

The Planning Inspectorate  
National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN  
[LutonAirport@Planninginspectorae.gov.uk](mailto:LutonAirport@Planninginspectorae.gov.uk)

Date: 2 February 2024  
Our reference: Ref

Dear Sirs

## Application by London Luton Airport Limited for an Order Granting Development Consent for the London Luton Airport Expansion project Cella UK Property Unit Trust 1 -- Preservation House Interested Party ref: 20040521

We write to provide an update to the Examining Authority in respect of our clients Cella UK Property Unit Trust 1.

In its objection to the Scheme our clients identified that the impact of the permanent and temporary acquisition was such that the only acceptable method of compensating them was by way of an acquisition of the entire property.

In negotiation with London Luton Airport Limited via their agents CBRE they have confirmed that they will acquire the entire freehold property. In document 8.133 Applicant's Post Hearing Submission – Compulsory Acquisition Hearing 2, it has been noted that at 3.1.15 the Applicant says *"An agreement (in principle) has been reached for the acquisition of the property. The parties are discussing the timing of the acquisition."* We agree this statement. The statement continues however *"The Applicant confirmed that it was likely that a formal agreement would be reached before the close of examination."* Unfortunately, we report that at the closing stages of the Inquiry the formal agreement has not been reached.

The issue for the Applicant appears to be one of finance. In an email from CBRE of 1 February 2024 we have been told *"As I have explained in recent correspondence we have not got the financial authorities in place to be able to make a time commitment for the purchase of Preservation House, what we have agreed is that the whole property will be acquired rather than just those parts included in the order limits."* the email does conclude *"...you know we are working towards an acquisition sooner rather than later"*

The assurances that our client's property will be purchased by the Applicant shortly is helpful. We are concerned that such assurances are not something that can be necessarily relied upon in the future without the Examining Authority commenting upon the situation at the close of the Inquiry.

In writing to the Examining Authority ahead of the conclusion of the Inquiry stage we seek that the assurances given to the Examining Authority and our client regarding the purchase of the entire property are formally recorded in the Report provided to the Secretary of State. Our clients seek acknowledgment via the Report that should the Development Consent Order be granted that an obligation is placed on the Applicant that they will acquire the entire freehold property and compensated on Compulsory Purchase Terms. Such a purchase to be negotiated and completed as soon as possible.

Yours faithfully

  
**Tim Broomhead MRICS FAAV**  
Partner

**Knight Frank**  
Unit 7, The Old Estate Yard, East Hendred, Wantage, OX12 8BE

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS