





# WELCOME

## Welcome to the Central South – the UK's global gateway

As Group Chief Executive of Business South, the independent representative of business in the Central South region of the UK, it is my great pleasure to share with you the many virtues of our wonderful and desirable location on the south coast of England.

I am lucky enough to live and work in this beautiful part of the world and I am keen to show you the physical beauty, economic dynamism and innovative energy that defines the Central South as a region.

Looking through this Prosper magazine, you will instantly see the compelling data and background studies that help to make the case for the Central South as a region that is ripe for investment and an ideal place to bring your business.

Superb transport connections and enviable sector strengths make us a standout region. While the many development projects and international regeneration opportunities offer the perfect means to invest in the future prosperity of the Central South.

The ethos of Business South is all about working collaboratively for the greater good. Our presence at MIPIM 2023 is evidence of that. 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 open our arms and welcome potential investors and developers to discuss further how they can become part of the Central South.

We have a compelling story and we hope you enjoy reading the articles that have been put together by our partners.

**The time is right to invest in the Central South – come and be part of our story.**



**LEIGH-SARA TIMBERLAKE**

Group Chief Executive, Business South



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WEST QUAY SHOPPING CENTRE, SOUTHAMPTON

FOREWORD

For those fortunate enough to live and work in the Central South, it is easy to take this remarkable region for granted. It is arguably the UK’s best kept secret, and a secret many of us keep to ourselves.

Few regions have so much to offer, yet it has traditionally been in the Central South’s nature not to boast about itself on the national or international stage.

It is also a region that never stands still – for example, there are several major regeneration schemes in Southampton such as the Bargate Quarter redevelopment. In Portsmouth there are ambitious plans taking shape at Tipner, while in Bournemouth, Christchurch, and Poole, council chiefs are seeking to redevelop multiple high-profile sites.

The region embodies the very best of the UK and is vital to its future success. Our ports and airports connect the nation to the world. Our universities are centres of innovation and world-class research. Our investment in advanced manufacturing and the digital technologies of the future, together with our expertise in defence, aerospace, and maritime industries, all mean that the region plays a fundamental role in the UK’s prosperity. These schemes will bolster what the Central South already has to offer.

The success of the Central South has been further reinforced with the launch of the Solent Freeport. This is an excellent opportunity for the region to build on its current strengths through innovation, job creation and investment opportunities.

Additional opportunities could be delivered through the levelling-up agenda. A host of bids have been submitted across the Central South, underlining how much potential there is to generate further economic success.

With three large waterfront communities, two National Parks and historic England’s first capital, the Central South has so much to offer, along with excellent transport links to London and the rest of the UK.

We are also blessed with a unique natural environment from the Isle of Wight to the New Forest and the South Downs. The Central South is a place where protecting and enhancing the environment go hand in hand with developing our maritime heritage and investing in tourism and hospitality.

As the gateway to the world’s fifth largest economy, the Central South has a key role in promoting the UK on the international stage. That is why it is vital for the region to showcase its unique assets at events such as MIPIM, and promote itself more widely, for example via [centralsouth.co.uk](http://centralsouth.co.uk), the region’s dedicated web portal.

Without doubt, we are a place with ambition, skills, opportunities, and a collaborative spirit, and we are proud of what we offer here in the Central South.



**SAMANTHA CLOUGH**  
Executive Director, BECG

# OUR LOCATION

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

The Central South is located on the south coast of the UK, less than one hour from London. A global gateway with vibrant waterfront cities and rich heritage, surrounded by areas of outstanding natural beauty (AONB) and coastline.

- |  |   |   |  |
|--|---|---|--|
|  University         |  Airport               |  Maritime city     |  Life science cluster |
|  International port |  Strong cultural offer |  Aerospace cluster |  Natural environment  |

## SALISBURY

Iconic cathedral city and gateway to Salisbury Plain with its strong military association. Salisbury is the first full fibre city in the UK and home to the Magna Carta. A key health, life science and defence cluster including the MoD, DSTL and UKHSA located at Porton Down; and an aerospace and defence cluster at nearby Boscombe Down.

## ANDOVER

One of the most sought after logistics locations in the UK and home to some well-known established brands including Co-operative Group, Rich Products, Stannah and Twinings.

## WINCHESTER

County town of Hampshire and historic capital of England. Visitor attractions include the Great Hall and Winchester Cathedral. Excellent connectivity to London.

## 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. 34 minutes from London by train. Europe's largest aviation trade show, the Farnborough International Airshow, takes place biannually.

## BASINGSTOKE

Home to global brands like Sony, Barclays, De La Rue and Virgin Media, and more than 6,000 businesses. 30 minutes from the M25 London Orbital Motorway and 45 minutes from Heathrow Airport.

## SOUTH DOWNS NATIONAL PARK

Confirmed as a National Park in 2009, the stunning landscape of the South Downs stretches from Winchester and Petersfield in Hampshire to Eastbourne in East Sussex.

## NEW FOREST NATIONAL PARK

Once a royal hunting ground for William the Conqueror, the New Forest National Park covers an area of 566 square kilometres and is made up of vast tracts of unspoilt woodland, heathland and river valleys with deer, ponies and cattle roaming free.

## WEST SUSSEX

One of the UK's most diverse counties, West Sussex covers both coast and the South Downs National Park. The county has an exceptional blend of innovative, international and national companies.

## SOUTHAMPTON

Major commercial centre for the Central South with a strong maritime and cultural heritage. 3rd highest-ranking city for good growth in the UK. Two world-class universities make Southampton a centre for innovation and technology. Home to Southampton International Airport and the Port of Southampton – Europe's leading turnaround cruise port and the UK's most productive container port.

## CHICHESTER

Cathedral city located at the foot of the South Downs National Park. The University of Chichester has specialisms including Humanities, Sport, Musical Theatre and Education.

## PORTSMOUTH

Proud home of the Royal Navy; an historic maritime city and in 2020, was ranked the UK's most entrepreneurial city. Portsmouth is undergoing a multibillion-pound transformation programme positioning the city as a globally significant hub for innovation, technology and creativity.

## ISLE OF WIGHT

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



# UK'S GLOBAL GATEWAY



CRUISE SHIP ARRIVES IN SOUTHAMPTON  
© ANDREW SASSOLI-WALKER, THE HAMPSHIRE STORY

The Central South has two of its own international airports at Southampton and Bournemouth, and Europe's leading business airport located at Farnborough. The region has easy access to London's airports with connections to all international terminals at Heathrow from just 30 minutes away, and Gatwick 1 hour.

Direct flights to and from Southampton Airport include: Amsterdam, Berlin, Glasgow and Nice. Direct flights to and from Bournemouth Airport include: Geneva, Dublin, Faro and Alicante.

2 major motorways connect the Central South by road, the M3 to London and the M27 connecting Portsmouth and Southampton.

There are direct sea ferry connections to Europe from Portsmouth and Poole. Portsmouth International Port is Britain's best connected and most successful municipal port with excellent motorway access. The Port of Southampton is the UK's number one vehicle handling port, Europe's leading turnaround cruise port and the UK's most productive container port.



PORT OF SOUTHAMPTON ©ABP SOUTHAMPTON

## FARNBOROUGH AIRPORT



© FARNBOROUGH AIRPORT

### TIMES TO CENTRAL LONDON BY RAIL

GUILDFORD	32 MINUTES
FARNBOROUGH	34 MINUTES
BASINGSTOKE	43 MINUTES
WINCHESTER	58 MINUTES
SOUTHAMPTON	1 HOUR 8 MINUTES
PORTSMOUTH	1 HOUR 15 MINUTES
SALISBURY	1 HOUR 28 MINUTES
BOURNEMOUTH	1 HOUR 42 MINUTES

