

L D PROPERTY SERVICES LIMITED

Directors:
W F Dorey
J M Dorey
Inc in England Co No 1679965

Bexley
Kent

31st December 2021

National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PM

Dear Sirs,

Ref :- BC0 80001

With reference to your letter dated 21st December 2021 our company owns a warehouse at :-

Unit C2
Manor Way Business Park
Manor Way
Swanscombe
Kent
DA10 0PP
(currently occupied and rented by Fathers Finishers Ltd who are involved in the printing trade)

And also a separate piece of Land Currently rented and used by Beautiful Body Repairs Ltd who have constructed buildings on the land for their operations further along the same road .

Fathers Finishers Ltd have been at their premises for over 7 years but Beautiful Body Repairs Ltd have only been there for about 4 years.
They have erected 2/3 units thereon and apparently built up a successful business. There were other tenants using the land prior to them.

The total of the combined number of employees for the above operations for admin staff and workers would be in the region of 30 people who would mainly be fairly local to where they work.
Both properties have been owned for about 10 years.

Unfortunately, apart from their initial meetings some years ago, there have really been no discussions/ meetings with their representatives (whoever they may be). We have the impression that they will probably try and sell the project on to someone else if they obtained permission, and we would then be facing a further period of uncertainty.

Speaking to our lessees they are obviously not keen on expanding their businesses until the likelihood of this major disruption to them has been resolved. At present this uncertainty is being harmful to the current businesses who are averse to investing in and expanding their businesses if they are going to have their land etc taken over.

The other point that concerns us is that the prospective developers keep quoting dates by which they will be doing something but they never seem to be able to adhere to their dates. If they were to be originally believed the Resort would have been built already.

There are of course other considerations such as the huge disruption to local/resort traffic, roads and area, both whilst it is being built but also when it is built.

We are not aware that that they have yet approached the issue of transport in the area which at present cannot possibly cope with any more traffic and it only takes one accident to cause a major disruption in this area.

There has been talk of another tunnel near Highham which would also cause congestion in the area, even if this development does not go ahead.

We cannot see how this proposal could possibly proceed without a huge disruption to the whole area with virtually no benefits to the local population and residents/businesses.

In conclusion we feel that the proposed Development should not be allowed to go ahead.

Yours faithfully,

