

Hartland Village

Hello and welcome to our public exhibition. We have organised the event today to start a discussion with local residents and community groups about the future of this important brownfield site. We want to hear your thoughts about how the redevelopment of the site can make a positive contribution to the local area.

St Edward acquired the former National Gas Turbine Establishment site (known previously as Pyestock and more recently Hartland Park) earlier this year and we are now in the early stages of developing proposals for a residential redevelopment of the site. This would make a significant contribution towards meeting the need for new homes in the area.

As a brownfield site, Hartland Village will be an ideal location for delivery of new homes in a development with a distinctive character of its own with village shops and community facilities.

Please take your time to read through all of the information on display and feel free to put any questions you might have to a member of the project team.

What's on display today?

- About St Edward Homes
- About the site
- The wider context
- The site opportunities
- The emerging framework concept
- How we create successful places

St Edward is a joint venture between Berkeley Group and the Prudential Assurance Company. The powerful combination of our two companies' strengths and complementary skills provides a strong vehicle for the reliable delivery of high-quality new developments.

We build homes and neighbourhoods with a focus on creating beautiful, successful places across London and the South of England. We work together with partners to tackle the shortage of good quality homes and help make a lasting contribution to the communities that we create. Our registered charity has to date committed over £7.9million to helping young people and their communities.

You can read about some of our previous developments on this board.

Green Park Village



Set beside a beautiful lake and just 3 miles from central Reading, Green Park Village offers New England inspired houses and apartments. Planned new amenities include a primary school, market square, community hall, nature paths, trim trails and a proposed train station.

Stanmore Place



Located in the London Borough of Harrow, Stanmore Place is a landmark scheme of nearly eight hundred homes and offers a range of high specification one two and three bedroom apartments.

Hartland Village

About the Site

Hartland Village comprises 135 acres of brownfield ('previously developed') land located between the towns of Fleet and Farnborough, about 40 miles west of central London. It is wholly situated within Hart District, although the boundary with neighbouring Rushmoor Borough lies just to the south along the line of the old Ively Road.

