

Further Representation; May 2024

Interested Party Reference No. 20042766

Following the Compulsory Acquisition Hearing of 2nd May 2024, where we appeared alongside many other interested parties, I write to add further objections to our initial comments.

Negotiation/Dialogue

Before setting out site specific concerns, I have provided at Appendix A, correspondence from October 2023, between Arora and GAL in respect of the various land parcels. You will note that in October, whilst dialogue on some land parcels was progressing, GAL specifically stated:

In terms of the drop off areas at the Premier Inn/Sofitel at the North Terminal, we understand your concerns. However, without more design work to our forecourt areas we're unable to move this one forward at the moment so suggest we re-visit this at a later date.

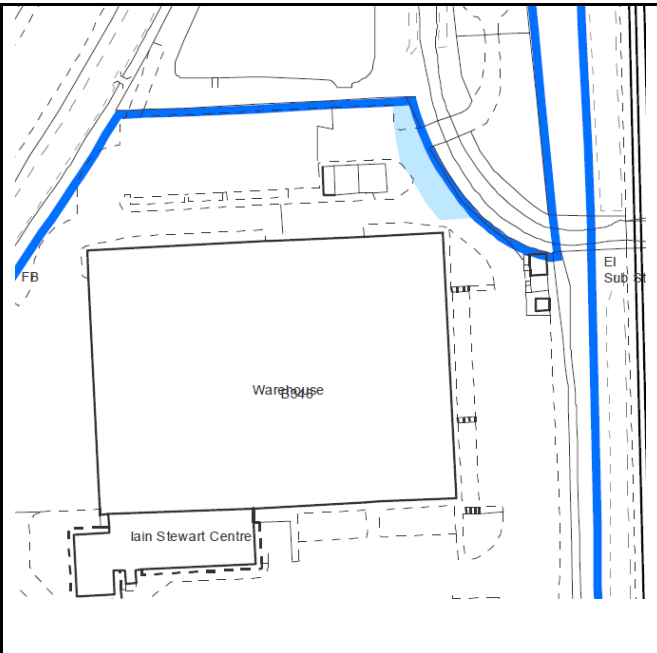
A meeting was held with GAL on 10th May 2024 to discuss the DCO where it remains the case, in respect of the above 2 sites, that the design work has not been commissioned and as a result the discussions on these sites cannot be progressed.

Given the progress of the DCO, it is not acceptable to have this design work is left to this late stage.

It leaves the Arora Group in an impossible situation where we can only continue to object as there appears to be no effort being made by the applicant team to offer solutions.

