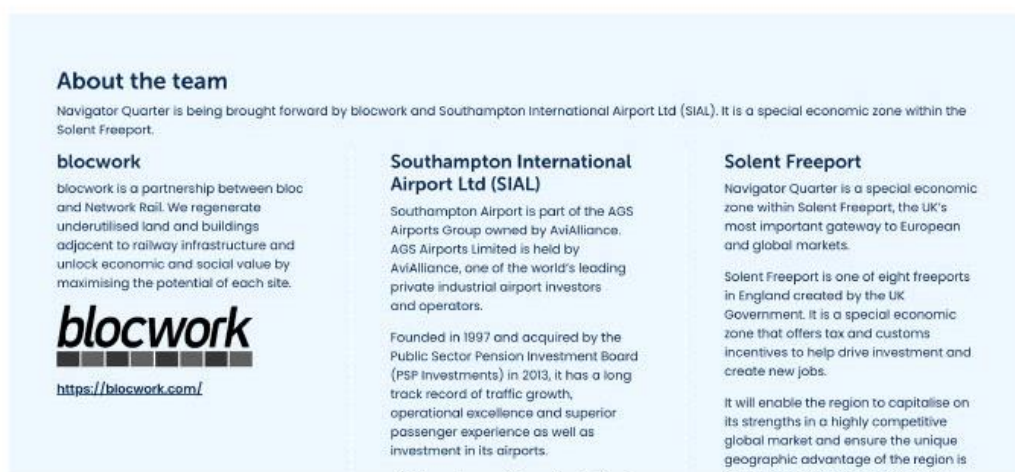
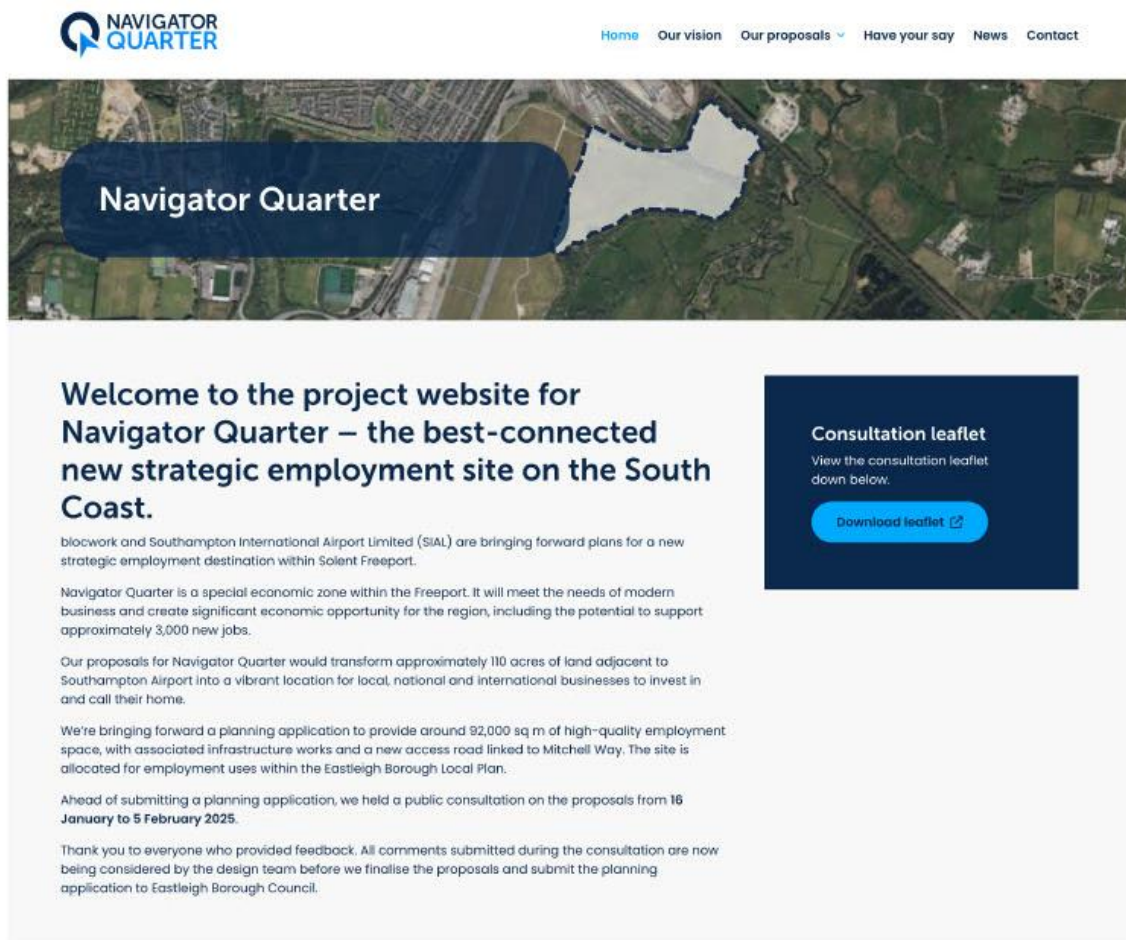
You can submit comments on the draft proposals via the feedback form on our website (www.navigator-quarter.com), which also contains further information about what we are proposing as well as some plans.

