

PRESS RELEASE



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Changes to the Hartland Park Business Park Consultation programme announced for Pyestock development

Prudential Property Investment Managers (PruPIM) and Astral Developments Limited, who have proposed the new Hartland Park development at the former MoD site at Pyestock, near Farnborough, have announced that they will be amending their plans in response to public comments and will be holding a public exhibition for local residents.

The proposals involve converting the previously developed site into a new business and logistics park, providing a number of distribution warehouses for some of the UK's leading companies and creating up to 1,800 new jobs. The changes to the scheme include:

- Limiting the size of the largest unit to no more than 860,000 sq ft
 - Limiting the height of the buildings to no more than 19 metres and to less than 15 metres in most parts of the site. The tallest building currently on site is 22 metres
 - Providing a 600 metre noise barrier along the Minley Link - noise impacts are well within UK and World Health Organisation guidelines
 - Retaining significant areas of woodland that previously would have been lost.
- We also remain committed to planting at least 2,500 new trees

Steven Moss, from the joint development partner PruPIM, said:

“The Hartland Park team recognise that the proposal has generated concerns among some local residents. We have listened and responded by making significant changes to our plans. We hope to reassure residents when they see the detailed plans at the exhibition and are also keen to hear their feedback and comments.”

“We believe the proposal will bring many benefits to the area by bringing a previously developed site back into productive use, improving the surrounding transport network and creating new job opportunities.”

Early next month, a public exhibition will take place to enable local residents to see the plans and to talk to representatives from PruPIM, Astral and their planning advisers. Residents will also be able to take advantage of special bus tours of the site. The exhibitions will take place at:

- The entrance to the Hartland Park site, Bramshot Road (access off the ‘Nokia’ roundabout):
 - Friday 2nd June, 2pm - 8pm
 - Saturday 3rd June, 10am – 4pm
 - Monday 5th June, 2pm – 8pm

Both PruPIM and Astral believe the development proposals will bring many benefits to the area including:

- Retaining the existing jobs on site and bringing back up to a further 1,800 new jobs
- Providing a boost to the local economy, creating an estimated 350 ‘spin-off’ jobs for local firms
- The remediation of the site, which is currently contaminated with hazardous petro-chemicals and asbestos
- Replacing derelict and redundant buildings with a new state of the art business and logistics park
- Providing £3.5 million investment to the local road network to minimise the impact on local residents and improve road safety

A planning application was submitted to Hart District Council in February 2005, with further amendments made in September 2005 and October 2005 to address issues that had arisen in the Council’s consultation. The Council’s professional planning officers have recommended that it should be approved, as the site is identified for employment uses in the Council’s local plan.

PruPIM and Astral will review the feedback from the consultation and provide a report, along with any further amendments, to the local Council. The Park will be developed in phases in response to market demand. If approved, the development could commence in late summer and remediation and construction would take about two years to complete.

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For more information, please contact Wyn Evans on 020 7395 8921/ 07909 974924 or Emma Cerrone on 020 7395 8928 / 07973 600595

NOTES TO EDITORS

The site

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, and only an aero-engine service, noise test facility and lubricants laboratory remain. These will be retained but the vast majority of the site is now redundant and derelict.
2. It 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.

The proposal

3. The proposal is to create a new business and logistics park to be named Hartland Park. The Park will provide a number of distribution centres for leading high street chains and other well known companies that require these facilities.

Jobs and training

4. In its heyday, the site employed around 1,600 people. The proposal will help re-create this level of employment, in line with the Council's planning policies. It is also estimated that the development will have knock-on benefits for the local economy, possibly creating an additional 350 jobs for local firms. Although unemployment rates are low by historic levels, there are still 1,500 people classified as 'actively looking for work' in Hart and a further 2,400 in Rushmoor.* Hart DC also has one of the highest rates of out of Borough commuting in the UK – this development will provide opportunities for local people to get local work. Logistics operations generate significantly less jobs than most other employment uses. An office park on this site, for example, would create around 6,000 jobs.

* source : www.nomisweb.co.uk/reports/lmp/la/2038431785/report.aspx

(National Statistics)

5. The logistics centres will co-ordinate the movement of goods to shops and customers in this area of the South East creating mainly skilled tasks involving supply chain management, sales and computer operators.
6. PruPIM and Astral will employ a Community Liaison Officer to discuss training needs with local training bodies and colleges while the new occupiers will be required to put in place training strategies for the new employees.

Transport infrastructure

7. Hartland Park is ideally located for a logistics operation, just over one mile from the M3 and fifteen miles from the M25.
8. A full transport study has been submitted to Hart District Council. It has been approved by the Highways Agency and the County Council's highways department. It shows that a logistics operation generates significantly less traffic than other uses such as industry and offices. The traffic generated from the new development will be just one-third of the traffic generated a few years ago when the site was fully operational by QinetiQ.
9. All HGVs will access the Park from the existing northern access along Bramshot Road. Lorries will then be directed to the M3 via the A327 Minley Link. A 'Routing Agreement' has been signed with the County Council, which will prevent

lorries from using all other local residential roads, and which will be policed by CCTV cameras. A series of road improvements and mitigation measures are also proposed for this route including:

- A new signalised junction between Summit Avenue and the Minley Link
- The widening of the Bramshot Road
- Improvements to the Cody Park access
- The provision of a 600 metre long noise barrier along the Minley Link

10. Further road improvements are planned to the south of the site, which will provide height-restricted car access for staff, including:

- A new access from the site to the Ively Road and further improvements to other roundabouts along Ively Road
- Improvements to the 'Windy Gap' junction

11. A Travel Plan has already been agreed with the County Council's Highways Department, which seeks to encourage the new staff to travel by bicycles, public transport and car sharing schemes.

12. In total, the development will generate £3.5 million of improvements to the surrounding road network.

Environmental issues

"The environmental effects of the proposed development have been fully and correctly assessed in the submitted Environmental Statement and appropriate mitigation measures are proposed."

Hart District Council, Planning officers report on the application

13. The site is well screened from all sides by woodland and the development will not be visible from any residential area. Procedures have been agreed to identify and protect important flora and fauna.

14. A series of environmental initiatives are proposed including:

- The recycling of the concrete, brickwork and steel currently on site

- A reduction in energy uses by tenfold compared to the former use of the site
- A reduction in water use by thirty-fold compared to the former use of the site
- The introduction of rainwater harvesting and recycling to be used for irrigation and landscaping purposes

The development team

15. The development is being jointly promoted by Prudential Property Investment Managers Ltd (PruPIM) and Astral Developments Ltd.
16. PruPIM acquired the site in 2004. PruPIM is part of M&G, the investment arm of 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, 1 million sq ft mixed use scheme at Knightsbridge Green London and the 700,000 sq ft shopping centre at The Mall, Cribbs Causeway, Bristol.
17. Astral Developments have been brought in by PruPIM as development partners. Astral are one of the UK's leading developers of logistics parks, and are currently working on around 20 schemes throughout the UK.