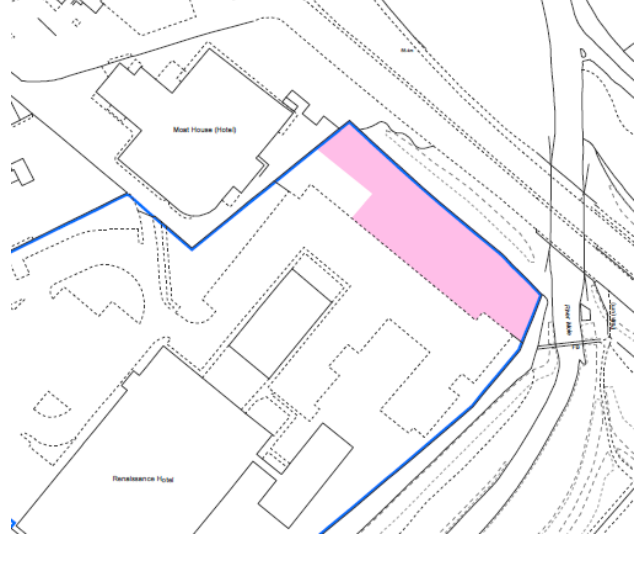
Site Specific Issues

1) Temporary Parcel of land at Iain Stewart Centre BoR 6/700

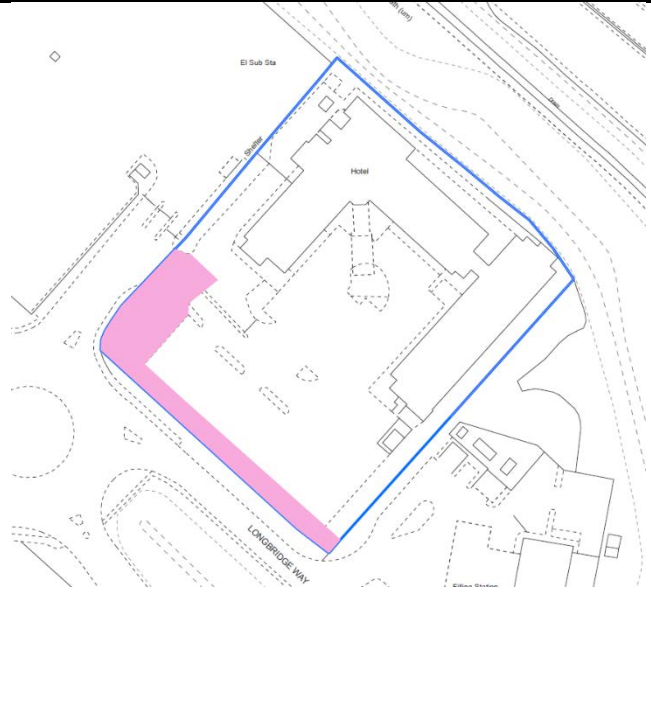
	<p><u>Site Facts</u></p> <ul style="list-style-type: none">• 0.044 Acres of land to the north of Iain Stewart Centre.• They will pay a £5,000 non-refundable payment on exchange.• Monthly rent of £89.00 for the length of term.• 7-year term but they can extend annually, three times (therefore potentially 3 additional years on top). <p><u>Arora comments</u></p> <ul style="list-style-type: none">• These figures are too low and don't reflect the market conditions.
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	<ul style="list-style-type: none"> • Notwithstanding the above, we appreciate the resolution of traffic and access issues identified earlier in the DCO process. • No further progress has been made.
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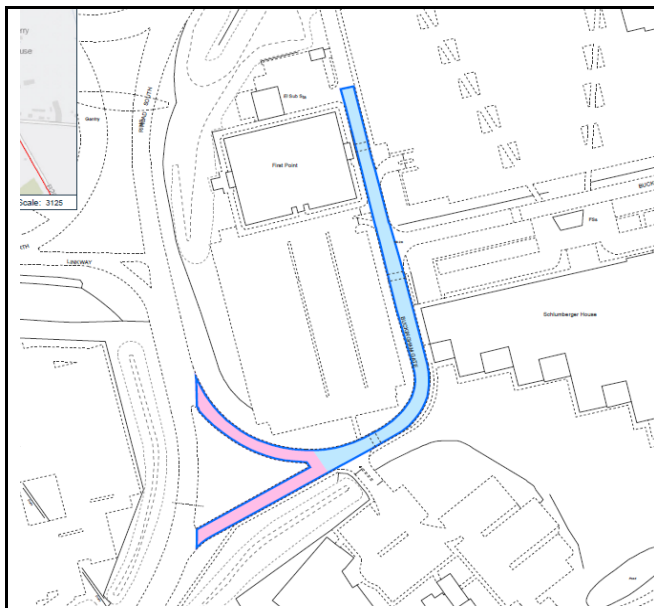
2) Permanent Land take behind Travelodge Site BoR 1/098

	<p>Site Facts</p> <ul style="list-style-type: none"> • 3.9 Acres permanent land take • Parcel of land adjacent to the Travelodge Gatwick. <p>Arora comments</p> <ul style="list-style-type: none"> • Awaiting finalised sums for this site. • GAL need to inform Tenant of this required land take as it may impact Travelodge operation. • No further progress has been made.
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3) Permanent Land Take at Premier Inn – Longbridge Way BoR 1/120

	<p>Site Facts</p> <ul style="list-style-type: none"> • 0.19 Acres permanent land take • Covers the pavement and treeline off Longbridge Way plus access road into the Premier Inn. <p>Arora comments</p> <ul style="list-style-type: none"> • Figures received 29/4/24; Arora reviewing proposal; • Concern remains that this land take results in a ransom strip and potential access issues; • Confirmation required by GAL that tenant, Premier Inn has been notified of works. • No further progress has been made.
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4) Schlumberger House – Permanent and Temporary Land Take at Buckingham Gate_BoR 4/539 and 4/544



Site Facts

- 0.19 Acres permanent land take
- 0.32 Acres temporary land take

Arora comments

- Dispute remains over the ‘offer’ for both permanent and temporary land parcels; Permanent land take is understood to relate to works of a dropped kerb, this should NOT require permanent acquisition.
- We remain concerned that the permanent land take will act as a ransom strip as this is the primary access into Schlumberger House.
- This land should at most be a temporary land take or Arora should be compensated for undertaking works to drop a kerb; no objection is raised to the principle of a dropped kerb.
- No further progress made.

5) Schlumberger House – Permanent and Temporary Land Take in the Car Park-BoR 4/492 and 4/496



Site Facts

- 0.75 Acres permanent land take
- 0.91 Acres temporary land take

Arora comments

- Dispute remains over the ‘offer’ for both permanent and temporary land parcels due to the market value of the site.
- No dispute over the principle of land take, only the sums are in dispute.
- No further progress made.

