



**BRENTWOOD
BOROUGH COUNCIL**

Draft Local Plan

2013 - 2033

February 2016

COMMENT FORM

From 10 February to 23 March 2016 we are consulting on the Draft Local Plan for Brentwood Borough. You can view and comment on the Draft Local Plan online at www.brentwood.gov.uk/localplan

Alternatively, please use this form to share your views on the contents of the Draft Plan.

All responses should be received by Wednesday 23 March 2016

Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email them to planning.policy@brentwood.gov.uk

Data Protection

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note whilst all addresses will be treated as confidential, comments will not be confidential. Each comment and the name of the person who made the comment will be featured on the Council's website.

By submitting this form you are agreeing to these conditions.

PERSONAL DETAILS

Title: Mr First Name: John Jeremy Last Name: Cowdry

Address: Bolsons Limited,
Unit 64 Horndon Industrial Park,
Station Road
West Horndon
Essex

Post Code: [REDACTED]

Telephone Number: [REDACTED]

Email Address: [REDACTED]

YOUR COMMENTS

Please indicate which section(s) of the Draft Local Plan you are commenting on (where applicable please clearly state the Policy reference or paragraph number):
West Horndon Industrial Park the newly erected Units with 999 year leases

Please specify if you Support, Object or are providing a General Comment:
(tick as appropriate)

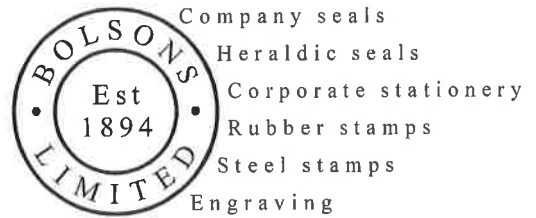
Support

Object

General Comment

Comments (please use additional sheet if required):

See attached



Planning Policy Team
Brentwood Borough Council
Town Hall
Brentwood
Essex
CM15 8AY

22nd March 2016

Dear Sirs,

Brentwood Local Plan 2015-203

Preferred Options for Consultation

**Bolsons Limited ("Bolsons") – Unit 64 Horndon Industrial Park, Station Road, West Horndon, Essex
CM13 3XL**

We are writing to update Bolsons' concerns relating to its 999 year lease of Unit 64 Horndon Industrial Park.

A copy of our letter dated 26th February 2013 is attached for reference purposes.

Since September 2013, Crossrail have settled Bolson's claim and paid, after a 6 year delay, more than double their initial valuation, and we have attended the recent consultation meeting at West Horndon.

The payment by Crossrail has enabled Bolsons to repay its long term indebtedness and release monies retained for potential legal fees. We now hope to concentrate on developing Bolson's products and services that promote reassurance of authenticity, quality and prestige, with a view to expanding the employment prospects for the staff.

From the consultation meeting we understand that Brentwood Council do not intend to rely on Compulsory Purchase powers to implement its plans, and any acquisition will be undertaken by agreement.

The Shareholders, Directors, Management and staff are of the opinion that it is in the interest of Bolsons to remain at Unit 64 for the foreseeable future, and avoid any further disruption to the employment of its staff. This can be achieved with the Council's stated preference of mixed use development. Bolsons has (a) a modern building and therefore more suitable premises compared to some other parts of the Industrial Estate & (b) unlike many others Bolsons hold a very long lease comparable to a freehold interest.

Unit 64, Horndon Industrial Park, Station Road, West Horndon, CM13 3XL.
Tel: 01277 812 810 Fax: 01277 812 123
email info@bolsons.co.uk www.bolsons.co.uk
VAT Registration No. 362 4311 79 Registered in England No. 1587379
3rd Floor Aissela, 42-50 High St, Esher Surrey KT10 9QY

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 detail for Bolsons to decide if it should continue to object in principle, or has sufficient comfort to support the plans.

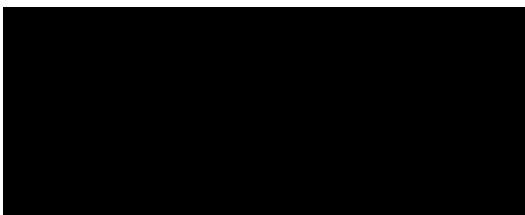
The Draft Plan includes the following extracts that seem relevant and need particular elucidation:

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 i.e.... WH Industrial Estate, means the loss of 19 ha of employment land that will need to be reprovided... *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 supply updated 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 proposals that secure job growth with 'high value' business and retail. This will be secured by: ... b. improving access to a range of employment opportunities for 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 supply details as to how this relates to Bolsons and the adjoining modern Units.

