

# Composting Facility Proposed for WVP

The owners of the Westcott Venture Park are supporting an environmentally friendly initiative by Bioganix Ltd to construct an in-vessel composting facility to deal with mixed garden and kitchen waste. Subject to planning approval, the facility would be built on a remote part of the former airfield and the composting process (which is described below) would take place inside a building with no access to the site being afforded to the general public.

If successful, Buckinghamshire residents would be issued with 'brown bins' into which mixed garden and kitchen waste would be deposited. These would be emptied regularly by Refuse Collection Vehicles and the contents driven to the Bioganix plant.

The collection vehicles would pass through an air-lock comprising an outer and inner door prior to tipping the waste material within the main building. The process will utilise the Bioganix rotating composting vessels to compost material and finally pasteurise it for eventual use

as an agricultural organic fertiliser. This would be loaded back on to vehicles inside the building before being driven away.

The entire building will be kept under negative air pressure. All exhaust air will be scrubbed clean in waster wash scrubbing towers before passing through a bio filter which comprises woodchips and inert packing material up to 3 metres deep, before being exhausted. In this manner all air within the building is subject to constant filtration for any odours or dust.

The facility may well also incorporate new technology that will allow the production of methane gas as part of the process. The gas will be used to power generators which could meet the entire electricity requirements of the facility and also other units on the Westcott site.

In the past, it has been very convenient to place all of our household waste in a bin and have it whisked away every week and disposed of, but we are now beginning to realise that not only is

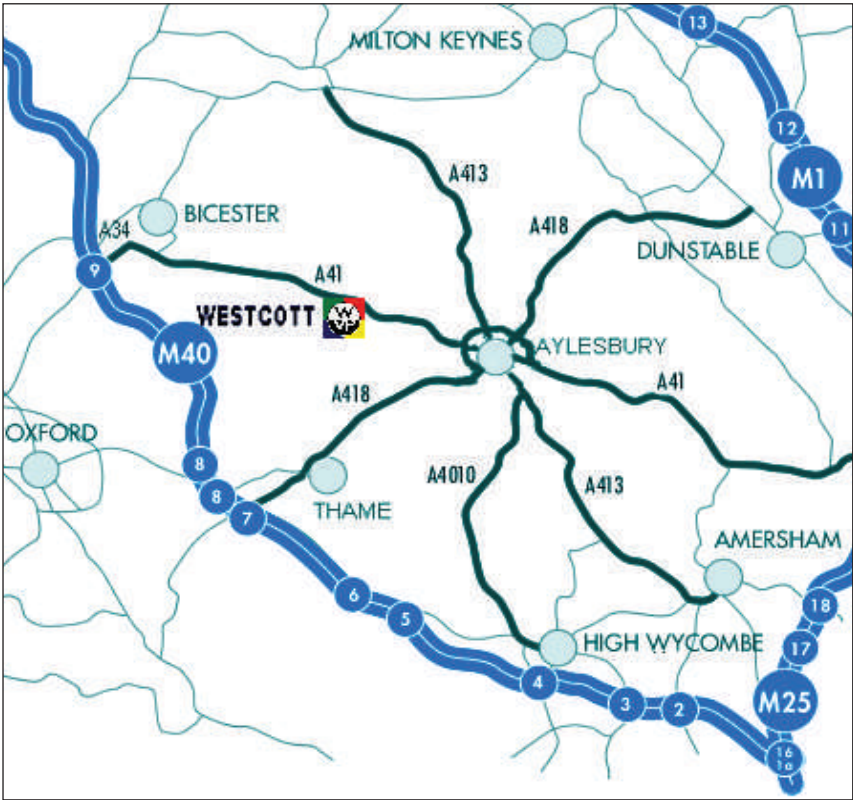
it unwise to tip all this material into landfills but that we are actually running out of space. Having mountains of rubbish festering underground in vast tips is not only a tragic waste of useful resources but, those heaps of rubbish are also releasing Methane, a powerful greenhouse gas many times more damaging than Carbon Dioxide.

Local Authorities will face massive fines of £150 per tonne for land-filled waste that exceeds the Government targets. For many Councils this could cost millions of pounds which will of course be paid for by increasing the levels Council Tax.

