



## EASTLEIGH RIVER SIDE IS SOUTH HAMPSHIRE'S LARGEST REGENERATION AREA

Around 130 hectares of land are designated for development or redevelopment including unserviced greenfield land, existing business estate in need of improvement, and brownfield land with potential for comprehensive regeneration.

River Side is strategically located just north of the City of Southampton and has excellent communications throughout the South East. It is close to junction 5 of the M27 and to the M3. It includes two rail stations,

Southampton Airport Parkway providing fast services to London, and Eastleigh providing for local commuting, including services to Portsmouth.



Southampton Airport is part of the regeneration area, offering flights to 43 European destinations and the Port of Southampton is 5 miles away.



Over time, we propose to create new jobs and new homes at River Side and to invest in new infrastructure. A start on this has been made with improvements to junction 5 of the M27 now underway.

Eastleigh River Side adjoins the valley of the River Itchen. This includes a country park and highly protected natural habitats. Our intention is to improve the quality of the working environment and open up views over the countryside from the regeneration area.

## THE FOUR MAIN DEVELOPMENT OPPORTUNITIES

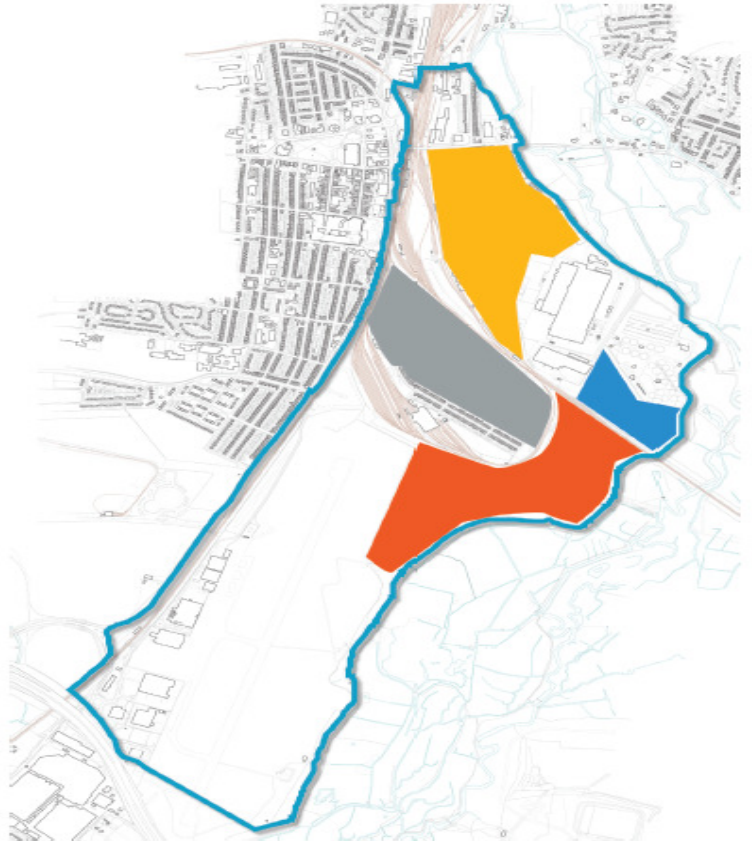
Most of Eastleigh River Side is in private ownership, the bulk of it owned by five major landowners: Legal and General, St Modwen, Prysmian, Network Rail and BAA. Regeneration will be achieved by the private and public sectors working in partnership.

- existing industrial estates (yellow) with around half the area in the ownership of a single investor (Legal and General) and the remainder in multiple ownership. Options for the area being considered include new homes, town centre activities like offices, and for technology industries. The total current floorspace is around 250,000sqm;

- a 20 hectare site owned by St Modwen (grey) used historically as a railway works and which retains much of the original rail infrastructure and rail workshops. This is being marketed for rail freight and engineering uses but could include a range of other uses;

- the Northern Business Park (orange) encompassing 32 hectares of unserviced greenfield land overlooking the River Itchen designated in the Eastleigh Borough Local Plan for development. It is owned by BAA and Network Rail and is suitable for a range of uses, including logistics and businesses benefiting from proximity to the airport;

- around 7 hectares of unserviced greenfield land with existing access, owned by Prysmian, that might support light industry or logistics operations (blue).



Once fully developed, there is scope for at least 600,000sqm of built development on Eastleigh River Side and potentially significantly more depending on the nature of the regeneration.

## CONTACT US

If you would like further information about the opportunities at Eastleigh River Side email [riverside@eastleigh.gov.uk](mailto:riverside@eastleigh.gov.uk) or phone **023 8068 8801**