As the current consultation period concludes on 23rd March 2016, we have not had time to discuss our position with the Council's Officers so we hope that information on the these and any other outstanding matters raised in our letter of 26th September 2013, can be provided as soon as practicable so as to provide the workforce with the necessary level of certainty.

Finally please note that any reply should be copied to the writer who has moved office to:



Also the Registered Office of Bolsons Limited has been changed as a result of its accountants relocating:

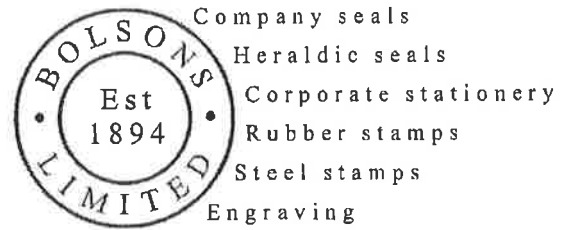
Bolsons Limited
C/O Haines Watts
Aisella
46 High Street
Esher
Surrey
KT10 9QY

Yours faithfully
For & on behalf of Bolsons Limited

A large black rectangular redaction box covering the signature area.

J Jeremy A Cowdry
Director & Solicitor

A handwritten signature in blue ink, appearing to read "J Jeremy A Cowdry".



Planning Policy Team
Brentwood Borough Council
Town Hall
Brentwood
Essex
CM 15 8AY
26th September 2013

Dear Sirs

Brentwood Local Plan 2015-203

Preferred Options for Consultation

Bolsons Limited ("Bolsons")-- Unit 64 Horndon Industrial Park, Station Road, West Horndon, Essex CM13 3XL

Bolsons Limited started business in the 1890's and has been pre eminent in the production of marking, embossing and perforating seals and machinery. We have produced goods for St. James's Palace, The House of Lords, Government Ministeries & Departments of State, HM Embassies & Consulates, Notaries Public, The NHS , International Companies, Industry, Lawyers and the general public.

Until July 2009 Bolsons had occupied for over 25 years a freehold factory with residential accommodation in Cooks Road, Bow within 100 yards of the Olympic Stadium. As a result of award of the Olympic Games to London our valuable premises were subjected to planning blight caused by inclusion in the original plan for the Olympic Media Centre to be constructed on our land. This plan was dropped. However in May 2009 Crossrail announced that they were compulsorily purchase within 7 weeks the whole of our property which housed heavy machinery and adjoining properties. It was only the efforts of our employees and advisers together with the intervention of my local Member of the London Government (a former Member of Parliament) that prevented the closure and liquidation of Bolsons. Sadly some other businesses in the area (believed to be in excess of 100 firms) were less fortunate. Within the 8 weeks allotted by Crossrail we found a brand new purpose built factory described as Freehold property. Subsequently we were advised that a 999 year lease (not a Freehold) of Unit 64 was to be granted as this enabled the occupiers to enforce covenants and ensure proper management of the Estate.

Despite the intervening 3 years we together with others have yet to receive proper compensation for the draconian manner with which Crossrail dealt with us. The matter is not assisted by Parliament in its wisdom decreeing that interest on outstanding monies is payable at one half a per cent of the Bank of England Base rate from time to time. Bearing in mind that the current rate is 0.5 percent which equals Nought per cent it might explain the lack of urgency on Crossrail's behalf. Crossrail having agreed in writing to pay the initial tranche of compensation on vacating Cooks Road reneged on this agreement and only on being notified that Bolsons would apply to the High Court of Justice to wind up Crossrail did they not release the funds to enable Bolsons to complete the purchase of Unit 64. The continued failure of Crossrail to release any further funds including the balance of our removal costs has inhibited the development of this versatile engineering company which brings valuable employment to its skilled staff.

Policy CP3 provides that West Horndon is to be a “mixed use” development site, including housing, employment, community, education, health etc. Surely Bolsons’ activities need to be promoted not jeopardised by yet more uncertainty.

