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# Ace Car Breakers Ltd

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Unit 16, Manorway Business Park, Manorway, Swanscombe, Kent DA10 0PP  
Email: [REDACTED] Telephone: [REDACTED]

26<sup>th</sup> August 2021

To the Planning Inspectorate

I am writing regarding the application made by London Resort Holdings for an order granting development consent for the London Resort.

Ace Car Breakers Limited are a family run business established in 1978 with 4 generations of our family in this trade.

We currently have 50 employees working for us whose families are dependant on our business remaining in this area and continuing to thrive.

We first had a meeting with Savills who are working on behalf of LRCH in 2016. They explained at that time that they would negotiate with us to acquire our land and that compulsory purchase would be a last resort. On their website it states that "LRCH wishes to do what it reasonably can to reduce the extent to which it will need to use compulsory purchase powers and is therefore seeking to negotiate to acquire land that it needs and to agree terms for compensation on a voluntary basis" What they don't mention is that negotiations for land will only start if the development is approved. How can many businesses on 2 estates be held in a state of limbo for all these years just in case this project gets the go ahead? I have been unable to develop and invest in my business as much as I would have liked because of the amount of time that this development has been hanging over me.

It also states that LRCH is in discussion with those likely to be affected and their advisors which is pure fabrication. I did have a meeting with Savills on 3<sup>rd</sup> June where the idea of my land being purchased so that we could start the long process of trying to acquire land was discussed. Because of the nature of our business, we are unable to operate without an environmental permit and I estimate this process will take 12-18 months. It was suggested that perhaps our land could be purchased so that we could move forward with acquiring land and permit applications rather than be in limbo for another year or more and if the project were to be rejected, LRCH would still own the land which could be sold off if not required, however this apparently is not an option.

It was suggested that if we took a temporary move so that work could commence, Savills would be able to help with fast tracking the environmental permitting side of things but realistically a temporary move and then having to move once again will only benefit LRCH and not Ace Car Breakers.

This project has been submitted as an NSIP, but I find it grossly unfair that compulsory purchase powers can be given to a private development that intends to make a profit out of taking away

businesses which have taken years to establish, particularly as the last 18 months have been tough for everyone.

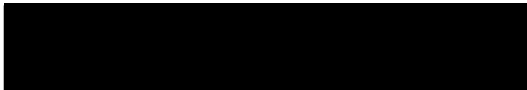
Since this project was announced in 2012 the estate here at Manorway has been blighted with this proposal hanging over us. We have had to constantly complain and battle to fix carriageway flooding and rubbish clearance because our estate is deemed unimportant as the land is earmarked for the London Resort.

With plans for 15,000 new homes to be built at Ebbsfleet Garden City, recycling has become an important requirement of which my business has a large part, in and around the local area.

There is also the issue of traffic in this area. Most Friday's the traffic around the area is a nightmare! As soon as traffic builds up at the Dartford Crossing the whole area comes to a standstill. Imagine how congested the A2 and M25 will be with extra traffic whilst the resort is being constructed and again once the resort is completed, with thousands of people trying to access this area. The A2 traffic around Bluewater just before Christmas is bad enough.

Based on the information supplied above I will be strongly objecting to the London Resort application and await to hear your comments on the matter.

Yours sincerely

A solid black rectangular box used to redact the signature of Mr Robert Arnold.

Mr Robert Arnold