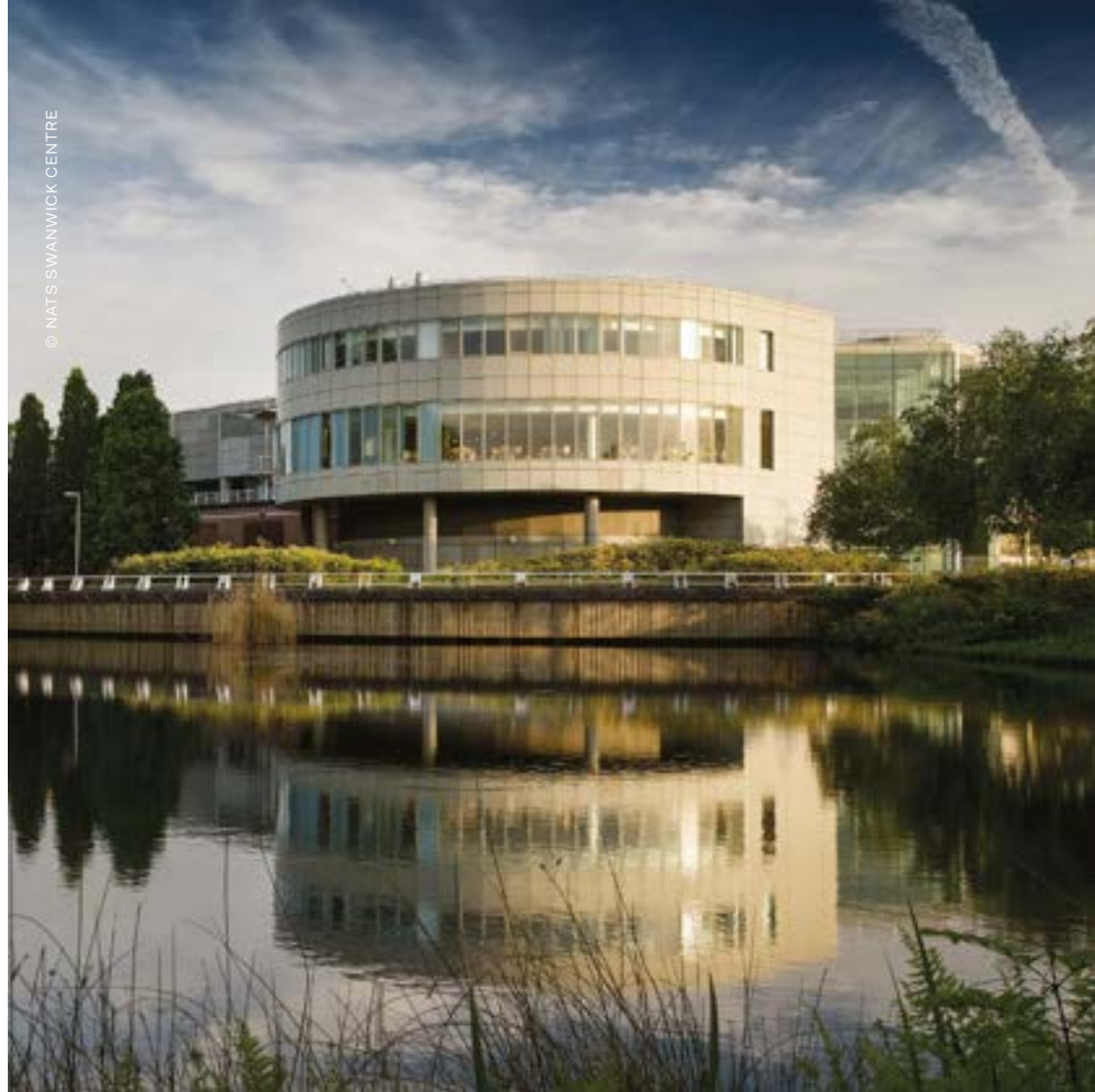
CHOOSE THE CENTRAL SOUTH

YOU'LL BE IN  
GOOD COMPANY

Global corporations located  
in the Central South.

With thanks to the Economic Development team  
at Hampshire County Council for provision of  
background economic research.

This isn't an exhaustive list – a number of other  
national and multinational corporations and world  
renowned brands choose the Central South as  
their home.



AEROSPACE & DEFENCE

- GULFSTREAM
- BAE SYSTEMS
- AIRBUS
- NATS
- BOEING DEFENCE
- LOCKHEED MARTIN
- GE AVIATION
- PALL EUROPE LTD
- GKN
- H&S AVIATION

FINANCE & INSURANCE

- ZURICH
- HSBC BANK
- JP MORGAN
- DISCOVER FINANCIAL SOLUTIONS
- QUILTER
- DE LA RUE
- STARLING BANK
- ALLIANZ
- ESURE
- MARKER STUDY

MARINE & MARITIME

- L3HARRIS
- ABP
- DP WORLD
- CARNIVAL UK
- RED FUNNEL
- WÄRTSILÄ
- GRIFFON HOVERWORK
- QINETIQ
- BABCOCK INTERNATIONAL

HEALTH & LIFE SCIENCES

- ELI LILLY
- THERMO FISHER SCIENTIFIC
- PALL BIOTECH
- GENUS
- ACUMED
- TMC PHARMA

DIGITAL MEDIA & COMMUNICATIONS

- IBM
- SONY
- GARMIN
- ORDNANCE SURVEY
- ARQIVA
- BELL MICROSYSTEMS
- CITY TECHNOLOGY
- ELECTRONIC ARTS
- SHEPPERTON STUDIOS



SKILLS

# THE FUTURE IS HUMAN

The Central South is home to over 80,000 students, 6 universities and several world-class research centres. We have the human skills and research technology of the future.



“

As one of the region’s largest employers, employing over 1500 people, many who live within the Central South region, it’s important to us that the majority of our workforce are from the local area and that we, our people and their families feel part of the local community. We’re working hard to create a positive and rewarding working environment; a workplace that’s inclusive and flexible so our people can bring their whole & best selves to work.”

**JO PHILLIPS**

Chief People Officer, Carnival UK



## UNIVERSITY OF SOUTHAMPTON

A global top 100 Russell Group university, known for its research and knowledge exchange excellence, addresses some of the most challenging issues facing society – from improving cancer treatments to protecting against rising sea levels and helping businesses report their sustainability. With over 19,000 students from 130 countries, they deliver a diverse range of undergraduate, postgraduate, and PhD programmes.

## SOLENT UNIVERSITY

Located in Southampton, known for its strong business, technology, media arts and music, and maritime courses. Warsash Maritime School is the only maritime training provider of its kind in the world, offering over 150 accredited deck, engineering, interior, maritime, and offshore training courses.

## UNIVERSITY OF WINCHESTER

Over 8,000 students and specialises in Arts, Business, Law, Education, Health, Humanities and Social Sciences. Contributes over £266m per annum to the local economy.

## UNIVERSITY OF PORTSMOUTH

In 2019/20 the University of Portsmouth contributed £658M GVA and 8,800 jobs to the Solent region. It attracts 31,000 students and is rated Gold for teaching excellence. The University excels in research areas from cosmology and astrophysics to cyber security, forensics and plastics. 94% of graduates are in work and/or further study.

## BOURNEMOUTH UNIVERSITY

More than 19,000 students and ranked in the top 80 young universities in the world (THE Young University Rankings, 2021). The University also plays its part in this local economy, contributing over £1 million per day to the South West.

## UNIVERSITY OF CHICHESTER

The University of Chichester is located in West Sussex with campuses in the city of Chichester, the nearby coastal resort of Bognor Regis, and an associate campus for commercial music on the Isle of Wight. The University’s specialisms include: Humanities, Sport, Musical Theatre and Education.



## PIONEERING SPIRIT

PORTSMOUTH INTERNATIONAL PORT © BRITTANY FERRIES

A historic, maritime city with a fiercely ambitious outlook, Portsmouth's multi-billion-pound transformation programme is positioning the city as a globally significant hub for innovation, technology and creativity.

The proud home of the Royal Navy, Portsmouth's maritime heritage and pioneering spirit span the centuries.

### INTERNATIONAL CONNECTIONS

Situated in the most prosperous region of the UK – just 70 miles from London – Portsmouth is one of the best-connected cities in Europe.

The city is served by excellent road and rail links and the UK's best connected and second busiest port. Portsmouth International Port is expected to generate £739m for the national economy by 2033 with expansion in cruise and freight markets. It is complemented by its cargo terminal Portico which handles international trade and is now a customs site for Solent Freeport. Solent Freeport is expected to create around 30,000 jobs and generate £3.6bn of GVA over 25 years.

### GLOBAL REACH

With a population of 215,000 people, the city is home to 7,810 businesses including global heavyweights Airbus Defence and Space, Babcock, BAE Systems, Capita, IBM, Pall Europe, QinetiQ and Wartsila. Last year, the international bio science company SCIENION expanded and relocated its UK facility to Portsmouth. Portsmouth's Auto Integrate also won its third Queen's Award in 2021. The Queen's Award for Enterprise: International Trade.

### ENTERPRISING SPIRIT

Portsmouth is a top 25 GVA capital city in the UK. The city's GVA reached £5.65bn, growing by 3.6 per cent last year – the fastest rate for any city in the south of the UK – creating 2,700 new jobs. Portsmouth was named most entrepreneurial city in the UK in 2020 and 920 new businesses were established last year, making Portsmouth the top city in the region for net growth.

The city boasts excellent innovation and business incubation space from the University of Portsmouth's Innovation Space and the iconic Technopole, supporting high growth tech businesses, to the quirky Hot Walls Studios, Port 57 and Aspex Gallery, supporting creative industries. Lakeside North Harbour is home to a thriving community of growing businesses, from innovative SMEs to leading brands offering flexible space with 130-acres of landscaped grounds.

Portsmouth City Council has a dedicated business team to help businesses in the city get started, grow and develop.

### MARINE AND MARITIME INNOVATION

Portsmouth Harbour sits within the highest ranked and most diverse marine cluster in England and Wales. The city is the home of maritime innovation in the Central South region, with businesses such as Bar Technologies and the National Maritime Systems Centre leading the way in composite manufacturing and marine autonomous systems.

Portsmouth Naval Base is home to the UK's £6.2bn aircraft carriers and two thirds of the Royal Navy surface fleet, supporting 20,000 jobs and generating £1.6bn of GVA. This cluster extends beyond marine into aerospace, including companies such as BAE Systems, GE Aviation Systems, Astrium and Qinetiq.