In summary the benefits of this initiative are immense. Rubbish normally dumped in landfill sites will end up as organic fertiliser to be used by farmers. The process could well produce excess heat and electricity that can be used by neighbouring businesses. Finally the savings to the Council by the reduction of EU imposed fines will result in savings in Council Tax to the local taxpayers.

# Westcott Venture Park

The Westcott Venture Park is located 8 miles to the west of Aylesbury and 10 miles to the east of Bicester on the A41. The M40 meets the A34 at Junction 9, 12 miles to the west, providing access to London, the M25, Birmingham and the M4.



## Biodetection Dogs



Cancer and Bio-Detection Dogs is a world leading research project looking into how dogs can smell the odours given off by cancer.

Claire Guest is training dogs to sniff out cancers. The trained dogs have five urine samples put out in front of them, one is known to contain bladder cancer while the other four have other diseases. The dog then goes along the line, sniffing each one, and when it smells cancer it lies down in front of the appropriate pot. The dog then leaves the room, the pots are moved around and the trial is repeated.

## WVP Welcomes New Project Manager



Rod Mordey has been appointed by Rockspring Property Investment Managers LLP as Project Manager of the Westcott Venture Park following the retirement of Martin Eyre last summer. Rod comes to Westcott with 18 years of experience in UK and European commercial property asset management.

Previously a Vice President of Citigroup Property Investors and a Director of CB Richard Ellis, Rod has been responsible for the 100 acre Broadland Business Park in Norwich and the Clarendon Shopping Centre in Oxford.

During Martin Eyre's three year term in office, Messrs Lambert Smith Hampton were introduced as managing agent, the Magazine Area was acquired from the Royal Ordnance, Hangar 4 was refurbished and the Whistle Stop, WVP's own shop and cafeteria was opened. Owners Rockspring Hanover PUT would like to thank Martin for his considerable efforts on their behalf and wish him a happy retirement on the south coast of Devon.

Olivers 6344



The WVP comprises around 400,000 sq ft of former Ministry of Defence owned aircraft hangars, industrial buildings, offices and land for new development. It is now home to more than 75 small and medium-sized businesses. WVP nestles in the beautiful countryside of the Aylesbury Vale, below the Ashenden Ridge and adjacent to Waddesdon Manor. The WVP provides a secure environment within which to establish a business with a 24-hour, 7 days-a-week manned barrier for entry and exit, perimeter fencing and closed circuit television.

Check the website [www.westcottventurepark.com](http://www.westcottventurepark.com) for details of available accommodation or contact the WVP or agents Brown & Lee Clifford Billings or Lambert Smith Hampton.



# WESTCOTT NEWS

ISSUE 4

SUMMER 2008



## Construction Specialities (UK) Ltd moves to Westcott



Picture shows Ken Hart, Managing Director of C.S. Group UK Ltd (left) and Rod Mordey, Project Manager, Westcott Venture Park (right)

Following the successful grant of planning permission by Aylesbury Vale District Council in December, Construction Specialities (UK) Ltd has commenced construction of its brand new 36,000 sq ft manufacturing plant

and headquarters building at the Westcott Venture Park. Construction Specialities (UK) Ltd employs 60 staff at St Andrews Way, Aylesbury and will be relocating to their new UK headquarters at Westcott in October

## Westcott School



In these days of sustainable development and concerns about the environment, the opportunity to bring your child to school on your way to work and pick them up on the way home and hence save the cost and congestion of a separate 'school run' could be beneficial. If you live locally or work at the Westcott Venture Park, you may wish to consider enrolling your child at the Westcott CE School which has an exceptional staff to pupil ratio and consistently produces excellent results.

Headteacher Julie Hickey writes:- Westcott CE School is probably one of the smallest schools in England. At present we have 20 children on role aged between 4 and 7 years old. We have a very dedicated and hard working staff of four people, so our staff / pupil ratio is high. This I believe contributes to our excellent results.

"Pupils' excellent achievement is the result of outstanding teaching which makes the most of the small groups to tailor learning to the specific needs of every individual." From September 2008 we are hoping to offer places to children from three years old. We are planning to extend the Early Years department to accommodate this. Our brilliant, supportive PFA have been working very hard to raise money to provide equipment for this area. So this is all very exciting. If you would like to visit Westcott School and see for yourself, please speak to the Headteacher – Mrs Julie Hickey 01296 651360

## Building 416 Refurbished and Fully Occupied



Building 416 was recently refurbished by owners Rockspring Hanover Property Unit Trust. The works of refurbishment comprised a new roof, and internal redecoration.

