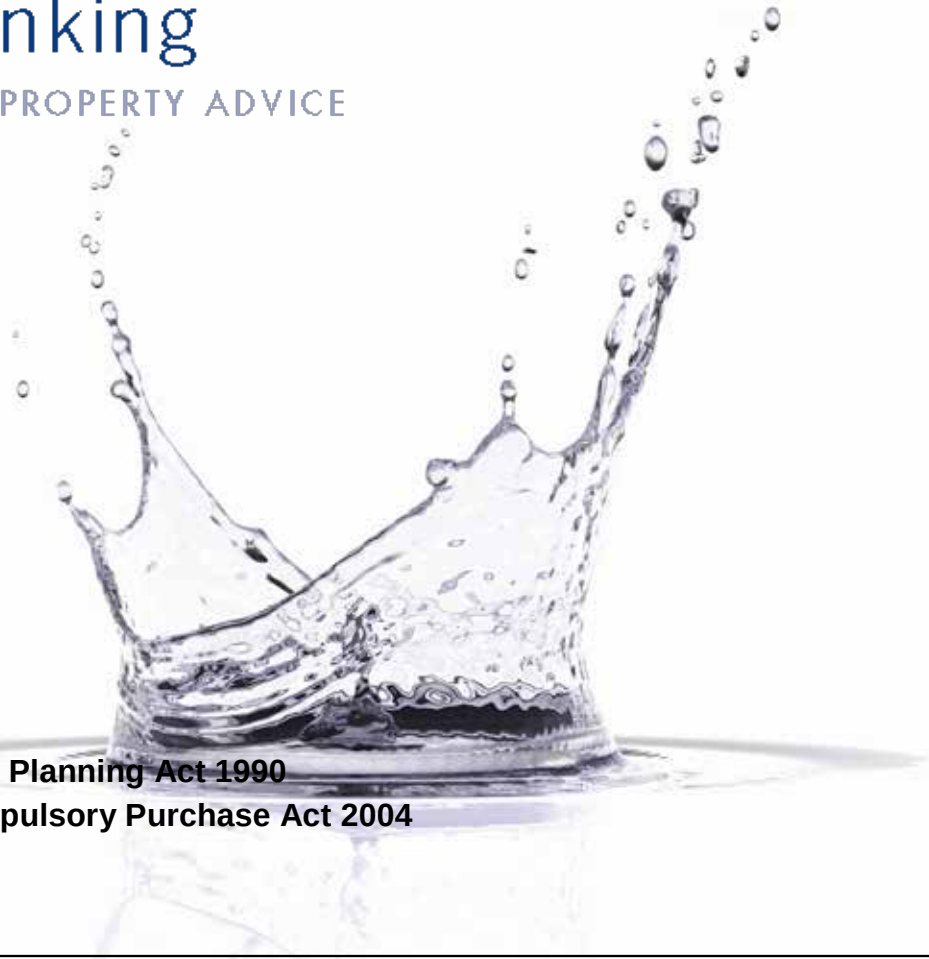


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Planning Statement

For: Proposed Mixed Use Employment, Leisure and Retail Development at former BAE site, Elettra Avenue, Waterlooville, Hants

On Behalf Of:

Bridgehouse (Bradford IoM) Limited

Prepared By:

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Job Ref: P1001 Date: 6 September 2013

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APPENDIX 1: Marketing Information

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Harris Lamb Planning Consultancy ('HLPC') in respect of an outline planning application to redevelop the former BAE site for a mixed employment, retail and leisure development.

1.2 The proposed development will comprise of a Class B employment (B1, B2, B8) an 8-screen multiplex cinema, a 20-lane bowling complex, a 60-bedroom hotel, discount foodstore, 3 no. restaurants, 1 drive-thru restaurant and 1 public house, together with associated parking, access and landscaping provision.

1.3 This statement is intended to be read in conjunction with the following documents which have been submitted in support of the planning application:

- **Retail and Leisure Assessment** – prepared by Harris Lamb Planning Consultancy
- **Design and Access Statement** – prepared by Davis Wetherill Architects
- **Transport Assessment** – prepared by Peter Brett Associates
- **Travel Plan** – prepared by Peter Brett Associates
- **Flood Risk Assessment** – prepared by Peter Brett Associates
- **Sustainability Statement** – prepared by Peter Brett Associates
- **Framework Site Waste Management Plan** – prepared by Peter Brett Associates
- **Noise Assessment** – prepared by Peter Brett Associates
- **Odour Assessment** – prepared by Peter Brett Associates

1.4 **Section 2** of this assessment provides detail on the background to this proposal, in the context of the site's recent planning history and subsequent dialogue with Havant Borough Council.

- 1.5 **Section 3** describes the site and its context, including details of the existing development.
- 1.6 **Section 4** sets out the proposed development in detail and provides a breakdown of the quantum of floorspace and respective elements;
- 1.7 **Section 5** outlines the relevant planning policy framework against which the proposal should be assessed.
- 1.8 **Section 6** provides a comprehensive assessment of the development proposal against relevant planning policy requirements.
- 1.9 **Section 7** examines the economic impacts of the proposal in the context of the local area.
- 1.10 **Section 8** summaries and concludes the key points that should be considered in determining the planning application.

2.0 BACKGROUND AND CONTEXT

- 2.1 The Council will be aware that the site formerly operated as the BAE Systems Technology Park, following its acquisition from Marconi in 2000. There are a number of buildings on site which are now largely unoccupied, having formerly served as research and development facilities for BAE.
- 2.2 Discussions were entered into with the Council as early as October 2009 to progress an alternative form of development for the site. This culminated in an application for 6,799 m² of Class B1, B2 and B8 development, in addition to a sui generis car showroom use, Class C1 hotel and ancillary Class A3/A5 ancillary restaurant facilities being submitted to the Council in June 2012.
- 2.3 The Council resolved to grant planning permission for the proposals in October 2012, which was subject to a S106 legal agreement. This was duly signed and the planning permission released on 31st July 2013 (Ref. APP/12/00652).
- 2.4 As part of the above application, the Council will be aware that the applicants submitted a substantial body of marketing evidence which demonstrated that there was a lack of demand for the existing quantum of Class B use floorspace on the site and that accordingly, it should be reduced with alternative uses brought forward to ensure a viable redevelopment of the site.
- 2.5 It has become clear following a significant marketing campaign, that there is no occupier demand for the revised quantum of Class B1, B2 and B8 floorspace identified in the consented scheme. This must be viewed in the context of competing sites and facilities elsewhere including Lakeside, Portsmouth and Langstone Technology Park, Havant. The lack of demand is a significant concern since the proportion of Class B use floorspace accounts for approximately 50% of the total site area available.

- 2.6 In light of the above, it is not possible to develop the site in accordance with the recently permitted scheme. Therefore, it has become necessary to consider an alternative mix of development for the site to ensure that it can be brought back into use and its longer term viability is not jeopardised.
- 2.7 Further discussions with the Council regarding a revised mix of development for the site has since ensued, culminating in meetings being held with planning officers on 3rd May, 10th July and 6th August 2013. During these meetings, officers were advised of the considerable interest expressed from retail and leisure operators in developing a complementary offer at the site, which would also be served by ancillary Class A3, A4 and A5 facilities, and a medium-sized hotel not dissimilar to that included within the previously consented scheme.
- 2.8 At the meeting on 6th August 2013, an initial masterplan of the proposals for the site was presented for discussion, the outcome of which has informed the finalised scheme herein submitted.
- 2.9 During the meetings with the Council, officers acknowledged the demand from cinema and associated leisure operators for new facilities in Waterloo, and intimated that Class D2 leisure development in particular could potentially be supported on the site, subject to the relevant planning policy tests being satisfied.
- 2.10 In particular, officers have acknowledged that the site should not remain vacant in perpetuity and that securing its viable redevelopment is an important objective, both in terms of its physical regeneration but more importantly in the context of boosting economic growth in the Borough.
- 2.11 Having agreed the approach to be taken in respect of this application, the full implications of a retail and leisure development on the site have been comprehensively assessed, in particular having regard to the site's sequential status in satisfying the key town centre use tests set within the NPPF and adopted local plan policy. Other key policy tests are also

addressed, including the change of use of the site from Class B use to support a mixed retail and leisure scheme as an appropriate alternative form of economic development.

3.0 DESCRIPTION OF SITE AND CONTEXT

- 3.1 The application site comprises 5.7 ha of developed land and is situated 0.3 miles to the north-west of Waterloooville town centre. The site lies adjacent to the wider Brambles Business Park which provides an extensive number of buildings in Class B use.
- 3.2 Bounded by Elettra Avenue to the north and west, and Silverthorne Way to the south, the site is afforded a frontage along the B2150 Hambledon Road which provides direct linkage with the town centre and residential areas to the north.
- 3.3 The site currently comprises of the following buildings:
- 'Main Building': a three-storey complex accommodating 19,498 m² of Class B1(c) research and development use.
 - Former Restaurant: 973 m².
 - 'E Block': 6,726 m² of light industry (Class B1(c) use.
 - 863 car parking spaces.
- 3.4 An adjacent building referred to as 'Beamplot' will remain in operational use and is excluded from the red line boundary for the purposes of this application.
- 3.5 All buildings are of 1980s construction and are of functional design and appearance. E Block is less visible from the site frontage along Hambledon Road, being of single-storey height and largely screened by the taller main building.
- 3.6 The primary access into the site via Elettra Avenue is served via a dedicated arm of the roundabout junction. Additional points of access into the site also exist from Silverthorne Way. Delivery arrangements for the buildings utilise the Elettra Avenue access.

- 3.7 Notwithstanding the existing buildings, the majority of the site comprises of hard surface car parking. There is very little landscaping provision within the site; this is largely limited to established tree and shrub planting around its perimeter.
- 3.8 The site is not within or adjacent to a Conservation Area and is not subject to any other designations. There are no buildings or structures which are statutory or locally listed, and no tree preservation orders (TPOs) exist on the site. The site is classified by the Environment Agency as being within Flood Zone 1.

Wider Area

- 3.9 The site is proximate to the West of Waterlooville Major Development Area (MDA). Falling with the administrative boundary of Winchester City Council, this area has been identified to accommodate up to 3,000 new homes in the emerging plan period, 450 of which are currently being delivered by Taylor Wimpey on land at Oak Farm to the south of Hambledon Road. The remaining 2,550 homes are to be delivered by the Grainger Trust on land west of London Road, Purbrook.
- 3.10 Grainger Trust obtained planning permission in 2008 to deliver a first phase of development consisting of 1,550 new dwelling units, in addition to 7.19 ha of Class B employment uses and a new local centre (LPA Ref. 06/02538/OUT). However, Grainger subsequently revised the scheme and submitted a hybrid planning application for development which was granted permission in March 2012 (LPA Ref. 10/02862/OUT).
- 3.11 The hybrid scheme comprises of an outline planning permission for up to 2,520 dwellings, to be delivered in 13 phases. Full planning permission has been granted for the first phase (194 dwellings) and this is now under construction whilst applications for reserved matters consent to deliver the latter phases are anticipated during 2013.

- 3.12 Whilst the application site is centrally located and within close proximity of the West of Waterloo MDA, it is also proximate to a new supermarket development coming forward by Sainsbury's on the former Salvador Caetano coachbuilders site which is adjacent to the Wellington Retail Park (Ref. APP/10/107930). Development on the site has commenced, albeit subject to delay whilst the scheme has been re-planned. When complete, it will provide a supermarket with a net sales area of 4,188 m².

4.0 PROPOSED DEVELOPMENT

- 4.1 This application seeks outline planning permission for a mixed-use development comprising of a discount foodstore, 8-screen multiplex cinema, 20-lane tenpin bowling complex, fitness centre, 60-bedroom hotel, 3 no. restaurants, 1 no. public house, and 1 no. drive-thru restaurant, to be served by 707 parking spaces and associated access and landscaping. A detailed breakdown of the scheme's components is provided below.

Development	Use	Floorspace
Discount Foodstore	Class A1	1,532 sq m GIA (1,125 sq m net sales)
Cinema (8 screens / 1,300 seats)	Class D2	3,250 sq m GIA
Bowling Complex (20 lanes)	Sui Generis	2,320 sq m (Conversion of E Block)
Fitness Centre / Gymnasia	Class D2	1,720 sq m (Conversion of E Block)
Budget Hotel (60 bedrooms)	Class C1	2,790 sq m GIA
Restaurant	Class A3	370 sq m GIA
Restaurant	Class A3	370 sq m GIA
Restaurant	Class A3	370 sq m GIA
Restaurant	Class A3	555 sq m GIA
Restaurant (Drive-Thru)	Class A3/A5	335 sq m GIA
Total		13,612 sq m GIA

- 4.2 The proposals would result in the part redevelopment of the existing site to accommodate the foodstore, cinema, hotel and ancillary restaurant / public house uses. However, E Block will be retained in the interim for Class B1

use (4,040 m²), with subsequent conversion to a ten pin bowling complex, health and fitness centre and restaurant.

- 4.3 The discount foodstore will comprise a net sales area of 1,125 m², of which 80% (900 m²) will be for the sale of convenience goods and the remaining 20% (225 m²) for comparison goods. Further details on the range of goods to be sold from the store are provided in the Retail and Leisure Assessment which is also submitted with this application.
- 4.4 It is anticipated that the operator of the foodstore will be Aldi. Active discussions are being undertaken with Cineworld as the prospective operator of the cinema. Similarly, discussions are underway with McDonalds to operate the drive-thru facility; Frankie and Benny's to operate one of the restaurants, and Marston's to operate the public house. Whilst an operator for the bowling complex will be confirmed shortly, it is expected that the hotel will be operated by Premier Inn.

5.0 PLANNING POLICY OVERVIEW

- 5.1 This section provides an overview of the relevant national and local planning policy context against which this application should be assessed. A summary of relevant evidence base documents is also provided.