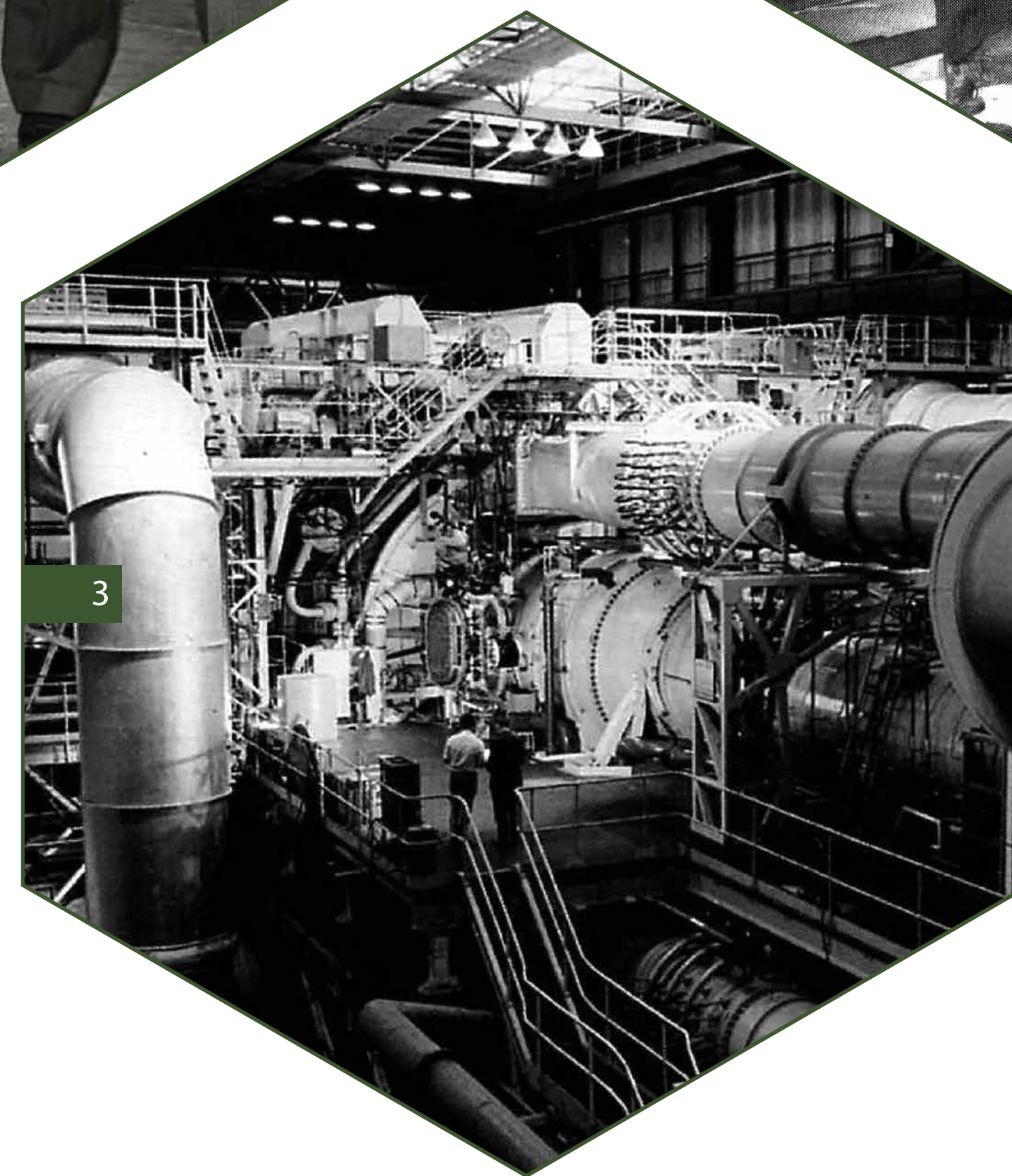
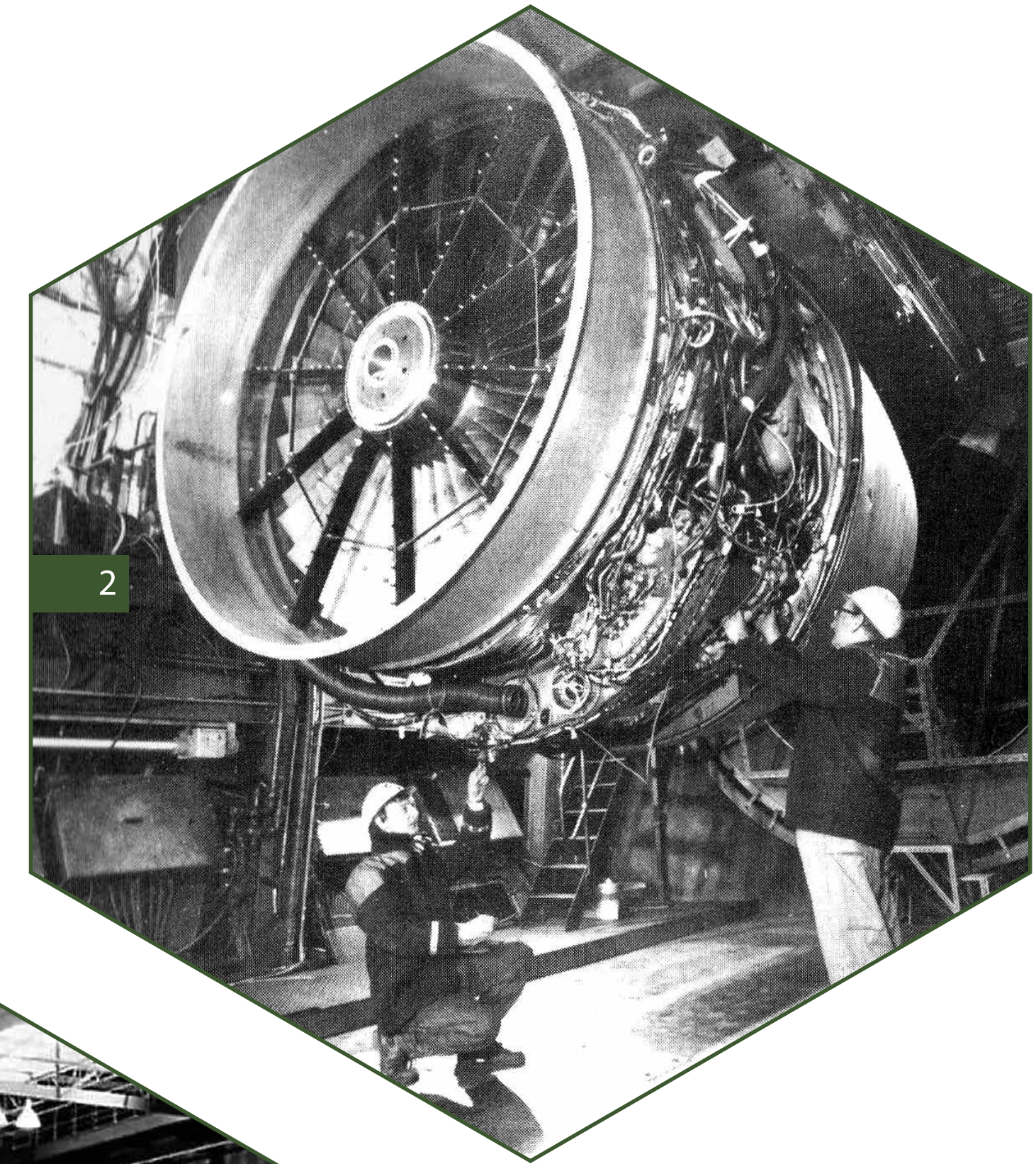
The site is set within dense woodland between the two towns and is largely screened from view, except for the roads that pass closest to it. Cody Technology Park is connected to the site via a bridge over Ively Road, sitting on the wider area of land that is home to Farnborough Airport.