If you have any questions about the proposals, please feel free to contact us on consultation@navigator-quarter.com or 020 7323 3544.

Many thanks
Lorcan

On behalf of Navigator Quarter

Appendix E – The consultation website as it appeared during the consultation period (16 January – 5 February 2025)



AviAlliance has an international airport network, currently managing stakes in the airports of Aberdeen, Athens, Düsseldorf, Glasgow, Hamburg, San Juan (Puerto Rico) and Southampton.

For more information visit [AviAlliance](#)



www.southamptonairport.com

It has a record for shipping, making it a record of international trade through the Solent already evidences the region's credentials as the nation's global gateway.

www.solentfreeport.com

Company Number: 019283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)



All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

What are we bringing?

Navigator Quarter will be different to anything currently available in the local market.

It is the only Solent Freeport site to be directly served by an airport – a combination of 'airport and freeport' which underpins the unique advantages of the location.

Our plans are to deliver market-responsive space with a mix of differently-sized and high-quality buildings which will come forward within a defined masterplan. It will be a destination which is flexible to a range of business and occupier needs.

We have an expert team focused on providing an optimum blend of high-quality industrial and business space to attract, support and enable occupiers, coupled with an excellent environment.

Buildings will be designed to be energy efficient to achieve a BREEAM score of 'Excellent'.

Alongside placemaking principles, our designs are driven by sustainability and energy efficiency, high-quality landscaping, cycle paths and encouragement for active travel.

Indicative timeline



Our vision

[Home](#) > [Our vision](#)

A new strategic employment destination within Solent Freeport, Navigator Quarter will deliver exemplar employment space to meet the needs of modern business and create significant economic opportunity for the region.

Navigator Quarter is the largest single strategic employment scheme on the South Coast and a fantastic investment opportunity for businesses across the UK, Europe and beyond.

A mix of highly sustainable, high-quality and well-designed buildings will attract new businesses and industries to invest in the region, fuelling economic growth, inward investment and new jobs. Navigator Quarter is the best-connected location for strategic employment development on the South Coast, adjacent to Southampton Airport and with excellent road and rail connections.

It is an incredible opportunity for the region.



Key attributes

- **A special economic zone within the Solent Freeport: the UK's most important gateway to European and global markets**
- **Connected: tri-modal links with road (adjacent to J5 M27 and M3), rail (access to Southampton Airport Parkway railway station with direct route to London Waterloo) and air (direct access to the adjacent airport)**
- **Labour: strong local labour markets across the Eastleigh/ Southampton area**



THE OPPORTUNITY

We're transforming approximately 110 acres of land within the airport and freeport ecosystem into a **high-quality new strategic employment destination**.

Working in partnership, **Southampton International Airport Limited (SIAL)** and **blocwork**, a joint venture between **bloc** and **Network Rail**, have a vision to unlock this underused site and create a vibrant location for inward investment and enterprise.

A place where **local, national and international businesses can grow**, benefiting from the unique attributes of the location.

A scheme to meet the needs of **modern business** and **attract new employers** to the region.

A location that is **flexible to suit a broad range of occupiers** and sectors, offering around **92,000 sq m of new industrial and business space**.

Comparable / indicative images of employment developments

Company Number: 019283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)



All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

Access & connectivity

[Home](#) > [Access & connectivity](#)

Navigator Quarter benefits from **excellent transport links**. It has direct access to **Southampton Airport**, is close to **strategic road networks** (J5 M27 and the M3) and by **Southampton Airport Parkway railway station** with a direct route to London Waterloo and other parts of the South Coast.

