

Press Release

Page 1 of 5

18 NOVEMBER 2011

Plans Submitted for New Community in Medway

Land Securities submits Outline Planning Application for Lodge Hill

Land Securities, the company creating the proposals to redevelop Chattenden Barracks and the Lodge Hill Training Area in Medway, Kent, has submitted an Outline Planning Application to Medway Council on behalf of Defence Infrastructure Organisation (DIO).

In May 2008, Land Securities was selected as Land Sale Delivery Partner by the DIO and tasked with bringing forward plans for a new mixed-use development north of the A228 at Chattenden on land owned by the Ministry of Defence (MOD). Over the past three years, Land Securities has undertaken an extensive masterplanning programme for the 700 acre site, informed by wide-reaching engagement with the local community, which has seen over 1,350 people involved in nearly 90 hours of public exhibitions and design workshops.

Colette O'Shea, Head of Development, London Portfolio for Land Securities, said:

"We are pleased to announce the submission of an Outline Planning Application to Medway Council, which establishes our overall vision for a truly sustainable development for Lodge Hill."

Paul Howarth, DIO Assistant Head of Projects and Estate Rationalisation (London), said:

"DIO's priority is to support our Armed Forces and provide them with the facilities they need to prepare for operations. As such, we keep our land holdings under constant review to meet present and planned Defence requirements.

"This planning application marks the start of a process which will benefit the local community by providing jobs, homes and places to relax. It also benefits the British taxpayer by securing a financial return for MOD-owned land which is no longer required for Defence purposes.

“The MOD recognises the importance of the release of public sector land to the Government’s Plan for Growth. Subject to planning, DIO’s existing disposal programme has the potential to deliver approximately 20,000 new homes across England.”

The Lodge Hill masterplan has been designed to make a significant positive contribution to life and business on the Hoo Peninsula and in Medway, focusing on key themes including:

- **New Homes** – The proposals for Lodge Hill will deliver up to 5,000 homes in phases over a 15 to 20 year period, with a range of different types of housing across the site. This will help to address the shortfall in new homes in the UK as well as directly meeting demand for new housing in Medway. Just under 25% of the new homes will be ‘affordable housing’. Retirement homes and a nursing home are also proposed.
- **Employment** – Lodge Hill is expected to create circa 5,000 new job opportunities over a 20-year period. These are anticipated to be within ‘village’ office units for small businesses, jobs in community facilities such as schools and health services, along with new business space of a quality and style currently unavailable in Medway. Job creation is an important element of the vision for Lodge Hill, helping to strengthen Medway’s economic offer and reinforce the Hoo Peninsula’s status as an economic destination for the South East and a driving force for jobs and growth in Medway. Additional jobs will also be created through the construction of Lodge Hill.
- **Environment** – Lodge Hill benefits from an outstanding landscape setting and the development proposals have been shaped by the natural landscape. In total, just over half of the 700 acre Lodge Hill site has been set aside for public open space, parkland, allotments, community gardens and woodland (including the protected Great Chattenden Woods SSSI and ancient woodland). Two new parkland areas will be created, spanning over 100 acres, which will be central to the Lodge Hill experience and reinforce the desire to bring the countryside into the heart of the development.

All existing woodland within the site will be protected, with development set back from sensitive areas by up to 200 metres. Having undertaken a comprehensive range of ecological surveys on the site, a number of measures will be introduced to protect existing wildlife habitats where possible and create new habitats to improve biodiversity.

- **Community Facilities** – As a new settlement, the range and scope of facilities proposed within Lodge Hill is extensive and designed to be of benefit to both the new residents and existing

community, to enhance quality of life. Three new primary schools will be created, along with a secondary school with sixth form. A healthcare centre could provide accommodation for at least six GPs, as well as a dental surgery and other facilities such as physiotherapy, care in the community and an outpatients service. A 30,000 sq ft food store is proposed and shops will also be created to serve everyday needs. Two hotels are planned – a country house hotel with spa and leisure facilities and a business hotel to serve the significant amount of industry already based on the Peninsula – along with extensive sports provision.