National Planning Policy

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (“NPPF”), published in March 2012, is a material consideration in the determination of applications for planning permission and guides plan-making by local authorities. The NPPF replaces the former Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).
- 5.3 Underpinning the NPPF are 12 core planning principles which should guide the formulation of development plan policy and the decision-making process. In summary, planning should:
- (1) Be plan-led with development plans kept up to date to ensure decisions can be made with a high degree of predictability and efficiency
 - (2) Be creative in finding ways to enhance and improve places
 - (3) Proactively deliver sustainable economic development to deliver homes business, industry and infrastructure, identifying the needs within an area and responding positively to growth
 - (4) Secure high quality design and amenity with new development
 - (5) Promote the vitality of urban areas and protecting the Green Belt areas around them
 - (6) Support the transition to a low carbon economy, including the use of renewable energy resources
 - (7) Contribute to conserving and enhancing the natural environment

- (8) Encourage the re-use of previously developed land that is not of high environmental value
- (9) Promote mixed use developments and recognising that some open space can provide many different functions
- (10) Conserve heritage assets
- (11) Manage patterns of growth in the most accessible locations
- (12) Support strategies to improve health, social and cultural wellbeing.

5.4 The NPPF sets out three sustainable development principles, which require local planning authorities to:

- (1) Build a strong, responsive and competitive economy by ensuring there is sufficient land available to support growth.
- (2) Support communities by providing for the supply of sufficient housing to meet present and future needs in locations that are accessible to local services.
- (3) Protect and enhance the built, natural and historic environment.

5.5 The NPPF contains a *presumption in favour of sustainable development* which means that a proposal may be granted planning permission where a local authority's development plan is absent, silent or whose policies are out-of-date, unless in doing so, any adverse impacts would *significantly* and *demonstrably* outweigh the benefits or the development conflicts with a specific policy in the NPPF.

5.6 The NPPF places increased emphasis on the delivery of sustainable development in order to promote a strong and competitive economy (Paragraphs 18-22), and outlines the Government's commitment to securing economic growth through the planning system.

5.7 Paragraph 20 of the NPPF requires that local planning authorities should plan proactively to meet the development needs of business in order to help achieve economic growth. This includes supporting existing business sectors as well as planning for new sectors to locate in their area.

- 5.8 Paragraph 22 of the NPPF states that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where this is the case, applications for alternative uses of land and buildings should be treated on their merits, having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 5.9 Section 2 of the NPPF '*Ensuring the vitality of town centres*' states that the need for retail and leisure development, as well as other main town centre uses, is not compromised by limited site availability.
- 5.10 Paragraph 24 of the NPPF requires that local planning authorities apply a sequential test to planning applications for main town centre uses that are not in a town centre and not in accordance with an up-to-date Local Plan. In considering edge and out of centre sites, preference should be given to accessible sites that are well connected to the town centre, with flexibility demonstrated in terms of format and scale.
- 5.11 Paragraph 26 of the NPPF states that applications for retail and leisure development outside of town centres, which are not in accordance with an up-to-date Local Plan, should be supported by an impact assessment where the proposed floorspace exceeds a locally set threshold or a default of 2,500 m². This should include an assessment of:
- The impact on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - The impact on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.
- 5.12 Section 4 of the NPPF sets out the need to promote sustainable transport measures in new developments. Paragraph 32 requires that developments which generate significant amounts of movement should be supported by a Transport Assessment, taking account of the need to utilise sustainable transport opportunities wherever possible, ensuring safe and suitable

access for all people, and enabling any transport-related improvements to be undertaken that cost-effectively limits any significant impact of the development. Development should be located so that the need to travel will be minimised and the use of sustainable travel modes maximised.

5.13 Section 10 of the NPPF states that development proposals will be subject to a sequential test which directs it to areas with the lowest probability of flooding. This will include using opportunities offered by such development to reduce the causes and impacts of flooding. Paragraph 103 requires that development should not result in flood risk being increased elsewhere.

5.14 Paragraph 123 of the NPPF is of relevance and requires that new development should not result in noise which gives rise to significant adverse impact on health and quality of life.

Planning for Town Centres: Practical Guidance on need, impact and sequential approach (December 2009)

5.15 Notwithstanding the superseding of PPS4, its Practice Guidance remains in place to assist the assessment of sequential and impact matters associated with development proposals for main town centre uses on edge and out of centre sites.

Planning for Growth 2011

5.16 The Written Ministerial Statement “*Planning for Growth*” was issued on 23 March 2011 and emphasised that the key role of the planning system is to ensure that sustainable development which promotes economic growth should be able to proceed as easily as possible. The guidance set out in the statement is material to the determination of planning applications, with a clear expectation that sustainable development should be approved wherever possible.

Development Plan

Havant Borough Core Strategy

- 5.17 The Havant Borough Core Strategy, adopted in March 2011, sets out the development framework for the Borough to 2026. A number of its Strategic and Development Management policies are relevant to this application.
- 5.18 **Policy CS2** of the Core Strategy identifies the employment floorspace requirements for the Borough up to 2026. These are 75,000 m² Class B1 offices, 45,500 m² Class B2 manufacturing, and 41,500 m² Class B8 warehousing.
- 5.19 **Policy DM3** seeks to protect existing employment sites. However, the policy will support a change of use or development of land for the purposes of non-Class B uses where it can be clearly demonstrated that the land and premises are not fit for purpose and financially unviable for Class B use. Where this is the case, the policy states that other forms of economic development should be considered in the first instance.
- 5.20 **Policy CS4** sets out the approach to development within the Borough's Town, District and Local Centres. It identifies a requirement for 13,000 m² of additional comparison goods floorspace up to 2016 for the identified centres. The policy defines Waterlooville together with Havant as a Town Centre, whilst a number of District and Local Centres are also identified.
- 5.21 Paragraph 3.39 of the Core Strategy states that applications for town centre uses on sites which are outside of town centres, in particular those for new retail floorspace, will be required to demonstrate in a 'robust and transparent manner' the application of the sequential approach to site selection and an assessment of impact.
- 5.22 Paragraph 3.50 of the Core Strategy acknowledges that the provision of leisure and entertainment facilities in the Borough is limited, with potential

scope for additional cinema and other leisure facilities. It is noteworthy that no sites are allocated to demonstrate such uses.

- 5.23 **Policy CS5** of the Core Strategy seeks to promote tourism within the Borough and states that planning permission will be granted for appropriate development proposals, including those for hotel accommodation.
- 5.24 **Policy CS6** promotes the regeneration of the Borough through the identification of a number of the key development objectives. Sub-section 2(b) of the policy refers to the integration of the Major Development Area (West of Waterloo) with Waterloo town centre.
- 5.25 The policy requires that all relevant development proposals should bring social, environmental and economic benefits to the Borough. Policy CS18 provides further guidance on the integration of the town centre with the MDA, which is expected to accommodate 3,000 new homes.
- 5.26 **Policy CS15** requires that new development meets with the sequential test on flood risk and is subject to a specific flood risk assessment which demonstrates that it will be safe without incurring the risk of flooding elsewhere. Flood protection and resistance measures should be accommodated within development where appropriate, and there should be no net increase in surface water run-off.
- 5.27 **Policy CS16** stipulates the need for high quality design in all development. Of relevance is the need for new development to take account of local characteristics in terms of building heights, massing and plot widths / depths. Development should be well-connected to, and integrated with, the local area with linkage to existing pedestrian and cycle routes where possible. Development should not cause unacceptable harm to the amenity of neighbours by way of smell, loss of privacy, outlook, noise or overlooking. The layout of development should be legible to enable easy orientation and movement.
- 5.28 **Policy CS20** sets out the Council's access and transport strategy with regard to new development. It requires that development should not incur

congestion and promote better use of existing transport networks. Transport management measures should also be in place to ensure the safe and efficient operation of the local road network.

Havant Borough District-Wide Local Plan

- 5.29 A number of policies have been 'saved' from the Havant Borough District-Wide Local Plan, adopted in 2005. It is intended that these will be superseded through the adoption of future development management documents.
- 5.30 **Saved Policy TC1** sets out the hierarchy of centres in the Borough and requires that proposals for new development of a scale which is appropriate to the role of each centre.

Emerging Development Plan

Draft Havant Borough Local Plan Allocations

- 5.31 The Draft Allocations Plan is being progressed towards Pre-Submission stage, following public consultation which ended on 22nd January 2013. It is anticipated that the Allocations document will be adopted in 2014.
- 5.32 The draft document identifies the application site under policy reference WA2 which seeks to promote its allocation for employment uses. The site is referenced as BD54 on the Waterlooville map enclosed in Appendix 3 of the draft document.
- 5.33 Appendix 4 identifies a revised town centre boundary for Waterlooville, to encompass the Wellington Retail Park and the former Salvador Caetano site, which committed for foodstore development. The retail units comprised within the Wellington Retail Park are also identified as a primary shopping frontage.
- 5.34 **Draft Policy AL1** of the document seeks to uphold the presumption in favour of sustainable development as set out in the NPPF. In so doing, it

states that the Council will take a positive approach to considering development proposals and will work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area.

Community Infrastructure Levy

- 5.35 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on 1 August 2013. The schedule sets a zero rate for hotel and leisure development, whilst for retail floorspace in excess of 280 m² and outside of a town centre will be £80/m².

Evidence Base Documents

Havant Borough Town Centres, Retail and Leisure Study 2009

- 5.36 The Havant Borough Town Centres, Retail and Leisure Study (HTCS) was prepared and subsequently updated for the Council in March 2009 by consultants NLP. Its findings are informed by an assessment of the quantitative need for additional convenience and comparison goods floorspace in the Borough for emerging development plan period. Its findings in respect of comparison goods are adopted in the floorspace requirement which is set out in Policy CS4 of the Core Strategy.

- 5.37 The healthcheck of Waterlooville town centre undertaken for the HTCS identified that there had been an overall improvement in the health of the centre since 2005, despite the economic downturn (paragraphs 7.10-7.11).

Havant Borough Employment Land Review Update 2012

- 5.38 The Council's Employment Land Review (ELR) was originally published in 2010 and was subsequently updated in September 2012. The document is intended to inform the emerging Local Plan Allocations document, providing

an assessment of demand and supply of employment floorspace in the Borough up to 2026.

- 5.39 The ELR identifies a residual employment floorspace requirement in the Borough of 125,700 m², taking into account existing commitments (20,514 m²) (this excludes the consented floorspace for the application site). Whilst the ELR identifies that the total existing employment floorspace in the Borough is 634,440 m², this has reduced slightly through recorded demolitions / losses of -1,595 m².
- 5.40 Table 3.4 of the ELR identifies the spatial distribution of new employment floorspace in the Borough. This shows that 90% will be directed to Havant and Leigh Park, whilst only 2% is identified for Waterlooville.
- 5.41 The ELR does not provide information on current vacancy rates for Class B1/B2/B8 employment floorspace in the Borough.
- 5.42 The ELR identifies part of the application site as a potential employment site in Table 6.1 (Site Ref. BD54 – BAE Systems Technology Park Car Park).

6.0 PLANNING ASSESSMENT

- 6.1 This section of the statement considers the acceptability of the proposed redevelopment of the BAE Systems Technology Park site for a mixed-use employment, leisure and retail based scheme against current planning policy and other material considerations.

Overview

- 6.2 In the first instance, it is important to recognise that the proposed scheme has evolved following extensive dialogue with Havant Borough Council and is designed to respond to a market-driven requirement for a new leisure-focused destination in Waterlooville.
- 6.3 The economic benefits that will be derived from the proposed development, both directly and indirectly, are expected to be considerable and are addressed in further detail in Section 7 of this statement.
- 6.4 The above is especially pertinent given the prolonged vacancy experienced at the application site since the majority of BAE's operations ceased here some time ago. The remainder of BAE's operations, partially occupying E Block on the site, are set to end in 2017 whereupon the remainder of the floorspace will be vacant. The application scheme is designed to provide flexibility for reuse of the building with either employment or leisure uses.
- 6.5 The proposals are submitted in outline for a phased development of the site, with the cinema, hotel and foodstore, together with ancillary restaurant uses being developed first, with the conversion of E Block to provide the proposed bowling complex and health and fitness facility upon being vacated by BAE in 2017.
- 6.6 Fundamentally, the proposal represents the redevelopment of a brownfield site within the Waterlooville urban area which is proximate and easily

accessible to the town centre. It will bring a vacant site back into efficient long-term use which will help to deliver economic growth in the area.

Loss of land and buildings for Class B use

- 6.7 As set out above, the proposal seeks a phased approach to development of the site which will in fact retain a proportion of floorspace in Class B1 office use in the interim period.
- 6.8 Notwithstanding the above, the proposal will ultimately result in a comprehensive change of use from Class B1 offices to Classes C1 hotel, D2 leisure and ancillary A3, A4 and A5 uses and A1 retail and it is accepted that this must be justified in the context of satisfying Policy DM3 of the Core Strategy.
- 6.9 The Council will be aware that the application site was extensively marketed for retained Class B use in determining planning application Ref. APP/12/00652). This has included marketing of the main building on the site for a new occupier when it became surplus to BAE's requirements.
- 6.10 The site's retained marketing agents, Vail Williams, have continued to market the site since the determination of the above planning application. There has been no occupier interest since the time of their previous marketing report (a copy of which is enclosed in Appendix 1).
- 6.11 The Council will aware that the office accommodation on the site has been available in the market since 2001, during which time a rebranding exercise was undertaken (2009) in an attempt to stimulate interest. The agents' marketing campaign has included offering the whole of main building as well as bespoke floorspace options for occupancy, however, there has been only one letting of 2,973 m². The remainder of the building's floorspace continues to lie vacant with no other expressions of interest received.

