

Welcome

Welcome to our pre-application public consultation for the proposed development of five industrial units at Solent International.

Members of our project team are here to answer your questions, so please feel free to ask.

Once you have had a chance to view and consider our proposals, we would be grateful if you could take a moment to complete a feedback form and let us know what you think.



CGI of the proposed Unit 1 building



Aerial CGI

WHAT TO EXPECT



View the proposals



Meet the project team



Ask questions and give feedback

About Coltham & Solent International

COLTHAM

Coltham is a commercial property company, which specialises in investment, asset management and development projects with joint venture partners.

Coltham has particular expertise in high-quality industrial and business locations, built to the highest environmental specification.



A previous Coltham development - Greenlight, Milton Keynes

SOLENT INTERNATIONAL

Located midway along Rookery Avenue, the Solent International site is an attractive business location, adjacent to an established industrial estate.

Currently undeveloped, it is identified in the Fareham Local Plan as "Solent 2", and one of seven key employment sites, capable of providing up to 23,500 sqm of new business space to meet the economic requirements of the borough.



Neighbouring industrial estate



Existing Planning Permission



The site has an implemented “live” planning permission for a business park of 23,500 sqm of employment space, in a mix of offices and industrial space.

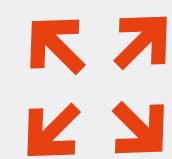
This permission has the main access off the existing roundabout at the end of Rookery Avenue, with a secondary access midway along the site from Rookery Avenue.

New Planning Application

A revised planning permission proposed for a new 23,412 sqm business park intended for a range of industrial uses.



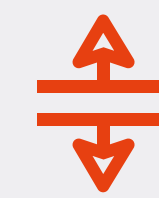
5 self-contained industrial units



Size range from 2,790 sqm to 9,100 sqm



10% of the floor area as ancillary offices



Internal eaves height of 10-12m



372 car parking spaces

Design



Five modern units, designed to attract a variety of small and medium-sized businesses to the area, creating new investment and jobs.



The design and layout will replicate the principles of the existing planning permission, with a central courtyard, lending the site a campus feel.



The access point has been amended from the original planning permission, allowing traffic into the site at the earliest opportunity.



Exemplary range of landscaping measures to soften the appearance of the proposed buildings from Rookery Avenue, including the planting of native tree and shrub species, both to respect and protect the surrounding woodland.



CGI of the proposed courtyard



Aerial CGI

Employment

The buildings have been designed to provide flexibility and accommodate a broad range of businesses working in research & development, manufacturing, light industrial and logistics operations.



