

30 May 2025

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· BY EMAIL

Ms Liz Harrison
Planning & Environment
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Ms Harrison,

NAVIGATOR QUARTER, LAND ADJACENT TO SOUTHAMPTON AIRPORT

Planning Application submitted via the Planning Portal (reference PP-13865041)

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.

This letter accompanies a hybrid planning application for the development of the Navigator Quarter, on land adjacent to Southampton Airport, to provide up to 92,000 sqm (GIA) for flexible use across use classes E (g) (ii & iii), B2 and B8 with ancillary offices. All matters are reserved except for access and initial infrastructure works.

This application is submitted on behalf of blocwork (Eastleigh) LLP and Southampton International Airport Limited (SIAL) and follows a pre-application meeting (ref. Q/24/98346) held on 5th November 2024.

Following an EIA Scoping Opinion (ref. V/24/98474) provided by the Council under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, an Environmental Statement has been submitted with this application, which covers requested topics including Air Quality, Archaeology, Climate Change, Ecology, Socio Economics, Landscape and Visual Impacts as well as Transport.

The application has been submitted on the planning portal and payment of the application fee of £76,260 (inc. VAT) has been paid via the planning portal.

MICHAEL SPARKS ASSOCIATES LLP

Partners : Michael Sparks • Ashley Chambers • Paul Wahba • Neville Campbell • Sam Darwin • Des O'Dwyer • Lee Page • Matthew Thomas • Rafael Vega
Practice Director : Vicki McEwan

Michael Sparks Associates LLP is a limited liability partnership, registered in England and Wales (registered number OC407290)
We use the word "partner" to refer to a member of the LLP or an employee of equivalent standing.

In addition to the required application forms and in accordance with the requirements of the Development Management Procedure Order 2015, the enclosed Annex provides a full list of the reports and drawings submitted with this application.

I trust that this information will allow the application to be validated. Should you require any further information then please let me know.

Yours sincerely,



Matthew Thomas
Michael Sparks Associates
m.thomas@msa-architects.co.uk

enc

Annex

Core Reports –

1. Planning Statement – MSA, May 2025
2. Arboricultural Impact Assessment – Haydens, May 2025
3. Biodiversity Net Gain Report – EPR, May 2025
4. Bird Hazard Management Strategy – EPR, May 2025
5. BREEAM Pre-Assessment – EPR, May 2025
6. Design & Access Statement – MSA, May 2025
7. Flood Risk Assessment & Drainage Strategy – Burrows Graham, May 2025
8. Geo-Environmental Assessment – Geo², April 2025
9. Habitats Regulation Assessment – EPR, May 2025
10. Historic Environment Desk-Based Assessment – Wessex Archaeology, December 2024
11. Landscape and Environmental Management Plan – Stephenson Halliday, May 2025
12. Mineral Resource Assessment – MPG, May 2025
13. Noise Impact Assessment – Hoare Lea, March 2025
14. Obtrusive Lighting Strategy – Hoare Lea, March 2025
15. Outline Waste Management & Recycling Statement – MSA, May 2025
16. Preliminary Risk Assessment – Geo², February 2025
17. Preliminary Sources Study Report (inc. UXO Report) – Geo², March 2025
18. Proposed Section 106 Heads of Terms – MSA, May 2025
19. Public Art Strategy – MSA, May 2025
20. Statement of Community Engagement – Camargue, May 2025
21. Tree Survey & Constraints Plan – Hayden's, March 2025

Environmental Statement

1. Environmental Statement
 - Non-Technical Summary (Volume 1)
 - Main Report (Volume 2)
 - Annexes (Volume 3)
 - a) Scoping
 - b) Air Quality
 - c) Archaeology
 - d) Climate Change
 - e) Ecology
 - f) Landscape & Visual Impact Assessment
 - g) Transport
 - h) Outline Construction & Environmental Management Plan
 - i) External Lighting Strategy
 - j) Parameter & Illustrative Layout Plans

Plans for Determination

1. Location Plan – NQ-MSA-SI-ZZ-DR-A-2004 Rev. PL05
2. Detailed / Outline Boundary Plan – NQS-MSA-SI-ZZ-DR-A-2000 Rev. PL02
3. Parameters Plan – NQ-MSA-SI-XX-SDR-A-2001 Rev. PL03
4. Indicative Drainage Layout – 30228-BGL-XX-XX-SK-C-00012 Rev. P03