- 6.12 Vail Williams' marketing report identifies that the significant office space available at Waterlooville does not reflect market requirements with occupiers typically seeking high-grade stock in the centres of Havant and Portsmouth for either headquarter-type locations or for smaller bespoke suites.
- 6.13 The findings of Vail Williams' marketing report were accepted by the Council in approving the previous application for the site and are considered to remain unchanged in respect of this proposal.
- 6.14 Since the previous planning application was determined, the intention to develop a mix of Class B2 and B8 uses on the site has proved to be unviable. Indeed, this lack of deliverability is evident in the number of other vacant units in and around the Brambles Farm Industrial Estate in which the site is located. This issue has been acknowledged by the Council's updated ELR, which recommends that just 2% of the Borough's employment floorspace requirement should be directed to Waterlooville.
- 6.15 In light of the above, it is evident that even with the benefit of planning permission for alternative Class B2 and B8 use development on the site, there has been no interest expressed by a prospective developer. This is symptomatic of the continuing lack of occupier demand, which is attributable to ongoing economic conditions and the attractiveness of alternative locations for Class B use development.
- 6.16 In meeting the objectives of Core Strategy Policy DM3, the proposed development will deliver an alternative form of economic development on the site, creating new jobs in a range of complementary employment sectors for local people.
- 6.17 It is estimated that the total number of jobs to be generated on-site with the trading and operation of the proposed facilities is 291; this does not include the employment opportunities that will be created at construction stage and

from indirect spin-off benefits from increased visitor spending in Waterloooville.

- 6.18 In essence, a range of employment positions, both full-time and part-time with associated training opportunities, will be created from the proposed development, the majority of which are expected to be taken up by local people.

Compliance with town centre impact and sequential tests

- 6.19 A comprehensive assessment of impact arising from the proposed retail and leisure development, and an investigation all sequentially preferable sites has been undertaken. This is set out in the supporting Retail and Leisure Assessment which has been submitted with the planning application and should be read in conjunction with this statement.
- 6.20 The submitted Retail and Leisure Assessment confirms that the proposals are fully compliant with the NPPF and current development plan policy. The assessment confirms that the proposed discount foodstore will deliver a much-needed qualitative improvement in the convenience shopping offer of Waterloooville, ensuring adequate choice and completion in order to meet the needs of local people.
- 6.21 The location of the proposed store is readily accessible for Waterloooville town centre and will be afforded good linkage via the Wellington Retail Park and the planned West of Waterloooville Major Development Area to the west. The size and offer of the foodstore will ensure that it will not result in a significant adverse impact on retail facilities in the town centre.
- 6.22 Furthermore, the discount format of the proposed store is not intended to provide a 'one-stop' shop; rather its role will serve to complement the retail offer typically found in the town centre with shoppers expected to make linked trips between the various facilities.

- 6.23 We have undertaken a detailed assessment of all potential sites within Waterloooville town centre, including those identified in the emerging Local Plan Allocations document. This has adopted a flexible approach which disaggregates the foodstore element from the leisure and ancillary elements of the proposal. The respective leisure elements are designed to complement each other in creating a comprehensive leisure destination; as such these elements cannot be disaggregated.
- 6.24 The sequential assessment undertaken demonstrates that there are no available sites which are suitable for either the delivery of the discount foodstore as a standalone element, or indeed the leisure elements in a comprehensive format.

Flood Risk

- 6.25 The majority of the site is located in Flood Zone 1 which has the lowest probability of flooding. A small proportion of the site, located in the south-west corner, was recently designated as Flood Zone 2. However, the uses which are classified as 'more vulnerable' in flood risk terms will be located on higher ground within the site which is designated under Flood Zone 1. Accordingly, the proposal satisfies the sequential test applied in respect of assessing flood risk in the NPPF.
- 6.26 The flood risk is attributable to an identified lack of capacity in the twin 1,200 mm diameter culverts which run through the site. To mitigate the risk of flooding, it is proposed that a swale is constructed between the open water course and existing collector drain to the rear of the site. This replicates the approach adopted in respect of the previous proposals for the site, which was accepted by the Council.
- 6.27 There will be no increase in the impermeable surface coverage of the site with the proposed development. As such, no additional attenuation measures will be required to address surface water run-off.

- 6.28 The above matters are addressed within a comprehensive Flood Risk Assessment which has been prepared and submitted with this application.

Noise and Air Quality

- 6.29 The site is located within an urban area, surrounded by roads and commercial / industrial premises to the north, south and west areas which comprise the wider Brambles Farm Industrial Estate. The nearest residential properties are situated to the east of the site, on the opposite side of Hambledon Road.
- 6.30 Whilst the detailed design of the proposals will be dealt with at reserved matters stage, the scheme has been carefully planned to ensure that disturbance to existing residents from its associated operations will be minimised.
- 6.31 A Noise Assessment has been prepared and submitted with this application, which considers the potential noise impacts arising from the different elements of the proposed development, including noise from mechanical equipment, servicing, vehicle movements and general activity associated with the various uses.
- 6.32 An Odour Assessment has been submitted which deals with cooking emissions from the drive-thru restaurant element of the proposals. This assesses the effects on air quality and the measures that will be put in place to ensure that impact on residential amenity is acceptable, having regard to air quality guidelines. This adopts a similar approach to that which was accepted by the Council in its determination of the previous application for the site.
- 6.33 The assessments conclude that the development would not harm the amenity of local residents and, subject to appropriate planning conditions to control any perceived impacts, demonstrates the proposed development is compliant in planning policy terms.

Sustainability

- 6.34 The proposed development will be situated in a sustainable location which is in close proximity and readily accessible to Waterloooville town centre. As previously developed land which is well served by key transport routes, the site presents the opportunity for a viable redevelopment.
- 6.35 A Sustainability Statement has been prepared and submitted with the application and sets out a number of passive measures that could be adopted to maximise energy efficiency; these will be dealt with at the detailed design stage of the proposals.

Highway and Transport Considerations

- 6.36 The Transport Assessment submitted to accompany the application addresses all issues associated with highway safety, traffic attraction, traffic impact, car parking and accessibility.
- 6.37 The proposed car parking provision is consistent with the anticipated demand that will be generated by the proposed development and falls within the thresholds set out in the Council's car parking standards. The level of car parking is considered sufficient to meet demand during peak periods and will avoid the need for parking off-site.
- 6.38 The layout of the proposed development has been carefully considered to ensure that its legibility is optimised for pedestrians and cyclists accessing the site from Hambledon Road.
- 6.39 A dedicated pedestrian and cycleway access is proposed to link the site with Hambledon Road; this will be situated so as to maximise its visibility from within and outside of the site. This will be situated close to the crossing facility on Hambledon Road which exists to the north-east of the site.

- 6.40 The existing access arrangement serving the Beamplot building to the south of the site from Silverthorne Way will be retained, to ensure its operations remain unhindered by the proposed development.
- 6.41 The Transport Assessment demonstrates that the site is well located and accessible by a range of transport modes, and accords with national and local planning policy requirements.
- 6.42 In terms of impact, it has been demonstrated that the traffic movement generated by the proposed development can be accommodated on the local highway network and will not lead to an adverse significant impact on traffic flows or accessibility.
- 6.43 A Travel Plan has been prepared and submitted together with the Transport Assessment, which provides the structure and parameters for a series of full travel plans which will be produced for the respective components of the development. Notwithstanding the site's location which ensures good pedestrian linkage with the wider area, including the emerging West of Waterlooville MDA, the Travel Plan nonetheless seeks to minimise car journeys to the development site. It is intended that this will be achieved through a number of measures to encourage sustainable modes of travel.
- 6.44 In light of the above, the proposed development is considered to be acceptable in transport terms, and is in accordance with the NPPF and development plan policy.

7.0 ECONOMIC BENEFITS

- 7.1 We have assessed the economic benefits associated with the proposed development. As detailed in Section 6 of this statement, it is widely recognised that the former BAE site has been vacant for some time and provides a key opportunity for development. In this regard, the proposals present a viable redevelopment of the site, whose regeneration is expected to deliver tangible and sustained economic benefits for WaterlooVille.

Employment

- 7.2 At this stage, we have calculated the number of jobs expected to be created from the proposed development using the Employment Densities Guide which was published for the Homes and Communities Agency (HCA) in 2010. This updates the former English Partnerships' guidance which was issued in 2001.
- 7.3 The total number of actual jobs expected to be created with the trading of each component of the development will be 291. Whilst there is likely to be some variance in the employment densities eventually achieved owing to the requirements of individual operators, the total number estimated thus far is reasonable in terms of quantum and type of development proposed.
- 7.4 The actual number of jobs to be created will comprise of mix of full-time and part-time positions, and we have therefore adopted the approach set out in the guidance to calculate the number of full-time equivalent (FTE) jobs that will be created. These are set out below:

· Cinema	= 23 FTE
· Budget Hotel	= 20 FTE
· Bowling Complex	= 21 FTE
· Health and Fitness (Gym) Facility	= 17 FTE
· Restaurants and Public House	= 84 FTE
· Discount foodstore	= 58 FTE
Total	= 223 FTE

- 7.5 It is important to note that the total number of jobs exceeds the estimated number that was identified for retained Class B uses on the site set out in the Council's ELR. In this regard, the minimum threshold was set at 43 jobs; this reflects the much lower employment densities typically associated with Class B8 storage and warehouse uses.
- 7.6 The above totals do not include the creation of jobs associated with the construction stage of the development. This will include suppliers as well as on-site construction workers who will be employed during the build programme.
- 7.7 The majority of new jobs are expected to go to local people, who will also benefit from the associated training opportunities typically provided by the respective operators.

Other Benefits

- 7.8 As demonstrated in the supporting Retail and Leisure Assessment which is submitted with this application, both the discount foodstore and leisure elements will increase the retention of expenditure within Waterlooville that is otherwise being lost to facilities beyond the catchment area. Whilst this will support employment creation and increase the propensity for increased spending at other facilities in the town centre through linked trips, there will be a significant qualitative improvement in Waterlooville's retail and leisure offer for local residents. Notwithstanding this, it is expected that the creation of a new leisure destination in Waterlooville will also attract increased visitor spend to the area, providing wider benefits for local businesses.

8.0 SUMMARY AND CONCLUSION

- 8.1 This Planning Statement has been prepared by Harris Lamb on behalf of Bridgehouse (Bradford IoM) Limited, in respect of a mixed employment, leisure and retail development which is proposed for the former BAE site, Elettra Avenue, Waterlooville.
- 8.2 The proposal is submitted in outline with all matters reserved except access. The development will consist of foodstore, an 8-screen cinema complex, a 20-lane bowling complex, a 60-bedroom budget hotel, a health and fitness (gym) centre, and a range of ancillary restaurant, public house facilities and a discount foodstore.
- 8.3 The site is largely vacant and has been surplus to requirements for BAE. A proportion of the building known as E Block is will occupied by BAE until 2017, thereby retaining a Class B1(c) use on the site in the intervening period.
- 8.4 The proposed development of the site will be phased, with the foodstore, cinema, hotel and supporting ancillary elements comprising new-build elements, and with the potential for E Block to be retained and subsequently converted to provide the bowling complex, health and fitness centre, and a Class A3 restaurant facility. The latter uses will commence upon the present occupier vacating the building in 2017.
- 8.5 The proposal responds to market demand for a high-quality leisure destination in Waterlooville, to compete with facilities outside of Waterlooville. This follows extensive marketing of the site for Class B employment uses, conducted over the number of years, to no avail. As such, the proposal presents the only form of viable development for the site.
- 8.6 This is the only available site in Waterlooville which is suitable for meeting operator requirements. It presents an accessible location which is well served by transport links and has good connectivity to Waterlooville town

centre. The location of the site for viable redevelopment is pivotal to ensuring that the West of Waterlooville Major Development Area is linked with the town centre.

- 8.7 The retail element of the proposal will deliver a much-needed qualitative improvement to the foodstore provision in Waterlooville, ensuring the needs of all residents can be effectively met without the need to make unsustainable journeys to facilities outside of the area. As such, the proposal will deliver a marked improvement in choice and competition within Waterlooville, whilst increasing expenditure retention.
- 8.8 It has been demonstrated that there will be no significant adverse impact on Waterlooville town centre or other defined centres within the catchment area with the trading of the proposed foodstore. The proposed foodstore will draw the majority of its trade from main stores within and outside the Waterlooville catchment area, all which can withstand the impacts identified. Its format as a discounter is designed to complement the wider retail offer typically found within the town centre and will not function as a 'one-stop' shop.
- 8.9 The leisure element of the proposal will deliver much needed cinema, bowling and hotel facilities to the area, whose current deficiencies mean that expenditure and related investment is being lost to competing facilities outside of Waterlooville. The development of these facilities, as part of an enhanced eating and drinking offer, will create a new leisure destination in Waterlooville which will be capable to drawing back expenditure which is currently leaking from the area.
- 8.10 The proposal will serve to boost the local economy within Waterlooville, with increased retail and leisure expenditure retention and additional visitor spend generating new employment opportunities. It is hoped that the development will help to raise the profile of Waterlooville and enable it to compete more effectively with facilities outside of the area.

- 8.11 It has also been demonstrated that the proposal is acceptable in terms of flood risk, access and highways, noise, air quality, and sustainability. As such, it is therefore compliant with the NPPF and development plan policy.
- 8.12 We respectfully request that planning permission be granted.