The Royal Aircraft Establishment (RAE) Turbine Division took over the site during World War II to develop and test jet engines. Following a merger with Power Jets Ltd in 1944, it was reconstituted in 1946 as a division of the Ministry of Supply to form the National Gas Turbine Establishment (NGTE).

The construction of research and test facilities started in 1949 and continued until the mid 1970s. During this period, the facilities were used by NGTE for post-war defence research, by the NATO allies, and by the British aero-engine industry for projects such as Concorde. At its peak the site employed 1,600 staff and was one of the most important of its type in the world.

Further expansion took place in the 1970s. The site was transferred to the MoD in the 1980s and later transferred to private ownership in the early 1990s. The facilities were gradually closed down and, in 2000, the NGTE was decommissioned.



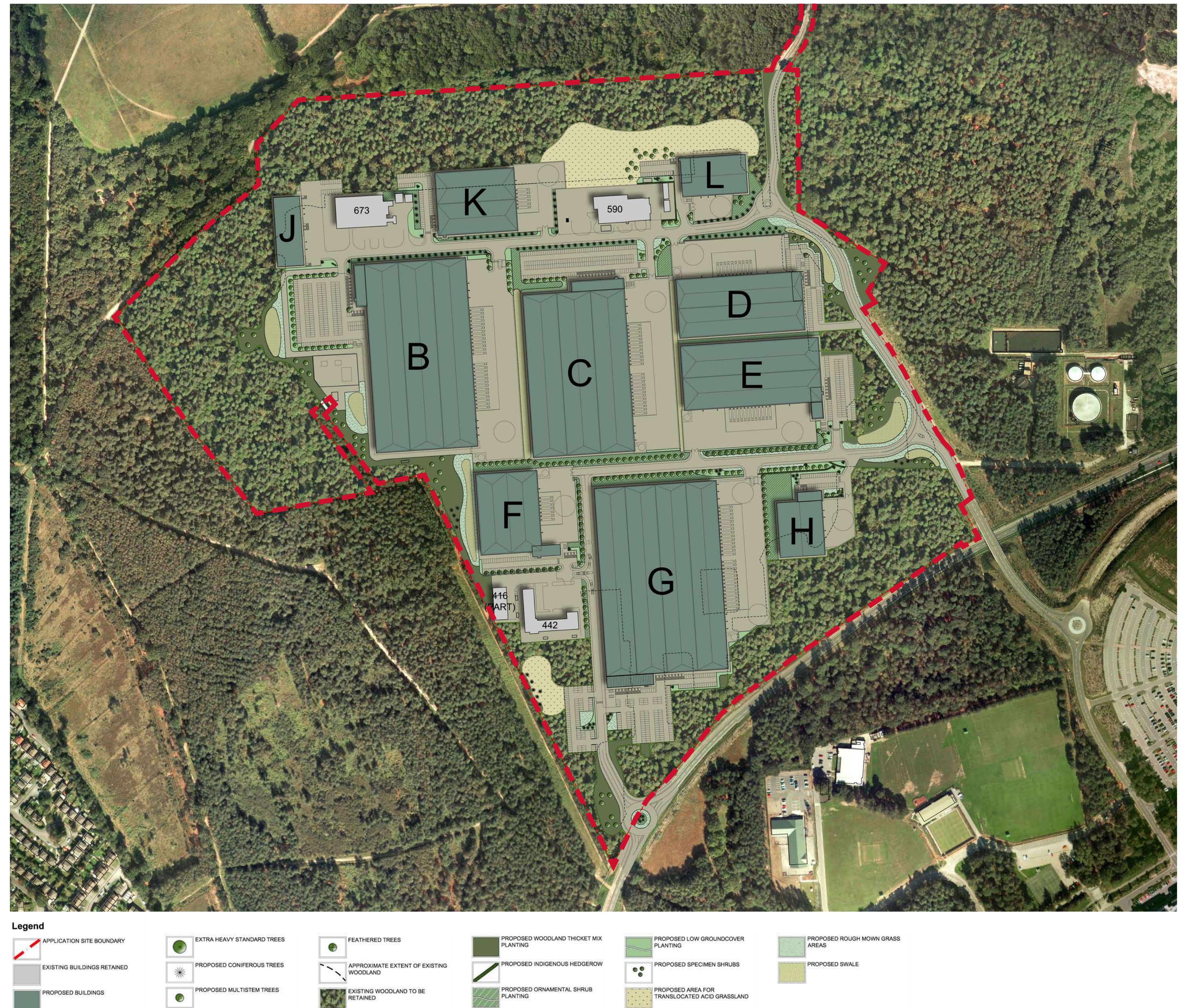
1. Engineer Dr. Roxbee Cox (right) and Arthur Woodburn, Joint Parliamentary Secretary for the Ministry of Supply, inspect a W2/700 gas turbine during the late 1940s
2. Two engineers position a Rolls Royce RB211 engine for testing, in Cell 3 West
3. The Olympus 593 engine for Concorde is tested at cell 4 in the 1960s

There have been a range of proposals brought forward for redeveloping the site since 2003, recognising its importance as a secluded and well-screened brownfield site with good connections to local towns.