As part of the planning application, we are proposing to create a **new access road** to the site for vehicles from Mitchell Way. This is to the north west of the site and north of the Southampton Airport runway (as can be seen by the location plan).

This new access route would effectively form the first part of the Chickenhall Lane Link Road to ensure that this strategic infrastructure could be delivered at a later stage.

An active travel strategy will be implemented, including encouraging sustainable transport methods such as cycling, walking, bus and trains to reduce the reliance on private vehicles. A new segregated cycle path / footway will be provided along Mitchell Way to connect with existing routes at the airport.

We are also exploring opportunities to improve the Wide Lane Bridge.

Further information on our transport strategy will be included in the Transport Assessment which will be submitted as part of our application.



Company Number: 019283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)



All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

Site layout

[Home](#) > [Site layout](#)

blocwork and SIAL are bringing forward a planning application for a high-quality strategic employment destination on land east of Southampton Airport.

The site is **allocated for employment uses** within the Eastleigh Borough Local Plan. It's where the Council wants to see new jobs created to support the balanced growth of Eastleigh and the local area.

We are proposing to transform the site to create around 92,000 sqm of high-quality industrial and business space with associated service yards, car parking, landscaping, infrastructure works and a new access road. The buildings will vary in size and scale to provide maximum flexibility and to accommodate a range of uses, needs and occupiers. Buildings will be designed to be energy efficient to achieve a **BREEAM score of 'Excellent'**.

We are seeking 'outline' planning permission to develop the site, providing detail of the site access. Further detailed aspects of the scheme will then be submitted and determined at a later stage through a Reserved Matters application(s).

The illustrative masterplan below shows an early indication of the site layout. Please note this is only indicative at this stage and is subject to change at the Reserved Matters planning stage.



Illustrative site layout plan

Company Number: 019283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)



All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

Landscaping and biodiversity

[Home](#) > [Landscaping and biodiversity](#)

Our proposals for Navigator Quarter will look to integrate **existing green infrastructure assets**, where possible, and reinforce these through new native planting and creation of new habitats.

We are committed to delivering an attractive landscaped environment for those who work at the scheme and visitors. This will include everything from planting new greenery and trees to specific measures aimed at increasing biodiversity.

In line with national policy, we will achieve a **10% Biodiversity Net Gain** using both on-site enhancement as well as off-site provision.

Company Number: 019283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**



Economic benefits

[Home](#) > [Economic benefits](#)

Navigator Quarter will attract new businesses to the region, boosting inward investment and delivering **a range of economic benefits**. The development will be designed to be flexible to a broad range of occupiers and sectors, including manufacturing, research and development, and logistics.

The scheme has the potential to support around **3,000 new jobs**. This is a combination of jobs created at Navigator Quarter, construction jobs and indirect supply chain roles associated with the scheme. In addition, various skills and training opportunities will be created.

Once operational, Navigator Quarter would make a significant contribution to the local and regional economy each year.

We have commissioned a detailed assessment of economic benefits of the proposed development and will be submitting a full Economic Assessment as part of the planning application.



Company Number: 018283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)



All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

Feedback form

Access and connectivity

2. Do you have any comments about access or connectivity? *

Enter your feedback

Characters remaining: 2000

[Back](#)

[Continue](#)

Feedback sections

[Proposed site layout](#)

[Access and connectivity](#)

[Landscaping and biodiversity](#)

[Economic benefits and investment](#)

[Other comments](#)

[Your details](#)

Required

Company Number: 018283746
Registered Office: Eagle Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**



Feedback form

This consultation is running from **16 January to 5 February 2025** and you can submit your comments to us at any point during this time.

We welcome feedback from the local community on our proposals and invite you to submit them to us by completing the online form below.

If you or someone you know would prefer to submit comments via a hard copy feedback form, please contact us and we will send you a copy.

There are five questions on the feedback form – you can comment on as many or as few as you like.

For your comments to be included, you also need to provide your name and postcode – this is kept private in line with our [data handling policy](#).