APPENDIX 1



**Vail
Williams**

with you

MARKET REPORT

Property Address:

**Systems Technology Park
Waterlooville
Hampshire**

Report Date:

8th May 2012

PROPERTY ADDRESS:	Systems Technology Park, Waterlooville, Hampshire
REPORT DATE:	8th May 2012



EXECUTIVE SUMMARY

- Systems Technology Park has been available in the market since July 2001 and extensively marketed in this period;
- The marketing activity on the site was re-branded in early 2009 and only one letting has concluded in this time scale to Nxtterra of 2,973 sq.ft.
- Interest received through the marketing campaign has proved that there is little, or any, demand for the accommodation in its current format.
- Systems Technology Park is now considered the poorer relation to better quality space available in the market at very competitive terms.
- To retain the existing commercial space in its current format would be uneconomic due to this lack of demand.

PURPOSE OF REPORT

This report has been put together in support of the planning application for alternative uses on the site known as Systems Technology Park, Waterlooville. The report will cover the following areas:-

- Market commentary including supply and demand.
- Market review
- A review of the marketing initiatives carried out on site.

THE GREATER PORTSMOUTH MARKET

The recession in the economy has had a severe impact on general activity in the South of England office market since 2008 and the M27 area has certainly not escaped this. Portsmouth and the eastern end of the corridor has fared slightly better than Southampton to the west, and market activity illustrates this. Due to lack of occupier demand, tenants have had the upper hand in negotiations and generous incentives have been required for any new leases.

Southampton is still perceived as the regional centre and occupiers from this end of the corridor will traditionally not come as far along the corridor as Portsmouth when relocating. Solent Business Park at Junction 9 of the M27 has developed into the common market place between the two principal M27 cities and offers companies not wishing to show allegiance to either end of the corridor.

The M27 office market has changed over the last decade and out of town locations along the M27 corridor have superseded the town centre as a preferred location for many wishing to relocate. The modern occupier is now seeking space well located in established parks away from town and city centres and close to motorway links.

At the eastern end of the corridor, Lakeside Portsmouth and Langstone Technology Park, Havant, are now widely regarded as the area's main office campuses. Lakeside has a substantial planning allocation for approximately 900,000 sq.ft. of office space and will cater for the area for the next 10 – 20 years. The move away from the City Centre locations to places like Lakeside adds further pressure to the opportunities to let office space elsewhere.

There is a mixed picture of supply and demand in the local office sector which has been under some strain over recent years. Attached as Appendix 1 & 2 is the current data relating to supply and take-up in the Greater Portsmouth market. The total take-up in 2011 totalled 440,317 sq.ft. Interestingly this accounts for approximately two thirds of the take-up along the entire M27 corridor, proving that Southampton has been out performed by Portsmouth area in the last 12 months. The total take up in 2011 can be seen as a one off substantially outstripping the take up in 2010 of 117,667 sq ft.

This is down to a number of larger transactions, helped by the relocation of Raymarine (62,907 sq ft), and Pall Europe (77,000 sq ft), which has led to the acquisition of Europa House by Land Securities. There has been a sizeable amount of take-up (approximately 100,000 sq.ft.) at Lakeside, North Harbour which has contributed to these figures. Lakeside has been able to attract a number of tenants from Portsmouth, Fareham, Waterlooville, Havant, Chichester, and as far north as Petersfield up the A3.

Despite the level of transactions concluded in 2011, there is still approximately 90,000 sq.ft. at Lakeside and substantial space remaining at Solent Business Park and surrounds. The supply figures also do not take account of the space which Capita are to vacate at The Connect Centre, Portsmouth, which totals in excess of 30,000 sq.ft. Technically, Capita still have a lease on this property for another few years, but we believe the landlord will be bringing to the market shortly. There is currently 885,241 sq ft available in the market. Based on the 5 year average take up this is in excess of 5 years supply.

The second underlying theme from the take-up figures is that the deals that have been concluded have been at very competitive levels. For example, Southern Co-op who have taken a 15 year lease at Lakeside received in excess of 5 years rent free and capital contribution to relocate. Headline rents have held up at a level of £15 - £16 per sq.ft. but significant incentives in real terms means rents are down substantially. As a result, poor quality secondary space is finding it difficult to compete with the likes of the space at Lakeside, which is both of an excellent specification and on very competitive terms.

The economic outlook for 2012 and continuing into 2013 paints an uncertain picture. It is clear that many occupiers are reluctant to expand or take new premises, which has caused the market to stagnate in recent months and we anticipate slow levels of activity during the course of 2012.

So far in 2012 there have been no transactions of offices in excess of 5,000 sq.ft. at the eastern end of the corridor. Supply of office space in units over 5,000 sq.ft. in Havant and Waterlooville totals 186,053 sq.ft. In 2011 and 2010 there were only two transactions in Havant totaling 25,000 sq.ft.

MARKETING REVIEW

Supply of office space in units over 5,000 sq.ft. in Havant and Waterlooville totals 186,053 sq.ft. In 2011 and 2010 there were only two transactions in Havant totaling 25,000 sq.ft.

Vail Williams have acted for BAE Systems in relation to the Waterlooville premises for a number of years. Our first instructions, at what became Systems Technology Park, were received back in July 2001 and a substantial body of marketing has been carried out since this appointment.

Our initial brief on the site was to identify occupiers for vacant accommodation on the first floor, which was vacated by Astrium when they relocated to Broad Oak, Portsmouth. In the early days of this marketing campaign there were some notable successes with lettings to De La Rue, Autoliv, G7, Integrity, and a number of internal BAE Systems' companies. In 2008 the underwater weapons division of BAE, the major occupier of the site, decided to relocate in their entirety to the Broad Oak, Portsmouth, site. It was at this time that a re-branding of the marketing literature on the site took place and it is this marketing collateral that has been in use ever since.

The marketing campaign has centred on offering flexible space on flexible leases. Utilising the existing BAE staff we have been able to offer additional services over and above what an occupier may be prepared to expect as a way of attracting potential new tenants. This includes space planning, management of fit-outs, including data and telephone implementation, and if an occupier required it, assistance with the moving of their business. The site also benefits from an on-site café / shop, meeting rooms and conference centre available for tenant use, 24 hour security, (and a List X status) and a managed reception service.

The Systems Technology Park campus is made up of a number of different buildings, predominantly centred on the main building constructed in 1983/84. The outside of the building shows the buildings age albeit parts of the internal have had substantial refurbishment over the years. The main building is predominantly an office building on the first and second floors and is able to accommodate a mix of office and light assembly/lab areas on the ground floor. The building was constructed for this specific use with the ground floor benefiting from improved ceiling heights and loading capacities as well as power and other

The second floor was fully refurbished by BAE and benefits from Cat 6 Cabling throughout and LG3 lighting. The accommodation is set out as a mix of open plan and cellular offices/meeting rooms. The floor benefits from three server rooms where the data and telephone services come into. The offer of the already fitted space means that an incoming occupier would potentially be able to reduce their cost of entry due to the existing infrastructure in place. The second floor could be split to suit tenant's requirements and has been offered as such.

The ground and first floor has been offered as a mix of refurbished and unrefurbished space. The refurbished areas offer from approximately 2,000 sq.ft. upwards. The unrefurbished areas mean that we have been able to offer a bespoke refurbished product tailored to suit a specific occupier requirement. For either office or lab use.

As a result of this flexibility, Systems Technology Park has been able to offer the widest possible opportunity to attract potential new tenants for offices and laboratories.

During the course of the marketing campaign over the last two years plus, the original tenants of G7 Computing and Integrity both vacated the building upon their lease expiry. Integrity relocated to Lakeside, Portsmouth. The main office building totals 179,425 sq.ft., 85% of the building is vacant.

One new tenant was attracted to the building, which resulted in a letting in June 2010 to Nxtera of 2,973 sq.ft. The space was taken on a 5 year lease with breaks at 18 and 36 months. Nxtera took slightly more space than they required to allow room for expansion, which resulted in a stepped rent rather than any rent free package. The stepped rent over the 5 years of the term equates to approximately £7.15 per sq.ft.

The most significant enquiry identified through the marketing campaign was Pall Europe. Pall Europe had been in the market for a number of years and viewed Systems Technology Park on a number of occasions. Both leasehold and freehold proposals were issued to Pall Europe, but due to the age/style of the building and the profile it offered they decided to stay in Portsmouth and acquire a flagship HQ building in North Harbour formerly occupied by Raymarine.

The Pall enquiry illustrates the potential problem that Systems Technology Park has in the market. Whilst the space in the building once refurbished is flexible enough to suit occupier requirements, it does not offer the same benefits as newer/modern buildings available. The outlook of Systems Technology Park is one of an old 1980s building rather than a modern HQ staff facility. Appendix 1 and 2 show the take-up and availability of office supply locally and much of the competition comes from the more modern specification product which Systems Technology Park has difficulty competing with.

MARKETING INITIATIVES

Brochures

Attached to this report as at Appendix 3 are copies of the marketing brochures utilised during the marketing campaign. A range of different materials have been used including in-house Vail Williams particulars for small suites and full glossy brochures of varying size. The current marketing brochure advertises availability of Systems Technology Park as a top level technology park providing office and laboratory accommodation from 2,000 to 150,000 sq.ft. Whilst the current marketing particulars make reference to the building being available to let the site has been offered on a freehold basis to specific occupiers during the campaign. For example both Pall Europe and Raymarine to mention but two, were given the opportunity to purchase the freehold interest.

The marketing literature has concentrated on the managed services and flexible space and leases available at the site and this is clearly demonstrated by the most recent brochure.

Boards

Since Vail Williams' initial appointment in 2001 there has been a marketing board present at both the north and south of the site fronting onto the main B2150 road which passes the property. In January 2009 these boards were updated in line with the new marketing literature. An early draft of the board is attached as at Appendix 4. The boards are substantial and 8' x 10' in size.

Mailing

The marketing particulars for Systems Technology Park have been extensively mailed to both applicants on our system, enquiries received on a day to day basis, local and regional agents, and local occupiers.

Websites

Availability of the property at Systems Technology Park has been widely available on all of the usual marketing websites that Vail Williams utilize. This includes The Estate Agents Clearing House, EG Property Link, Showcase, Invest-in-Portsmouth (formerly The Harbour Forum) and the Vail Williams website.

Advertising

During the marketing campaign we have carried out advertising, predominantly on a regional basis, to spread awareness of the park. This has included regular lineage and display advertising in the South Coast Central Commercial Property Register, which is produced in both April and October each year. Attached as Appendix 5 is an example copy of both the lineage and display advertising.

More recently, Systems Technology Park has appeared in the Vail Williams Market View, which has been directly mailed to occupiers. Attached as Appendix 6 is a copy of the publication.

There has been no substantial local advertising in the Portsmouth News as the response for businesses to this method of marketing is typically poor and it is not something we recommend to our clients for a building of this type.

In addition to this regional / local activity, Systems Technology Park joined the UK SPA (Science Park Association) in 2008 and attached in Appendix 7 is a copy of the information on this publication.

VAIL WILLIAMS LLP

Vail Williams LLP, leading Real Estate advisers, provide acquisition, disposal, management and consultancy services to corporate, landlords, tenants, owner occupiers, public sector clients, developers and investors, nationwide. Vail Williams Business Space advises clients on a range of acquisitions and disposals throughout the Solent region.

ROSS MOYLER BSc (Hons) MRICS

Head of Business Space for the M27 Team and Partner in Charge of Portsmouth Office. Ross deals with acquisitions and disposal of our core traditional market of offices and industrial accommodation. In addition, Ross has extensive experience in dealing with development and is currently in the process of acquiring and disposing of a number of opportunities.

SIGNATURE		ADDRESS
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APPENDIX I

Current Availability of Office Accommodation in Portsmouth

Schedule of Office Availability – Fareham to Havant
5,000 sq.ft. Plus
April 2012

Address	Town	Size		Description	Terms	Rent psf
		Sq.ft	Sq.m			
Delme Place	Fareham	1,487 10,757	138 - 999	Modern 1990s 2-storey building.	New lease	£15.00 psf
Unity Building , Fort Fareham, Newgate Lane	Fareham	5,794	538	Detached 2 storey building. Circa 1980's	Lease from 1987 for a term of 125 years. Or a new lease is available	£6.04 psf /£275,000
44 High Street	Fareham	1,445 – 7,525	134 – 699	Four storey period building. Circa 1890's	Assignment from February 1999 for 15 years. Alternatively, subleases of individual floors will be considered.	£11.96 psf
East Wing Cams Hall	Fareham	6,300	585	Modern 1990s 2-storey building.	New lease	£17.50 psf
Dean Farm Garden, Wickham Road	Fareham	10,000	929	Single storey refurbished office premises.	New lease	£6.00 psf
Building 20, Hoeford Point, Barwell Lane	Fareham	5,450 – 11,190	506 – 1,040	Two storey detached building. Circa 1990's	New lease	£5.00 psf
Polygraphic House, 8-10 Southampton Hill, Titchfield	Fareham	11,323	1,052	Two storey office premises	For sale freehold	On application
4 Furze Court	Fareham	5,810 – 11,620	540 – 1,080	1980s 3-storey building.	New lease	£12.65 psf
Fareham Point, Wickham Road	Fareham	1,993 – 12,197	185 – 1,133	Four storey office building. Circa 1990's	New lease	£10.00 psf
Waterside House Waterside Gardens	Fareham	19,824	1,842	1980s style building requires refurbishment.	New lease	£15.00 psf
Royal Clarence Marina	Gosport	7,393	687	Four storey building	New lease	On application
Building 6000 Langstone Technology Park	Havant	1,419 - 12,485	132 – 1,160	Former IBM premises and a mix of concrete and steel construction.	Available on a sub lease from Teleplan	£10.00 psf

