



24 April 2009

Press notice

### **VSM Estates announces plans for community consultation on the future of RAF Uxbridge**

VSM Estates, a joint venture of St Modwen Properties PLC and VINCI PLC, is seeking feedback from the community on its emerging redevelopment proposals for the RAF Uxbridge site, adjacent to Uxbridge town centre. VSM Estates would like to invite local residents and interested parties to attend a public exhibition to view and provide feedback on the emerging plans for the site. The exhibition will take place on **Friday 15 May, between 12 noon and 8pm, and on Saturday 16 May between 10am and 3pm at St. Margaret's Church, Windsor Street, Uxbridge, UB8 1AB.**

VSM Estates is working on a comprehensive residential-led masterplan for the RAF Uxbridge site. The plans for consultation follow on from the adoption of LB Hillingdon's Supplementary Planning Document [SPD] in January 2009. This sets out the Council's guidance for the future redevelopment of the site.

The public exhibition will display VSM Estates' emerging redevelopment proposals which include:

- A new 50-acre public park alongside the River Pinn, part of which will be in the Green Belt;
- Areas for open space, comprising both informal / formal spaces and children's play areas;
- Approximately 1,750 new homes, including affordable homes;
- Up to 40,000 sq m of mixed-use commercial development, providing a significant boost for Uxbridge town centre;
- A primary school and funding towards secondary school places, health care and associated infrastructure;
- The re-use of the Grade II listed Hillingdon House and former cinema building; and
- The retention of the Grade I listed bunker together with enhanced visitor facilities.

Colin Darby, Planning Manager at VSM Estates and St Modwen Properties PLC, stated:

"VSM Estates is fully committed to working with the local community and interested parties to deliver the most suitable masterplan for the RAF Uxbridge site, taking into account the environmental context and the needs of the local population. Extensive consultation regarding the future of the site has already been undertaken by LB Hillingdon as part of the process of agreeing its guidance for the site, and we plan to build on these positive discussions through engagement with the Council, stakeholders and members of the local community. We look forward to meeting local residents and other interested parties at the exhibition on 15 and 16 May".

Following the consultation, VSM Estates anticipates submitting a planning application for RAF Uxbridge this autumn. The base is scheduled to become vacant towards the end of 2010 when the Ministry of Defence (MoD) relocates its personnel and facilities to RAF Northolt.

Further information can be obtained by ringing the consultation helpline on 020 7323 3544, or by visiting [www.vsmestates.co.uk](http://www.vsmestates.co.uk).

**-ends-**

#### **For further information**

Please contact Paul Teverson or Maya Motamedi at Camargue on 020 7636 7366 or email [pteverson@camarguepr.com](mailto:pteverson@camarguepr.com)

#### **Notes to Editors**

1. The redevelopment of RAF Uxbridge forms part of Project MoDEL.
2. Project MoDEL is consolidating the MOD's estate in London onto a fit-for-purpose site thereby generating a number of benefits in terms of reducing running costs, improving efficiency and consolidating resources. The redevelopment of RAF Northolt will relocate personnel from 40 units across all three Services, and 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 single living accommodation, catering facilities, welfare, physical and recreational training areas, offices, and technical/operational facilities including a five-bay hangar. Consolidating resources will improve efficiency across the Estate. The redevelopment of RAF Northolt will relocate personnel from 40 units across all three Services. The construction work at RAF Northolt is funded by the value of the disposal sites.
3. Project MoDEL is releasing the following sites for future development:
  - RAF Uxbridge (planning application expected in 2009)
  - RAF Bentley Priory (has outline consent)
  - RAF Eastcote (under construction)
  - RAF West Ruislip (has outline consent)
  - Inglis Barracks, Mill Hill (planning application expected in 2009)
  - Victoria House, Woolwich (has resolution to grant consent)
4. 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 21<sup>st</sup> 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.
5. 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.
6. 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. With over 5,000 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.