



www.stopstanstedexpansion.com
info@stopstanstedexpansion.com

PO Box 311
Takeley
Bishops Stortford
Herts CM22 6PY
Tel: 01279 870558
Fax: 01279 870786

20 April 2010

Roger Harborough Esq
Director of Development
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER

via post and email

Dear Roger

UTT/0372/10/FUL – SUPPLEMENTARY RESPONSE

The decision of the Development Control Committee on 7 April to defer consideration of the above BAA¹ application until 5 May has provided us with an opportunity to examine the local commercial property market in more detail. In the time available it has obviously not been possible to carry out a comprehensive survey but we have gathered sufficient information to enable us to make following observations:

- There is no shortage of locally available leasehold premises for B1, B2 and B8 use. We estimate that there is currently between 245,000 sq ft and 260,000 sq ft available within the combined area of Uttlesford and Bishop's Stortford, but excluding premises within the perimeter of Stansted Airport. This equates to a vacancy rate of about 12%.
- We assess that about half of this vacant stock could be regarded as unsuitable for a business seeking modern premises with a minimum floorspace of 3,000 sq ft and with good road access, including for HGVs (i.e. comparable to the premises which BAA wants to make available for non-airport related use). This leaves about 120,000 sq ft of suitable premises available – twice the floorspace that BAA wants to put onto the general market.
- We did not look at Harlow or Braintree in detail but even a cursory examination shows that there is no shortage of available leasehold premises suitable for B1, B2 and B8 use within these conurbations. There may be as much as 500,000 sq ft available.

¹ For shorthand we refer to the applicant as 'BAA' but acknowledge that it is a subsidiary of BAA Ltd.

In view of the above it is clear that there is no current market need for additional B1/B2/B8 floorspace in the local area and so approval of this application would not increase the level of economic activity in Uttlesford or in the wider sub-regional area. We therefore do not consider that PPS4 can reasonably be cited as weighing in favour of the BAA application. In fact, PPS4 weighs against approval because it would be more sustainable for business development to take place on the local industrial estates and business parks which were granted planning consent for exactly that purpose – and where there is already adequate space – rather than temporarily accommodated inside the airport perimeter, contrary to the Council's own policy.

Yours sincerely



Chairman
Stop Stansted Expansion

cc Development Control Committee
Council Group Leaders