

GATWICK AIRPORT (NORTHERN RUNWAY PROJECT) DEVELOPMENT CONSENT ORDER

WRITTEN REPRESENTATION ON BEHALF OF THE HOME OFFICE (UK VISAS AND IMMIGRATION)

1. INTRODUCTION

- 1.1 As stated in our Section 56 Relevant Representation, provided on behalf of the Home Office (UK Visas and Immigration), in respect of the Applicant's application for a Development Consent Order (DCO) which seeks powers to build a new runway at Gatwick Airport. The Home Office is a Crown authority and is the lead government department for crime, the police, drugs policy, immigration, passports, and counter terrorism.

2. CROWN LAND

- 2.1 As set out in the previously submitted relevant representation, it is understood that Crown Land is included within the DCO Order Limits.
- 2.2 The Secretary of State cannot make a DCO which includes a compulsory acquisition provision which would have the effect of authorising compulsory acquisition of the third party interest (being an interest held by or on behalf of the Crown) without the consent of the relevant Crown authority, as set out in Section 135 of the Planning Act 2008.
- 2.3 Currently, the extent of the Home Office's interests and the impacts of the development on them are not fully understood. The Home Office is currently reviewing the Applicant's Book of Reference (BoR) and Crown Land Plans. The Applicant provided some details of the impacts on the Crown's interests in a telephone call on 19th January 2024. The buildings that are confirmed as being affected and the works to be carried out are:
- 2.3.1 Premises at North Terminal
 - 2.3.2 Premises at South Terminal
 - 2.3.3 Ashdown House
 - 2.3.4 Timberham House
 - 2.3.5 Border force Dog Kennels
- 2.4 This information goes some way in understanding the impacts on the Crown's interests but are not detailed enough and despite this information being requested it has not been provided in full yet.

3. CLARITY ON INFORMATION

- 3.1 The Home Office has identified the following questions that will assist with being able determine if they may provide the consent being sought by the Applicant.
- 3.1.1 The Applicant should confirm the full extent of the works on each plot that is subject to Crown Interests as set out in the BoR and the plans. This should include what land and buildings are affected and how they will be affected.
 - 3.1.2 If there are errors in the information previously provided, these need to be corrected so we have accurate information on the affected land and buildings.
 - 3.1.3 Will buildings and rooms in operational buildings be demolished and subject to extensive works?

- 3.1.4 What will be put in place temporarily during construction for HO operations? How long will that be for?
 - 3.1.5 If rooms/buildings are going to be affected permanently by works, what is being proposed in place of existing accommodation?
 - 3.1.6 If operational land/buildings are not being physically affected by works, are matters such as access (both during construction and/or permanently) to those buildings going to be affected, and for how long?
 - 3.1.7 What management is being put in place during construction to enable access is possible, or if not possible, where will operations be located?
 - 3.1.8 Confirm the full extent of the impact of works proposed to each building.
 - 3.1.9 Are there any works (within the red line) that could affect HO buildings/ land outside of the red line?
- 3.2 At present, it is not known what the impacts will be on the Home Office, despite the request for this information being made to the Applicant. A fundamental priority is for the Home Office to have continuity of operation and in order to do so, greater information is needed so that it can be understood what the impacts will be during construction and after implementation of the DCO on the operations of HO functions at Gatwick Airport.
- 3.3 Until this detailed information is provided, the Home Office is not able to consent to the inclusion of powers of compulsory acquisition of Crown land in the DCO. Once this information is provided, it may then be considered in detail and may be resolved through an appropriate agreement so that sufficient commitment is provided in relation to the operation at the site for like for like accommodation and so business is continued at current day standards.

4. CONCLUDING REMARKS

- 4.1 The Home Office respectfully requests for the Applicant to provide a clear and exhaustive list of land and interests over which compulsory acquisition powers are sought, and details of any work that may impact the existing Home Office operations, details of any replacement facilities that are to be provided to enable the Home Office to be able to properly assess any impacts on Crown land with a view to being able to properly consider whether to provide its consent pursuant to section 135(1) of the Planning Act 2008.

Womble Bond Dickinson (UK) Limited

11th March 2024