### WORLD-LEADING RESEARCH AND TECHNOLOGIES

77 per cent of research at the University of Portsmouth is rated as world-leading in the latest national assessment of the quality and impact of research in UK universities. The university is leading the way on recycling plastics through its new Centre for Enzyme Innovation and has opened a £7 million Centre for Creative and Immersive Extended Reality (CCIXR) which is the UK's first purpose-built facility to bring together the very latest XR technologies to support innovation in virtual, augmented and extended realities.

### GROWTH OF CREATIVE INDUSTRIES

The city's creative and visitor economy employs 12,000 people and has grown by 10 per cent a year since 2010. First-class museums and galleries include the National Museum of the Royal Navy, D-Day Story and Mary Rose, Henry VIII's flagship. The city is also home to one of the UK's top festivals Victorious, which last year attracted over 160,000 visitors and generated £15.5m to the local economy.

### INNOVATION TO NET ZERO

Portsmouth aspires to be a carbon-neutral city by 2030 and has almost halved carbon emissions since 2005. Portsmouth is the largest investor in rooftop solar power of any UK council and is installing one of the UK's largest solar PV and battery storage system at its business campus Lakeside.

At the port, electric shore power for tugs, the introduction of LNG ferries, fuel prototypes and a focus on sustainable buildings, are supporting the city's ambitions.

**Be part of the Portsmouth story and find out more at [Investportsmouth.co.uk](https://investportsmouth.co.uk)**

SOUTHSEA PIER © PORTSMOUTH CITY COUNCIL



## Transforming Portsmouth

Ambitious regeneration schemes are transforming Portsmouth and playing a big role in driving growth and prosperity, strengthening communities, celebrating the city's skills and heritage, and drawing on new innovations and technology.



AN ARTIST'S IMPRESSION OF WHAT THE NEW CITY CENTRE GREEN SPACE COULD LOOK LIKE

### PORTSMOUTH'S CITY CENTRE

Portsmouth has set out its ambitious plans to create a more vibrant, welcoming and greener city centre. There are over 20 projects underway to reimagine and revitalise the city centre, including proposals for a new green heart with new public open green space, alongside new homes and space for new community facilities, retail, hospitality, office and leisure uses, as well as new walking and cycling routes. The development is designed to breathe new life into the area and support the council's aspirations for sustainable communities, better connectivity and greener travel.



**We are seizing the moment and taking a fresh look at what our city centre can be, how it can best serve our communities, our retailers and businesses and become an adaptable and vibrant focal point for future generations."**

#### COUNCILLOR STEVE PITT

Cabinet Member for Culture, Leisure & Economic Development

[portsmouthcitycentre.co.uk](http://portsmouthcitycentre.co.uk)



RENDERED IMAGE OF THE DUNSBURY PARK SITE

### DUNSBURY PARK

Part of the Solent Freeport cluster, Dunsbury Park is a 10-acre business park that is home to leading industrial and manufacturing businesses. Three new state-of-the-art units totalling 77,000 sq ft are on track for occupiers to move in from 2023.

The three new units at the Portsmouth City Council owned site will target the highest environmental standards with a BREEAM Excellent rating. Sustainable energy use is at the forefront of design across the campus and the new units will be fitted with PV panels and EV charging points.

[dunsburypark.co.uk](http://dunsburypark.co.uk)

### TIPNER WEST

A unique gateway site by Portsmouth Harbour, the regeneration of Tipner West offers a once-in-a-generation opportunity to create a world-class green, marine employment hub alongside new homes built with Portsmouth's future generations in mind. The masterplan design will put nature and Tipner West's coastal location first.

Tipner West is one of very few industrial coastal sites with access to deep water anywhere in the south of England. It will support the growth of the UK's world-leading maritime sector, create sustainable homes and an exciting new gateway into the city.

[tipnerwest.portsmouth.gov.uk](http://tipnerwest.portsmouth.gov.uk)



AERIAL IMAGE OF TIPNER WEST



LAKESIDE NORTH HARBOUR

### LAKESIDE NORTH HARBOUR

Lakeside is an award-winning business campus. Home to 55 companies including world-class brands and vibrant SMEs, the business campus is located just off J12 of the M27. Lakeside boasts 60,000 sq m of grade A office space and data centre, with offices available from 115 sq m to 7,000 sq m and planning permission for a further 69,000 sq m.

It will also be home to a pioneering solar generation and battery storage project to create one of the UK's largest solar parking canopies. 8,000 solar PV panels above existing car parking spaces and 1,900 panels across five buildings will have a renewable electricity generation capacity of 4.5 megawatts (MW), reduce carbon dioxide emissions by 992 tonnes per year, and provide nearly 40 per cent of the site's electricity.

[lakesidenorthharbour.com](http://lakesidenorthharbour.com)



## SOUTHAMPTON

## CITY OF OPPORTUNITY



CUNARD'S QUEEN'S ARRIVING IN SOUTHAMPTON © CUNARD

## BUILDING MOMENTUM

Southampton, centrally located on the south coast of England and just 75 miles from London, is recognised as an aspirational city, full of opportunities, and is the leading container and cruise port in the UK. PwC's Good Growth for Cities 2022 report highlights Southampton's strong recovery from the pandemic, placing it in the top three cities in England for 2021 and predicting top 2 growth in 2022. This strength has enabled the city to establish an outstanding reputation as a great place to invest.

AERIAL VIEW OF OCEAN VILLAGE IN SOUTHAMPTON  
© SOUTHAMPTON CITY COUNCIL

## SOUTHAMPTON ESSENTIALS

- Southampton has strategic national connectivity with outstanding rail, road and air links and global maritime connections;
- The economic hub of the south coast and a global gateway with £71 billion of trade passing through the Port of Southampton each year;
- The Solent Freeport will unlock billions of pounds' worth of investment, and create tens of thousands of new jobs;
- The Port of Southampton is the UK's number one cruise port, welcoming over two million passengers each year;
- Several leading airlines fly from Southampton International Airport including British Airways, KLM, Eastern Airways and Easy-Jet to UK destinations and all over Europe;
- Southampton has two universities with a student population of 46,000 and is a major centre for learning, research and innovation;
- The University of Southampton generates £4.14 billion of annual impact across the wider UK economy;
- The city's universities, institutes, spin-outs, start-ups and leading tech businesses are addressing some of the most challenging issues from improving cancer treatments to optimising renewable energy;
- Year on year Southampton has been ranked third in PwC's UK 'Good Growth for Cities' index;
- A green growth hub and with the launch of the new Solent Cluster, Net Zero is central to our plans;
- Southampton is a vibrant city of culture and a multicultural city.



## DELIVERING ASPIRATION

There is strong appetite for investment in Southampton which is demonstrated by five major schemes consented or under construction in the city. These schemes alone represent over three quarters of a billion pounds (over £850 million) of private sector investment delivering:

- Over 2,500 new jobs
- 2,850 new city centre homes
- Three new hotels and serviced hotel apartments
- Major public realm and connectivity improvements
- Over 600,000 sq ft of new commercial space

Southampton City Council is currently developing ambitious regeneration plans for the city including a scheme for the central business district surrounding Southampton Central railway station which will enhance public transport for the entire city and bring forward new commercial space, and the transformation of the unique waterfront which will attract visitors through world-class public realm, event space, and improved connectivity to the city centre.

We have established a new Southampton Renaissance Board to steer the future growth of the City in terms of economic development, place-shaping, investment in physical infrastructure and in our skills base.

@investinsoton  
southampton.gov.uk/grow/invest

### Investment opportunities include:

- Over £100 million to transform mobility and sustainable transport across the city, including £57 million investment in the Hampshire-wide Transforming Cities Fund programme.
- £70 million on the River Itchen Flood Alleviation Scheme which will open up riverside development opportunities.
- Southampton is one of 20 cities in the UK with accelerated housing growth targets. The 35% uplift means Southampton is forecast to deliver over 26,000 new homes by 2040. To deliver this, Southampton City Council is working with developers to increase the pace of delivery and enable more housing supply and affordable homes.

We're investing in infrastructure, skills and innovation to support Southampton's long-term economic growth, net carbon zero objective, and our plan to restore and renew our city as a safer and more prosperous place.

CGI VISUAL OF THE 13-ACRE LEISURE WORLD SITE



## Transforming Southampton

These four major schemes are coming forward in Southampton, representing over 25 acres of the city centre and over half a billion pounds of private investment, delivering: – 2,000 new jobs – 2,350 new city centre homes – over 550,000 sq ft of new commercial space – major public realm and connectivity improvements.

### BARGATE QUARTER

This highly sustainable 5-acre site is benefitting from £132m investment and demonstrates Southampton's ambition to look to the future, while also highlighting its storied heritage.



- 519 new homes
- Over 27,000 sq ft of new commercial space
- New linear park setting for the medieval town walls

### MARITIME GATEWAY

Ideally located opposite Southampton Central train station, the green rejuvenations of this 4.8-acre site will transform arrival to the city and improve connectivity.



