

PRESS RELEASE



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Hartland Park: applicants to appeal

PRUPIM and Astral Developments, the promoters of the Hartland Park logistics and business park, have submitted an appeal to the Secretary of State on the grounds of the Council's non-determination of the outline application. It means that the decision on whether to approve the outline planning application will now be taken on behalf of or by the Secretary of State for Communities and Local Government (DCLG). A detailed application, which was submitted in December 2007, remains with Hart Council to determine.

Steven Moss, Project Director for PRUPIM, said,

"We have taken this step reluctantly. We would have much preferred to find an agreement at a local level and that is why we have spent three years working with the Council and revising our plans. Our current application has been with the Council for almost a year. We met with the Council's planning officers just before the Christmas break and were given no certainty on when the Council would consider the proposals.

"We recognise that the application has generated opposition from local residents but believe that there is a very strong planning case for what we are proposing. There is a strong 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. It is in line with the Council's Local Plan which proposes that the site remains used for employment purposes."

"The appeal process will allow all the issues to be considered in detail by an independent Planning Inspector at a Public Inquiry and for all parties, including SPLAT, to have their say."

PRUPIM and Astral Developments submitted their original outline planning application in February 2005. A year later, the Council's professional planning officers recommended that the scheme should be approved but councillors on the Planning Committee deferred the application, requesting further consultation. Following the consultation, PRUPIM and Astral submitted amendments in December 2006 but the Council refused to accept them, claiming that the changes (which included a reduction in

the overall size of the scheme) were too significant to be considered as amendments. A revised outline planning application was submitted in March 2007.

ENDS

For more information, please contact Wyn Evans on 020 7025 2321 / 07909 974924 or Emma Cerrone on 020 7025 2328 / 07973 600595

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. 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 Astral Developments Ltd. 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 GreenPark 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.
4. Astral Developments have been brought in by PRUPIM as development partners. Astral is part of Prologis, Britain's leading developer of industrial and distribution buildings.