Policy CP4 defines the West Horndon Opportunity Area and states that the Council will work with the community to identify and realise opportunities for regeneration and improvement through the redevelopment of employment land and a strategic allocation to provide mixed use development for housing, employment, community, education, health etc. The text provides that the Council will seek a community masterplanning exercise to agree the form mix and siting of a development “which best reflects local aspirations and the wider Borough spatial strategy”. The current proposals do not appear to apply to Bolsons.

In this context it is interesting to note that, in considering alternatives, the Council rejected an alternative option (see p33) to redevelop for housing etc (but not employment) because that would have required the Council to identify land and premises elsewhere to offset the loss of business and jobs that would occur and would exclude the established business community, and that it was recognised that there would be no guarantee that established business would relocate within the Borough. (Para 3.8 envisages a mix of uses including neighbourly (i.e. compatible) employment uses. What provisions have been made to provide continued employment of Bolsons’ employees ?

Policy CP11 seeks a strong and competitive economy, to maintain high and stable levels of economic growth, enabling the Borough economy to diversify and modernise through the growth of existing business. The current proposals do not appear to apply to Bolsons.

Para 3.38 recognises that Brentwood is an attractive location for business and has a thriving entrepreneurial culture and a skilled workforce. The current proposals do not appear to apply to Bolsons.

Para 3.42 states that more than half of total employment in the Borough is provided by small businesses of up to 49 employees and development that supports that sector will be encouraged. West Horndon is described as a “focus location” to attract economic growth. The current proposals do not appear to apply to Bolsons.

Para 3.44 states that sustainable patterns of growth should be encouraged by utilising existing employment space where possible. The current proposals do not appear to apply to Bolsons.

Policy DM6 provides that the Council seeks to achieve and retain a wide range of employment opportunities (including the proposed new allocation at West Horndon). Para 4.17 states that in areas allocated for general employment and office development on the (draft) Policies Map, the presumption is that existing uses will be retained and proposals entailing loss of employment premises and sites without replacement will be resisted. (The estate is currently allocated as Employment (General) land in the extant 2005 Local Plan: see the Proposals Map.) The current proposals do not appear to apply to Bolsons.

Para 4.98 (p132) describes the 1500 dwelling strategic allocation as comprising 2 existing industrial estates and adjoining greenfield greenbelt land to the north. At Appendix 2 (p195) the preferred housing allocations are listed, including 3 sites (with different owners) in West Horndon for 250, 250 & 1000 dwellings. It is recorded that the source for the inclusion of the sites in the Council’s “Strategic Housing Land Availability Assessment” was “discussion with developer/landowner”. In the case of the estate, there is reference to pre-application discussions having happened in 2012/13. Bolsons is on the area of land numbered 21 (the second 250 dwelling site) owned by Hansteen Land Holdings and the pre-application discussion reference is 12/06173/PREAPP. Please supply the information on the planning file in relation to those discussions, to gain as much information as possible.

In addition to the Preferred Options document, we note the Council has produced the “West Horndon Opportunity Area Supporting Document” dated August 2013. This refers to draft Policy CP4 (West

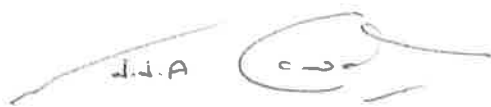
Horndon Opportunity Area – see above) and sets out that the Council will work in partnership with the local community to identify and realise opportunities for regeneration and improvement and seeks to paint a positive picture about the provision of a mixed-use development, including housing, employment, supporting retail, community facilities (education, health etc), and green spaces. Please detail those considerations in so far as they apply to Unit 64 and other similar adjoining sites.

The document also explains that the location of these uses will be worked through with the local community, as part of a future masterplanning exercise and that the details of numbers, types and locations have yet to be proposed until this masterplan is produced. Finally, all figures are described as draft and it is said that further assessment will be taken into account as to whether proposed development is viable. This supports our fear of the uncertainty the current proposals have. Could details as to how and when this uncertainty will be dealt with.

Please acknowledge receipt of this letter to me at my office:

J J A Cowdry Solicitor, The Old Exchange, 12 Compton Road, Wimbledon, London SW19 7QD

Yours faithfully

A handwritten signature in black ink, consisting of the initials 'J.J.A.' followed by a stylized, cursive flourish.

J Jeremy A Cowdry Director & Solicitor Bolsons Limited