



Homes
England

Leanne Palmer
The Planning Inspectorate
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By email: leanne.palmer@planninginspectorate.gov.uk

3rd March 2021

Dear Leanne,

PINS Reference: APP/H4315/V/20/3265899

Homes England Representation – Omega West Call In

We would like to thank you for the opportunity to submit representations regarding the Omega West Planning application (LPA Ref: P/2020/0061/HYBR) which has been called in by the Secretary of State.

Homes England is the government's housing accelerator. We use our expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're helping to improve neighbourhoods and grow communities.

Homes England's remit is wider than just the provision of new homes and also includes increasing the supply of public land and accelerating the rate that it can be built on, helping to stimulate local economic growth and attracting private sector investment. This includes, as a priority, the delivery of new business floorspace.

Homes England is submitting this letter in its capacity as one of the two landowners upon which the above scheme is proposed to be delivered (77.15 acres; approximately 40% of the site). Homes England's land is situated on the eastern side of the proposed development site (see attached plan), through which access is proposed to be taken.

Homes England, with the support of Omega Warrington Limited (OWL) has been

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actively promoting the allocation of this land through the emerging St Helens Local Plan. The Local Plan 2020-2035 Submission Draft (January 2019) identifies Homes England's land as a Strategic Employment Site, appropriate for B2/B8 uses under policy ref. LPA04.1.

The proposed development of the Omega West site will serve as a natural extension to the neighbouring, established major strategic employment and residential 'Omega' site. Covering 233 hectare (575 acre), Omega is one of the largest brownfield redevelopment sites in the North West. In 2002 Homes England entered a Joint Venture partnership with OWL to develop Omega which is now recognised as one of the premier logistics locations in the UK and is home to over 5 million sqft of B2/B8 development. Occupiers include ASDA, Hermes, HUT Group, Amazon, Royal Mail, Brakes and Travis Perkins. Significant investment in and around the site has taken place over the last 18 years. This has already delivered a new Primary School, a 35 acre public park, major upgrades to Junction 8 of the M62, and planning permission for 1,400 new homes of which approximately 50% are now occupied or under construction. Additional ongoing investment includes estate management, site preparation works and investment in infrastructure both on and around the site.

Homes England is fully supportive of development at Omega West, which will provide an opportunity to deliver significant economic benefits including an estimated 1400 new jobs on site and £270m private sector investment in Unit 1 alone.

Homes England can confirm that it has entered a legal arrangement with OWL for the promotion and sale of the Omega West site and can therefore also confirm its land is available for this development.

Homes England wishes to thank you again for the opportunity to submit representations and we will continue to engage with the call-in process as appropriate and as may be helpful to the Inspector.

Yours sincerely,



Nicola Elsworth
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