In 2009 the Prudential was granted planning permission at appeal by the then Secretary of State, to redevelop the site into a logistics park. The plans included:

- demolition of all but three buildings on site
- construction of 126,216m² of storage and distribution buildings
- improvements to local roads and junctions
- 800 heavy goods vehicle trips per 24 hour day

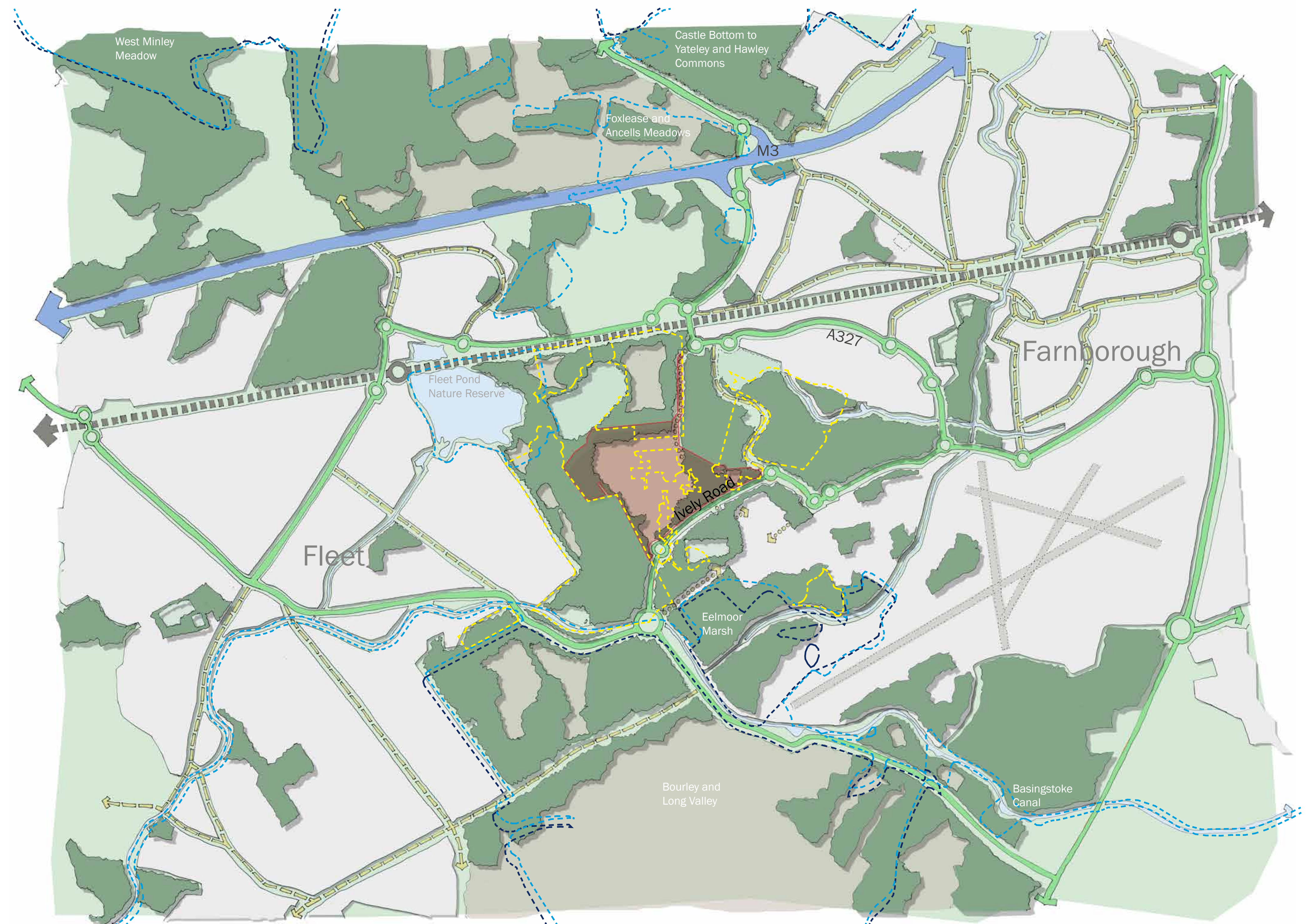
Some of the proposed works have already been implemented, such as the improvements to the junctions between the site and the M3. We are now looking at alternative proposals - our intention is to transform the site by redeveloping it with much-needed new homes.