TOTAL EMPLOYMENT
SUPPORTED THROUGHOUT
THE 1 YEAR
CONSTRUCTION PHASE

DIRECT
JOBS 100

RESIDENT
JOBS
(DIRECT &
INDIRECT) 60

TOTAL OPERATIONAL
JOBS CREATED

540
DIRECT JOBS

350
INDIRECT JOBS

£59M
TOTAL GVA PER
ANNUM



ANNUAL BUSINESS
RATES UPLIFT

£1.1M
PER ANNUM



NEW RESIDENT OPERATIONAL
JOBS CREATED

255
DIRECT & INDIRECT JOBS

£17M
TOTAL GVA PER ANNUM



Access & Transport

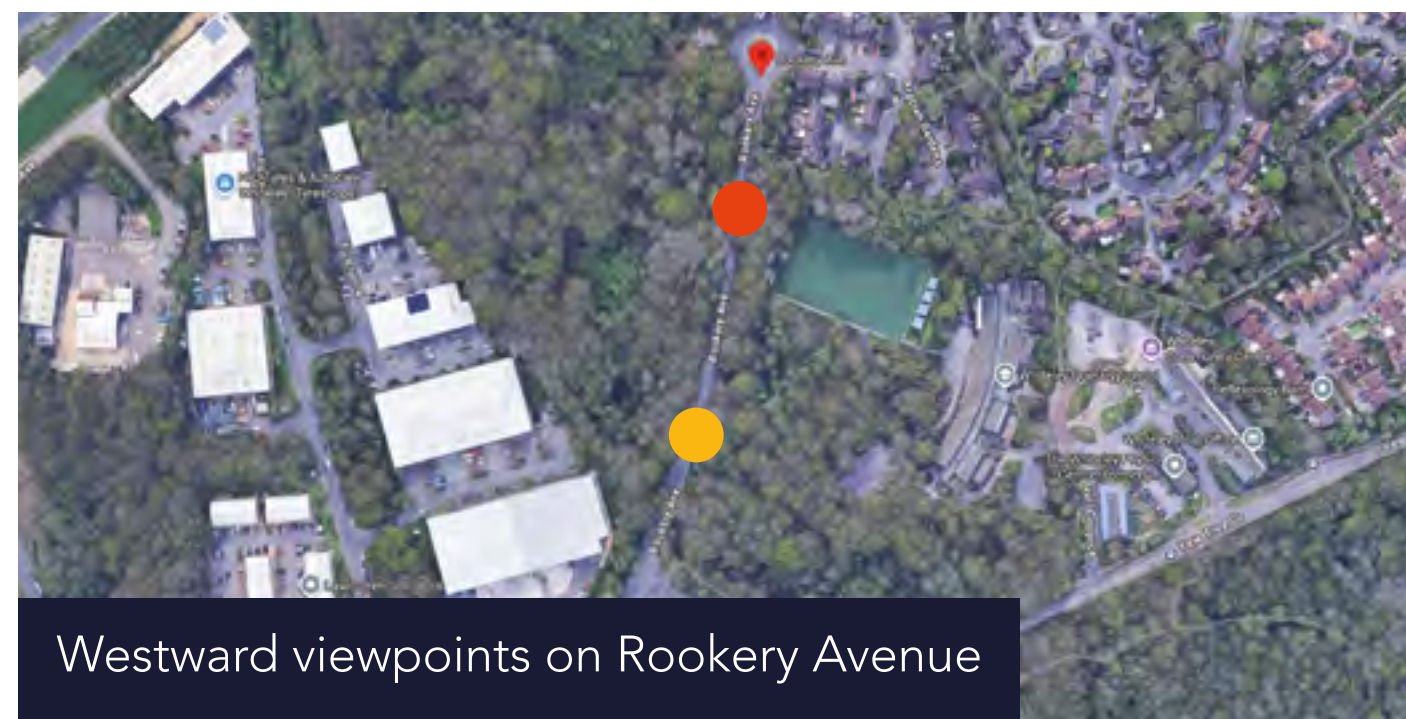
A single shared entrance for vehicles, cycles and pedestrians will be located to the west of the T Junction on Rookery Avenue, preserving the carriageway for on-street parking.

Pedestrian footway within the site, along the Northern boundary, running parallel to Rookery Avenue, to connect to existing public transport links. Pedestrian and cycle access to the west of the site at the roundabout on Rookery Avenue which will connect routes to the station and the wider area of Gull Coppice.

Decrease in overall vehicle movements when compared to the existing planning permission resulting in reduced traffic impact on the local community.

372 parking spaces will be provided for staff working. 10% of spaces will have EV charging points, with cabling installed to enable the number of EV points to be increased and more than doubled in the future.

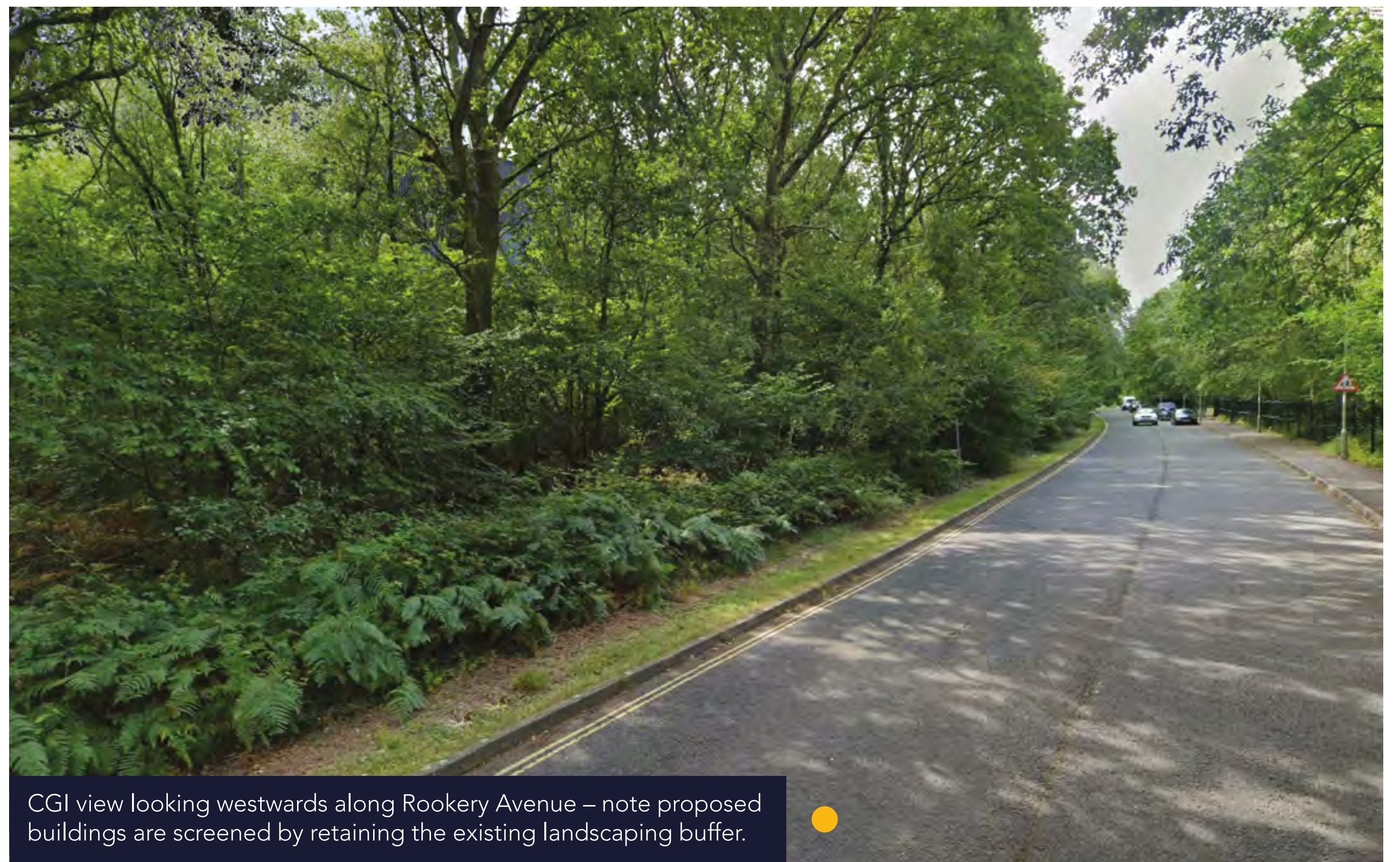
The proposed new access point into the scheme will alleviate the use of Rookery Avenue for additional traffic. We are in discussions with Hampshire County Council Highways to ensure that the existing car parking can remain along parts of Rookery Avenue.