Address	Town	Size		Description	Terms	Rent psf
		Sq.ft	Sq.m			
Langstone Gate	Havant	10,578	983	3-storey 1980s building.	New lease	£17.00 psf
Town End House, East Street	Havant	12,990	1,207	Two storey detached building	Freehold	£2,000,000
Systems Technology Park	Waterlooville	2,973 - 150,000	276 - 13,935	Former BAE premises, with a mixture of offices and high tech space.	New lease	£10.00 psf
Ameiva Point, Quatremaire Road	Portsmouth	5,588	519	Detached two storey building	New lease	On application
Hippodrome House, 5-11 Guildhall Walk	Portsmouth	6,200	576	Former theatre of brick/block construction which was converted in 1984-85 to provide office accommodation.	New Lease	£9.68 psf
1st Floor Unit 1 Quay Point	Portsmouth	8,770	815	2-storey former high tech building retro fitted as offices.	New lease	£5.00 psf
Fairfield House Kingston Crescent	Portsmouth	1,000 - 11,017	93 - 1,024	4-storey property requiring refurbishment.	Available on a sub lease	£12 psf
Portsmouth Technology Park, Southwick Road	Portsmouth	5,682 - 11,363	528 - 1,056	Single storey building	New lease	£8.00 psf
Ground Floor Bay House	Portsmouth	5,480	509	2 Storey modern Building	New lease	£16 psf
Compass House 227/229 Kingston Road	Portsmouth	2,450 - 12,700	228 - 1,180	Refurbished 1970s building.	New lease	On application
Wingfield House	Portsmouth	9,762	907	1970s City Centre tower.	Available on a sub lease	£11.88 psf
1000 Lakeside	Portsmouth	93,379	8,675	HQ quality business park.	New lease	£17.00 psf
Eagle Point	Segensworth	4,844 - 7,266	454 - 675	Modern high profile building across ground and 2 upper floors.	New lease	£12.00 psf
4 Brunel Way	Segensworth	7,363	684	Self-contained 2-storey building.	New lease	£12.66 psf
Elan House, Little Park Farm Road	Segensworth	3,980 - 10,860	370 - 1,009	Two storey modern business premises	New lease or LLH available	£11.65 psf

Address	Town	Size		Description	Terms	Rent psf
		Sq.ft	Sq.m			
Manor Court, Units 8, 11 & 12 Barnes Wallis Road	Segensworth	3,458 – 13,279	321 – 1,234	Two storey building circa 1989	New lease	£12.00 psf
New Court Barnes Wallis Road	Segensworth	9,752 – 21,631	906 – 2,010	Self-contained property across 2 floors.	New lease	£13.00 psf
Lancaster Court, Barnes Wallis Road	Segensworth	11,500 – 26,218	1,068 – 2,436	Three storey modern building	Assignment expiring in 24/06/2014 or sublease	On application
1570 Parkway Solent Business Park	Solent Business Park	5,091	473	Self-contained 2-storey building.	New lease	£14.73 psf
Unit 6 Victory Park Solent Business Park	Solent Business Park	6,158	572	Self-contained 2-storey building.	New lease	On application
3600 Parkway Solent Business Park	Solent Business Park	2,316 – 6,816	215 – 633	3-storey 1980s building. Parts have been refurbished.	New lease	£10.00 psf
3700 Solent Business Park	Solent Business Park	8,331	774	High quality office accommodation	New lease	On application
1620 - 1627 Parkway, Solent Business Park	Solent Business Park	8,410	781	Two storey office building circa 1980	New lease	On application
St Andrews House, The Links, Solent Business Park	Solent Business Park	8,503	790	Two storey modern detached building	Sub-lease	£16.00 psf
1st Floor East Wing, Fusion 1, Solent Business Park	Solent Business Park	9,400	873	Modern self contained	New lease	£18.25 psf
1st Floor, Fusion 1, Solent Business Park	Solent Business Park	11,846	1,101	Refurbished	New Lease	On application
4500 Parkway Solent Business Park	Solent Business Park	17,091	1,588	Remaining part of 3-storey building. Property has already been refurbished.	New lease	£15.50 psf
Forum Three Solent Business Park	Solent Business Park	7,460 – 20,880	693 – 1,940	Ground and second floor of new 3-storey building.	Available on a sub lease	£20 psf
Forum Four Solent Business Park	Solent Business Park	16,929 – 33,930	1,573 – 3,152	Ground and first floor of new 3-storey building.	New lease	£21.00 psf
1600 Parkway Solent Business Park	Solent Business Park	6,615 – 39,690	615 – 3,687	3-storey building which requires refurbishment.	New lease	£16.50 psf

Address	Town	Size		Description	Terms	Rent psf
		Sq.ft	Sq.m			
Forum Five Solent Business Park	Solent Business Park	13,325 - 48,592	1,238 - 4,514	New self-contained 3-storey building.	New lease	£21.00 psf
Forum One Solent Business Park	Solent Business Park	11,997 - 51,917	1,115 - 4,823	Ground and first floor of new 3-storey building.	Available on a sub lease	£19.00 psf
Total		827,507	76,877			

APPENDIX 2

Take-up figures of Office Accommodation in Portsmouth

Schedule of Office Take-up – April 2012

Fareham – Havant – 5,000 sq.ft. Plus

Address	Town	Size		Tenant	Terms	Headline Rent psf	Date
		Sq.ft.	Sq.m				
2011							
Fusion Solent Business Park	Segensworth	15,000	1,394	ITV	10 year lease with break at year 5. 18 months rent free.	£18.25 psf	Jan 2011
Unit 2 Manor Court	Fareham	5600	520	Uniworld	10 year lease with break at year 5. 10 months rent free.	£11 psf	Feb 2011
Eagle Point Little Park Farm Road	Fareham	5000	465	Geest	10 year lease with break at year 5. 12 months rent free.	£10 psf	Feb 2011
1590 Parkway Solent Business Park	Segensworth	5,089	473	Tikittfb Group	10 yr lease with break at year 5. 18 months rent free.	£15 psf	Feb 2011
1490 Parkway Solent Business Park	Segensworth	5,000	465	Matchtech	7 year lease. 18 months rent free.	£15 psf	Feb 2011
1st & 2nd Flrs. 4500 Parkway Solent Business Park	Segensworth	36,594	3,400	Covidien	10 yr lease with break at year 5. 2 years rent free.	£16 psf	Mar 2011
Marine House, North Harbour	Portsmouth	77,000	7,153	Pall Europe	Freehold circa £230psf	n/a	April 2011
Solar ,Cartwright Drive	Segensworth	62,907	5,844	Raymarine	Freehold	n/a	April 2011
1 st Floor 1000 Lakeside	Portsmouth	54,136	5,029	Capita	Leasehold	£14 psf	May 2011
2 nd Floor 1000 Lakeside	Portsmouth	10,100	938	Babcock	5 ½ yr lease with break at year 3. 18 months rent free	£15 psf	June 2011
Europa House	Portsmouth	60,452	5,616	Land Securities	Freehold	n/a	July 2011
Building B5000 and 6000 Langstone Technology Park	Havant	20,000	1857	Scottish & Southern	Leasehold	Awaiting confirmation	July 2011
3 rd Floor 1000 Lakeside	Portsmouth	13,445	1,249	Coffin Mew	15 yr lease. 3 years rent free plus a capital contribution	£16 psf	July 2011
St Andrews Court	Portsmouth	70,650	6,503	Portsmouth University	Freehold £104 per sq ft	n/a	Sept 2011
Total		440,967	40,967				

2010							
2nd Floor, 1000 Lakeside North Harbour	Portsmouth	5,000	465	Hippo Waste	6 year lease with break at year 4.	£15 psf	Jan 2010
4, 5, & 6 Quay Point	Portsmouth	26,084	2,423	Paragon	10 year lease with break at year 5.	£7.50 psf	Apr 2010
Building 1 Anchorage Park	Portsmouth	6,708	623	SSBB Test	10 year lease with break at year 5. 12 months rent free.	£10 psf	Oct 2010
Langstone Technology Park	Havant	5,000	465	Saacke	10 year lease with break at year 5.	£10 psf	Oct 2010
Thackeray House West Street	Fareham	5,000	465	Flight Data Services	10 year lease with break at year 5.	£12.50 psf	Dec 2010
Fusion Solent Business Park	Segensworth	43,000	3,995	Cobham	8 year lease with break at year 4. 18 months rent free.	£18.25 psf	Dec 2010
2nd Floor, 1000 Lakeside North Harbour	Portsmouth	10,000	929	Market Makers	6 year lease.	£15 psf	Dec 2010
1000 Lakeside North Harbour	Portsmouth	16,875	1,568	Southern Co-operative	15 year lease.	£15 psf	Dec 2010
Total		117,667	10,933				

APPENDIX 3

***Marketing Brochures
and in-house particulars***

BUSINESS SPACE

To Let

Suite 2 Systems Technology Park, Elettra Avenue, PO7 7XS



023 9220 3200
vailwilliams.com

Key features:

Excellent car parking

Flexible accommodation

On-site Facilities Management

Existing IT/Telephone infrastructure

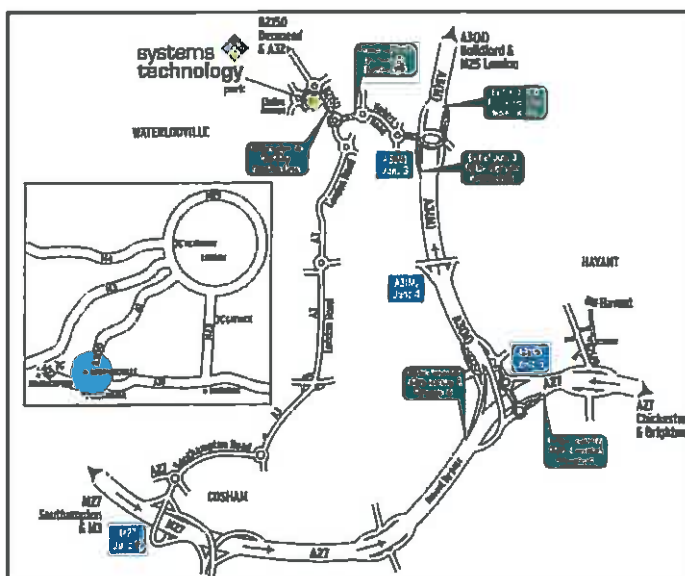
Fully air-conditioned



2,973 SQ FT (276.20 SQ M) NET INTERNAL AREA

Location

Systems Technology Park is located within the heart of the Waterlooville business district fronting the B2150. It provides excellent access to the A3(M), approximately 1 mile with Portsmouth 6 miles to the South and Guildford 25 miles to the North.



VAIL WILLIAMS OFFICE NETWORK

BIRMINGHAM CAMBERLEY CRAWLEY GUILDFORD HEATHROW LONDON W1 PORTSMOUTH SOUTHAMPTON THAMES VALLEY

Description

Systems Technology Park provides flexible business space for companies looking to co-locate with like-minded occupiers. The facilities and services offered are tailored to individual requirements allowing occupiers to concentrate on their core business activities.

Suite 2 is located to the front of the development, immediately above the reception.

On Site Services

- Excellent car parking
- Flexible refurbished accommodation
- On site Facilities Management
- Space planning/moving expertise
- Existing IT/Telephone infrastructure
- 24 hour security
- Manned reception
- Fully air-conditioned
- On-site restaurant/coffee bar

Optional Facilities

- On site design and print facility
- Health Care
- Conference facilities

Vail Williams has not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£13.00 psf exclusive of VAT, rates, service charge and other occupational outgoings.

Viewing

For further information contact the sole agent below

Contact details

Ross Moyler
Vail Williams
1 The Quarterdeck
Port Solent
Portsmouth
Hampshire
PO6 4TP

Tel: 023 9220 3200
Fax: 023 9220 3210

E-mail: rmoyler@vailwilliams.com

FEBRUARY 08

SUBJECT TO CONTRACT

OUR SERVICES

Acquisition & disposal • Asset management • Building consultancy • Development • Investment & funding
Landlord & tenant • Planning consultancy • Rating • Research • Valuation

Misrepresentation Act 1967 – Whilst all our information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All prices are approximate.

FOURTEEN APRIL 2008 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



A top level technology park providing office and lab
accommodation from 2,000 - 150,000 sq ft
TO LET

The Park

Systems Technology Park was developed in 2004 to rationalise surplus office space at the BAE Systems site in Waterlooville, Hampshire. A full programme of refurbishment has provided high quality office accommodation available on flexible terms to suit specific customer requirements.

As a secure site Systems Technology Park is a high-tech location providing occupiers with benefits including superb security levels 24/7 365 days, ensuring customers have complete peace-of-mind in a safe and protected environment.

Systems Technology Park employees can participate in a full programme of sports and social activities and benefit from local negotiated promotional links.



Current Occupiers Include:

Semcon,
BAE Systems,
Business in the Community,
Talaris,
G7 Computer Services,
Integrity.



Managed Services

- » The key attribute which sets Systems Technology Park apart from traditional office accommodation is the expertise of the facilities management team who run the park.
- » The team manage all maintenance and support services at the campus allowing tenants to concentrate on their core business.

The Space

The 16 acre site provides a mix of office and lab accommodation to a total gross area of 260,000 sq ft (approx 24,000 sq m).

The second floor has been comprehensively refurbished to provide predominately open plan accommodation with a number of meeting rooms, offices and kitchen facilities distributed throughout the space. In addition the existing IT infrastructure on the second floor has been designed to be split into four areas.

Approximately 25,000 sq ft of accommodation is also vacant on the first floor which can be refurbished to suit specific occupier needs.

Flexible Leases Available.