- 60,000 sq ft of Grade A office space
- Over 7,000 sq ft of food, beverage and leisure
- Over 86,000 sq ft of new public realm

### LEISURE WORLD

£250m investment in 13-acres of Southampton's city centre creating improved connectivity within a vibrant new public realm and creating over 1,000 new jobs.



- 650 new homes
- Two 150-room hotels
- 80 serviced hotel apartments
- Modern workspace
- Cinema, casino, leisure, food and beverage

### QUEENS BUILDINGS

The sustainably located 2.7 acre site provides exciting new public realm and improved connectivity to the city centre and the nearby Bargate Quarter.



- 607 new homes
- Over 4,500 sq ft of new commercial space
- Sustainable travel





## BOURNEMOUTH, CHRISTCHURCH &amp; POOLE

## FUTURE PLACES

Pioneering new placemaking company driving stewardship-led development and property market transformation across the UK's newest city region.

An innovative multi-billion-pound regeneration programme set to transform the UK's newest city region into a world-class coastline of opportunity is taking shape across Bournemouth, Christchurch and Poole.

With a catchment population of around half a million people and an award-winning coastline boasting one of Europe's best beaches this "city by the sea" is maximising its place potential and capitalising on a new economic geography in which digital working is here to stay and quality of life is an ever-greater driver for people and businesses.

FuturePlaces is the local authority's new placemaking company bringing a new impetus to delivering essential infrastructure, public realm and design quality to the council's £2.8bn land and property portfolio through a patient capital approach.

Offering new economic opportunities and infrastructure developments to those looking to shift towards the adoption of green and social value criteria in investment decision-making, FuturePlaces is shifting the emphasis from value extraction in the short term to value creation – economic, social and environmental – proving that ESG requirements can be met at a whole-place level of scale.

At the heart of the company is stewardship which seeks to align all interests in a place at the earliest opportunity. By doing so FuturePlaces puts placemaking and social value at the heart of the development and investment process, so that by focussing on placemaking and design quality, and taking a patient approach to returns on land value – married with the attraction of long-term investment – greater financial value can be secured in the medium and long term.

Plans include the south west's largest brownfield regeneration site at Holes Bay, the Wessex Fields Medtech Park and proposals to replace the Bournemouth International Centre with a modern, state of the art facility.

Backed by an initial local authority investment of £2million the wholly owned company is boosting the region's regeneration capacity to deliver 15,000 new homes and develop commercial sites that will attract knowledge intensive high-tech businesses, and enable already established companies to grow their presence in the city region, creating jobs and the region's future prosperity.

Public and private development partners are being sought to leverage the council's investment through collaboration; creating joint ventures and investment to unlock the city region's huge potential.

### SOUTH COAST AND BEYOND

The levelling-up agenda throws down the gauntlet to the property industry to consider how it can meet the goal set by government on one hand and by communities on the other, to make better places around the UK to the benefit of all, and Bournemouth, Christchurch and Poole is demonstrating how a public sector entity can lead the charge in the regeneration context. The city region can be an example for what can be done elsewhere.

[bcpfutureplaces.co.uk](http://bcpfutureplaces.co.uk)



BOURNEMOUTH PIER IN THE AUTUMN © BCP TOURISM



AERIAL VIEW OF POOLE QUAY & MARINA © BCP COUNCIL



# OPEN FOR BUSINESS

## BY COUNCILLOR ROB HUMBY, LEADER - HAMPSHIRE COUNTY COUNCIL

In leading one of England's largest local authorities, with a population of over 1.4 million residents, I know that a strong, prosperous and thriving economy is absolutely essential to enable positive outcomes for our area and to deliver our wider ambitions for the future of the county of Hampshire.

Therefore, amongst our overriding priorities as a County Council is ensuring that we maximise opportunities to secure future economic prosperity and growth.

To deliver this, we are committed to working in partnership with businesses, our training and skills providers and other public organisations to drive sustainable growth and attract national and international investment to our region.

Collaboration is key to achieving this aim, and I firmly believe that we can achieve more together, working cohesively across our wider economic geography, so am delighted that, alongside other public and private sector organisations, Hampshire County Council is part of the consortium representing the Central South at MIPIM 2023.

Hampshire has much to offer. Alongside the county's indisputable appeal as an attractive place to live and work, it is an excellent place to do business, and we look forward to highlighting Hampshire's numerous innovative and unique qualities to MIPIM delegates.

For example, we are already home to many well-established leading businesses and industries leading the way in construction, engineering, marine and aerospace, as well as manufacturers of electrical and digital products and providers of financial services. These businesses are connected through exceptional regional, national and international transport links via sea, rail and air, including two international airports and our recently announced Freeport – an international gateway and transport hub for Global Britain.



© NEW FOREST DISTRICT COUNCIL

© HARVEY MILLS PHOTOGRAPHY



BRITTEN NORMAN © STEVE THEARLE

Our region is also a hive of world-class skills, especially in emerging industries like advanced manufacturing, renewable energy, digital and tech, and health and life sciences. We have the Space South Central cluster leading on space innovation, our games cluster promoting the area's strength in creative technologies and a jet zero cluster, working to position the region as an international and national leader in the development of new technology for a decarbonised air travel industry.

Our exceptional skills and research base is underpinned by four world-class universities which are home to over 68,000 students, alongside our networks of outstanding regional colleges and vocational training providers. These providers continue to work in strategic partnership with our businesses and key sectors to ensure we are effectively developing the skills requirements of our workforce today and into the future – delivering cutting edge research to tackle tomorrow's challenges in new and innovative ways. It is this focus on the long-term economy of Hampshire, building on these existing successful foundations, that also led to our considerable investment in the University of Southampton Science Park's Catalyst Programme – to intensify and accelerate science and technology innovation in green, clean and digital business and industry in the county.

Offering the perfect blend of rural and city living, rich history and culture, stunning landscapes, and prosperous local economy, there is no doubt that Hampshire is a wonderful place to live and work – but importantly, it is an excellent place for commerce and we look forward to meeting investors and business leaders in person, to showcase the benefits to be reaped by capitalising on all that the area has to offer.



With a global reputation for research and knowledge exchange... the University of Southampton is a jewel in the Central South's crown, generating £4.14 billion annually to the UK economy.

Ranked 12th in the UK and in the top 100 globally, the University of Southampton is a founding member of the prestigious Russell Group and has campuses in Southampton, Winchester and Malaysia.

A major report, published last year, revealed that the University of Southampton generates £4.14 billion of annual impact across the UK economy. The findings came from the policy and economics consultancy London Economics, which analysed the University's performance during the 2020/21 academic year.

With innovative thinking and pioneering research at the heart of the University's culture, its academics are finding solutions for some of the biggest challenges that our planet is facing, pursuing environmental sustainability, and making a difference to the world.

Nowhere is this better highlighted than with Juerg Matter, a professor of Geoengineering and Carbon Management, from the University's School of Ocean and Earth Science. Juerg played a key role in helping a UK-Omani company, which eliminates CO<sub>2</sub> by turning it into rock, being named as the winner of the prestigious 2022 #earthshotprize in the 'Fix our Climate' category.

Meanwhile, LifeLab is an education programme that links the University of Southampton and the University Hospital Southampton with schoolchildren to empower them to understand the science behind the health messages they see and hear.

PROFESSOR JUERG MATTER (CENTRE RIGHT) CELEBRATES WITH TALAL HASAN, CEO OF THE UK OMAN COMPANY 44.01, WINNER OF THE EARTHSHOT PRIZE.



## A DIVERSE, WELCOMING UNIVERSITY

Home to more than 19,000 students from more than 130 countries, with around 6,000 members of staff, the University is proud of the diverse, vibrant, and welcoming people who make up its community. Once the University's students become graduates, they join a global community of over 250,000 alumni and can gain access to a network that can provide further opportunities across the world.

As one of the UK's fastest growing cities – and with the newly acquired Freeport status promising more than 30,000 jobs and over £1.35bn investment in the region – Southampton is brimming with opportunity. There's no doubting that the area is the perfect place for students and academics alike to take their work further and discover what they're capable of: from turning an idea into reality and making a real difference and finding new passions.

## DRIVEN BY RESEARCH AND ENTERPRISE

The University of Southampton's Science Park is a centre of excellence for innovation and is home to more than 100 companies. In addition, with a turnover of £370m in 2020–2021, the University's 72 spin-out companies boosted the UK economy by £928 million, also attracting talent and investment to the region.

Situated within the Park's Innovation and Science Centre, a forthcoming Future Towns Innovation Hub will deliver a joint industry-academic Centre of Excellence. Its aim will be to bring together expertise, skills and knowledge alongside state-of-the-art research laboratories that can be easily accessed by local businesses and enterprise to advance innovation.

The Hub will create an environment for innovative translation of research to commercial applications that will contribute to the economic growth of the region, and it will capitalise on the innovation, technology transfer and business growth capability which is inherent in the Park's operation.

A strong culture of enterprise is illustrated by the fact that more than 150 international businesses have chosen Southampton as a major research partner, which equates to over 40 per cent of its research activities.

