

Kingswood Works, Heath and Reach
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Mr. Chris Murdoch
Planning Department
Central Bedfordshire Council
The Council Offices
High Street North
Dunstable
Bedfordshire
LU6 1LF

June 9th 2009

CENTRAL BEDFORDSHIRE COUNCIL PLANNING DEVELOPMENT CONTROL SERVICE	
TO	C.M.
	15 JUN 2009
ACK	FILE NO 54712

Dear Mr. Murdoch

Re: PP-00601479 - KINGSWOOD WORKS, HEATH & REACH

As the current occupants of the Kingswood Works site, we are writing to clarify the situation regarding the B.K. Engineering tenancy in relation to the above Planning Application.

Our current five year lease was signed with Norman Hay plc in September 2006 and assigned to Metbrook Ltd when they bought the site in 2007. As you know, the site has previously been subject to several planning applications and we were fully aware that Metbrook would be continuing to pursue permission to redevelop the site for residential use.

With regards to our relocation, we understand that, when or if planning permission is granted, it would be some time before works could start on site, due to the restrictions imposed on construction operations during the nesting / breeding season, the cyclical nature of the housing market and the general time taken to mobilise a construction project. We have been advised that the absolute earliest works could start on site would be Autumn 2010 and would therefore have ample time and opportunity to find suitable premises and address the logistical issues of moving our larger pieces of machinery.

As such, there are no current plans for relocation, and we are not actively looking for new premises. When we do, we would hope to increase our floor area by around 15%, which is not possible at Kingswood Works.

With regards to location, we will obviously need to consider the needs and wishes of our staff and as such would hope to stay in the Heath & Reach / Leighton Buzzard area, therefore, hopefully, minimising the impact on peoples commuting time. However, we must also stress that we have not yet started looking for premises and if and when we do so we will also be bound by the practical and financial implications of the premises available at the time.

With regards to the current Planning Application, residential re-development would seem the obvious use for this already developed site, my opinion, for what it is worth, is that the houses look modest in relation to the existing industrial buildings and appear to address the restrictions imposed by the location of the site, of which we are well aware.

We trust this clarifies the situation with regards to B.K. Engineering's position in relation to redevelopment of the site, but should you have further queries please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Harbidge', written in a cursive style.

Paul Harbidge
Director and Owner
BK Engineering Limited