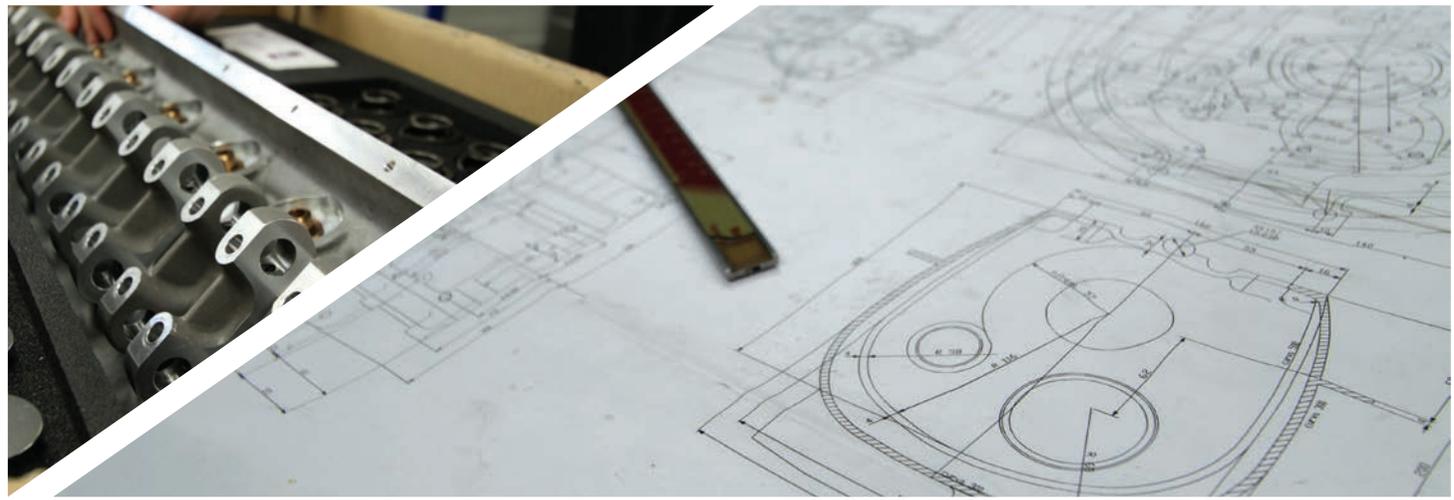


Have **SUCCESS** with Havant



www.havant.gov.uk/havewithhavant

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INTRODUCTION



Councillor Tim Pike

Deputy Leader of the Council and
Cabinet Lead for Finance and
Regeneration

Superlatives are used so freely in describing things today, it can be hard to spot the real deal. Technology companies talk about being the fastest or most powerful, sports stars talk about being at the top of their game and household items are presented as indispensable.

However, the borough of Havant warrants superlatives – and for a variety of reasons too. It has proven benefits, undeniable opportunity and a truly enviable location that appeals to business sense and worker sentiment alike.

This brochure will outline just some of the borough's great benefits – and we'd love to talk through the many others with you. Whether you need hard data to justify a business case, or some expert advice on the opportunities available, we are at your disposal.

Havant's considerable potential is at your fingertips – why not step up and see how your business can benefit?

Unstoppable
Spectacular

FIRST CLASS

Superior

FABULOUS

Magnificent

Superb

COMMANDING



WELCOME TO THE BOROUGH OF HAVANT...

The borough of Havant is not only nestled between a National Park and a stunning coastline of international importance, it is also beautifully connected by land, sea and air to customers, resources and labour.

Covering 20.6 square miles, and a population of over 125,000, Havant is uniquely placed. Its strategic location is enviable - placed at the interchange between the A3(M) / A27, M27 corridor with strong connections to Portsmouth, Southampton and London - means that it can flawlessly connect with the south east and beyond. Located close to two powerhouse docks, Havant is internationally connected too.

The strong business sense in investing in Havant is well recognised by many industries and international companies. Havant not only has pronounced strengths in the advanced manufacturing, marine, defence / IT and engineering sectors, it is predicted to grow as people invest into the borough's benefits.