Specification

- » Flexible office space
- » Suspended ceilings with recessed lighting
- » LG3 Lighting on second floor
- » Cat 6 Cabling through the second floor
- » Ability to create specific lab areas on the ground floor

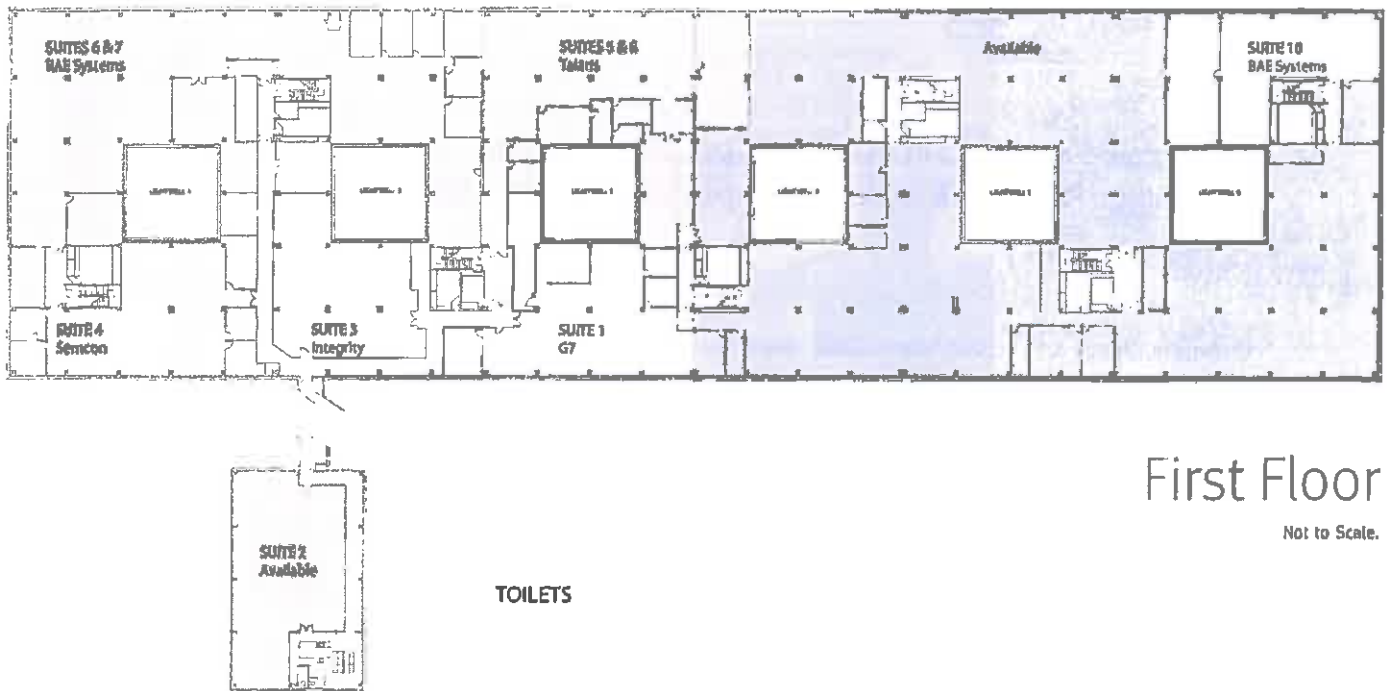
The Facilities

As would be expected from a top class technology park, Systems Technology Park offers customers superior levels of facilities including:

- » Safety, Health and Environment (SHE) department
- » On site car parking in a 1,000 space parking area
- » Manned reception area
- » Member of UK Science Park Association
- » Dedicated facilities management department with on-site cleaning / maintenance support services team
- » Meeting and conference rooms with full audiovisual facilities for hire
- » Go Shop - deli / coffee bar with retail outlet
- » Space planning support and fit out



For further information on this exciting technology park, please visit the website: systemstechnologypark.com



Floor Schedule

FLOOR	DEMISE	SQ FT	SQ M	STATUS
Ground	offices/labs	66,765	6,202.68	Available
	Suite 9	2,289	212.66	Let to BAE Systems
1st	Suite 1	3,744	347.83	Let to G7 Computer Services
	Suite 2	2,973	276.20	Available
	Suite 3	2,749	255.39	Let to Integrity
	Suite 4	3,605	334.92	Let to Semcon
	Suite 5	5,943	552.12	Let to Talaris
	Suites 6 & 7	10,612	985.89	Let to BAE Systems
	Suite 10	1,600	148.65	Let to BAE Systems
	South	24,085	2,237.57	Available
2nd	whole	55,060	5,115.25	Available
TOTAL		179,425	16,669.14	

Terms & Viewing

Suites of various sizes are available on new leases.

Viewing by appointment through the sole agents.



The Location

Systems Technology Park is located within the heart of the Waterlooville business district in Hampshire.

An historic market town, Waterlooville is very conveniently located close to the A3(M), the main motorway between London and Portsmouth. The mainline train station of Havant is a short 15 minute journey from Systems Technology Park, allowing easy access into London and beyond. Southampton's International Airport is approximately 40 minutes away, offering excellent European and International links, whilst Gatwick is about a one hour journey.

The area's competitive labour costs, with a large, diverse and flexible workforce, bring added value to location choice, whilst initiatives by the local Havant Borough Council to elevate employee educational standards, ensures qualified and professional staffing levels.

**systems
technology
park**

Eletra Avenue, Waterlooville,
Hampshire PO7 7XS

Tel: 023 9226 0444
Email: enquiries@systemstechnologypark.com
Web: www.systemstechnologypark.com

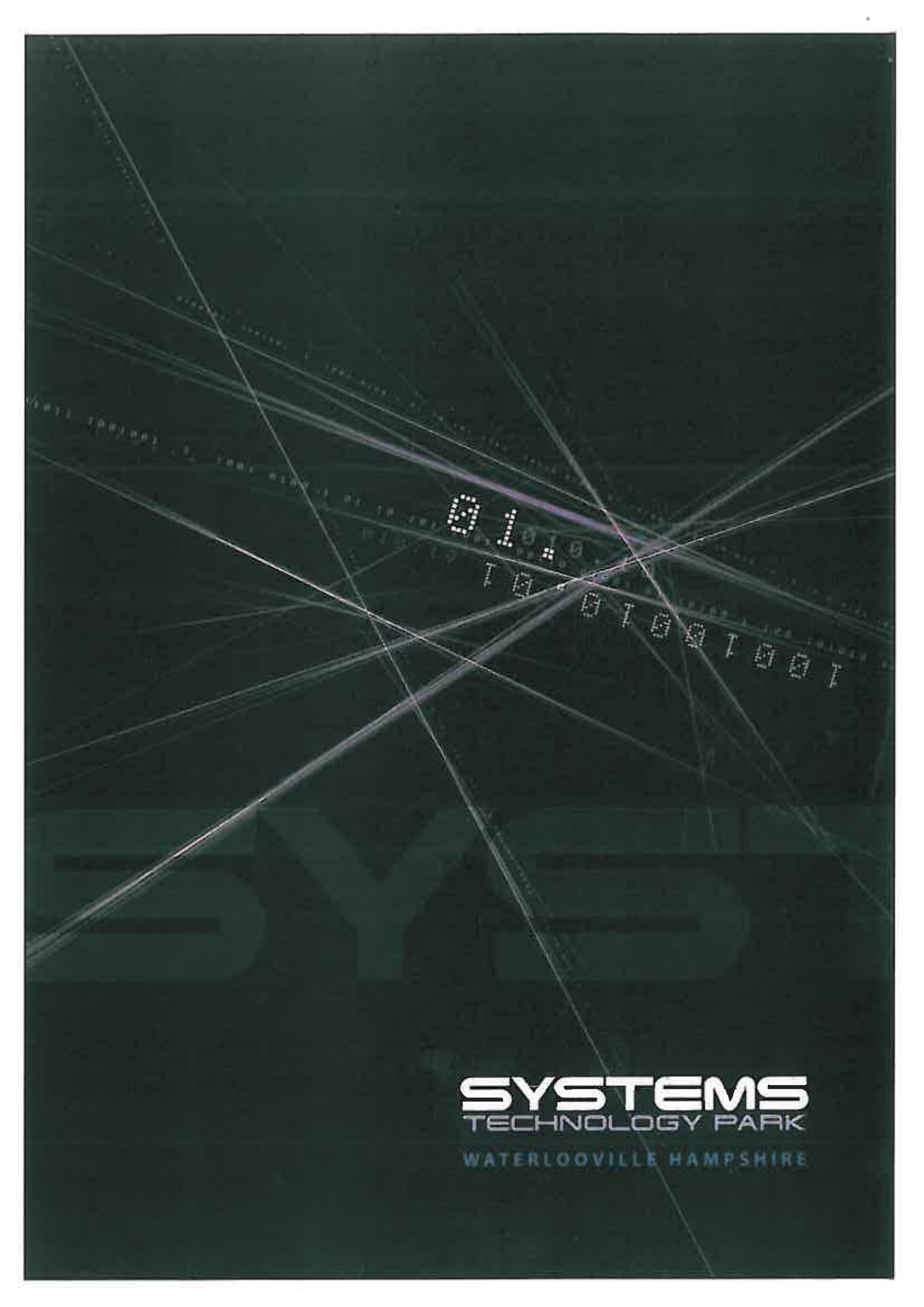
UKSPA
BUILDING TECHNOLOGY BUSINESS

Important notice

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Designed and produced by www.thelookingglassdesign.com March 09

**Vail
Williams**
023 9220 3200
vailwilliams.com

The background is a dark, textured surface. It features several thin, light-colored lines that intersect at various points, creating a web-like pattern. In the upper right quadrant, there is a cluster of binary digits (0s and 1s) arranged in a somewhat circular pattern. The overall aesthetic is high-tech and digital.

01010
1001001001

SYSTEMS
TECHNOLOGY PARK
WATERLOOVILLE HAMPSHIRE

OFFICES TO LET from 2,741sq ft (254.65 m²)

SYSTEMS

TECHNOLOGY PARK



Flexible offices for a flexible business

Systems Technology Park provides an exciting opportunity for companies to relocate within a leading edge facility which has been the base of Marconi and more recently EADS Astrium and BAE Systems.

The facilities and services offered are tailored to suite individual requirements allowing occupiers to concentrate on their core business activities.

Location

Systems Technology Park is located within the heart of the Waterside Business District, fronting the B2150 road. It provides excellent access to the A301, approx 1 mile, with Portsmouth 6 miles to the south and Guildford 25 miles to the north. The popular shopping centre is 0.5 mile away. Occupiers in the vicinity include NTL, Sonix and Johnson Controls.

Accommodation

The accommodation forms part of the BAE Systems Site and is located on the East Wing of the 1st floor. The vacant area is self contained with separate staff rooms, WCs and kitchen facilities.





On Site Services

Systems Technology Park provides the following amenities:

- Excellent car parking
- Flexible refurbished accommodation
- On site facilities management expertise
- Space planning/move-in expertise
- Existing IT/telephone infrastructure
- 24 hour security
- Manned reception
- On site restaurant/coffee bar

Local Amenities

- Shops
- Leisure Centres
- Schools, Colleges, University
- Housing - Rural and Town
- Leisure Activities - Sailing Golf
- NHS Hospitals + BUPA

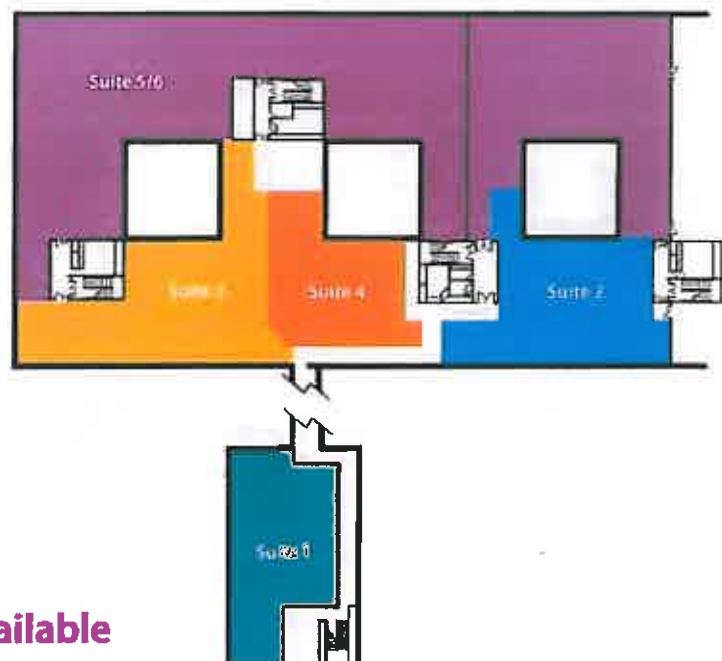
Optional Facilities

Systems Technology Park provides the following optional facilities:

- Reprographics
- Health Care
- Conference facilities

Schedule of Areas

Description	M ²	Sq Ft	Availability
Suite 1	LET TO CWS L&S		
Suite 2	LET TO C7 COMPUTER SERVICES		
Suite 3	7,125	7,671	AVAILABLE
Suite 4	4,125	4,423	AVAILABLE
Suite 5/6	1,516.9	16,228	AVAILABLE 2007
TOTAL	2,186.17	23,443	



Flexible All-Inclusive Packages Available



- Ex. Allen (1957) links motorcycle – 1 mile
- Hazrat Railway station (5 miles)
- Portsmouth (10 minutes, 6.5 miles)
- Southampton International Airport (10 miles)
- Heathrow & Gatwick Airports (both approx. 70 minutes drive time)

Easy in easy out cases, all walls turn
all inside vents



Vail Williams

023 9220 3200
vailwilliams.com

Midpoint: $\frac{1}{2}(a+b)$



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is our world



Office space to let from 250 sq ft

UKSPA
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systems
technology
park

About

Systems Technology Park was developed in 2004 to rationalise surplus office space at the BAE Systems site in Waterlooville, Hampshire. A full programme of refurbishment has provided high-quality accommodation available on flexible terms to suit specific customer requirements.

As a secure site Systems Technology Park is a high-tech location providing occupiers with benefits including superb security levels 24/7 365 days, ensuring customers have complete peace-of-mind in a safe and protected environment.

