

Appendix C

Public Sector Partnership Case Studies

Prologis and Kent County Council: Building a connected community at Kings Hill.

Over three decades ago, the new leaders of Kent County Council had a vision to create a vibrant garden community on the site of an old RAF Airfield in West Malling. The council wanted to create a community where people could live, work and play and, finding a partner who not only shared their vision but had exceptional placemaking skills was key to realising this ambition. The council chose Prologis.

The complex project saw a new community built from scratch, whilst retaining links to its military aviation history. Working closely with the Council, Prologis delivered a brand-new village community which includes over 2,000 homes, two schools, civic amenities, a community centre, local retail and business units, an 18-hole golf course and an all-weather sports centre. Residents can enjoy the many green spaces on their doorstep within Kings Hill, which features 100 acres of public open space including a new linear park as its focal point.

“Kings Hill is a true success story, where the benefits of public sector involvement mixed with the dynamics of the private sector blend to ensure both delivery of quality and value. This is proven by both the lasting and continued commitment to the relationship by both parties.”

Mark Dance, Kent County Council's former Cabinet Member for Economic Development and member representative for Kings Hill.

Prologis and Hillingdon Council: A partnership with economic and environmental benefit at its heart.

At Prologis, we have a long history of working in partnership with local government to provide spaces which bring both economic and environmental benefit. Our partnership with Hillingdon Council spans more than two decades and has delivered a thriving data centre campus and industrial park, built on land which had been derelict for more than 15 years. It also saw public improvement works totalling \$3.6 million (£3 million) including the redevelopment of 40 acres of park land, which was handed over to Hillingdon Council in 2019 for the enjoyment of the local community.

Space for local people and wildlife to enjoy: Hillingdon is one of the greenest boroughs in London, with more than 200 green spaces covering approximately 1,800 acres. Hillingdon Council currently holds the top spot for the number of Green Flag spaces maintained by a UK authority, 67 in total, of which Hale Field Park, restored by Prologis

and brought back into the service of local people, is one. Completed in 2019, the ownership of Hale Field Park and associated land parcels was transferred to Hillingdon Council, with an ongoing contribution to its upkeep. Work also involved restoration of the canal towpath, footpaths and cycleways around Prologis Park West London, whilst also creating new moorings.

“This development is something that both Prologis and Hillingdon Council can be proud of. The amount of open space gained for Hillingdon residents, included in the total development of this site, is four times greater than the greenbelt land taken up by the development.”

Sir Ray Puddifoot MBE, Former Leader of Hillingdon Council.

Prologis and Dartford Borough Council: Working to deliver a new community at The Bridge.

In the early 2000s, Dartford Borough Council decided to regenerate a 264-acre brownfield site that was originally called Dartford Park and subsequently become known as The Bridge.

The Council wanted to create a new, environmentally-friendly community, where people could live, work, send their children to school and enjoy their leisure time. To bring this aspiration to life, it needed to select a private sector partner with the expertise and staying power to transform a derelict, overgrown site into a new neighbourhood for Dartford: the Council chose Prologis.

The complex project, which took 15 years to complete, saw Prologis work closely with the Council and housing developers Taylor Wimpey and Persimmon to create a development that offers over 1,500 new homes, skilled jobs, the Fastrack public transport system, schools, community facilities and 80 acres of public open space.

“It was really important to get the right developer on board. We wanted to work with a company that shared our vision and was prepared to stick with us for the long-term.”

Graham Harris, Former Managing Director of Dartford Borough Council