

From: Admin - Sabotcastle <admin@sabotcastle.co.uk>
Sent: 29 December 2021 07:48
To: London Resort <LondonResort@planninginspectorate.gov.uk>
Cc: Haddrell, Kath <Kath.Haddrell@planninginspectorate.gov.uk>
Subject: THE LONDON RESORT - BUSINESS OBJECTION AND CASE

Sabotcastle ltd
Unit R1/R2
Northfleet Industrial Estate
Lower Road
Northfleet
Kent
DA11 9SN

No. Employees: 15

Dear Sir/Madam,

Business Overview

In response to your letter dated 21st December 2021 I would like to detail the impact this project has had on our business and the interactions had with LRCH over the last nine years. This is a family run business in its second generation and has been established since 1965. We have been a lease holder on the Northfleet Industrial Estate since 1989 and occupy approximately 16,000 sq of space. We are one of only a few blow moulding companies now based in the south east of England and service a wide variety of business sectors with our products. Over the last 10 years we have grown the business by 50%. Our business would be one of the most complex businesses to relocate due to its heavy machinery and complex infrastructure requirements.

Business Impact

We are currently running at our capacity due to power constraints. To continue to grow, we will need to upgrade the power into the building which necessitates upgrading the local sub-station at a cost of approx. £200k, We also need to update some of the blow moulding machines (circa £750k of investment) whilst having the reserves to do this, we cannot justify this due to the continued uncertainty of the situation with LRCH. This has been holding the business back for the last 6 years.

LRCH Interaction

Since the inception of the LRCH project we have had very limited interaction with them, mostly through our own instigation. In 2017 we initiated an exercise to work out the costs and timescale for relocating the business. Due to the lengthy lead time for the fit out of a new premises and the requirement to run dual operations, it was estimated that the move would take approx. 9-12 months and cost (@2017) £500k-£750k (now around £1m estimated due to inflation). In early 2021 when LRCH finally submitted their proposal for examination, we initiated a property search. The only property we were able to locate was a 15,000 sq ft unit near Sevenoaks. However, the rent was 3 times what we are currently paying. LRCH were not prepared to negotiate on the move. Therefore, the opportunity was

lost. During the summer we approached LRCH to re-visit the costs and timescales for moving, but they declined to fund the exercise. Given the lengthy lead time for relocating (likelihood of running out of time) and the unwillingness to meet the rent differentials, its highly likely to the business would be forced to close in the event of approval of their plans. The probability of finding a suitable property within a 20 mile radius is looking very unlikely. All our staff live within Gravesham area and some have specialist skills. It's unlikely these would relocate.

In Conclusion

As stated in PYG's (CEO LRCH) latest letter to the ExA in November, it is clear that the SSSI status will have non-material impact on their existing plans and by that we can only assume they will not be engaging further with Natural England. As this was the principal reason for requesting the latest delay, I see it difficult to justify granting a further delay until April/May 2022. Therefore, we would request the ExA start the examination process immediately and avoid yet further delays and bring this process to conclusion as soon as possible. Thus providing a clear path forward for the 140+ businesses on the effected estates.

Yours Sincerely

Peter Lethbridge
Managing Director

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