Culture plays a key role in University life. Its John Hansard Gallery, located in Southampton's Cultural Quarter, is one of the UK's leading contemporary art galleries. Meanwhile, situated at the Highfield campus, Turner Sims is a nationally renowned concert hall and live music producing organisation.



LIFELAB IS A UNIQUE INITIATIVE WHERE YOUNG PEOPLE TAKE PART IN FUN AND ENGAGING SESSIONS, CONDUCT EXPERIMENTS, MEET SCIENTISTS, AND LEARN FIRST-HAND WHY AND HOW TO LEAD HEALTHIER LIVES.

## UNIVERSITY'S BUSINESS SCHOOL LEADS THE WAY

Making an important contribution to business in the Central South is the globally accredited Southampton Business School (SBS), delivering an AMBA accredited MBA and supporting local economic growth as evidenced with holding the Small Business Charter Award.

SBS supports organisations in the region, and beyond, with high level staff expertise from operational research and management science to sustainability reporting. An outward facing business school, it boasts engagement with Local Enterprise Partnerships, and knowledge exchange through Public Policy Southampton (PPS) to a range of public sector organisations. It's one of the leaders in its field.

Commenting on the Economic Impact Report, Professor Mark Spearing, Vice President of Research and Enterprise at the University of Southampton, said: **"We welcome this report which not only underlines the University's importance to the UK economy but across the world. More than that, it demonstrates the far-reaching impact our research and enterprise has, leading on innovation and nurturing talent for the future and more directly, the huge impact we have on our host city Southampton."**

[southampton.ac.uk](https://southampton.ac.uk)



# UNIQUE OPPORTUNITY

**BY OLIVER SOWTON,  
PARTNER – BLAKE MORGAN**

Late in 2022, the Solent Freeport was announced as one of the first UK Freeports to be fully approved by Government, following a strong business proposal, achieved through public and private partnership and collaboration.

The Government intends Freeports to be national hubs for global trade and investment across the UK. Their vision is of a location for value-added manufacturing and economic activity which will promote regeneration and job creation, and drive innovation within and beyond the Freeport. The initiative is a component for their post-Brexit plan for driving growth through incentivising high-value manufacturing and export.

This final approval follows formal Government designation of the tax sites within the Solent Freeport, offering occupiers business rates relief and other incentives to support capital investment, skills and employment. Business rates growth generated at the tax sites can be retained locally and reinvested in the area for projects such as transport links, digital infrastructure and skills development.

This new Freeport status further enhances the Central South's geographical significance as the world's gateway to the UK. With the region's unique collection of assets: water frontage, national parks, historically significant cities and transport links to the whole of the UK, the opportunities created for new business and trade into the region are highly sought after.

**“ If the Solent Freeport wins, we all win”**

Law firm Blake Morgan together with regional thinktank, the Southern Policy Centre, hosted a round table discussion with the region's key business and stakeholder community to discuss their aspirations for the Solent Freeport. This discussion is part of a report commissioned by Blake Morgan, exploring how the Central South's economy can benefit from the Solent Freeport.

There is an expectation that the Solent Freeport will attract £1.35 billion private sector investment in the area, plus an additional £1.75 billion GVA forecast to be generated for the UK as a whole because of the Solent's strong existing trading links. The Solent LEP, which led the original bid, has spoken of “the benefit [the Freeport will bring to] local businesses and communities”. Their statement highlighted they expect to see “local communities – and in particular our young people – [benefitting] from the opportunities created”.

That enthusiasm for wider local benefits is reflected in the support the Solent Freeport has enjoyed from businesses and organisations across the region. It is demonstrated in the make-up of

the Freeport Board, which represents a diversity of local councils and business organisations. But our round table participants agreed that those benefits will not arise without a clear, shared vision for how the Central South can capitalise on this significant opportunity.

All agreed that the collaboration involved in achieving early approval of Freeport status will be equally crucial in ensuring the opportunities of that status are realised, creating a legacy that lasts far beyond the short-term tax incentives.

This research will explore some of the direct and indirect benefits the Solent Freeport offers in the Central South, and how our businesses and stakeholder organisations are best placed to respond to them. The full report will be available on the Blake Morgan website: [www.blakemorgan.co.uk/solentfreeport](http://www.blakemorgan.co.uk/solentfreeport)

To find out more information about the research contact: Rebecca Whitehead, [Rebecca.Whitehead@blakemorgan.co.uk](mailto:Rebecca.Whitehead@blakemorgan.co.uk)



PORT OF SOUTHAMPTON © ABP SOUTHAMPTON

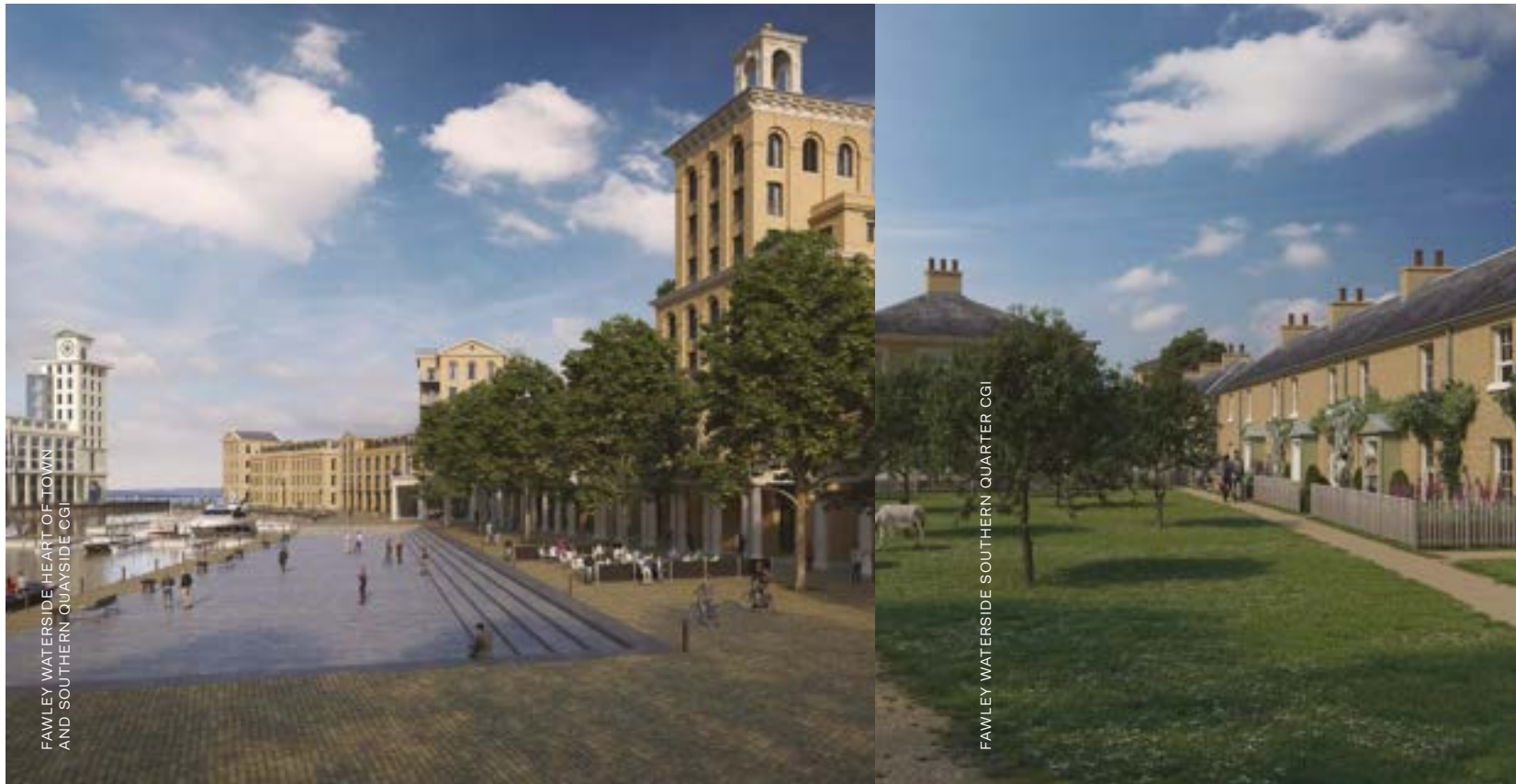
## SOLENT FREEPORT INVESTMENT ALREADY UNDERWAY AT KEY LOCATIONS INCLUDES:

- Investments at the ABP Port of Southampton to enhance operational efficiency and capacity including new warehouse and distribution units; container storage areas; HGV driver welfare facilities; improved marine access as well as enhanced rail provision.
- New 500,000 sq ft of business space at Navigator Quarter, adjacent to the runway at Southampton Airport, and part of a 75-acre site as part of the Solent Freeport.
- Three new Grade A specification buildings already under construction at Dunsbury Park, a 100-acre business park which is home to the global headquarters of several international companies.