Detailed plans for new access and initial infrastructure

1. Mitchell Way Highway GA Sheet 1 – 30228-BGL-XX-XX-DR-C-00007 Rev. P01
2. Mitchell Way Highway GA Sheet 2 – 30228-BGL-XX-XX-DR-C-00008 Rev. P01
3. Mitchell Way Highway GA Sheet 3 – 30228-BGL-XX-XX-DR-C-00009 Rev. P02
4. Highway General Arrangement Option 5 – 30228-BGL-XX-XX-DR-C-00012 Rev. P06
5. Proposed Link Road Kerbing Sheet 1 – 30228-BGL-XX-LNK-DR-C-00215 Rev. P02
6. Proposed Link Road Kerbing Sheet 2 – 30228-BGL-XX-LNK-DR-C-00216 Rev. P02
7. Proposed Link Road Pavement Construction Sheet 1 – 30228-BGL-XX-LNK-DR-C-00230 Rev. P02
8. Proposed Link Road Pavement Construction Sheet 2 – 30228-BGL-XX-LNK-DR-C-00231 Rev. P02
9. Proposed Link Road Drainage Sheet 1 – 30228-BGL-XX-LNK-DR-C-00250 Rev. P02
10. Proposed Link Road Drainage Sheet 2 – 30228-BGL-XX-LNK-DR-C-00251 Rev. P02
11. Proposed Link Road Levels Sheet 1 – 30228-BGL-XX-LNK-DR-C-00255 Rev. P02
12. Proposed Link Road Levels Sheet 2 – 30228-BGL-XX-LNK-DR-C-00256 Rev. P02
13. Proposed Link Road Site Clearance Sheet 1 – 30228-BGL-XX-LNK-DR-C-00257 Rev. P02
14. Proposed Link Road Site Clearance Sheet 2 – 30228-BGL-XX-LNK-DR-C-00258 Rev. P02
15. Proposed Link Road Swept Path Analysis Sheet 1 – 30228-BGL-XX-LNK-DR-C-00261 Rev. P01
16. Proposed Link Road Swept Path Analysis Sheet 2 – 30228-BGL-XX-LNK-DR-C-00262 Rev. P01
17. Proposed Link Road Visibility Splays Sheet 1 – 30228-BGL-XX-LNK-DR-C-00263 Rev. P01
18. Proposed Link Road Visibility Splays Sheet 2 – 30228-BGL-XX-LNK-DR-C-00264 Rev. P01
19. Proposed Link Road Visibility Splays Sheet 3 – 30228-BGL-XX-LNK-DR-C-00265 Rev. P01
20. Proposed Link Road Visibility Splays Sheet 4 – 30228-BGL-XX-LNK-DR-C-00266 Rev. P01
21. Mitchell Way Proposed Kerbing Layout Sheet 1 – 30228-BGL-XX-MTW-DR-C-00215 Rev. P01
22. Mitchell Way Proposed Kerbing Layout Sheet 2 – 30228-BGL-XX-MTW-DR-C-00216 Rev. P01
23. Mitchell Way Proposed Kerbing Layout Sheet 3 – 30228-BGL-XX-MTW-DR-C-00217 Rev. P01
24. Mitchell Way Pavement Construction Sheet 1 – 30228-BGL-XX-XX-DR-C-00230 Rev. P01
25. Mitchell Way Pavement Construction Sheet 2 – 30228-BGL-XX-XX-DR-C-00231 Rev. P01
26. Mitchell Way Highway GA Sheet 3 – 30228-BGL-XX-MTW-DR-C-00232 Rev. P01
27. Mitchell Way Proposed Finished Levels Sheet 1 – 30228-BGL-XX-MTW-DR-C-00255 Rev. P01
28. Mitchell Way Proposed Finished Levels Sheet 2 – 30228-BGL-XX-MTW-DR-C-00256 Rev. P01
29. Mitchell Way Proposed Finished Levels Sheet 3 – 30228-BGL-XX-MTW-DR-C-00257 Rev. P01
30. Mitchell Way Proposed Site Clearance Sheet 1 – 30228-BGL-XX-MTW-DR-C-00258 Rev. P01
31. Mitchell Way Proposed Site Clearance Sheet 2 – 30228-BGL-XX-MTW-DR-C-00259 Rev. P01
32. Mitchell Way Proposed Site Clearance Sheet 3 – 30228-BGL-XX-MTW-DR-C-00260 Rev. P01

Supporting / illustrative drawings submitted for information purposes

33. Topographical Survey / Existing Site Plan – 42270_T_UG
34. Illustrative Site Layout Plan – NQS-MSA-SI-XX-DR-A-2002 Rev. PL04
35. Illustrative Masterplan Landscape Proposals – 1000 Rev. 03
36. Illustrative Masterplan Landscape Sections – 1001 Rev. 02
37. Wide Lane Bridge Vehicle Tracking – 30228-BGL-XX-WLB-SK-C-00001 Rev. P03
38. Proposed Wide Lane Bridge Improvements – 30228-BGL-XX-XX-SK-C-00002 Rev. P03
39. Proposed Plateau Levels – 30228-BGL-XX-XX-SK-C-00010 Rev. P05