Proposed site layout

1. Do you have any comments about the proposed site layout?

Enter your feedback

Characters remaining: 3000

Continue

Feedback sections

Proposed site layout

Access and connectivity

Landscaping and biodiversity

Economic benefits and investment

Other comments

Your details

Required

Company Number: 09180748
Registered Office: Logie Tower, Montpellier Dr, Cheltenham GL50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY 

100%

Feedback form

Economic benefits and investment

4. Do you have any comments related to economic benefits and investment?

Enter your feedback

Characters remaining: 7000

[Back](#)

[Continue](#)

Feedback sections

[Proposed site layout](#)

[Access and connectivity](#)

[Landscaping and biodiversity](#)

[Economic benefits and investment](#)

[Other comments](#)

[Your details](#)

Required

Company Number: 012283746
Registered Office: Eagle Tower, Montpellier Dr, Chatterham Q150 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

ENGL

Feedback form

Landscaping and biodiversity

3. Do you have any comments about proposed landscaping or biodiversity?

Enter your feedback

Characters remaining: 7000

[Back](#)

[Continue](#)

Feedback sections

[Proposed site layout](#)

[Access and connectivity](#)

[Landscaping and biodiversity](#)

[Economic benefits and investment](#)

[Other comments](#)

[Your details](#)

Required

Company Number: 012283746
Registered Office: Eagle Tower, Montpellier Dr, Chatterham Q150 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**

ENGL

Feedback form

Your details
Required

Full name

Email*

Address

Postcode

[Back](#)
[Continue](#)

Feedback sections

- Proposed site layout
- Access and connectivity
- Landscaping and biodiversity
- Economic benefits and investment
- Other comments
- Your details** Required

Company Number: 012183746
Registered Office: Eagle Tower, Montpellier Dr, Chatterham Q150 1TA

Our vision Have your say News Contact

All rights reserved © 2025 Navigator Quarter | Privacy Policy | Cookie Policy

POWERED BY Camargue

1/1

Feedback form

Other comments

5. Do you have any other comments about the proposals?

Enter your feedback

Characters remaining: 7000

[Back](#)
[Continue](#)

Feedback sections

- Proposed site layout
- Access and connectivity
- Landscaping and biodiversity
- Economic benefits and investment
- Other comments**
- Your details Required

Company Number: 012183746
Registered Office: Eagle Tower, Montpellier Dr, Chatterham Q150 1TA

Our vision Have your say News Contact

All rights reserved © 2025 Navigator Quarter | Privacy Policy | Cookie Policy

POWERED BY Camargue

1/1

Latest news

[Home](#) > [News](#)

Latest news



Public consultation launched on proposals for 'Navigator Quarter'

16 January 2025

Located in Eastleigh, the new strategic employment site is part of Solent Freeport and could support around 3,000 new jobs for..

[Read more](#)

Company Number: 09283746
Registered Office: Eagle Tower, Montpellier Dr, Chatterham GU50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY 

100%

Contact

[Home](#) > [Contact](#)

To contact a member of our team, use the details below:

Email: consultation@navigator-quarter.com

Telephone: 020 7323 3544 (between 9am and 5.30pm, Monday to Friday)

Freepost: RTBU-HAYY-LCUX 7 Bayley Street, London WC1B 3HB (no stamp needed)

Company Number: 09283746
Registered Office: Eagle Tower, Montpellier Dr, Chatterham GU50 1TA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY 

100%

Public consultation launched on proposals for 'Navigator Quarter'

16 January 2025

Located in Eastleigh, the new strategic employment site is part of Solent Freeport and could support around 3,000 new jobs for the region.



Navigator Quarter is a special economic zone within the Solent Freeport and would transform approximately 110 acres of land in Eastleigh, adjacent to Southampton Airport, into a vibrant space for local, national and international businesses to call their home.

The proposals are being brought forward by a partnership between blocwork, a joint venture between bloc and Network Rail, and Southampton International Airport Limited (SIAL). A planning application is being prepared to deliver around 92,000 sq m of high-quality employment space with associated infrastructure works and a new access road from Mitchell Way.

The site benefits from excellent transport links by air, road, rail, and sea. It is well-placed with direct access to Southampton Airport, strategic road networks (junction 5 of the M27 and the M3), and Southampton Airport Parkway railway station, as well as close proximity to Southampton's port network.

The Navigator Quarter site is allocated for employment development in Eastleigh Borough Council's Local Plan – meaning that the council wants to see new jobs created in this location to support the balanced growth of Eastleigh and the local area.