6) Sofitel Drop Off Points; BoR- 1/209

This parcel remains UNACCPETABLE as a land take, permanent or temporary, as it results in an inability to operate the Sofitel Hotel.

We have subsequently conducted a meeting with GAL (10th May 2024) to discuss the potential options, but no progress was made.

Appendix A; Email from GAL

From: Dougal Hartley

Sent: 20 October 2023 17:07

To: Josh Aspland-Robinson <[REDACTED]> [\[REDACTED\]@aroraproperty.co.uk](mailto:[REDACTED]@aroraproperty.co.uk); Surinder Arora
[REDACTED]

Cc: Jonathan Pollard <[REDACTED]> [\[REDACTED\]@gatwickairport.com](mailto:[REDACTED]@gatwickairport.com)>

Subject: GAL / Arora & DCO

All,

Apologies for the delay in getting the information over to you, I've been collating feedback from our highways and engineer consultants (Arup) as well as our solicitors HSF. Firstly, following our meeting and the subsequent discussion I had with Josh and Sanjay, please confirm that you're happy (in principal) to enter into voluntary agreements in relation to your interests at the Travelodge and Beehive sites.

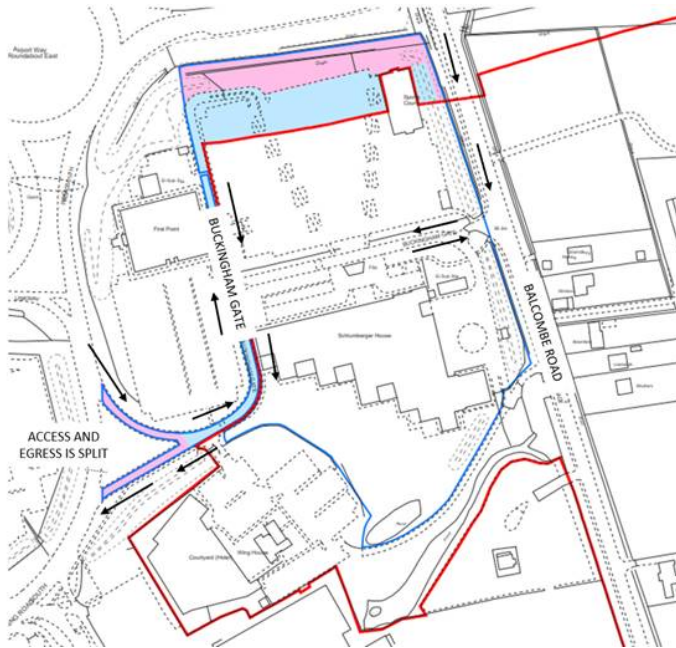
In terms of the drop off areas at the Premier Inn/Sofitel at the North Terminal, we understand your concerns. However, without more design work to our forecourt areas we're unable to move this one forward at the moment so suggest we re-visit this at a later date.

Your 2 remaining land interests affected by our DCO are at Schlumberger and Premier Inn (Longbridge Way). Our proposals require permanent compulsory acquisition of the access/egress areas into both sites which you've highlighted as causing you potential issues. As promised, these land parcels have been looked at in more detail, to try and agree a position that is acceptable to you.

- **Schlumberger Hs**

Permanent acquisition has been sought for 2 reasons; minor works to facilitate an active travel route (dropped curbs and pedestrian crossing) and for utilities diversions. Access and egress from Buckingham Gate can be maintained for the active travel works but unfortunately this cannot be completely guaranteed for the potential utilities diversions.

For the utilities diversions, a total blockage of one of the Buckingham Gate roads is very unlikely and will only be temporary and can be limited to night time only. Further, if this did ever happen one of the 2 spur roads can be kept open so that either access or egress from Buckingham Gate will be delivered at all times. As a back-up it is also possible for the Balcombe Road access/egress to be used so the site will never be landlocked for the duration of our works.



- **Premier Inn (Longbridge Way)**

Permanent acquisition is required for utilities diversions but Arup feel that the access/egress road is of sufficient width that the risk of closure of both lanes is very low. It is felt that a contractor will be able to undertake patch resurfacing works (2-3m sections) and retain a single lane at all times which is in line with industry practice.



I attach our revised Heads of Terms for Schlumberger and Premier Inn (Longbridge Way) which reflect the commitments above. The main changes can be seen under 'Exercise of the Option' in clause 28 of the Agut and clause 30 AH5 terms. Hopefully we've been able to demonstrate that our proposed highways works will cause less disturbance than feared and that GAL will do everything possible to mitigate any potential disruption to your assets.

We'd welcome the opportunity to meet in person to try and address any outstanding concerns that you might have so please let us have your availability in the next couple of weeks.

Regards,

Dougal Hartley MRICS
Head of Real Estate
London Gatwick