The site sits within a heavily wooded setting, surrounded by a predominantly coniferous forest. There are a number of Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPA) in the local vicinity, in addition to various Sites of Importance for Nature Conservation (SINC).

The site lies close to the Thames Basin heathlands SPA. Its purpose is to protect sensitive ecological sites for migrating and breeding birds and human recreational impact on it is deemed problematic. Mitigation measures are required to deal with such recreational pressures and in this area Suitable Alternative Natural Green Spaces (SANGs) are required to deliver this.

Fleet Pond is located close to the site and is the largest freshwater lake in Hampshire. It forms part of the Fleet pond local nature reserve which covers 141 acres of aquatic, woodland and heathland habitat. Most of the reserve is SSSI. From the pond a stream links with the Basingstoke Canal, which provides a waterway link to the River Thames.



Key:

— Site boundary

Woodland with areas of heathland

--- Sites of Specific Scientific Interest (SSSI)





--- Special Protection Areas (SPA)

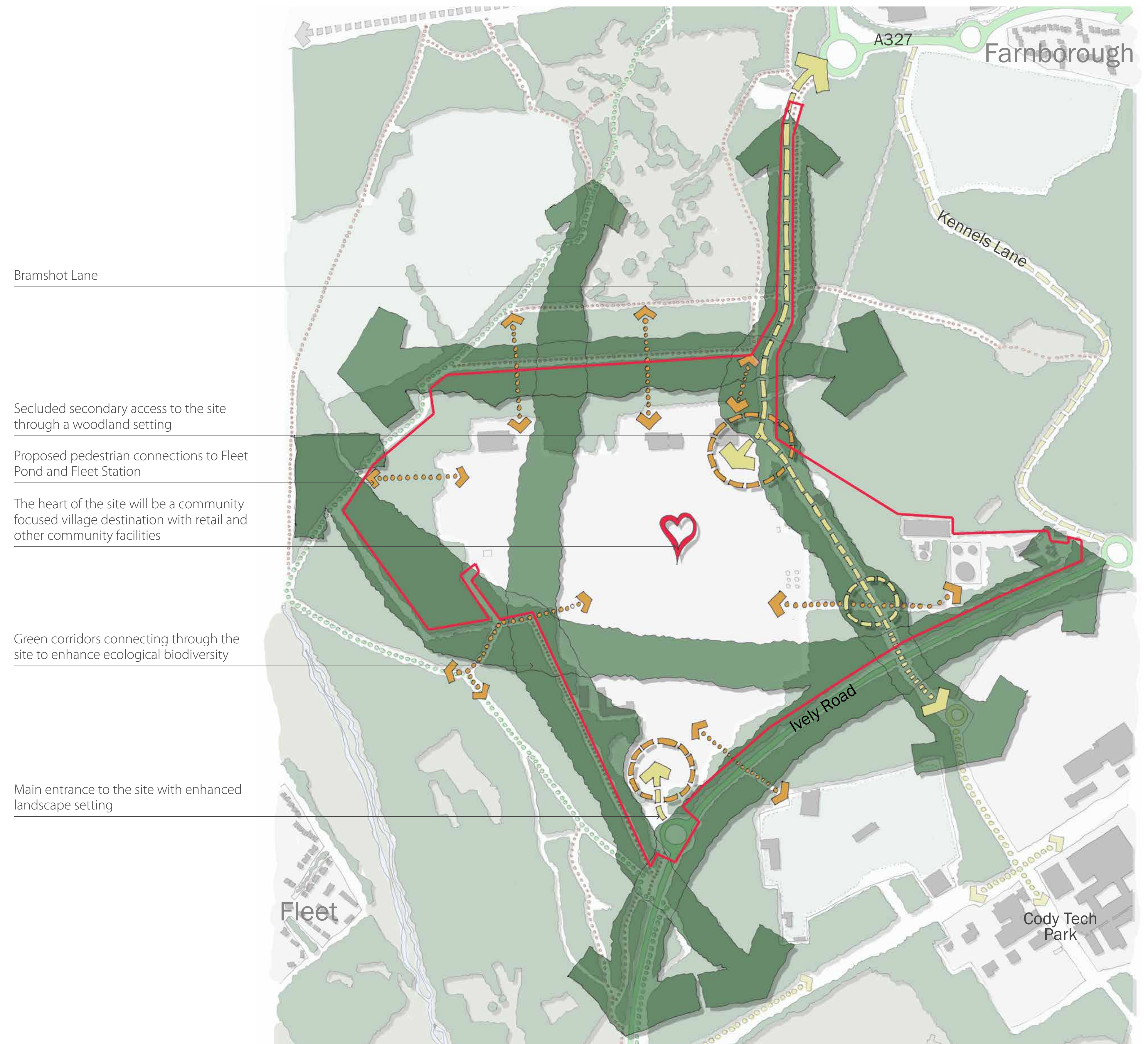
--- Sites of Importance for Nature Conservation (SINC)

