

C H A R L E S
FOX
OF COVENT GARDEN

Planning Policy Team
Brentwood Borough Council
Town Hall
Brentwood
Essex
CM13 8AY

22nd March 2016

Dear Sirs,

Re Brentwood Local Plan 2015-203

Preferred Options for Consultation

**Charles H Fox Ltd - Unit 65 Horndon Industrial Park, Station Road, West Horndon,
Brentwood, Essex, CM13 3XL**

I am writing to voice the concerns regarding the above consultation plans and the 991 year lease we have left on the above property.

Together with other members of my staff I attended more than one consultation meeting. From the one held in the church hall attended by Brentwood Council representatives I was told that the council would not be intending to reply on Compulsory Purchase powers to implement its plan, and any acquisition will be undertaken by agreement.

After talking in length with my Directors, Management and staff we are of the opinion that it is in the interest of Charles H Fox Ltd to remain at unit 65 for the foreseeable future and to avoid any disruption to the employment of its staff based here in West Horndon.

We believe this can be achieved with the Council's stated preference of mixed use development. We have a modern building which is well maintained both inside and out and therefore more suitable premises compared to some other buildings and other parts of the industrial estate. I also believe that only a few have the same long lease as we do and this is comparable to a freehold interest.

Page 1

SHOP & WORKSHOP
22 TAVISTOCK STREET
COVENT GARDEN
LONDON
WC2E 7PY
TEL. 020 7257 6159
FAX. 020 7240 9834

MAKE-UP FOR PROFESSIONALS BY PROFESSIONALS
www.charlesfox.co.uk make-up@charlesfox.co.uk
Registration No. 83867 England

 **KRYOLAN**
PROFESSIONAL MAKE-UP
LONDON

OFFICES & WAREHOUSE
UNIT 65
WEST HORNDON BUSINESS PARK
WEST HORNDON
ESSEX
CM13 3XL
TEL. 012 7781 2908
FAX. 012 7781 0712

AMERICA'S NEXT
top model
TORONTO *LIVE*



Joey Bevan



FACE
THE FACE PAINTING ASSOCIATION

Changing
faces
the way you face
disfigurement



ROYAL
OPERA
HOUSE

noda
SERVING AMATEUR THEATRE SINCE 1899

WORLD
BODYPAINTING
FESTIVAL
the world's most colorful event


B.A.S.C.
BRITISH ASSOCIATION OF
SKIN CAMOUFLAGE

BRITAIN & IRELAND'S NEXT
top model
LIVE 2011

sky LIVING HD
in and around
covent garden

We have read the current consultation document with interest. It is necessary to establish a high degree of certainty or comfort as to the future development to ensure the future viability of employment and investment. We hope that the council will be able to provide enough details for us to be able to decide if it should continue to object in principle, or has sufficient reasons to support the plans.

The draft plan includes the following extracts that seem relevant and need clarification on:

Policy 5.3 – makes provision for 5000 additional jobs over plan period, on new allocations supported by existing employment sites. Para 5.56 “... redeveloping existing employment land in central or residential locations for new homes ie WH industrial Estate, means the loss of 19 ha of employment land that will need to be re-provided *it is not clear if employment needs will be lost entirely on these sites as part of redevelopment...* Further work will be undertaken to identify exact loss of employment and the extent to which this needs to be replaced. *Please update us on this progress.*

Policy 8.1: Strong & competitive economy. The Council and its partners will seek to maintain high and stable levels of local economic growth, enabling the Borough's economy to diversify and modernise through the growth of existing business and the creation of new enterprises. Support will be given to the proposals that secure job growth with 'high value' and retail. This will be secure by:.....b. improving access to a range of employment opportunities for the Borough residents in order to meet local employment needs and maintain viable, sustainable communities; ..d. Making better use of existing business premises by opening up vacant employment floorspace for use by other businesses; *enhancing and protecting the important role of small and medium sized commercial enterprises within the Borough's economy.* Please show us how this relates to our own business and the adjoining modern units along our small stretch of the Industrial Estate.

As the current consultation period concludes on 23rd March 2016, we have not had the time to discuss our position with the Council's officers and so we hope that the information on these matters raised in this letter can be provided as soon as practicable so we can provide our own workforce with a level of certainty required for them and the business as a whole.

We employ six permanent members of staff who actually live in the village with a further 10 living within the Brentwood area. Our other permanent employees use the train to travel to West Horndon. We also have two contractors who live in the village and carry out work for us on a regular basis.

SHOP & WORKSHOP
 22 TAVISTOCK STREET
 COVENT GARDEN
 LONDON
 WC2E 7PY
 TEL. 020 7257 6159
 FAX. 020 7240 9834

MAKE-UP FOR PROFESSIONALS BY PROFESSIONALS
www.charlesfox.co.uk make-up@charlesfox.co.uk
 Registration No. 83867 England

OFFICES & WAREHOUSE
 UNIT 65
 WEST HORNDON BUSINESS PARK
 WEST HORNDON
 ESSEX
 CM13 3XL
 TEL. 012 7781 2908
 FAX. 012 7781 0712



L O N D O N



Joey Bevan



Changing faces
 the way you face
 disfigurement



ROYAL
 OPERA
 HOUSE



WORLD BODYPAINTING
 FESTIVAL
 the world's most colorful event



sky LIVING HD
 in and around covent garden

C H A R L E S
FOX
OF COVENT GARDEN

Page 3

We brought this property because of the very close location of the station as it gave us easy access to London and beyond by train. We use the train station on a daily basis for staff travelling to and from our other business premises in central London. Also for attending shows and business meetings held in London, so this choice of site is a very important factor to us.

Most of our staff have chosen to work for us because of the place of work and do not choose to work on a regular basis in London. Some of our staff are parents and like the close proximity of the warehouse/offices to take their children to the local school and then come directly into work and also have the opportunity to collect them at the end of the school day.

These factors are the very reason our staff have been loyal to us and enjoy working within our current environment and we are very proud of our work ethos and the fact our site location allows us to do this with the staff who have been with us for many years.

Finally please note the reply should be addressed to myself at the address on our letterhead. I will then take this forward to my Directors.

Yours faithfully



Ann Lee
General Manager and Company Secretary
For and on behalf of Charles H. Fox Limited.

SHOP & WORKSHOP
22 TAVISTOCK STREET
COVENT GARDEN
LONDON
WC2E 7PY
TEL. 020 7257 6159
FAX. 020 7240 9834

MAKE-UP FOR PROFESSIONALS BY PROFESSIONALS
www.charlesfox.co.uk make-up@charlesfox.co.uk
Registration No. 83867 England



L O N D O N

OFFICES & WAREHOUSE
UNIT 65
WEST HORNDON BUSINESS PARK
WEST HORNDON
ESSEX
CM13 3XL
TEL. 012 7781 2908
FAX. 012 7781 0712



Joey Bevan



Changing faces
the way you face
disfigurement



ROYAL
OPERA
HOUSE