In advance of submitting a planning application, a public consultation is being held to encourage local residents to share their views on the draft proposals. The public consultation is running between Thursday 16 January and Wednesday 5 February.

A consultation website (www.navigator-quarter.com) has been created for Navigator Quarter, which contains further details on the proposals. The website also provides an online feedback form for residents to submit their views.

James Digby, Development Director at blocwork, said:

"Navigator Quarter is a unique and exciting prospect for the region which, if approved, would be the best connected new strategic employment site on the South Coast."

"We have an excellent opportunity at Navigator Quarter to drive inward investment, create thousands of new jobs and be a catalyst for further economic growth of the region. We're looking forward to hearing local people's views on the draft proposals and would encourage anyone interested to get involved and submit their comments."

Steve Thurston, Head of Planning and Development at A05 Airports Limited, said:

"We're excited to be partnering with blocwork to bring forward the proposals for Navigator Quarter. The site benefits from being part of the Solent Freeport and is in an excellent location with unrivalled transport links by air, road, rail, and sea. The economic, social and community benefits the scheme could deliver for the region are huge."

"The consultation is an important opportunity for local residents and businesses to comment on our draft plans and we look forward to seeing their feedback."

Navigator Quarter is a special economic zone within Solent Freeport, the UK's most important gateway to European and global markets.

Solent Freeport is one of eight freeports in England created by government. It is a special economic zone that offers tax and customs incentives to help drive investment and create new jobs.

It will enable the region to capitalise on its strengths in a highly competitive global market and ensure the unique geographic advantage of the region is maximised to benefit the UK economy. A strong track record of international trade through the Solent already evidences the region's credentials as the nation's global gateway.

[Back to news](#)

Company Number: 09385246
Registered Office: Eagle Tower, Morepelier Dr, Chatterisham O50 1BA

[Our vision](#) [Have your say](#) [News](#) [Contact](#)

All rights reserved © 2025 Navigator Quarter | [Privacy Policy](#) | [Cookie Policy](#)

POWERED BY **Camargue**



Appendix F – Extracts of press coverage of the public consultation for Navigator Quarter

Eastleigh News – 16 January 2025 (<https://www.eastleighnews.co.uk/2025/01/consultation-starts-on-scaled-back-navigator-quarter-plan/>):



Consultation starts on scaled-back Navigator Quarter plan

by [Stephen Slominski](#) • January 16, 2025



Hampshire Biz News – 17 January 2025 (<https://hampshirebiznews.co.uk/news/locals-consulted-on-plans-for-new-economic-zone-at-solent-freeport-to-support-up-to-3000-new-jobs/>):

Locals consulted on plans for new economic zone at Solent Freeport to support up to 3,000 new jobs



The proposed site layout for Navigator Quarter in Eastleigh.

By Daniel Face ✉ editor@hampshirebiznews.co.uk

Published: January 17, 2025 | Updated: 20th January 2025

Insider Media – 18 January 2025 (<https://www.insidermedia.com/news/south-east/consultation-launched-on-employment-site-at-solent-freeport-could-support-about-3000-new-jobs>):