Key opportunities:

- Redevelopment of brownfield land
- Seclusion of the site allows the potential to deliver new homes with limited visual impact on neighbours or existing communities nearby
- Potential to improve site drainage and create a sustainable system that reduces flood risk to surrounding waterways
- The development layout can be designed to be as efficient as possible and allow for easy access by private vehicles and public transport routes
- Integrate the site into its wider setting through the re-instatement of substantial landscape features and ecological habitats
- Improve cycle and pedestrian links to surrounding communities

Key:

-  Green corridors
-  Enhanced entrances
-  Pedestrian connectivity
-  The community heart




Hartland Village presents the opportunity to deliver a sustainable new community between Fleet and Farnborough.


The framework shown here could deliver around 1,500 homes in a range of sizes and styles, including both houses and apartments, with a variety of zones which would give the development a distinctive character and local identity.

The development would also create a new community building, local shops and potentially a new primary school.


Key:



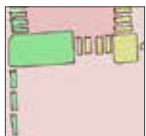
New village and hamlets



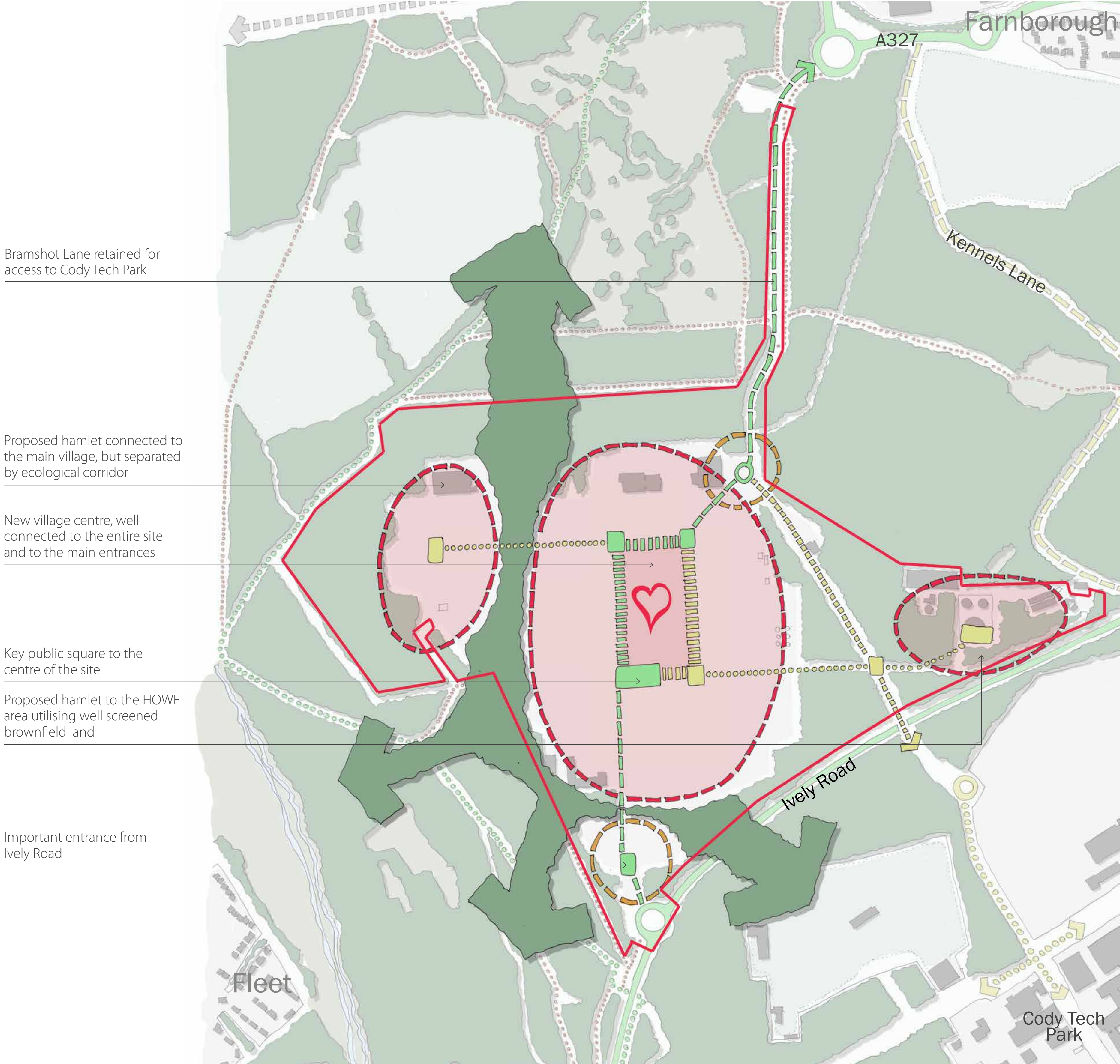
'Gateway entrances'



