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12th. May 2008

Dear Dr Lucas,

Andover Airfield proposals

Thank you for your letter dated 22nd April to Sir Terry Leahy with regard to the proposed Tesco distribution centre in Andover. I am responding on behalf of Sir Terry.

I should perhaps start by highlighting that the proposed development at Andover Airfield is being proposed by Goodman, the owners of the airfield site. Goodman's proposal includes a large office building, a number of business starter units, a hotel and conference centre and some warehouse units which are able to meet a variety of potential occupier requirements. I understand that all of these uses are consistent with the site's allocation in the Test Valley Borough Local Plan and it is off the back of this allocation that Goodman is bringing forward this development.

In terms of our involvement, I can confirm that Tesco is hoping to lease the main warehouse building in Goodman's proposed development. I will therefore try to respond to your queries in so far as they relate to our potential future operations at Andover. Should you have any queries regarding the wider Andover Airfield development, you may wish to contact Goodman direct at;

andoverairfield@goodmanintl.com or Jason Harris, Goodman International Limited, Cornwall House, Blythe Valley Park, Solihull West Midlands, B90 8AF.

I have responded to your questions in number format as per your letter.

1. and 5. Andover is situated within a major Tesco distribution area. It has access to good roads and it boasts an impressive workforce pool. We run a highly planned, optimised and efficient system of deliveries; the location fits well within our network.

We have six such distribution centres (a grocery depot - general dry goods, it would not include fresh or frozen goods) operating in Great Britain, Andover would work

within this network. Our distribution centres are located in Livingston, Middlewich, Lichfield, Magor, Thurrock and Welham Green.

2. Tesco is very aware of our impact on the environment and is always looking at ways that we can reduce our carbon footprint. Therefore, thank you for your suggestion which we will investigate. Tesco have been using rail since May 2006 to distribute our non-food products daily from the Midlands to our Scottish distribution centre in Livingston. This alone saves over 14,560 lorry journeys every year - we know that rail can work. In October 2007, we also started to use barges to transport wine from Liverpool to Manchester, along the Manchester Ship Canal, this solution takes 50 lorries off the roads every week.

3. From a Tesco perspective we want to enter into a 25 year lease with Goodman for the distribution centre.

4. The proposal exceeds local and national targets for environmental sustainability and incorporates some of the latest green technologies. Including:

- o A biomass renewable facility would offset at least 22,000 tonnes of CO2 per year.
- o A Sustainable Urban Drainage System (SUDS) would ensure water run off from the site does not exceed existing 'Greenfield' levels.
- o A grey water recycling system would collect rainwater for use within the development.

The main warehouse building itself includes 50% more roof lights and is also double the air tightness of a standard warehouse, achieving an annual energy saving of over 35%. Further energy saving technologies to be used in the warehouse include Passive Infra-Red light fittings and solar thermal heating

6. and 7. I understand from Goodman that their Transport Assessment assumes in the region of the 1,650 HGV movements per day associated with the main warehouse unit to ensure a robust assessment of a possible 'worst case' impact on the local highway network. If Tesco was to occupy this unit, we would anticipate around 800 HGV movements per day (including our own vehicles and those of our suppliers) to serve our existing stores.

The main warehouse's yard area would provide adequate capacity for our own vehicles and those of our suppliers.

8. This is a question that should be put forward to Goodman as it is their development and planning application.

I have enclosed a leaflet that provides more information on Goodman's proposal. It was sent by Goodman to 22,000 members of the public in October 2007 and includes a computer generated model of the proposed development, including the main warehouse building.

I hope that this addresses your concerns; should you require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Juliette Bishop', written over a horizontal line.

Juliette Bishop
Corporate Affairs Manager