

PRESS RELEASE
31st OCTOBER 2006

NEW WESTGATE RECEIVES SUPPORT FROM OXFORD CITY COUNCIL

The Westgate Partnership today welcomed the decision of Oxford's Strategic Development Control Committee to resolve to grant planning permission for its proposals for the part redevelopment and extension of the Westgate Shopping Centre, Oxford.

Commenting on the decision, Richard Cable, Director of Capital Shopping Centres, speaking on behalf of The Westgate Partnership, said

"I am pleased that we have received the support of Members at the SDCC Meeting which means we have taken another step towards delivering our vision for the Westgate Centre. During the course of the last three years, we have worked hard to ensure that the scheme will deliver wide ranging benefits for those that live, work and shop in Oxford. Our proposals undoubtedly have the ability to revitalise Oxford City Centre as a whole and to generate significant further private sector investment. We believe that we will set a standard of design, quality and sustainability to which other towns and cities will aspire."

Speaking at last night's meeting, Kirsteen Roberts, Project Manager from John Lewis Partnership said; "John Lewis believes the Westgate proposals offer an excellent package of development for Oxford which will contribute to both the character and vitality of this part of the city. We are looking to invest £50 million in a full line department store and are particularly keen to stress our commitment to both sustainability, which will include the use of renewable energy throughout the store, and training and job opportunities for local people."

Bill McArdle from OX1 commented; "We have been particularly impressed by the level of debate and consultation we have had with The Westgate Partnership and believe that these proposals will significantly enhance Oxford's overall retail offer and secure its future prosperity for generations to come."

ENDS

The Westgate planning application

The Westgate Partnership submitted a detailed planning application on the 13 June 2006 for a new mixed-use development, including the alteration, refurbishment, part redevelopment and extension of the existing Westgate Centre. Oxford City Council's Strategic Development Control Committee resolved to grant planning permission on 30th October 2006.

The proposals include:

- A total refurbishment of the existing Westgate Centre to ensure that it blends seamlessly with the new buildings and with its surroundings, particularly the City Council's proposals for the redesign of Bonn Square
- a shopping area of approximately 750,000 sq ft (69,000 sq m), with 90 new shops, bars, restaurants and cafes, together with a wide range and variety of shops from aspirational fashion and lifestyle brands to smaller independent retailers. Facilities will include Shopmobility, toilets, baby care, a crèche and a children's play area
- A prominent new three storey glazed entrance for Oxford's County Library at the junction of Queen Street, Castle Street and New Road
- A variety of street facing shops, kiosks, and cafes to bring new vitality to Castle Street and Norfolk Street
- A roof-top garden at the heart of the development, providing a local habitat for wildlife and a unique location for a restaurant operator
- 127 new city centre apartments, 50% of which will be affordable homes
- Design to achieve "Very Good" ratings for BREEAM for Retail and EcoHomes, with proposals to provide approximately 12% on-site renewables, rainwater collection, green roofs and naturally ventilated malls
- The creation of jobs in the retail and construction sectors, backed by a programme of skills training in conjunction with the City Council, local colleges and job centres
- An extensive landscaping strategy for the streets and green spaces around the development, including enhancements to the existing Paradise Square and the area alongside Castle Mill Stream
- Accessibility for all including provision for pedestrians, cyclists, buses and taxis
- A new 1,335 space multi-storey car park to provide better, safer parking facilities including wider parking bays, clearly marked pedestrian walkways, enhanced lighting, CCTV and help stations
- A significant investment in delivering improved public transport.

The Westgate Partnership

The Westgate Partnership is a joint venture between Capital Shopping Centres and Coal Pension Properties Limited.

Capital Shopping Centres PLC, a wholly owned subsidiary of Liberty International PLC, is the leading company in the UK specialising in the ownership, management and development of regional shopping centres. It specialises in retail-led town centre regeneration, providing mixed-use schemes, which respond to the needs of particular locations. Its portfolio includes Chapelfield (Norwich), The Glades (Bromley), The Harlequin (Watford) and The Chimes (Uxbridge), all of which it owns and manages.

LaSalle Investment Management, one of the UK's largest property investment fund managers, is responsible for the Coal Pension Properties' property portfolio, which includes The Westgate Centre.

For further information, please see www.westgateoxford.co.uk or contact:

Margaret Harwood, CSC Shopping Centres,
Telephone 020 7887 7029 Mobile 07803 116380,
Email margaret.harwood@capshop.co.uk

Ruth Johnson/Holly Mckinlay of M&N Associates
Telephone 01483 415915 or 0207 8127091
Email r.johnson@mnasociates.co.uk or h.mckinlay@mnasociates.co.uk