Village heart with local amenities



Key spaces and nodes of development



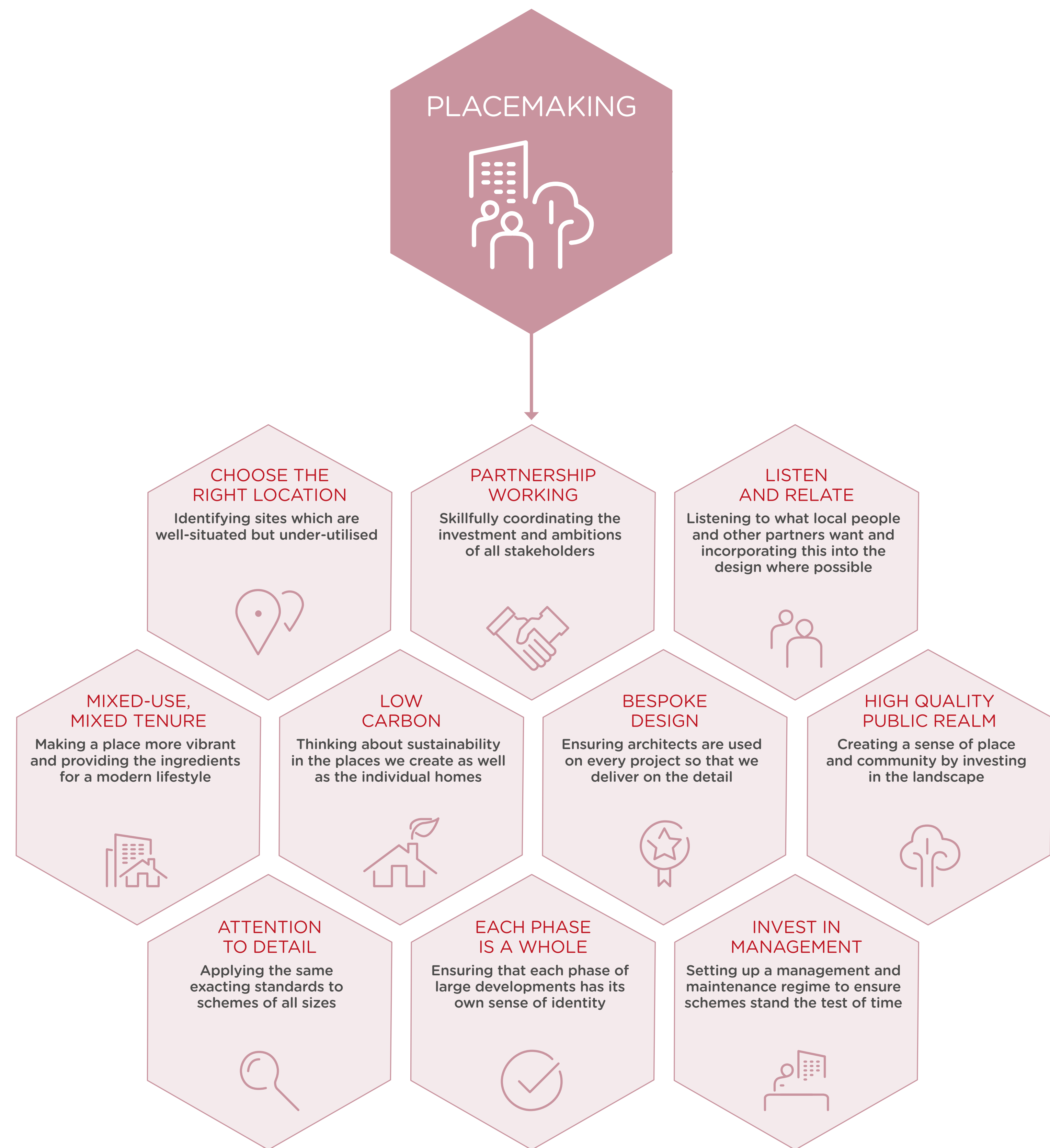
At St Edward we look to create well-designed, high quality, safe and sustainable new developments which will endure as settled, vibrant communities long into the future. These are places where people choose to live, work and spend their time, that directly encourage people's wellbeing and quality of life, and offer them a space and a base from which to lead safe and fulfilling lives.

Our approach to placemaking is set around ten principles which are based on many years of experience and common sense. Although each site is different, our principles ensure that our approach to development remains the same.

In 2011 we began working with experts in the field of social sustainability to create a framework that can be used to measure people's quality of life and wellbeing in new housing developments.

The framework ensures that we are thinking about placemaking and place-keeping as two elements of the same process; both must be delivered to create a strong new community.

Please view the boards at the end of this exhibition to learn more about this framework and how you can get involved.



Thank you for taking the time to visit us today and for your interest in the proposals for Hartland Village. You can complete one of our feedback forms whilst you're here today and return it to a member of the project team before you leave.