Westward viewpoints on Rookery Avenue



CGI view looking westwards along Rookery Avenue – note proposed buildings are screened by retaining the existing landscaping buffer.



CGI view looking westwards along Rookery Avenue – note proposed buildings are screened by retaining the existing landscaping buffer.

Sustainability

Practical steps have been taken to implement sustainable initiatives across the whole life cycle of the project.

CARBON CONTROL

The project team is aligned in working towards carbon reduction across both embodied and operational carbon, through the consideration of a number of strategies including:

- EPC A
- Excellent airtightness
- Public transport connections
- Electric vehicle provision
- Lower embodied carbon materials
- Reuse and reclamation of materials
- Careful consideration of internal environment comfort



CLIMATE RESILIENCE

To ensure climate resilience, the following strategies are being considered:

- Renewable technology such as PV panels
- Drainage strategies
- Careful landscape design



WATER

Water is a precious resource. To minimise water use, where possible, the project is considering:

- Low flow appliances
- Low flow taps and WCs
- Rainwater harvesting



HEALTH & WELLBEING

To provide a healthy internal and external environment, the following strategies have been considered:

- External spaces to provide nature connection
- Cycle stores
- Ample daylight
- Building materials that promote indoor air quality



BIODIVERSITY

The project will retain and enhance biodiversity as far as possible through a number of strategies:

- New tree planting
- Bat and bird boxes
- Insect hotels
- Log piles
- Cycle shelters with green roofs



RESOURCES

To ensure responsible use of resources, the project will consider:

- The use of reclaimed steel, and other key materials
- Following a circular economy mindset
- Minimise construction waste
- Ensure proper recycling processes on site



VALUE

The project aspires to be a low environmental impact scheme, by reducing carbon, maximising biodiversity, and benefitting health and wellbeing, among other strategies. Through the application of these strategies, and building certifications such as BREEAM Excellent, the project shows the value of sustainability.



Biodiversity

The development site largely comprises broadleaf woodland with mixed grassland at the centre.

Development plans include a comprehensive tree preservation strategy which will not only safeguard but also enhance the remaining woodland.

The 200 year-old ancient woodland to the south-east of the site 'Gull's Coppice' will be retained and a 15 metre buffer will surround it to ensure its preservation.