A friendly and welcoming atmosphere, Systems Technology Park employees can participate in a full programme of sports and social activities and benefit from local negotiated promotional links.



Space

The 16-acres site provides air-conditioned office suites to a total gross area of 27,000 m² (290,000 sq ft).

A further development programme during 2007/2008 will provide 35,000 sq ft of fully refurbished office space, which can be subdivided into office space from 250 sq ft.

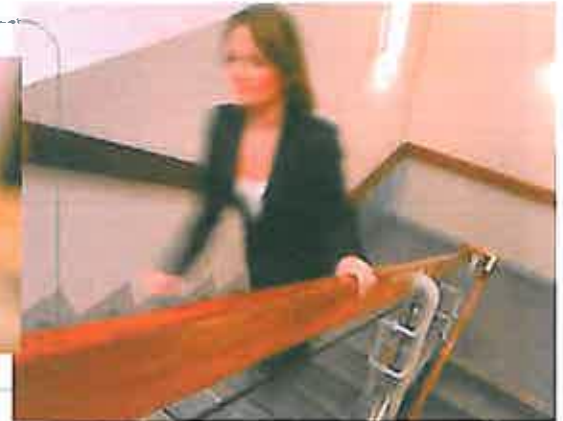
Easy in easy out leases available.

Waterlooville

Systems Technology Park is located within the heart of the Waterlooville business district in Hampshire. An historic market-town, Waterlooville is very conveniently located close to the A3(M), the main motorway between London and Portsmouth. The mainline train station of Havant is a short 15-minute journey from Systems Technology Park, allowing easy access into London and beyond. Southampton's International Airport is approximately 40-minutes away, offering excellent

European and international links, whilst Gatwick is about a one-hour journey.

The area's competitive labour costs, with a large, diverse and flexible workforce, bring added value to location choice, whilst initiatives by the local Havant Borough Council to elevate employee educational standards, ensures qualified and professional staffing levels.



Facilities

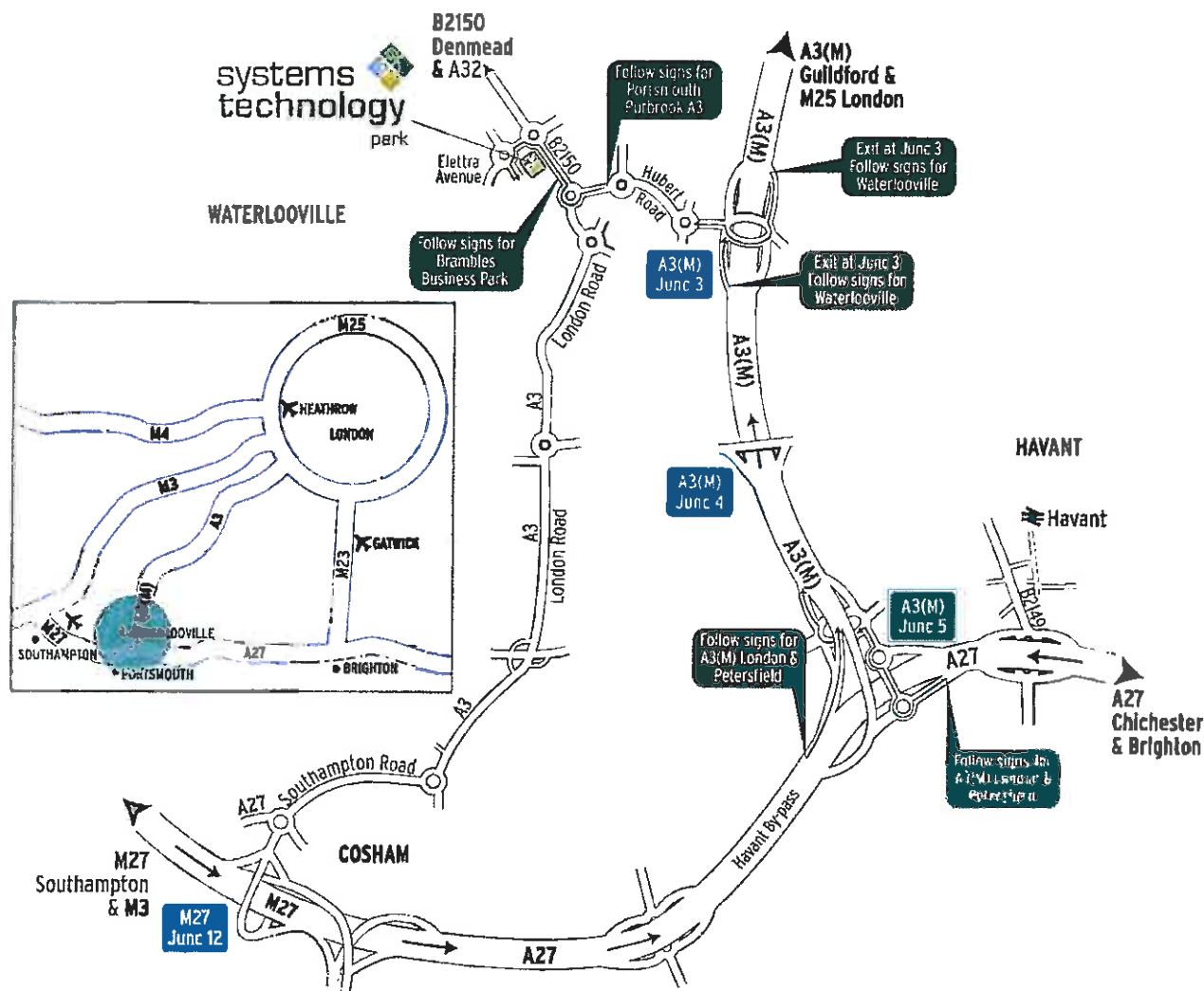
As would be expected from a top-class technology park, Systems Technology Park offers customers superior levels of facilities including:

- On site design and printing facility through Secure Print Solutions
- Optional IT-support service providing exceptional customer support
- Safety, Health and Environment (SHE) department
- On site car parking in a 1,000 space parking area
- Manned reception area
- Member of UK Science Park Association

- Dedicated facilities management department with on-site cleaning/maintenance support services teams
- Meeting and conference rooms with full audio-visual facilities for hire
- On-site restaurant
- Go-Shop - deli/coffee bar with retail outlet
- On-site space planning support

For further details on this exciting technology park, please see the website:

www.systemstechnologypark.com



Contact

For all enquiries in the first instance, please contact Vail Williams on 023 9220 3200 www.vailwilliams.com

Alternatively general enquiries concerning the site and its facilities may be addressed directly to Systems Technology Park:

Systems Technology Park

Elettra Avenue, Waterlooville, Hampshire PO7 7XS

Telephone 023 9226 0444 Facsimile 023 9226 0246

Email enquiries@systemstechnologypark.com

Web www.systemstechnologypark.com

Misrepresentation Act 1967

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APPENDIX4

Draft of Board

2-4 x 18

Proven - Access



High quality business environment
with extensive support facilities &
excellent car parking

Office accommodation from

250 - 35,000 sq ft

(23 - 3,252 sq m)

TO LET

**Flexible
Lease Terms**

rmoyler@vailwilliams.com



APPENDIX 5

***Advertisements published in
South Coast Central Commercial Property Register***

M27 Business Space Agency Team:

Contact: Ross Moyler, Jason Webb, Martin Tice, Irene Spencer,
Sue Gates, Nella Pang



with you



OFFICES/POTENTIAL REDEVELOPMENT FOR SALE

76 MILFORD STREET, SALISBURY
1,345 ft² (124.95 m²)

Self contained offices available, within good proximity to city centre and train station



SELF CONTAINED OFFICES/ POTENTIAL REDEVELOPMENT FOR SALE

154 SHIRLEY ROAD, SOUTHAMPTON
967 ft² (89.84 m²)

Good road frontage Off road parking Easy access to city centre amenities



OFFICES TO LET

SYSTEMS TECHNOLOGY PARK WATERLOOVILLE
Suites available from 2,000 to 150,000 ft²

Flexible refurbished office / lab space available at this high profile technology park.
Space tailor made to suit occupier's requirements



TRADE/WAREHOUSE UNIT TO LET

UNITS B4/B5 MOUNTBATTEN BUSINESS PARK,
PORTSMOUTH

High quality refurbished space with excellent fitted office



OFFICES FOR SALE / TO LET

A3 ENDEAVOUR BUSINESS PARK
2,265 ft² (210.42 m²)

Last unit remaining at this high quality office park.
Local Agents: Hutton Langdon



OFFICES TO LET

FORUM THREE, SOLENT BUSINESS PARK
13,220 - 48,293 ft²

Prestigious high specification office building of picturesque
Excellent access to A303 motorway.
Local Agent: CMA Crawley



OFFICES TO LET

1000 LAKESIDE NORTH HARBOUR, PORTSMOUTH
Suites from 2,000 to 72,000 ft²

Flexible refurbished air conditioned space, in a flagship building
with excellent parking

Local Agents: Engle Frank



OFFICES TO LET

13 & 14 THE BRIARS, WATERLOOVILLE
950 - 4,144 ft² (88.26 - 384.99 m²)

Modern two storey refurbished offices with good parking
located within the popular Brambles Business Park

023 8082 0900

vailwilliams.com

023 9220 3200

vailwilliams.com

Offices

Fareham, Segensworth, Whiteley - continued

Size Sq Ft	Size Sq M	Address	LH FH	Rent/Price £/Sq Ft	Floor	Amenities (See key at foot of page)	Agent	Tel no.
3,084	286.5	Unit 15, Victory Park, Solent Business Park, Whiteley	LH	17.50	G	AC,BB,NB,OP,RF	Hughes Ellard CBRE	01329 222832 023 8033 8811
3,300	306.6	1580 Parkway, Solent Business Park, Fareham	LH	14.00	G,1	CP(19),OP,Lift,CC,CH,DG,RF,SClg,M,Ref	BHP Paribas Real Estate Jones Lang LaSalle	023 8038 5000 023 8038 5600
3,725	346.1	18 High Street, Fareham	LH	10.00	G-2	P,CH,CP(11),SC	Vail Williams Cyan Power	023 9220 3200 01329 220688
4,023	373.7	Link House, High Street, Fareham	LH	11.80	1	Town Centre,CP(14)	Hughes Ellard	01329 220033
4,240	393.9	Delme Place, Cams Estate, Fareham	LH	15.00	1	AC,RF,CP(17)	Hughes Ellard	01329 220033
4,500	418.1	3600 Parkway, Solent Business Park, Whiteley	LH	10.00	1	CC,CP,C2,M,OP,RF,Lift	Lambert Smith Hampton CBRE	01489 579579 023 8033 8811
4,556	423.3	1 & 2 Kingdom Close, Segensworth East, Fareham	FH	465,000	G,1	Detached Business Unit. DG,CP(21),AC, Good Access to J9,M27	Hughes Ellard Primmer Olds	023 8022 4080 023 8022 2292
4,728	439.2	Ground Floor, 1650 Parkway, Solent Business Park, Whiteley, Fareham	LH	10.00	G	CP,Lift,CC,RF,SClg	Lambert Smith Hampton	01489 579579
5,000	464.5	Four500 Parkway, Solent Business Park	LH	17.00	G-2	AC,CP(350)	Hughes Ellard CBRE	023 8022 4080 023 8033 8811
5,091	473.0	1570 Solent Business Park, Fareham	LH	75,000pa	G,1	Detached Office Building to be Refurbished with 28 Car Parking Space	BHP Paribas Real Estate	023 8038 5000
7,525	699.1	44 High Street, Fareham	LH	11.96	G,1,5	Town Centre, Lift,CP(45)	Hughes Ellard	01329 220033
8,329	773.8	3700 Parkway, Solent Business Park, Whiteley	LH	10.00	2	CC,CP,C2,M,OP,RF,Lift	Hughes Ellard CBRE	023 8022 4080 023 8033 8811
9,000	836.1	Fusion 1, Solent Business Park, Whiteley	LH	18.25	G-2	OP,AC,M,RF,CP	Lambert Smith Hampton	023 8033 0041
10,757	999.3	Delme Place, Cams Estate, Fareham	LH	17.00	G,1	Various Suites	Hughes Ellard Lambert Smith Hampton	01329 220033 01489 579579
11,320	1,051.6	Polygraphic House, 8-10 Southampton Hill, Titchfield, Fareham	FH	poa	G,1	DG,SClg,CH,PT	Jones Lang LaSalle	023 8023 2882
11,500	1,068.4	1-4 Farze Court, Wickham Road, Fareham	LH	12.65	G,1	C2,CC,CP(70),DDA,DG,Lift,M,SC	Lambert Smith Hampton	01489 579579
26,218	2,435.7	Unit 2 & 3, Lancaster Court, Barnes Wallis Road, Segensworth	LH	poa	G-2	CP,OP,RF,SClg,DG,CC,SC	Lambert Smith Hampton	01489 579579
48,592	4,514.2	Forum 5, Solent Business Park, Whiteley	LH	18.75		AC,RF,DDA,DP	Hughes Ellard Jones Lang LaSalle	01329 220033 023 8023 2882
70,310	6,531.8	Forum 1, Solent Business Park, Fareham	LH	17.75		AC,RF,DDA,DP	Hughes Ellard Jones Lang LaSalle	023 8022 4080 023 8023 2882

Offices

Havant

Various		41a & 43a West Street	LH	poa	1	Refurbished,SC,Kitchen,W,C,Allocated Parking	Hughes Ellard	01329 220033
Various		Langstone Gate	LH	poa	G-2	AC,Lift,Ref,WD	Lambert Smith Hampton	01489 579579
Various		Langstone Technology Park, A27	LH	10.00	G-2	AC,Lift,from 1,000-50,000 sq ft	Lambert Smith Hampton	01489 579579
3,500	325.2	Stansted House, Rowlands Castle	LH	poa	G-2	P,CP,SC,BB,from 500 sq ft	Hughes Ellard Lambert Smith Hampton	01329 220033 01489 579579

