

27 October 2023

Planning and Building Control
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Dear Sir/Madam,

**Applications LPA Ref. HGY/2023/0570 and HGY/2022/4310 (Omega Works A and Omega Works B)
Observational Comments**

On behalf of our client, Industrial Property Investment Fund (IPIF), I write to provide observational comments on the live planning applications at the Omega Works A and Omega Works B sites (LPA Refs. HGY/2023/0570 and HGY/2022/4310 respectively). Our client owns Crusader Industrial Estate located to the immediate north of the application sites.

Crusader Industrial Estate is an operational estate comprising several single-storey industrial units (Use Classes E(g), B2, B8 and Sui Generis) broadly located in the centre of the site surrounded by an internal access road, servicing areas and car parking. The primary access into the site is from Hermitage Road to the southeast. There is a secondary access from Ashfield Road to the west between two residential properties. A location plan is provided at Appendix A of this letter.

Having reviewed both planning applications in the context of Crusader Industrial Estate, we would offer the following comments relating to; the indicative masterplan for the wider area, the proximity of the proposals to the boundary with Crusader Industrial Estate, and matters relating to noise.

Indicative Masterplan

We note that the Design & Access Statements for the two applications include an 'indicative' masterplan for a wider area. This includes the Omega Works sites, Crusader Industrial Estate, and Arena Design Centre. We understand from the Design & Access Statements that the masterplan is intended to visualise how comprehensive redevelopment could be delivered across the three sites.

It is important to highlight that our client has had no involvement with the preparation of the indicative masterplan. What is shown on Crusader Industrial Estate is not something that our client has had any input on and is not something that they are likely to follow if they wanted to pursue their own redevelopment proposals in the future.

Whilst it is welcomed that the masterplan is labelled 'indicative', this masterplan should in no way be approved in any form as part of the two planning applications. Likewise, the masterplan should not be used to steer or assess any future redevelopment proposals on Crusader Industrial Estate. What is shown on Crusader Industrial Estate is only one of a multitude of possible options which have not been fully explored with the critical party (i.e. our client).

Proximity to Boundary

We note that the proposed buildings either abut the boundary with Crusader Industrial Estate, or are only set back by c1.5m from it. These buildings rise to 9 storeys along this boundary with residential dwellings at upper levels overlooking the estate.

The proposals on the Omega Works sites are unusual in terms of its relationship with the boundary and the neighbouring site. This has the potential to prejudice any future redevelopment on Crusader Industrial Estate (which is allocated within the Development Plan) if large separation distances between the two are required by the Council. If the Council affords flexibility to the Omega Works proposals in terms of its relationship with the boundary, it is respectfully requested that flexibility is also afforded to any future redevelopment of Crusader Industrial Estate with regards to separation distances between the two. Without such flexibility this would result in a large area in the south of Crusader Industrial Estate effectively being 'sterilised' as a no-build zone. This would contradict directives on optimising brownfield sites, the objectives of the Estate's allocation, and would ultimately limit the ability of Crusader Industrial Estate to better contribute to the local and regional economy.

Noise

We note that both applications are supported by a Noise Assessment which considers whether suitable internal noise levels for future residents of the development can be achieved noting the surrounding noise environment and taking into account various mitigation measures.

Our client has instructed a noise consultant to review the submitted Noise Assessment and will provide further comments on this matter, if necessary.

Summary

I trust that the above is of assistance in the consideration of the respective planning applications at Omega Works A and Omega Works B. We would be grateful to be kept up to date on the applications and would welcome the opportunity to review and comment on (if necessary) any additional information provided by the applicants.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills" in a stylized, cursive script.

Oliver Milne
Associate Director

enc. As above

Appendix A: Crusader Industrial Estate Location Plan

