



PRESS RELEASE

13 July 2007

London Borough of Hillingdon approves plans for the redevelopment of RAF West Ruislip

Project MoDEL, the Ministry of Defence's (MOD's) flagship programme to create a consolidated Greater London MOD Estate, has achieved another major landmark with the approval of proposals to redevelop RAF West Ruislip.

Outline plans for the brownfield site were approved by the London Borough of Hillingdon's North Planning Committee on 9 July, and will help to meet the borough's housing needs, as well as deliver a number of community benefits. The decision follows extensive pre-application consultation with local residents and stakeholder groups, which has included two major public exhibitions held at the RAF base in November 2006 and February 2007, each attended by approximately 1,000 people.

The planning consent is for:

- A total of 415 homes, plus a private 80-bed care home for elderly people
- A contribution towards improved community facilities
- The incorporation of a significant proportion of 'family-sized' homes so that the housing type, mix and density is broadly similar to the surrounding area
- The provision of housing for social rented and mixed tenure accommodation to reflect local housing needs, including homes for the elderly
- The retention of the existing playing field for use as a football or rugby pitch, which will also be opened up for public use
- The provision of pocket parks, water features and other open spaces throughout the development, including a hard court games area
- A contribution towards the provision of healthcare facilities, in line with requirements of Hillingdon Primary Care Trust.

To enable easy and safe access for pedestrians and vehicles, the junction of Aylsham Drive with Ickenham High Road would be signalised and a pedestrian crossing will be provided.

As part of the overall redevelopment package, VSM will provide a financial contribution towards enhanced education provision in the borough. Alternatively, the existing primary school on the site could be transferred for use by the Local Education Authority. This would include the transfer of the school hall, which could be opened for community uses such as a youth centre, nursery or for local meetings, outside of school hours. The future use of the school will be a matter for the London Borough of Hillingdon and the Local Education Authority.

Colin Darby of VSM Estates said:

“We are delighted that the London Borough of Hillingdon has granted planning consent. We have worked closely with local residents, councillors and officers over the last year to ensure that this scheme is right for the local community and right for this site. The scheme incorporates a number of elements that are a direct result of consultation, including the proposed retention of the school with its hall for community use and the overall reduction in the number of homes from the original proposals.

“The approval of this application is another significant milestone for Project MoDEL. We look forward to continuing to work closely with the London Borough of Hillingdon over the redevelopment of RAF Uxbridge. Consultation was key to the success of the plans for RAF West Ruislip, and we hope to take a similar approach based on consultation and collaboration to RAF Uxbridge.”

VSM Estates, a consortium of VINCI PLC and St Modwen Properties PLC, was appointed by the MOD as its partner in 2006 to deliver Project MoDEL. RAF West Ruislip is one of six sites in Greater London being disposed of by the MOD, with the receipt generated being invested in the development of RAF Northolt. At Northolt there will be a single, integrated site providing significantly improved facilities and accommodation, delivering improved operational outputs and a better quality of life for servicemen and women.

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Further information

Please contact Paul Teverson or Pippa Savage at Camargue on 020 7636 7366.

Notes to Editors

1. The contract between Defence Estates and VSM Estates, known as Project MoDEL will see six sites freed for development across the capital and their relocation to RAF Northolt. VSM Estates will be handling the redevelopment of all the sites in London, which includes the redevelopment of RAF Uxbridge and RAF Eastcote, which are also in the London Borough of Hillingdon.
2. Approximately 1,000 military and civilian personnel from the disposal sites will be directly affected by the move to RAF Northolt where they will benefit from improved accommodation and facilities. The consolidated site will enjoy new offices, new squadron accommodation, single living accommodation, catering facilities, welfare, physical and recreational training areas. Consolidating resources will improve efficiency across the Estate. The redevelopment of RAF Northolt will relocate personnel from 40 units across all three Services.
3. Project MoDEL will be releasing the following sites:
 - RAF Uxbridge
 - RAF Bentley Priory
 - RAF Eastcote (former United States Visiting Forces site, under construction)
 - RAF West Ruislip (former United States Visiting Forces site)
 - Inglis Barracks, Mill Hill
 - Victoria House, Woolwich
5. VSM Estates is a joint venture between VINCI PLC and St Modwen Properties PLC established to deliver Project MoDEL, the Ministry of Defence's programme to create a 21st Century MOD Estate. Both VINCI and St Modwen Properties bring decades of project management, construction and development expertise coupled with a unique understanding of complex PPP projects. VSM Estates' fully integrated approach to Project MoDEL has allowed for the optimum balance between the development at RAF Northolt and the disposal of the vacated sites, offering a best value solution. This expertise, complemented by the strength of the other project partners, provided the MOD with the confidence that VSM Estates could deliver Project MoDEL.
6. VINCI PLC forms part of VINCI, a world leader in construction, concessions and associated services with over 128,000 employees operating on more than 80 countries. A number of specialist subsidiaries operating throughout the UK, most notably Norwest Holst, enables VINCI PLC to offer a complete construction package from inception to completion of a project and beyond. In the UK it has successfully completed the Vauxhall Cross Transport Interchange, Hungerford Bridge and the RAF Museum in Hendon.
7. St Modwen Properties PLC is a property development and investment company concentrating on regeneration. It has four particular areas of specialism: town centre regeneration, partnering industry in its restructuring, renewal of brownfield land, and heritage restoration. It has high profile regeneration assets in London and UK-wide schemes including the Elephant and Castle Shopping Centre and Longbridge in the West Midlands. With over 4,500 acres of developable land and many town or district centre schemes under its control, the company is able to marshal a wide range of projects through the planning and development process.
4. The first round of public consultation on proposals for the redevelopment of the RAF West Ruislip base was held in November 2006. It was attended by approximately 500 people and helped to establish the land use principles for development. The second exhibition was attended by approximately 600 people and took place in February 2007, highlighting how the plans evolved as a result of the first consultation. Exhibition attendees were given a number of means to provide their comments, including feedback forms, a postal address and a helpline. Feedback facilities were also available through the website www.vsmestates.co.uk