## FAWLEY WATERSIDE

# FREEPORT BENEFITS



### FAWLEY WATERSIDE IS AN IDEAL LOCATION FOR SETTING UP BUSINESS.

The south coast of England is home to one of the UK's fastest growing Freeports announced by the UK Government in 2022 providing both tax-reliefs and customs advantages. Fawley Waterside benefits from these tax incentives by being located within the recently allocated Solent Freeport.

This 350-acre site will create a flourishing neighbourhood and lively town centre surrounded by the beautiful New Forest National Park, Southampton Water and the Solent on two miles of pristine coastline. It is a visionary development designed around the core values of placemaking, sustainability, health and wellness and will be Europe's first net zero carbon smart towns in one of the most desirable and well-connected locations in southern England.

The £2.3bn project is being sponsored by Long Harbour, an award-winning investment manager and developer headquartered in London. Located in the heart of the Solent Freeport the site offers a strong position to expand the UK's trade with new markets, with its unrivalled geographic proximity to the shipping lanes into Europe and unique tides. Strategic national connectivity of the Solent by rail, road and air provide a geographic advantage stronger than any other UK region.

Fawley Waterside is set to become home to a thriving local economy anchored by a 1.5 million sq ft life science and technology focussed innovation campus. The development is based on a quintuple helix concept integrating industry, government, and academia in a site which is focused on social value and the environment.

As the sole private sector partner of United Kingdom Collaboratorium for Research Infrastructure and Cities (UK CRIC); a network of 13 research universities focused on sustainable infrastructure and cities in the UK and elsewhere, Fawley Waterside is collaborating closely with local universities to create an ecosystem where academia and industry can collaborate and share technical expertise. In addition, an integrated project team will collaborate across the UK Catapult Network with an initial focus on maritime decarbonisations and satellite services.

It addresses one of the most critical issues facing occupiers by establishing highly skilled talent pipelines from four world-class universities in the area – University of Southampton, Solent University, Portsmouth University and Bournemouth University: renowned for being a marine, life sciences and technology cluster.

When complete, Fawley Waterside will create more than 4,000 new jobs and a community for people to live, work and play. The new neighbourhood will offer exceptional waterfront homes, quality public realm with sea-facing esplanades and harbour side restaurants and shops.

Colliers and Savills have been instructed to market Fawley Waterside's 1.5 million sq ft of commercial opportunities.

To find out more about Fawley Waterside visit: [fawleywaterside.co.uk](https://fawleywaterside.co.uk)

“

Fawley Waterside offers a unique opportunity to locate within the Solent Freeport, enabling companies to take full advantage of the highly favourable tax status, world-class digital connectivity and access to the sea.

The area is already renowned as a world-class marine, life sciences and technology cluster, with the campus at Fawley Waterside and the wider Solent Freeport set to take this to the next level by attracting an additional £1.35bn and 30,000 new marine, science, research, logistics and defence jobs into the region.

Fawley Waterside will be the ultimate live, work and play destination as one of the most beautiful small towns in England, incorporating a thriving and prosperous commercial heart.”

#### ALDRED DRUMMOND

Chief Executive of Fawley Waterside



# SUSTAINABLE FUTURE

On a journey to a more sustainable future.



## BY STEVE SZALAY, OPERATIONS DIRECTOR – SOUTHAMPTON AIRPORT

2023 will be a busy and exciting year for Southampton Airport.

After several years going through the planning process and subsequent legal challenges the runway extension is set to be complete in Summer 2023. The project is a vital step in securing the airport's long-term viability. It will also deliver significant economic benefits to the region, not least the creation of much-needed new jobs, but also in terms of providing vital connectivity to UK and Europe.

We would like to thank all those who have supported our runway plans over the last few years, particularly the residents and businesses who registered their support during the planning process.

We appreciate, however, that some of our neighbours have concerns regarding noise and the environment. As an airport, we want to work with the community to manage and mitigate these concerns going forward. The airport is on a journey to meet our Net-Zero targets and reduce our carbon footprint.

## HOW'S THE AVIATION SECTOR ADDRESSING CLIMATE CHANGE CRISIS?

There is no doubting the hugely positive impacts of aviation, however, we are operating against the backdrop of legally mandated net zero targets, calls from sections of society for capacity restrictions and public support for a green recovery post COVID. Now more than ever, it's important our sector clearly articulates our environmental plans. It's for this reason that in 2021, AGS Airports launched its sustainability strategy setting out how we will balance the undoubted social and economic benefits we deliver with our climate change responsibilities.

Southampton, together with the wider AGS group, is a signatory to Sustainable Aviation's decarbonisation roadmap which identifies where the reductions (30 million tonnes of CO<sup>2</sup> per year today down to zero by 2050) will come from. These measures include smarter flight operations, new aircraft and engine technology, modernising UK airspace, the use of sustainable aviation fuels (SAF), and high-quality market-based policy measures.

## PLAYING OUR PART AT SOUTHAMPTON

At Southampton, we are making tangible progress when it comes delivering a sustainable future. We have been carbon neutral since 2020 for the emissions under our direct control and we aim to achieve net zero for our direct emissions by the mid-2030s.

Our electricity is purchased from 100 per cent renewable sources and we divert 100 per cent of our waste from landfill. Together with our retail and catering partners, we are working towards eliminating single-use plastic from the terminal.

In November 2022, we announced our membership of The Solent Cluster, the first major decarbonisation initiative to substantially reduce CO<sub>2</sub> emissions from industry, transport and households across the Solent and the south coast of England.

The Solent Cluster is a cross sector collaboration of international organisations, including manufacturers

and engineering companies, regional businesses and industries, leading logistics and infrastructure operators and academic institutions. With decades of experience and expertise they are well positioned to explore future carbon capture, storage and hydrogen technologies.

Southampton Airport signed up as a member at the launch event alongside founding members the Solent Local Enterprise Partnership (LEP), global energy provider ExxonMobil and University of Southampton.

Each shared details of their vision for the Solent and how it could secure existing jobs and produce low-carbon fuels for sectors including maritime and aviation, as well as providing energy to heat homes, businesses, and public buildings. This effort could position the Solent at the centre of low carbon fuel production in the UK and make a major contribution to the country's Net Zero ambitions by 2050. The project could capture approximately three million metric tons of CO<sub>2</sub> every year.

We understand that owning and operating a critical piece and national transport infrastructure comes with responsibilities to our people, our region and to the environment.

Our purpose is "to make national and international connections that benefit our regions, helping people to prosper."

## WHAT DOES THE FUTURE OF AVIATION LOOK LIKE IN SOUTHAMPTON?

We have an excellent opportunity with the Freeport developments and in particular the Airport tax Site (the Navigator Quarter) to be at the cutting edge of new technologies which will revolutionise aviation. The home of the Spitfire has the chance to be the home of a new generation of Electric and Hydrogen powered aircraft.

Geographically, Southampton is the ideal location as we have genuine commercial routes of only 100 miles to the Channel Islands – ideal proving grounds for new technologies.



# DECARBONISING COMMUNITIES

**BY CLIFF KINCH, AREA DIRECTOR,  
MORGAN SINDALL – SOUTH**

At Morgan Sindall, perpetuating sustainability is part of our DNA. Not only is it within our vision; it underpins our purpose too. A purpose that drives us to enhance the communities in which we all live, learn, work, play, care and protect.

Climate change is one of the greatest environmental challenges that society has ever faced and it is beyond time for everyone to get involved in building back a better planet for all, now and for future generations. We must take more action, and, in the construction sector, we have a real opportunity to make a significant change.

At Morgan Sindall, we have been tracking our performance and tackling the challenges that face our industry. Since 2016, we have been taking action to reduce all our carbon emissions, achieving an A rating for scope 3 emission in 2020 from the Carbon Disclosure Project (one of the few companies to achieve this globally) and pledging to have achieved Net Zero for our own operations by 2030, at the latest.

This, however, has limited material impact on our purpose to enhance communities, which is why we created our “Decarbonising Communities” strategy in 2021 – a framework for collaboration, inclusion, and alignment of purpose amongst our stakeholders, to help respond to the climate challenge we face. Fundamentally, it is about leaving a climate positive impact on the environment.

Our strategy is focused on reducing asset-related embodied and operational carbon, as well as that within our own organisation, enabling our business to reduce reliance on non-renewable natural resources. It consists of 6 key areas of implementation that will empower all our stakeholders to reduce carbon.



CGI OF SPINNAKER VIEW PROJECT IN GOSPORT

One key area of implementation focuses on the assets we deliver, and to help us measure the impact of these assets, we have developed a specialist tool, CarboniCa. This is our unique carbon calculator, which measures whole life carbon emissions at a building's design, construction, and entire life cycle. Since its launch in 2021, we've been able to save thousands of tonnes of carbon being emitted into the atmosphere. CarboniCa highlights elements of the building that will result in higher emissions and suggests lower carbon alternatives for the client, designers, and our own supply chain. This ensures that considered, environmentally friendly decisions can be made, based on meaningful and robust data. It helps our customers to make informed decisions based on transparent data, as early as concept stage, and challenges businesses to deliver better carbon outcomes. It is not used in isolation but represents an integrated approach with our social value and whole life cost methodologies.

