

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

21st 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 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.

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.

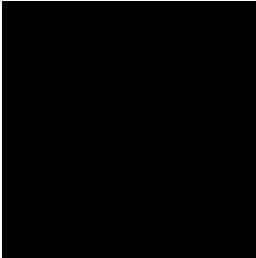
Finally please note that any reply should be copied to the writer who has moved office to:

C/O The London Law Agency Limited
The White House



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

Bolsons Limited



Yours Faithfully
For & on behalf of Bolsons Limited

J Jeremy A Cowdry
Director & Solicitor

