

Ref: Musketeers Properties Ltd Proposed Development of
Boundoak Industrial Estate
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Re. Musketeers Properties Ltd Proposed Development of Boundoak Industrial Estate

Dear Robert

In relation to the S73 application to upgrade the currently consented Boundoak Energy Strategy from central gas fired power generation to that of air source with roof mounted PV to achieve EPC A. Vail Williams support this application with the reasons highlighted below.

1. Gas use on new build industrial estates for heating or industrial processes is excluded for sustainable and environmental reasons. Using gas will significantly drop EPC ratings due to the burning of fossil fuels and subsequent contribution to global warming.
2. Tenants will expect high levels of sustainability for their green credentials within their brand identity and the use of gas will not conform to these required green sustainability credentials, thus significantly reducing investor interest in the site.
3. Today, investors/funders expect an EPC A minimum as standard for new build industrial estates and will only purchase an asset with these EPC standards due to the value-add opportunities.
4. The opportunity to meet EPC A increases and broadens the scope for investor interest and occupational use to include the consented B2, B8 and Egiu uses including the emerging tech driven occupier businesses.

Yours sincerely



James Newton MRICS
Associate
For and on behalf of Vail Williams LLP



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