Offices

Waterlooville, Denmead

Various		Hussar Court, Brambles Business Park, Waterlooville, Hampshire	LH	poa	G,1	456-2,500 sq ft,BB,C2,CH,CP,Ref,SC,SClg,WD	Country Estates	0118 981 1006
Various		Systems Technology Park, Waterlooville	LH	12.00	G-2	SClg,CP,OP from 2,973-150,000 sq ft	Vail Williams	023 9220 3200
Various		Units 19 & 20, The Parkwood Centre, Aston Road, Waterlooville	LH	6.00	1	From 791-1,882 sq ft	Hughes Ellard	01329 220033
548	50.9	312a London Road, Waterlooville	LH	5,500	1		Hughes Ellard	01329 220033
2,290	212.7	Unit 18, Stratfield Park, Elstera Avenue, Waterlooville	FH/LH	225,000/20,000		CC,C2,CP7,CH	Hughes Ellard Lambert Smith Hampton	01329 220033 01489 579579

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Advice Across The South Coast**

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KEY - AC - Air Conditioning, BB - Broadband, C - Commissionaire, C2 - Cat II Lighting, CS - Cat V Cabling, CC - Comfort Cooling, CH - Central Heating, CP (?) - Car Parking plus no. of spaces, DDA - DDA compliant, DG - Double Glazing, EPC - EPC Available, LIFT - Lift(s), M - Modern, NB - New Build, OP - Open Plan, P - Period Offices, PT - Perimeter Trunking, Ref - Refurbished, RF - Raised Floors, S - 24 Hour Security, SC - Self Contained, SClg - Suspended Ceilings, UT - Underfloor Trunking, WD - Will Divide,  = Image/photo on the website www.compropregister.com

APPENDIX 6

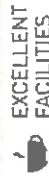
***Advertisement published
in Vail Williams' Market View***

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FORUM THREE, SOLENT BUSINESS PARK



Prestigious High Spec Offices - TO LET

- Landscaped grounds • 2 passenger lifts
- 87 car spaces • Excellent access J9, M27

7,750 - 21,170 sq ft (720 - 1,967 sq m)

18 HIGH STREET, FAREHAM



Three Storey Character Offices - TO LET

- Town Centre location • 11 car spaces
- Georgian style offices

3,725 sq ft (346 sq m)

FAIRFIELD HOUSE, PORTSMOUTH



Modern Office Premises - TO LET

- Currently undergoing full refurbishment
- 40 car spaces • Excellent motorway links

2,851 - 11,017 sq ft (265 - 1,024 sq m)

EUROPA HOUSE, PORTSMOUTH



Prominent Landmark Office Building - TO LET

- On site parking
- Fantastic views
of Portsmouth
Harbour

Up to 60,452 sq ft (5,616 sq m)

4 ROTHERBROOK COURT, PETERSFIELD



Two Storey Modern Offices - TO LET/ FOR SALE

- 20 allocated
car parking
spaces
- Air conditioning
- Will split floor
by floor

3,172 - 6,126 sq ft (295 - 569 sq m)

SYSTEMS TECHNOLOGY PARK,
WATERLOOVILLE



Office/Lab/Warehouse Space - TO LET

- Flexible leases available • Open plan
- IT cabled • Extensive on site car parking

2,000 - 150,000 sq ft (186 - 13,935 sq m)

APPENDIX 7

***Information in
United Kingdom Science Park Directory 2008***

FULL MEMBER

Systems Technology Park, Eleftra Avenue, Waterlooville, Hampshire PO7 7XS

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Fax: 023 9226 0246

Email: enquiries@systemstechnologypark.comWebsite: www.systemstechnologypark.com

Systems Technology Park



History and Objectives

Systems Technology Park was conceived in 2001 from an innovative solution to rationalise surplus space at the BAE Systems-owned site. Rather than simply sell off surplus space for redevelopment, the business embarked on a mould-breaking exercise. The Waterlooville site became the first location in the BAE Systems property portfolio to turn surplus space to multi-tenanted accommodation, a blueprint that is now being replicated across its UK sites.

The Park was initially successful in letting surplus space within the BAE Systems group, however it became clear that ongoing success required a more commercial approach. The site was branded Systems Technology Park and the first non-BAE Systems tenant, G7 Computer Services, took residence in 2004.

Further tenants followed quickly and Phase 1 of the park development was completed and fully let in 2006.

In 2007 a fresh new identity was adopted, together with a dedicated website identifying the benefits of Systems Technology Park. UKSPA membership was also gained in that year, recognising the broad range of facilities and support services available.

As a customer-focused location, Systems Technology Park seeks to provide:

- High-quality business accommodation in a prestigious and secure surrounding.
- Simple, convenient location with all the amenities associated with a large company, available for its smaller tenant companies.
- A friendly, inclusive, welcoming location providing businesses with the ability to concentrate on their core activities, without concern for site facilities.

Systems Technology Park occupants can participate in a full programme of sports and social activities and benefit from local negotiated promotional links.



Site/Location

Systems Technology Park is located within the heart of the Waterlooville business district, in picturesque Hampshire. An historic market town, Waterlooville is very conveniently located close to the A3 (M), the main motorway between London and Portsmouth. The mainline train station of Havant is a short 15-minute journey from Systems Technology Park, allowing easy access into London and beyond. Southampton's International Airport is approximately 40 minutes away, offering excellent European and International links, whilst Gatwick is about a one-hour journey.

The area's competitive labour costs, with a large, diverse and flexible workforce, bring added value to location choice, whilst initiatives by the local Havant Borough Council to elevate employee educational standards ensure qualified and professional staffing levels.

A comprehensive programme of refurbishment has provided high-quality accommodation available on flexible terms to suit customer requirements. A further refurbishment programme during 2008 will provide an additional 30,000 square feet,

which can be subdivided into office space from 250 square feet.

Energy-efficient space and services are standard at Systems Technology Park, with communal kitchens and disabled access available for all suites.

Site Management Arrangements

Operational management is provided by the Systems Technology Park facilities office, part of BAE Systems Shared Services division.

As a secure site Systems Technology Park is a hi-tech location providing occupiers with important benefits including superb security levels 24/7 365 days, ensuring customers have complete peace-of-mind in a safe and protected environment. Other benefits include an on-site restaurant, meeting rooms, a manned Reception and goods-in, on-site car parking and a dedicated facilities management department with on-site cleaning/maintenance support services teams.

The 16-acre site has superb on-site facilities including a highly popular 'Go Shop' facility featuring a subsidised Costa Coffee concession, deli-bar and grocery retail,

complimentary WiFi and cash machine, plus a regular dry-cleaning service. A full on-site graphics and printing facility is available through the site's Secure Print Solutions.

An all-inclusive services package is offered, making it extremely straightforward for companies to come to Systems Technology Park and start trading immediately. The standard services package includes:

- Utilities
- Building insurance
- Cleaning
- Security
- Maintenance
- Waste disposal
- Health & Safety support
- Post and reception
- Facility management and accommodation planning
- Parking.

Systems Technology Park is owned by BAE Systems Property and Environmental Services (PES), part of the Shared Services division. PES manages the company's real estate portfolio, maximising its value through the delivery of an effective real estate strategy aligned with operational requirements.

The business manages and realises the development potential of the company's surplus real estate, working closely with community stakeholders and managing environmental risks. The business has a strong track record of performance delivery.



PES has extensive experience in this field with many projects successfully completed for both internal and external customers. PES provides an essential value-added service at all of its locations with quality and Safety, Health and Environment (SHE) standards set at the highest level.

Development Plans/Progress

Flexibility and customer service is of prime importance to Systems Technology Park, recognising the needs for its tenant companies to expand with growth and market forces.

As demand for space at Systems Technology Park continues to increase, a further refurbishment programme is underway which will bring an additional 30,000 square feet of prime, flexible accommodation to the market during the second half of 2008. This second phase of development will follow the design specification developed during 2007 for the very successful £3.5m refurbishment of the BAE Systems Integrated System Technologies premises, currently the largest occupier at Systems Technology Park.

In the longer term, draft plans for Phase 3 are available to develop up to 60,000 square feet of new accommodation.

Interest in the new area is strong and the management team at Systems Technology Park is committed to providing grow-on space in order to retain customers who wish to develop their businesses.

University/Regional Links

Systems Technology Park has strong ties with both the local Universities of Portsmouth and Southampton through its parent BAE Systems, from where a member of staff is elected to the Industrial Advisory Board to each university. There is also a member of staff on the Board of Trustees of the International Power Sources Symposium based at Bath University.

Other collaborations include:

- University of Southampton: wind tunnel testing technology including Laser Doppler Anemometry and on research into adaptive beam forming for sonar.
- Birmingham University: sonar and underwater acoustics.
- Loughborough University, University of Strathclyde and the University of Warwick:



Reliability Enhancement Methodology & Modelling.

- Other smaller collaborations on various technologies and products with the Universities of Strathclyde, Loughborough, York and Cranfield.
- Herriot Watt University: research into autonomous systems.
- Systems Engineering Innovation Centre at Loughborough: sponsored graduates who have worked on Synthetic Environment and Simulation Strategy matters.

Companies at Systems Technology Park

G7 Computer Services Ltd

G7 Computer Services Ltd is one of the leading suppliers of EPOS systems for the retail sector. Operating throughout the UK G7 provides an end-to-end service covering initial consultations, installation, training, seven-day support, engineering and supplies. Currently employing over 25 staff G7 supports over 125 customers from its office in Waterlooville, Hampshire. For more information please contact Rob Gentles or Keith Jenkins on 02392 248 550 or visit www.g7.co.uk

Integrity Financial Solutions

Integrity Financial Solutions Ltd (Integrity) was established in 1998 by its Chief Executive Officer, Iain Stamp. Integrity has established itself as a specialist, highly innovative company within the financial sector. Its

primary expertise is in designing and implementing structured products for investors' needs, specialising in bringing innovative solutions to everyday financial challenges. Integrity has extensive experience in the Traded Endowment Policy (TEP) arena and has played a leading role in the development of the TEP market in the UK. Consequently, Integrity is currently one of the largest Market Makers in this industry and owns the brand name BestPriceEndowment.com. Integrity is authorised and regulated by the Financial Services Authority. If you are considering selling an endowment policy why not call 084448710800.

Semcon Engineering UK Ltd, Systems Group – www.semcon.com

Semcon is one of the leading European Design and Development companies, with over 3,900 employees. Semcon takes responsibility for the entire management and development of projects from concept through to production. The Systems Group specialises in impact mechanics and passive restraint systems. The team is responsible for project management, system integration, system analysis and Computer Aided Engineering. Its engineers are highly skilled and experienced with project strategy, planning, design, development and validation through to production support. For more information please contact: Arthur Hill 01245 425 688 or Nordine Chekaoui 02392 245 361.

BAE Systems Integrated System Technologies (Insyte)

BAE Systems Integrated System Technologies at Systems Technology Park, Watlington is a

centre of UK expertise and a market leader in underwater warfare. It employs over 500 people with a product portfolio ranging from torpedoes and mine disposal solutions to maritime remote/autonomous systems. Insyte Watlington is at the forefront of design, development and support for the underwater battlespace.

BAE Systems Submarine Solutions

BAE Systems Submarine Solutions personnel based at Systems Technology Park work across various programme areas, including:

The Training Services team, which provides technical data to enable Royal Navy personnel to be trained for the Astute class submarine. The Combat System and Support directorate, responsible for the programme, provision and integration of the Combat System for the Astute class submarine. Integration of the Next Generation Nuclear Plant, which will power future submarines, and safety related technology initiatives for future submarine platforms and later Astute boats. Platform design, product verification management, ship safety and operability management for certification and safety, ensuring that all contractual ARM (Availability, Reliability and Maintainability) outputs are achieved. The TMASS group, which supports the Trident Machinery Surveillance System, managing both the Vanguard and Trafalgar class submarines' equipment, and in particular the new technology (NT) upgrade incorporating commercial off-the-shelf hardware and software to overcome obsolescence.

BAE Systems Logistics and Information Systems (L&IS)

L&IS develops and provides integrated information solutions enabling the effective delivery of support to the armed forces, enhancing their operational effectiveness through: using a best practice method to identify the information needed to deliver through life support contracting; developing and providing flexible low-cost information solutions delivering information requirement to those who need it; providing the information system infrastructure, the support, connections and integration of the Information solutions (hosting, IT support etc); working with the MoD and industry to encourage use of common or complimentary information and IT systems across the defence support chain; delivering the decision-making information you need, when you need it.

Business in the Community

Business in the Community is a unique movement of over 800 member companies, representing 1 in 5 of the UK private sector workforce. A further 3,000 companies are engaged through its programmes and campaigns which operate through a local network of more than 100 business-led partnerships. Business in the Community leads a global partners network of 112 organisations operating in over 60 countries. Business in the Community inspires, engages, supports and challenges companies to continually improve the impact they have on society and the environment.

De La Rue

De La Rue is the world's leading commercial currency production and cash handling company. It is involved in every stage of the cash cycle, from making the security paper and printing the currency, to providing equipment that keeps the cash cycle in motion. Around the world, central and commercial banks use De La Rue equipment to count and sort notes quickly, reliably and in large quantities. Wherever money has to be dealt with securely and efficiently you will find De La Rue technology. With more than 6,000 employees in 31 countries, De La Rue brings unequalled knowledge and expertise to governments and businesses all over the world. The team based at Systems Technology Park is part of De La Rue Cash Systems and provides the engineering designs for many of the banknote processing products used throughout the world.

