

UTTLESFORD DISTRICT COUNCIL

PLANNING COMMITTEE

SUPPLEMENTARY LIST OF REPRESENTATIONS

12th November 2014

P.13 UTT/14/2812/OP - Land South West Of Enterprise House Stansted Airport

Indigo Planning on behalf of Kew Green Hotels (Holiday Inn Express)

- No need for additional hotel at airport and will have a fundamental impact on continued viability of existing hotels
- Government's Airports Commission report on Airport passenger forecasts 2011 to 2050 states that Stansted will not reach its 2007 levels of circa 24 mppa until 2027
- When Premier Inn became operational in 2012 this had a fundamental impact on the hotel businesses in the area
- Applicant has underestimated hotel provision locally – not taken into account The Days Inn, Travelodge and Ramada at Junction 8 of the M11
- Taking into account other hotels the hotel capacity in area is 28 beds per passenger and not 35 as stated in their application. This is adequate for a regional, short haul airport such as Stansted, and consistent with Birmingham and Luton
- Will have a significant economic impact which may lead to closure of HIE and the loss of jobs
- Further hotel is not sustainable – already dropped average room rates from over £66 in 2007 to circa £46 in the last financial year
- Resulted in a sharp fall in profit before tax from a peak of £0.7m to a loss of over £0.2m
- Applicant has not undertaken a full sequential and impact assessment as required by NPPF
- No physical link between hotel and terminal to make proposal “terminal linked”
- Application should be refused on basis of the absence of a full sequential assessment examining whether there are any more sequentially preferable sites in or on the edge of the district's centres
- There will be a total loss of 338 parking spaces – understand these will be replaced by permitted development but no certainty of this taking place

Highways Agency

Offers no objections.