Here in the Central South, we are already seeing the benefits of its deployment. Spinnaker View is an extra care facility in Gosport, where we have utilised CarboniCa during the design process, influencing the design to make a saving of 324 equivalent tonnes of CO<sub>2</sub> (equating to 120 homes heated annually). Not only was there a significant reduction in embodied carbon, but by utilising alternate products, the construction programme was significantly reduced. Given this success, the same design choices have now been applied to our next project for the same client, thus doubling the benefits.

The use of CarboniCa to date, across multiple Morgan Sindall Construction projects, has meant that we've been able to support our clients in working towards achieving their own net zero targets, upskilling and empowering them to make environmentally friendly decisions.

Together we are stronger and, by working collaboratively with our customers, we are consistently challenging the status quo.

[morgansindallconstruction.com](https://morgansindallconstruction.com)



# SUSTAINABLE GROWTH

The future of development is sustainable growth – and the Central South is leading the way.



## BY ROBIN SHEPHERD, DIRECTOR – BARTON WILLMORE, NOW STANTEC

Today we all face unprecedented global challenges, be that in planning for our health and wellbeing, adapting to new ways of living and working, leisure and tourism, the critical need to address climate change or planning for growth. These global issues require solutions not only at the national level, but also at regional and community levels, each playing their part toward the common goals.

Every developed nation and local region faces challenges of needing more homes, new infrastructure, social progress, economic growth as well as environmental protection. Yet in a world fraught with division, be that through seeking competitive advantage, social differences or political persuasion, never has there been a greater need for business, governments and communities to work together.

## COLLABORATION ON COMMON GOALS

While these objectives are often perceived as conflicting, we have proved over many years that a sustainable zero carbon Central South is achievable alongside significant growth. Realising this requires us to see things differently – to look at the bigger picture and plan in a way where every objective is mutually supportive and beneficial. This is what is being achieved in the Central South, where business and local government is working collaboratively to champion all the region has to offer and secure sustainable growth that benefits everyone.

You don't need to look further for evidence than the beautiful Solent water environment, which not only benefits biodiversity, but also attracts both investment and tourism, as one of the world's leading maritime economies and leisure environments. It's rare to see such collaboration and focus on a common purpose, and this is one of the things that makes the Central South unique.

This hasn't happened overnight. Barton Willmore, now Stantec, has been one of the key driving forces bringing organisations and government together to collaborate and focus around a single narrative. Attending MIPIM is just one part of that story, and is testament to the commitment of so many Central South organisations giving up their time to fly the region's flag.



ARTIST IMPRESSION OF THE LANDINGS – FORD AIRFIELD IN WEST SUSSEX

## IDENTIFYING AND LEVERAGING LOCAL OPPORTUNITIES

One of the biggest single opportunities for investment in the UK is the Solent Freeport which, as the UK's most important gateway to European and global markets, seeks to leverage its strengths to accelerate new investment specifically targeted at state-of-the-art growth sectors and ground-breaking approaches to decarbonisation and green innovation.

But it's not just about the maritime economy. The Central South also has six world-class universities, specialist hubs for aerospace and defence technology, renewable technologies and composite manufacturing. This is set within a stunning natural environment (including two national parks) and magnificent heritage, all of which drives a thriving tourist economy. In this context balancing sustainability with economic growth is a necessity for the region, part of the reason it has been able to lead the way – while also creating an amazing place to live and work.

The power of collaboration is also demonstrated in the co-creation of new communities and the revitalisation and regeneration of our cities – getting everyone around the table together in deciding the right solutions. As planners, designers and placemakers, Barton Willmore, now Stantec, has been proud to have unlocked billions of pounds of investment across the Central South through our approach to community development.

Working closely with local authorities, government agencies and local communities we continue to create some of the most exciting and impactful development and investment projects across the Central South. In contrast to many schemes which suffer from a lack of community support or political buy-in, we have a reputation for leading in the co-creation of large scale and complex new communities which receive overwhelming local support and deliver significant benefits to the region.

Having seen the region pioneer sustainable growth locally, we believe the Central South is on the cusp of something amazing. It's why the UK government and many businesses like ours have invested in the area ourselves. Be this in the Freeport, a collective Vision for the Central South, or continued progress toward a zero-carbon economy. We are proud to be at the heart of this collaboration.

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)



# POISED FOR GROWTH



## BY GAVIN HALL, HEAD OF OFFICE, SAVILLS – SOUTHAMPTON

The Central South is a pioneering region with a thirst for new ideas, shaped by its coastline, global connections and outstanding talent base with world-leading employers and educational facilities.

The area, centred around the conurbations of Southampton, Portsmouth, Winchester, Bournemouth, Christchurch and Poole, provides the bedrock for the future of the UK in a redefined international geography post-withdrawal from the EU.

The Central South is home to the UK's global gateway with the UK's leading export port at Southampton, and with 90 per cent of exports going outside of Europe, the Central South is well placed to redistribute goods from the Far East to Europe as well as pivotal to the UK's growth itself in imports.

But it is not all about importing and exporting. Significant global and national employers are also based here, from public sector organisations including the Royal Navy to internationally renowned private sector organisations such as IBM, Lloyd's Register and CooperVision, as well as international household names originating from the region in the first place, such as Sunseeker and Lush Cosmetics.

Equally, world renowned education establishments, including the University of Southampton Science Park and the National Oceanography Centre, combine to provide a region with experience, talent and knowledge. The local universities' strengths are well-matched to the growth sectors of the economy which enables the region to be future ready. With more than 110,000 students in education within the Central South's 11 universities, around 25,000 graduates will enter the workforce locally each year. With 28 per cent of the population being under 25 years old, the region has a talented emerging workforce.

Whilst house prices are high, the quality of life is second to none with water to the south, National Parks to the southwest and northeast and a thriving cultural offer, community and deep heritage throughout the region. The Central South is the place to work, live and play!

With median house prices above the national average – £358,000 in the Central South compared with the UK average of £255,000 – there is an acute need for development in the area in order to assist to deliver the homes needed in this region given this is where people want to live.

The public and private sector in the Central South are working closely together, as demonstrated by the Central South consortium attending MIPIM, collaborating to tackle this challenge head on. We would welcome anyone that might like to play a role in being part of the Central South story, be they employer, investor or developer. In this way we will retain the emerging workforce to grow the local economy and deliver in a socially and environmentally efficient way.

Savills is one of the UK's leading multi-sector global property advisors. We take an innovative approach to real estate, with a strong client focus, commitment to our people and unrivalled market insight and expertise.

We provide a complete range of property solutions throughout the life-cycle of any real estate asset nationwide, advising landlords and tenants alike, as well as providing bespoke, integrated development services for landowners, developers, occupiers and investors across residential, commercial and mixed-use projects.

Across the Central South, our local sector experts cover Southampton, Bournemouth, Poole, Salisbury, Winchester and Portsmouth, where we have a strong focus on urban regeneration, waterfront development, marine planning and Environmental Impact Assessment.

[savills.co.uk](http://savills.co.uk)





## TERENCE O'ROURKE

# DELIVERING SUCCESS



Employee owned Terence O'Rourke Ltd (TOR) has been delivering planning, design and environmental solutions for high profile projects across the Central South region since 1985. Projects completed to date are very diverse and touch most economic sectors spread across the region.

TOR takes a problem solving approach to give clients a bespoke team of experts tailored to meet their project's needs. This inter-disciplinary approach and proactive lateral thinking creates comprehensive, innovative solutions. As a result, we have an excellent track record and overall success rate of 97% in securing planning permissions for complex projects in challenging environments.



To date TOR planning permissions have helped to deliver over 10,000 homes and 5000 jobs in the Central South. Projects that we have worked on include:

- Large scale communities at Amesbury, Basingstoke, Guildford and Fareham.
- Town centre regeneration schemes in Bournemouth, Cowes, Poole, Portsmouth and Southampton.
- Major new R&D, logistics and offices for Amazon, Arlington Business Parks, BAE Systems, Defence, Science and Technology Labs, McLaren, Lloyds Register, Ordnance Survey, Rolls Royce, Surrey Satellite Technology Ltd, Vestas and the 5G Innovation Centre.
- University of Surrey's new campus at Blackwell Farm, Guildford.
- Queen Alexandra Hospital, Portsmouth.
- Rhino House and Tropical House visitor attractions at Marwell Zoo.
- Chewton Glen 5\* Hotel and Spa, Tree Suites and Cookery School.
- Runway extension and new terminal buildings at Bournemouth International Airport.
- Change of use from military to general aviation new International Exhibition and Conference Centre at Farnborough Airport.
- Major new water and wastewater treatment works for Bournemouth, Christchurch, Poole, Havant, Portsmouth, Southampton, Winchester and the Isle of Wight.
- New materials recycling facilities and energy from waste plants at Chineham, Marchwood and Portsmouth.
- New solar farms in Christchurch, Dorset, Hampshire and South Wiltshire.