Existing occupiers, Hard Metal Knives & Wearparts Ltd and Translunar Technologies Ltd have been joined by Coral Culture Ltd, who has moved from elsewhere on the Westcott Venture Park, and Coverpac Ltd, manufacturers of plastic bags who are welcomed as a new occupier.





## Morley's of Bicester Take Hangar 4 at Westcott

In October last year, Morley's of Bicester Limited took a 10 year lease of the recently refurbished, 30,000 sq ft, Hangar 4 at the Westcott Venture Park.

Morley's supply schools, colleges and universities with educational furniture. They were established in 1929 and due to continued

expansion, had out-grown their existing facility in Bicester. Managing Director, Nick Hutton said, "We are delighted with our new building and the pleasant environment and security afforded by the Westcott Venture Park"

The former Hangar has been completely refurbished by owners,

Rockspring Hanover Property Unit Trust, at a cost in excess of £850,000. The refurbishment involved stripping the building back to its steel frame, re-cladding the roof and elevations and installing 1,500 sq ft of offices and toilet facilities.

## New Signage on the A41



New prominent Westcott Venture Park signage has been installed on the A41. This is the result of a team effort from the managers, suppliers and occupiers of the WVP. Ed Andrews of the Westcott Venture Park procured the design and planning permission for the signs. Harold Gaskins and his maintenance team at HGA Contractors addressed the fencing and built the foundations. Finally Peter Stiegler and his colleagues at Ashenden Flowline made the steel frames onto which the signs were secured. Many thanks to all those involved.

## Master Planning in Progress

WVP owner, Rockspring Hanover Property Unit Trust, is formulating a new master plan for the site. The plan will address issues such as the balance between the sympathetic treatment of the ecology and the requirements for land to develop. The plan will provide for the opening of a new entrance nearer to the A41, a new allocation of land in the forthcoming Aylesbury Vale Core Strategy Development Plan, and enhancements to the landscaping. It is hoped that the plan and the accompanying development brief will be available for display and consultation in the summer.

## Ecopac (UK) Limited Arrive From Long Crendon



Picture shows Stewart Shillingford from the Westcott Venture Park (left) and Doug Sparkes, Managing Director of Ecopac (UK) Ltd (right).

Ecopac (UK) Limited has taken a 10 year lease of the 30,000 sq ft Hangar 2 at the Westcott Venture Park.

Ecopac, previously based in Long Crendon, manufacture and supply packaging materials. Doug Sparkes, managing director commented that, "Due to expansion of our existing business we needed to find larger accommodation within a reasonable distance of our existing facility. Westcott has provided the perfect solution both for the business and for our staff".

As part of the negotiation, owners Rockspring Hanover Property Unit Trust agreed to construct 2,000 sq ft of offices and toilet facilities within the existing warehouse building as well as various other works of refurbishment. Stewart Shillingford of the Westcott Venture Park, organised the works and said that "We are delighted to have been able to provide a property solution for Ecopac and warmly welcome them to the Park".



## Westcott & Bucks CarShare

The Westcott Venture Park is promoting car sharing as a means of getting to work. Car sharing is where two or more people share a car and travel together. How many of the 400 or so people working at the Westcott Venture Park individually use the A41 from either Aylesbury or Bicester, or come through the villages from Thame? Car sharing is a simple way to cut your fuel costs, reduce congestion on the roads and benefit the environment by reducing carbon emissions. Look out for the forthcoming link on the Westcott Venture Park website, [www.westcottventurepark.com](http://www.westcottventurepark.com) or go directly to [www.bucksarshare.co.uk](http://www.bucksarshare.co.uk).

## Broadband

Rockspring Hanover Property Unit Trust will shortly be entering into a contract to provide a new broadband service to the Westcott Venture Park. Up until now, occupiers have either relied upon the telephone network or installed fibre optic cables at considerable cost. Shortly WVP will be able to offer a secure reliable broadband service at an affordable rate to all occupiers. Details of the service will be available shortly but those occupiers contemplating upgrading their broadband connection or who are interested in discussing their communication requirements should contact the Estates Office.