insidermedia

NEWS/FEATURES

EVENTS

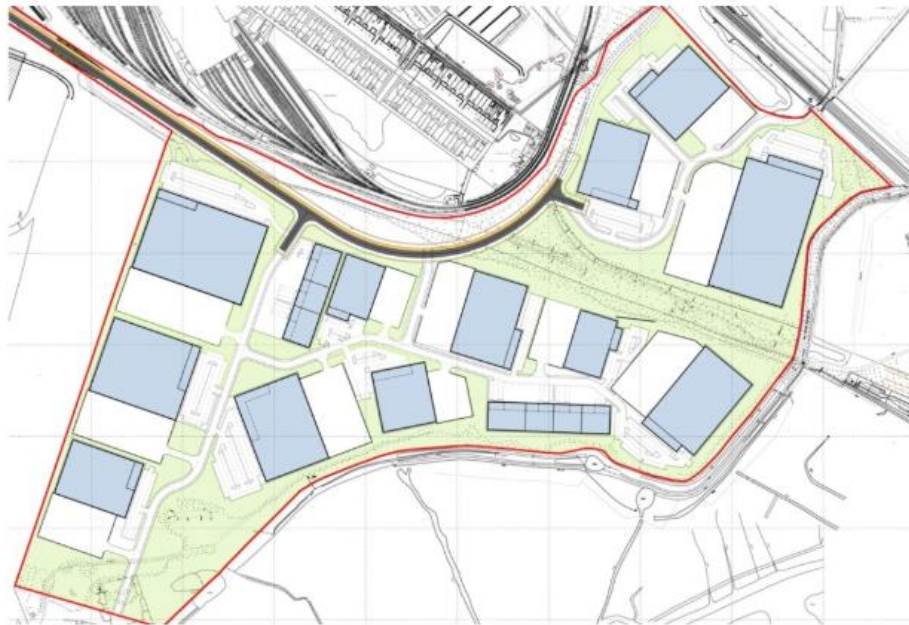
PUBLICATIONS

SUBSCRIPTIONS

Consultation launched on employment site at Solent Freeport - could support about 3,000 new jobs



By Stephen Farrell
18 Jan 2025, 06:00



the business magazine

GALA AWARDS

ROUNDTABLES & EVENTS

TOP 100/250 RANKINGS

DEAL TICKET

All News

REGIONAL FOCUS

FINANCE

TECH & INNOVATION

PROPERTY & CONSTRUCTION

LEGAL PROFESSION

Mag

Proposed new economic zone at Solent Freeport to support up to 3,000 jobs



 By Daniel Face

21 January 2025

Southern Daily Echo – 5 February 2025 (<https://www.dailyecho.co.uk/news/24909290.airport-site-scheme-see-around-3000-new-jobs/>):

Airport site scheme could see around 3000 new jobs

5th February

PLANNING AND DEVELOPMENT EASTLEIGH SOUTHAMPTON



By Ross Marshall
Reporter

Share



11 Comments

(<https://www.hampshirechronicle.co.uk/news/24910798.airport-site-scheme-see-around-3000-new-jobs/>):

Airport site scheme could see around 3000 new jobs

5th February

[PLANNING AND DEVELOPMENT](#) [EASTLEIGH](#) [SOUTHAMPTON](#)



By Ross Marshall
Reporter

Share



1 Comment

Appendix G – Details of the public consultation shared on LinkedIn by Solent Freeport and Southampton International Airport Limited



Solent Freeport

1,751 followers

1mo • 🌐

...

HAVE YOUR SAY: blocwork (Eastleigh) LLP and Southampton International Airport Limited (SIAL) are bringing forward plans for a new strategic employment destination within Solent Freeport.

Navigator Quarter is a designated tax site within the Freeport. It will meet the needs of modern business and create significant economic opportunity for the region, including through the creation of up to 3,000 new jobs.

The proposals would transform 110 acres of land adjacent to Southampton Airport into a vibrant location for local, national and international businesses to invest in and call their home.

The team is bringing forward a planning application to provide up to 92,000 sq m of high-quality employment space on the site, with associated infrastructure works and a new access road.

Public consultation on the project runs until February 5. All feedback provided during the consultation will be considered ahead of the proposals being finalised and before a planning application is submitted to Eastleigh Borough Council.

📄 Consultation document: <https://lnkd.in/denvMPTQ>

📄 Project website: www.navigator-quarter.com

📄 Find out more about Solent Freeport: <https://lnkd.in/e2SdyXPv>

✉️ Contact us: info@solentfreeport.com



👍 28

3 comments · 5 reposts



Southampton International Airport Limited

7,547 followers

1mo •

[+ Follow](#) ...

It was a pleasure to welcome [Rt Hon Caroline Nokes MP](#) for Romsey and Southampton North to the airport. During her visit, she toured the airfield with MD [Gavin Williams](#) and received updates on our latest developments, including plans to restore vital connectivity to the Solent area.

We also discussed our growth plans, including the Navigator Quarter, a new industrial and employment zone set to deliver over 3,000 jobs and contribute over £200 million GVA to the local economy.



134

5 comments · 4 reposts



Southampton International Airport Limited

7,547 followers

1mo • 🌐

+ Follow ...

A public consultation has launched for Navigator Quarter, a proposed strategic employment site within Solent Freeport. This development has the potential to create around 3,000 new jobs and attract significant investment to the region.

The consultation runs until 5th February, and we encourage local residents to share their views on the draft proposals.

Find out more and provide your feedback here: <https://bit.ly/4hn1Gii>

Navigator Quarter Public Consultation



CC 49

2 comments · 3 reposts