We are immensely proud that these projects have made a major contribution to the Central South's economy and attraction as a great place to live, work and visit and are keen to continue to promote the region to new investors to ensure its future success and prosperity.

## KEY OPPORTUNITIES AND CHALLENGES

Looking forward, the Central South continues to be a region of great opportunity with fantastic natural and heritage assets and a thriving economy. There are exciting opportunities in key sectors such as maritime, life sciences, digital and creative, and green technologies, and to power new developments from low carbon and renewable energy. Nevertheless, there is widespread recognition of the climate and ecological emergency faced globally.

Allied to this is acknowledgement of the need to increase low carbon and renewable energy, to protect the natural environment and in responding to the coronavirus pandemic seeking to 'build back better, build back greener, build back faster'. To achieve this requires a commitment from all sectors of the community, with sustainability placed at the heart of development.

To secure the Central South's future prosperity requires collaboration from the private sector, business organisations such as Business South, the local enterprise partnerships, local government and the wider community with significant opportunities across a range of economic sectors, both established and emerging.

Strong environmental principles have always been central to TOR's consultancy advice, with many of our projects at the forefront of the UK's national drive to achieve a zero carbon economy. TOR is now an independently accredited Carbon Neutral company and has set a target of achieving zero carbon status by 2030.

**TOR is keen to continue to help deliver great projects for the Central South and is well placed to assist clients in bringing forward their low carbon and renewable technology schemes, with extensive experience across a range of sectors and bringing the benefits of an experienced, integrated team to the fore.**

[torltd.co.uk](http://torltd.co.uk)



## LIFE SCIENCES

## AN UNSUNG STORY

Home to one of the most cooperative environments in the UK, the central South boasts a first-class balance of academia, health and industry.

The human life sciences sector is among the most valuable and strategically important in the UK economy and is set to be one of the great drivers of growth this century.

The opportunity for the UK life sciences sector is to work collaboratively with the country's best academics, the NHS and regulators to accelerate the development of new drugs, diagnostics, technology and digital tools to bring life-changing innovations to the public more quickly.

The UK life sciences sector has a wide geographic distribution, although the central South is a region particularly rich in assets and has unique strengths in life sciences – with universities, NHS trusts, internationally acclaimed institutions and a vibrant private sector.

The Southern Policy Centre (SPC) is an independent think tank and policy forum for central Southern England. Based on its in-depth collaboration with many of the leading public and private sector partners in life sciences in the region, including in depth interviews, its 2022 report 'Life Sciences in the central South' highlights how unique regional initiatives are making strides towards national objectives, for example in tackling dementia and ageing, keeping the UK ahead in vaccine science, managing and preventing long term conditions, developing immune therapies and in understanding mental health – and how to improve it.



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The SPC finds that where the central South stands out is where regional partners are working more closely together to tackle health and wellbeing challenges, which can drive prosperity.

For example, the University of Southampton leads the National Biofilms Innovation Centre (NBIC) and the University of Portsmouth is also an important partner in this concentration of expertise in microbiology and anti-microbial resistance. Researchers work with NBIC and its global industrial partners to control and exploit biofilms (layers of microorganisms that stick to wet surfaces and are the most common mode of bacterial growth in nature). Biofilms are a leading cause of antimicrobial resistance but there is also significant potential to harness and exploit them for economic and social benefit.

At Bournemouth University, the Orthopaedic Research Institute produces high quality research and academic outputs to advance the fields of orthopaedic surgery, related diseases, treatments and devices in collaboration with hospitals and industry partners –including the multinational medical device company Zimmer Biomet.

The central South is also a data powerhouse in which the collective value of patient datasets can inform treatments and the impact of health interventions, and institutions, businesses and communities are committed to working closely together. The region has won funding from NHS England to develop a secure digital location – providing research access to data while protecting patient confidentiality. There is a rich demographic variety and Dorset's much older than average population is of interest to business and researchers, including Bournemouth University, hospitals and communities, wanting to understand future health challenges.

The Institute for Life Sciences, centred at the University of Southampton, confirms that more than 220 health and life science companies prosper in the immediate vicinity of the Central South's coastal cities of Southampton and Portsmouth and the Bournemouth Christchurch and Poole (BCP) authority area, and around 500 innovative life science organisations are within an hour's drive.

Emerging opportunities within the region include health, innovation and medtech campuses in Bournemouth, Southampton, the proposed new hospital at Basingstoke, and the HEAT (Health, Education and Technology) project at Salisbury. HEAT is seeking to regenerate and develop the city's district hospital site for medical and related educational/ life sciences uses (see page 44). The scheme involves the introduction of replacement hospital accommodation and the establishment of a new higher education facility.

The expanded site also offers space to accommodate life-science employment provision, building on links with the hospital and higher education, and clustering with nearby Porton Down Science Campus. Porton is internationally known in relation to its laboratories investigating biological threats and is home to the Ministry of Defence's Defence Science and Technology Laboratory (Dstl), the UK Health Security Agency (UKHSA) – previously Public Health England (PHE) Porton – and Porton Biopharma Ltd.



# PROJECT SALISBURY

Salisbury NHS Foundation Trust and partners are working on a sustainable, integrated and environmentally sensitive, low/net zero carbon development around Salisbury Hospital and on immediately adjacent land.

The project plans to combine new hospital facilities with expanded education, training and commercial research and development capacity. It aims to leverage the hospital's position as an anchor for the city, alongside its close proximity and ties with Porton Down, to foster private sector employment.

The development project offers a wealth of benefits to Salisbury including social, educational, economic, employment and environmental gains. The aims are to help local health and care services attract, develop, and retain future talent – and support the education and training offer in Wiltshire. Salisbury has witnessed a reduction in employment opportunities; it is estimated that 200,000sqft of office space has been redeveloped for residential over the last decade – but this space has not been replaced.

Salisbury Hospital's buildings date in part from 1943, and need urgent regeneration so to meet the well-publicised challenges of 21st century health care. There is also a significant environmental toll, given the age and relative energy inefficiency of the buildings.



## THE PROJECT

The intention is to reconfigure the site, making the best use of the hospital estate but also including an adjoining 26 acres. The vision is to create a campus style environment for visitors, patients, staff, students and employees – that encourages social interaction and has usable and defined green spaces which are biologically diverse. These will be developed in conjunction with nature conservation organisations, such as the Wiltshire Wildlife Trust.

**The design will ensure that the new buildings respect the setting and landscape, so the priorities are:**

- A new elective care centre (to replace the existing day surgery unit).
- University-level education facilities and supporting accommodation.
- Maternity and neonatal intensive care suite, and cancer unit.
- New rehabilitation and mental health accommodation.
- Life-science research and development and supporting employment space.
- Site-wide use of renewable and sustainable energy solutions.

## PROGRESS

The project was launched in March 2019 with an initial public consultation, where a spectacular majority (97%) of attendees were in support of the project and its aspirations. This was followed up with an online event in August 2020, where again the project had overwhelming support. It has also continued to attract support from the community through a variety of presentations, newsletters and events over the last couple of years as the project has developed.

The development team has been undertaking feasibility studies and consultations with hospital staff, the community, other providers and local businesses to help refine proposals. Design work for the new elective care centre is being progressed ahead of an application for Government funding. There has been a strengthening in both Government support and the commercial market for the provision of life sciences and associated R&D space.

Working with our local further education provider, Wiltshire College, a selection exercise for higher education and training partners has been undertaken. The Hospital is now in detailed discussions with Coventry University which has extensive experience of new satellite campus development via a 'hub and spoke' approach, as well as a strong healthcare and related research offer.

The intention is first to develop healthcare related education that benefits the hospital, but over time to expand this to offer a wider range of courses to benefit Wiltshire's economy. The co-location of higher education and the Hospital, with available consented land, will position the wider scheme to attract life-sciences focused occupiers – collaboration is the other critical ingredient, particularly with Wiltshire Council and Porton Down.

In November 2022, the Hospital received formal Government business case approval for £14 million from the national Elective Recovery Fund to build an additional inpatient ward. The new ward will help the Trust increase the number of elective procedures to reduce waiting times for patients and will be operational by April 2024.

## NEXT STEPS

Over the past two years, considerable progress has been made. This follows significant stakeholder engagement, consultant input and council liaison with a pre-application submitted to the Council in May 2022.



## LOOKING FOR FURTHER INFORMATION?

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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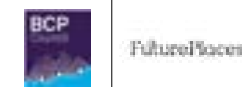
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“

With a fleet of **ten ships** for P&O Cruises and Cunard which home port in Southampton, **plus a new ship for Cunard** to arrive **in 2024**, we continue to invest in the Central South region, the port of Southampton and its infrastructure. Each time a ship comes into Southampton it brings over **£2 million** to the local area and we have over **200 turnarounds** in a typical year. Local provenance is a high priority and we use many local suppliers across the Central South region to provide quality ingredients, drink products and services for our ships. Our continued association with the region is vital and we are immensely proud to **call Southampton our home**. With over **1,500 employees** at our head office Carnival House, we also provide significant employment across **Hampshire, Dorset and the wider southern region**.”

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**STURE MYRMELL**

President, Carnival UK



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