## New to Westcott

Since the last news letter last summer, many existing companies at the Westcott Venture Park have expanded their operations and numerous new companies have taken space.

Robin Dalwood, Boditronics, European Astrotech Ltd (formerly ISP International Space Propulsion) and Cherwell Displays Ltd have all either taken extra accommodation or moved to larger buildings on the WVP.

Owners, Rockspring Hanover Property Unit Trust would like to thank those companies for choosing to continue to base their expanded operations at the WVP and would also like to welcome the following companies:-

Quainton Plant Ltd, Aerial Solutions Ltd, Trionic Systems, and Cranetech Access Solutions Ltd, who have all taken space in Century House. Also, Coverpax Ltd, RG Surveys Ltd, Ryebriidge Developments, Atlantic Trading and, Cancer and Biodetection Dogs, who have all taken space elsewhere on the Westcott Venture Park.

## The Race for Life Park and Ride



Over nine hundred cars were parked on one of the three runways on Sunday May 11th when the Westcott Venture Park became the car park for Cancer Research UK's Race for Life at Waddesdon Manor. This was the sixth time the Westcott

Venture Park has offered free use of its runways for this event. The Waddesdon event is limited to three thousand women who can run or walk the course raising money for the charity. After parking, over twenty buses were available,



running a shuttle service to Waddesdon Manor and returning after the event. This year Cancer Research UK hope to raise around £212,000 while the total from all events held nationally will be in excess of £50 million.

## Past bits...



*Extract from Peter Berry's autobiography In the early days of his Flying Control life and as a member of the Duty Crew at RAE Defford, one of Peter Berrys tasks was to lay the night-time flare-path along each side of the runway in use. The airman who performed this task was known as Paraffin Pete because of the dreadful oily smell that surrounded his person.*  
[www.catcs.co.uk/ppete.htm](http://www.catcs.co.uk/ppete.htm)

It was to this environment that I arrived at RAF Westcott. My training period was divided between duties in the Tower, learning the Rules from the Flying Control Bible, AP3024, and in the Airfield Control Caravan.

Westcott was the home of No. 11 OTU and we had a busy time with their fleet of Wellington bombers. My training time coincided with the

airfield being designated as one of the arrival bases for Operation Exodus, the repatriation of Prisoners of War liberated by the advancing Allied Armies in Germany. On May 3, the first POWs arrived in seven RAF Dakotas and as many as 68 Lancasters arrived during my first night Watch in the Airfield Control Caravan, positioned on its hard-standing alongside the threshold of runway 25. As each aircraft positioned downwind for landing, it flashed its identification letter. This was responded to by the ACP showing a green reply for a continued approach or a red for another circuit. A steady green light was shown to the pilot on final approach for Clear to Land.

As the trainee Airfield Controller, my task was to log each arrival time as the aircraft landed against the aircraft code letter, and to make the tea. For each departure, the Lancaster taxied to the holding point opposite the Control Caravan. Here, my task was to run out with a red glim-lamp and place it on the taxiway in front of the aircraft in view of the pilot. I then walked down the centre-line of the fuselage underside,

keeping well clear of four spinning propellers, to make a check for any cuts or abrasions on each tyre. I then retraced my steps, moved the glim lamp a few feet further away, so that the pilot could move the aircraft forward to reveal for inspection that part of the tyre which had been in contact with the ground.

The glim lamp was then moved clear of the taxiway and, with a thumbs up to the ACP, a green lamp signalled the Lancaster onto the runway for take-off; completed 68 times, this was a nerve-racking experience.

Between April 26 and May 7 469 flights were made by aircraft from Numbers 1, 5, 6 and 8 Groups, Bomber Command, and 75,000 servicemen from Prisoner of War camps were flown to England.

Fate arranged that I would visit Westcott in later years, after it has become the Rocket Propulsion Department of RAE Farnborough. The RAE Air Ferry service to Bedford/ Twinwood Farm and, later Thurleigh was begun in 1954 with a stop at Westcott, en-route. The satellite airfield at nearby Oakley was also to become of interest.