Population of

125,065



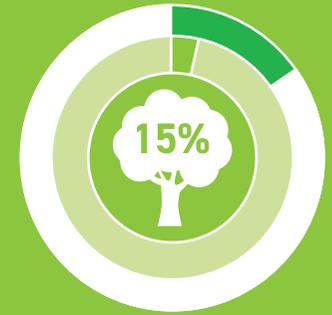
60km of coastline



Including Hayling Island
birthplace of windsurfing



15% of the
borough is
green urban
space - 5
times the
UK average



330,000 people of working age
within 10 miles of the borough



Within 25 miles of
Southampton Airport
handling two million
passengers and Docks
handling more than 1.5
million containers each year



Strategic road connections to London,
Southampton, Portsmouth and Brighton

LONDON

SOUTHAMPTON

PORTSMOUTH

BRIGHTON

Main line railway station with direct
connections to London, Brighton, Southampton,
Portsmouth, Bristol and Cardiff



Within 8 miles of Portsmouth International
Port - handling more than 2.4 million tonnes
of imports and exports



Within an hour
of Southampton,
Portsmouth
and Chichester
Universities and home
to Havant & South
Downs College

40% of residents working
within 5km of home



THE REGENERATION AGENDA

A dynamic borough, Havant recognises the need to stay ahead of the curve and adapt to the needs of the world around it. With that in mind, our regeneration agenda has identified the following needs and opportunities:

- Havant Borough Council has identified eight distinct opportunities for regeneration and development in the borough
- The council has recognised and progressed the need for an active interventionist approach to regeneration
- The council recognises the need to develop its limited land holdings to pump-prime and support ongoing regeneration work in the borough
- The forthcoming Local Plan for the borough aims to build 9,260 houses in the borough by 2036, to support an expected population rise of 16,912. The inherent capability of the borough to support new business opportunities will increase

With committed long-term resources to support regeneration, the borough is at the beginning of a new era of business development, commercial success and resident amenity.



I: HAVANT TOWN CENTRE



Considerable opportunity exists for major development opportunities with Havant Town Centre, and the neighbouring Civic Centre Campus.

Havant Park – a fine amenity adjacent to Havant’s railway and bus stations – offers significant opportunity for integrated landscaping and incorporation into a high-density residential area adjoining the Meridian Shopping centre. With views of the park, an 11th century church and the fine Solent coastline in the distance, the site will be both a practical and desired place to live.

The Civic Centre campus has considerable untapped potential and connects the town centre to an award-winning college. New, quality housing opportunities exist using Modern Methods of Construction, and providing a mixed-use development of public sector facilities, high quality desirable homes and commercial office space. Accelerated Construction Programme funding from Central Government exists to support the development of the Campus.



2: WATERLOOVILLE TOWN CENTRE



Home to over 64,000 residents, Waterlooville is a thriving town undergoing rapid change. With recent substantial investment into Wellington Retail Park (a 17 unit, 164,000 square foot Park) and Berewood - the West of Waterlooville development comprising 3,000 new homes, associated amenities and critical infrastructure, Waterlooville is at the cutting edge of social and economic adaptation.

With change often comes the opportunity to replace the old, and a number of older retail units in the heart of the old town centre offer great potential for investors.

Mixed use regeneration opportunities exist including high density residential development of 600 units, a new public transport interchange and intensification of retail uses.

Just eight miles north of Portsmouth, and amply serviced by the A3(M) for connections to Guildford and London, the town centre redevelopment is a great opportunity for investors.

3: LEIGH PARK TOWN CENTRE

With Staunton Country Park to the north, and Havant town centre to the south, Leigh Park was built to house those made homeless in Portsmouth by bombing during World War II. The town centre has a variety of local shops and recent investment from Lidl and Sports England in a multi-million-pound sports facility. A strong and distinctive local community, the town centre is also enhanced by an educationally-accredited arts and craft centre, a community centre and a thriving social club.

As shopping habits change – and parts of the original Leigh Park development become ripe for replacement - opportunity exists for high density residential development, whilst rationalising the multiple uses of the town centre.

As a land-owner in the town centre, the council is open and willing to explore opportunities with investors.



4: DUNSBURY PARK



A cutting edge, 45-acre site with 665,000 square foot of warehouse, manufacturing and office space. Owned by Portsmouth City Council Dunsbury Park is a recent addition to Havant and the wider south-east market. Being developed to customer specification, it is a magnificent site for business and distribution that makes the very best of its prime A27/A3/M27 links, proximity to two major ports and being less than an hour from the M25.