- **Infrastructure** – Significant investment will be made in road and transport infrastructure. This involves creating new roads within Lodge Hill and road upgrades to the Four Elms Roundabout, sections of the A228 and the A289. Infrastructure improvements will help to solve congestion issues which are already occurring on the roads near to the development. In addition, a high-quality and frequent bus service, similar to Fastrack in Dartford and Gravesend, is proposed to encourage people to use more sustainable methods of transport.
- **Heritage** – As a site that has been shaped and defined by over 130 years of military history, Lodge Hill's proud heritage will be secured in the long-term. The rural and military landscape patterns have influenced the positioning of internal roads and the development layout, and the intention is to provide new uses for existing military buildings where possible.

Stephen Neal, Development Director for Land Securities, said:

“For the past three years, Land Securities has been in a regular dialogue with the local community to better understand their views regarding development at Lodge Hill, with more than 1,350 participants in a series of exhibitions and design workshops. This process has enabled us to deliver a masterplan that genuinely reflects many of the aspirations of the local community and maximises the potential of this unique site.

“Our proposals for Lodge Hill will create a new community hub on the Hoo Peninsula, that will bring with it benefits and amenities for people living in the area, including community facilities, a countryside park, sports facilities, health services and a new secondary school. In addition, it is estimated that the business space proposed for the site could create circa 5,000 jobs, which would secure the Peninsula's status as a significant economic destination in the region.

Page 4 of 5

“We have worked hard to ensure that our masterplan proposals are carefully woven into the existing natural landscape. In parts it will be enhanced and in other areas, preserved and protected. We have committed to setting aside around half of the site for the natural environment. Existing woodland will be able to flourish, and we will introduce a number of ecological measures designed to protect local wildlife habitats and manage them effectively in the long-term.”

Grant Shapps MP, Minister of State for Housing & Local Government, has praised the MoD for releasing surplus public sector land for development. Having been in military use for the past 130 years, Lodge Hill is no longer required for training purposes and the land plays a key role in delivering the Government’s plans to enable up to 100,000 new homes to be created across the UK on public sector land by 2015.

The Outline Planning Application for Lodge Hill establishes a deliverable vision for the site, including indicative layout, scale, landscape and access arrangements. As part of the Outline Planning Application, Land Securities and its project team has submitted a comprehensive package of documents that address different elements of the scheme, including a Heritage Statement, Transport Assessment, Economic Strategy and a Statement of Community Involvement.

For further information about Lodge Hill, please visit www.lodgehill.info or call 0845 683 2544.

-Ends-

For further info, please contact

Andy Martin

PPS Group on behalf of Land Securities

T: (0)20 7529 1764

Rowena Collins

PPS Group on behalf of Land Securities

T: (0)20 7529 1712

Notes to Editors

Land Securities Group PLC

- Land Securities is the UK’s leading Real Estate Investment Trust with a national portfolio of commercial property. Our investment portfolio also has more than 50 retail parks and shopping centres including Bristol’s Cabot Circus and Exeter’s quadruple award-winning Princesshay site.
- Land Securities’ multi billion pound development programme is transforming regional city centres including Cardiff and Leeds, key Central London sites and delivering long-term, large-scale regeneration projects in the South East.

Page 5 of 5

- Half of the Land Securities' portfolio is in London, where it owns landmark buildings such as the Piccadilly Lights and Westminster City Hall, and is developing some of the capital's most innovative mixed-use schemes, such as One New Change adjacent to St Paul's cathedral and Park House on Oxford Street.

www.landsecurities.com

Defence Infrastructure Organisation (DIO)

- Defence Infrastructure Organisation (DIO) is part of the Ministry of Defence (MOD). It is responsible for managing and maintaining land and properties to meet the current and future needs of the MOD and personnel at home and abroad, and to support current operations.
- DIO's work includes providing, supporting and improving: operational units; single living and service family accommodation; training areas and historic military sites. DIO actively manages these to ensure the needs of Defence are met, value for money is achieved, heritage is protected and environmental goals achieved.
- DIO was formed on 1 April 2011 when the former Defence Estates (DE) organisation was brought together with other property and infrastructure functions within department to form a single organisation. DIO manages the MOD's property infrastructure and ensures strategic management of the Defence estate as a whole.