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Hartland Park gets go ahead

PRUPIM and ProLogis, the promoters of the Hartland Park logistics and business park have welcomed the decision by the Secretary of State for Communities and Local Government (DCLG) to approve the proposed development at the former MoD testing facility at Pyestock.

The proposal involves converting the derelict brownfield site near Fleet, Hampshire, into a new business and logistics park, providing new distribution space for some of the UK's leading companies and creating up to 1,600 new jobs.

A planning application was originally submitted to Hart District Council in 2005 and revised plans were submitted in 2006 to address issues that had arisen during local consultation. A planning appeal was lodged and the Secretary of State approved the plans following a public inquiry which started in November 2008.

Steven Moss, Project Director for Real Estate Investment Managers PRUPIM, said:

“We are delighted that the Secretary of State has recognised the very strong planning case for our proposed development.

“There is a great need for distribution facilities within the south east, where the country's largest consumer market is located. The proposals will clean up this contaminated site and bring it back into more productive use. The development will bring employment on the site back up to 1,600 jobs.

“While we understand that some local residents have anxieties about the scheme, we do hope that as we move forward the community will begin to see the benefits of the new jobs and investment being brought to the area. We are committed to working with the local community as we take forward development on the site.”

Mark Froud, Chief Executive at Chamber of Commerce, North Hampshire Enterprise said:

“We’re delighted that this scheme has finally got the go-ahead. The benefits to the local economy could be enormous, generating hundreds of jobs and bringing a near derelict piece of land into valuable use for businesses. As local businesses continue to face a difficult economic climate it’s vital that the Government and local authorities push ahead to secure future business growth and job opportunities”

ENDS

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NOTES TO EDITORS

1. The Pyestock site has been a centre for industrial testing facilities since 1946 when the National Gas Turbine Establishment was established. Throughout the 1950s, '60s and '70s the site grew to accommodate a range of testing facilities, laboratories, offices and car parking. It is best known for its work in developing the engines for Concorde. Since then, it has been run-down following the relocation of facilities to Cody Park. An aero-engine service, noise test facility and lubricants laboratory remain. The site currently contains a large number of redundant buildings and is contaminated with hazardous petro-chemicals and asbestos. [Photos of the existing site can be made available.]
2. The site is located between Farnborough and Fleet and is surrounded on all sides by mature woodland. It is not visible from any surrounding residential area. It is a previously developed site, which has a lawfully established industrial use and is allocated in the Council's Local Plan for employment uses and accounts for 62% of all the land identified as 'opportunity land' in the Hart Employment Needs Assessment. It is ideally located for a logistics operation, just over one mile from the M3 and fifteen miles from the M25.
3. The development is being jointly promoted by PRUPIM and ProLogis. PRUPIM acquired the site in 2004. PRUPIM is a leading UK real estate investment manager. It forms part of the M&G group of companies, which is the asset management arm for Prudential plc in the UK and Europe. PRUPIM has undertaken many significant land developments including more recently the 200 acre office scheme at Green Park, Reading, one million sq ft mixed use scheme at Knightsbridge Green, London and the 700,000 sq ft shopping centre at The Mall, Cribbs Causeway, Bristol.
www.prupim.com

4. ProLogis has been brought in by PRUPIM as development managers. ProLogis is one of the largest providers of distribution space in the UK, with a distribution portfolio totalling approximately 18.5 million square feet. Major customers in the UK include ASOS.com, Bosch-Siemens, Debenhams, DHL, GEFECO, Honda Logistics, Sainsbury's, Screwfix, Specsavers and Superdrug. www.prologis.co.uk ProLogis is also a leading global provider of distribution facilities, with more than 475 million square feet of industrial space (44 million square meters) in markets across North America, Europe and Asia. The company leases its industrial facilities to more than 4,500 customers, including manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises with large-scale distribution needs. www.prologis.com