Offering bespoke facilities that can range between 20,000 and 200,000 square feet, it is already home to the global distribution centre of Fat Face, and the VW Breeze Motor Group.

Dunsbury Park is in high demand, with the ability to develop the site to exacting specifications intensifying interest. Developers are recommended to express interest at their earliest opportunity.



5: BROCKHAMPTON WEST



In addition to the major commercial site Dunsbury Park, we have Brockhampton West. This site owned by Havant Borough council is an undeveloped site offering floorspace in the region of 100,000 square feet, prime views of the Solent coastline and excellent transport connectivity, offering direct connection to the A27 and the A3(M) junction.

This site is ideal for industrial, warehousing and logistics use, whilst also offering a premium location for office space with impressive scenic views of the Solent and the nearby Farlington Marshes Nature Reserve.



6: LANGSTONE TECHNOLOGY PARK

Once home to IBM's first factory in the UK, Langstone Technology Park is not only a spectacular business resource as it stands, it also offers considerable opportunities for investors.

Currently the 40-acre site offers 480,000 square ft of flexible workspace that is configurable to a number of industry uses. Regeneration opportunities include the potential for intensification of the extensive surface car parks

With direct connectivity to the A27, the park offers magnificent business potential for canny investors.



7: SOUTHLEIGH

Southleigh is identified in the council's emerging Local Plan for up to 2,100 new homes and other major infrastructure Housing Statement, Southleigh offers a golden opportunity for a variety of investment.

Not since Leigh Park was built to meet the needs of those made homeless after World War II has the borough seen such a large scale housing development. This is not just a housing development, but the creation of an entire new community and all its associated amenities.

Masterplanning of the strategic site is progressing with landowners, architects and the major infrastructure agencies.

Developed into a rich and mature natural landscape and surrounded by a quality cultural and architectural mix, Southleigh will be a premium site from the outset. Combined with it's proposed A27 junction and close proximity to Emsworth railway station, developers have a unique opportunity to contribute towards a scheme of breathtaking potential and public value.



8: HAYLING ISLAND SEAFRONT



With one of the best Blue Flag beaches in the country, Hayling Island's coastline is not only the home to windsurfing (invented here in 1958), but a location ripe with regeneration opportunities.

The council has identified four key sites immediately suitable for development and regeneration investment. Making excellent use of the inspiring coastline, potential exists for exclusive high-rise property development, commercial and recreational opportunities playing to the strong public engagement with the coastline.



With swathes of prime land being made available by the council, opportunity exists to be at the forefront of a Blue-Flag coastal venue less than 90 minutes away from south west London.

Investors can not only capitalise on the location and Hayling's rugged, natural charm, but also the opportunities to draw interest from reachable affluent audiences seeking their own exclusive sanctuary.

FIND OUT MORE...

‘With a recent investment of £1.5m in a flexible machining centre, our chosen location in Havant is a good fit with our global Seals & Bearings market. A major benefit is the ease of transport from the UK to our global customers’

Chris Rowlands MD Wärtsilä

“We are investing in Velocity, a 5 acre site, with 120,000sq ft of commercial building in Havant in which strong occupier interest is being shown. It is providing us with an excellent development opportunity. Havant is well positioned on the M27/A3 (M) corridor, and as such is home to many well established, successful companies”

Michael Gibbens, Taurus Developments Ltd.

For more information, contact Andrew Biltcliffe, Head of Regeneration on **023 9244 6511**, or email **andrew.biltcliffe@havant.gov.uk**.

Products – whether an item, a resource or a location - are often sold on the basis of the Unique Selling Point (USP). Havant’s USP is that it has many!

As a worker wanting an affordable but rich quality of life, Havant offers excellent housing and a prime location nestled between the Solent coastline and the South Downs National Park. Living and working in Havant makes simple sense.

As a business, Havant’s location can’t be bettered in the south east for the national and international connectivity it easily offers. The logistical value of Havant is clear – and is supported by excellent, scalable opportunities to meet business requirements.

As an investor, Havant offers a range of slow, medium and long-term investment opportunities in a wealth of sectors. Whether providing commercial facilities in (effectively) a new town, high-end housing to fit a quality and established landscape, industrial facilities with immediate access to key transport routes or premium office space overlooking a coastline of international importance – the opportunities are endless.

We want to hear from you – contact the council via the details on the left and ask the questions that could make the difference between missing a golden opportunity or enjoying great returns on a magnificent location.