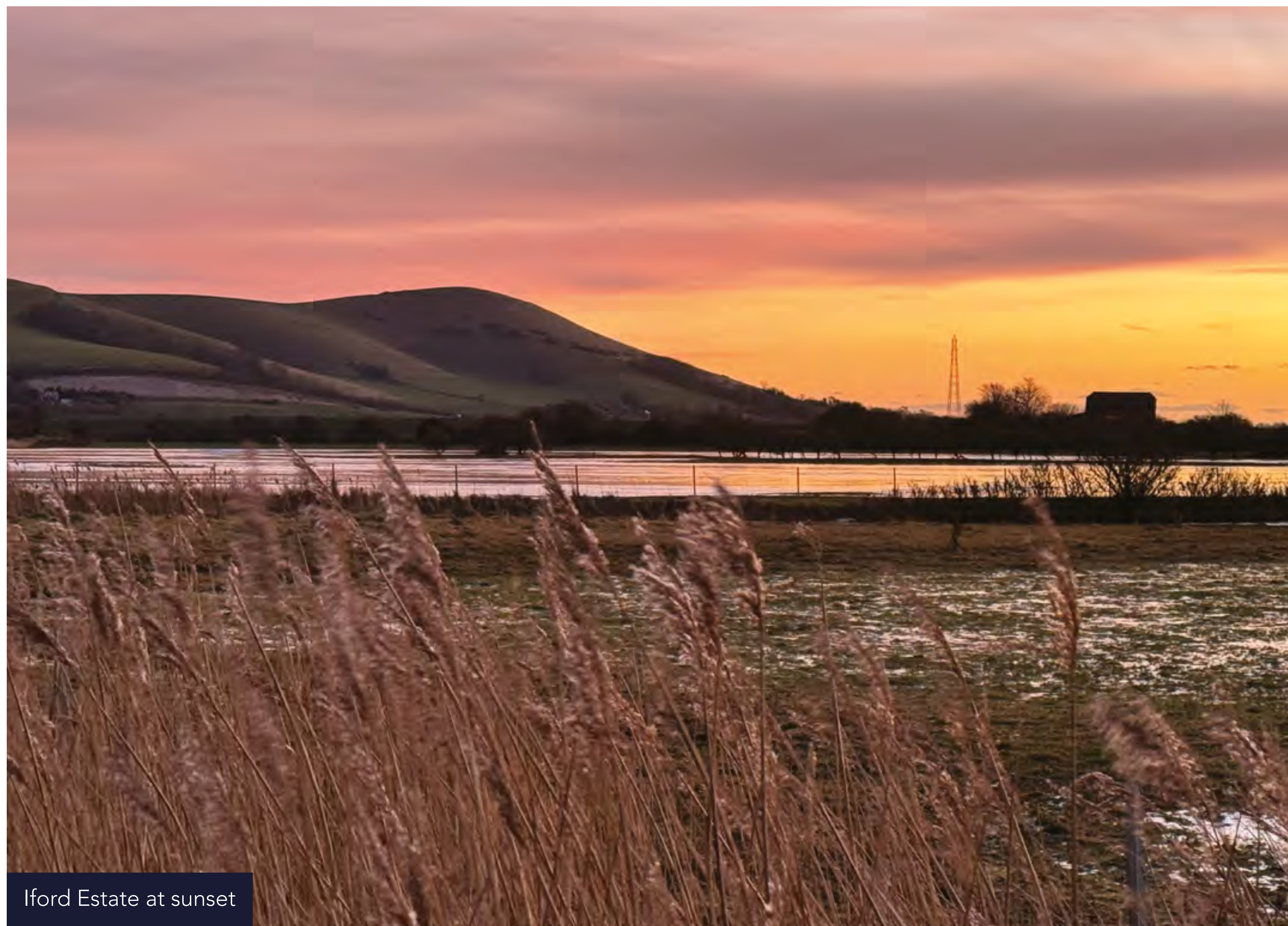
Bat, bird and mouse boxes provided on-site to encourage roosting and nesting for a range of species, including sparrows and tits, around the site. Bug hotels will also be introduced to provide habitats for insects.

In addition to the ecological enhancements being carried out on-site, off-site ecological planting will support wider habitat creation and restoration on Iford Estate which covers an expansive area in the heart of the South Downs National Park.

Iford Estate is a long-established farming business with decades of Environmental Land Management experience. It was the first registered Biodiversity Net Gain (BNG) site in the country.

6,000 trees will be planted across 6 hectares, supporting the cultivation of dominant and rare species – from the Common Oak to the Goat Willow tree.

Investment in 3 hectares of grass and scrubland which provides food and shelter for a wide range of wildlife including amphibians, reptiles, mammals and birds.



Iford Estate at sunset



Meadow at Iford Estate

Site Plan



Next Steps

We hope you have found the exhibition helpful and informative.

Coltham is committed to consultation with local residents and the wider community and welcomes your feedback

We would be grateful if you could take a few moments to complete a feedback form either before you leave today, by email or via the website.

Your feedback will be important in helping fine-tune our proposals for the site and the forthcoming planning application, which we hope to be in a position to submit to Fareham Borough Council in July 2026.

Please scan the QR code to access our feedback form



INDICATIVE TIMELINE

June 2026

Pre-application consultation and planning application preparation



July 2026

Planning application process



Autumn/Winter 2026

Planning application determined



If you have any further questions or comments, please don't hesitate to contact the project team using the details below.



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