Alternatively you can return it to us after the event by using one of our complementary Freepost envelopes, or by using the online version of the form on the project website www.hartlandvillage.co.uk

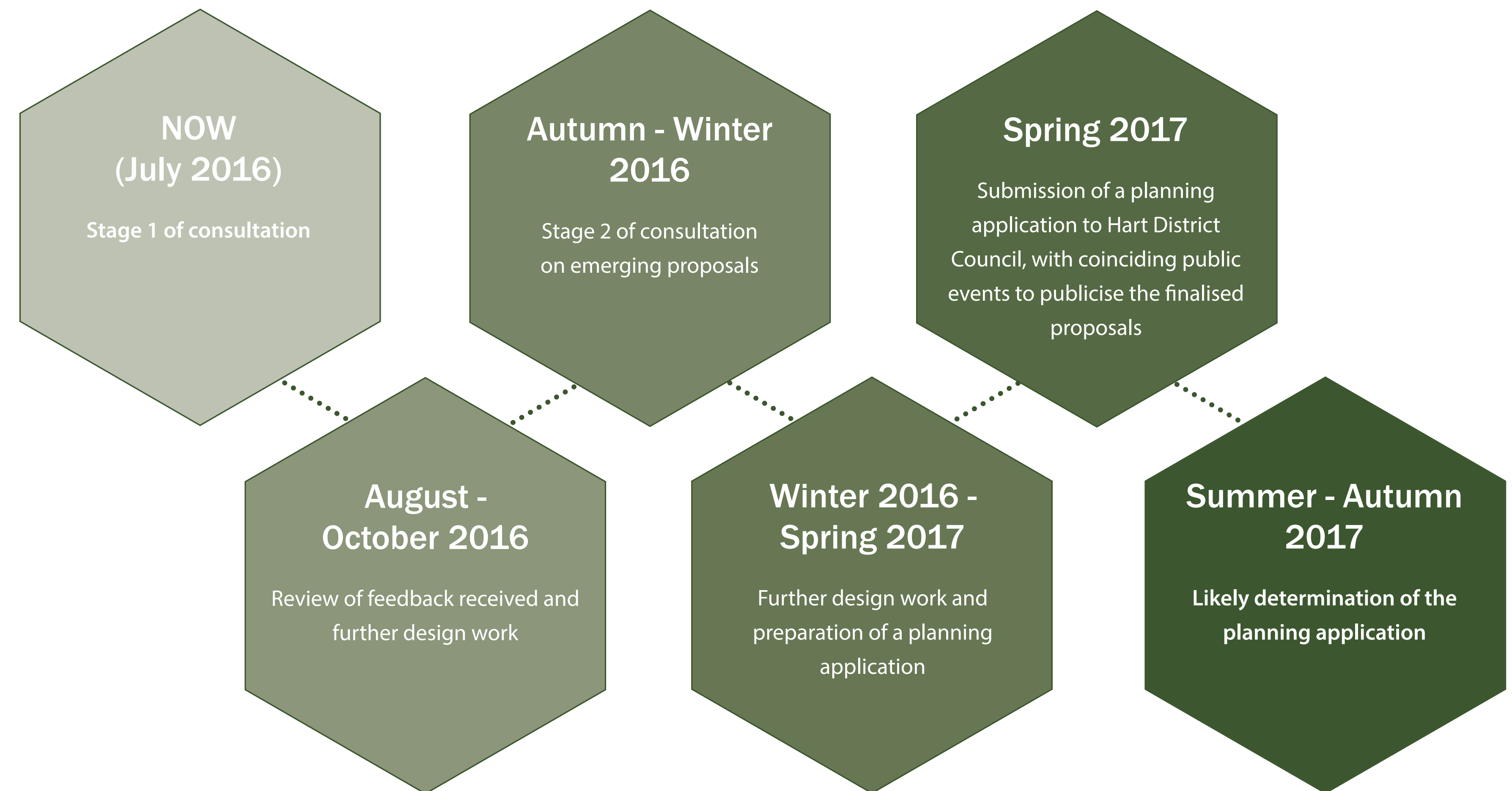
Please aim to submit your feedback by no later than **Friday 5th August 2016**. This will allow us to start reviewing responses and furthering our design work.

Project timescales

This is the first stage of consultation that we will be undertaking in support of our redevelopment of the site. We hope to be able to hold another round of events later this year, where we will be able to show you how the proposals have been developed since this stage.

We anticipate that following the receipt of a planning consent, construction will start on site in late 2017/early 2018.

Timeline



You can always contact the project team via one of the following options:

Online: www.hartlandvillage.co.uk

Email us: hartlandvillage@glhearn.com

Call us: 0344 225 0003

Write to us: Freepost RTHZ-AKZT-SABG, GL Hearn Limited, 280 High Holborn, London WC1V 7EE