



Gatwick Airport Northern Runway Project

Third Notification of a Proposed Project Change

Book 10

VERSION: 1.0

DATE: JULY 2024

Application Document Ref: 10.59

PINS Reference Number: TR020005

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1 Third Notification of a Proposed Project Change

1.1. Background

- 1.1.1 Gatwick Airport Limited (“GAL” or the “Applicant”) submitted an application for a development consent order (the “Application”) under section 37 of the Planning Act 2008 for the proposed Gatwick Airport Northern Runway Project (the “Project”). The Application was subsequently accepted for Examination by the Planning Inspectorate (on behalf of the relevant Secretary of State) on 03 August 2023. The Examining Authority (ExA) was appointed on 15 August 2023 [PD-004] and the Examination commenced on 27 February 2024.
- 1.1.2 On 8 March 2024, three changes to the application were accepted for Examination by the ExA [PD-011] following the Applicant’s submission of a formal **Change Request** (“Change Request 1”) on 13 February 2024 [AS-124 to AS-143]. The three accepted project changes comprised:
- Project Change 1: Extension to the design parameters for the North Terminal International Departure Lounge proposed southern extension.
 - Project Change 2: Reduction in height of the proposed replacement Central Area Recycling Enclosure facility and change in its purpose.
 - Project Change 3: Revision to the proposed water treatment works.
- 1.1.3 In accepting Change Request 1, the ExA agreed with the Applicant that the proposed project changes were non-material and could be accepted into the Examination via a Procedural Decision made within the **Rule 8 Letter** on 8 March 2024 [PD-011].
- 1.1.4 On 7 May 2024, GAL submitted a Second Change Notification [AS-145 and AS-146] to the ExA to provide an On-airport Wastewater Treatment Works as an alternative option to manage wastewater treatment should it be required for the Project (also referred to as ‘Project Change 4’). As explained in the **Second Change Application Report** [REP6-072], the Applicant identified a need to put forward the Proposed Change as a result of Thames Water Utilities Limited (‘TWUL’) being unable to confirm, within the timescales of this Examination, the effects of the Project on its receiving network and process infrastructure, or to confirm positively that it will be able to include any upgrades to its infrastructure at the appropriate time within the regulatory funding cycles, as modelling work on the future capacity of the local network is currently ongoing.
- 1.1.5 The formal request to change the application to include Project Change 4 was submitted by GAL on 26 June 2024 as part of Examination Deadline 6. The formal change request for Project Change 4 is currently before the ExA for consideration to decide whether or not to accept and examine the changed application.

1.2. Introduction to the Third Change Notification

- 1.2.1 GAL has continued to engage with Affected Persons in relation to the Project throughout the examination period. This has included ongoing engagement with Peak Securities Limited, HI (London Gatwick) Limited and HICP Limited, who respectively are the freeholder and leaseholders of the Holiday Inn London - Gatwick Airport hotel (the “**Holiday Inn**”) located to the north-east of Longbridge Roundabout and to the north of Gatwick Airport. These landowners are referred to in this report as the “**Relevant Affected Persons**”. As a result of this ongoing engagement and at the request of the Relevant Affected Persons, GAL is putting forward a further request for a Proposed Change (referred to as “**Project Change 5**” or the “**Proposed**

Change) to the application (detailed further in this document) and which is the subject of this Third Change Notification.

- 1.2.2 Project Change 5 relates to a minor extension to the Order Limits to incorporate additional land (comprising 0.175ha in size) at the Holiday Inn to facilitate the construction of a temporary access point, a temporary bus parking layby, temporary traffic management measures and associated drainage provisions.
- 1.2.3 The temporary arrangements would be required during construction of the Longbridge Roundabout junction works, proposed as part of the Project. The junction's construction works could be organised to prevent long-term disruption of the hotel's existing access (from the A217) through traffic management measures, however the Relevant Affected Persons consider a temporary access arrangement is necessary to mitigate against a circumstance whereby the existing access could be required to be temporarily closed. This is explained further in **Section 2.2** of this report.
- 1.2.4 In the process of identifying and considering changes to the Application, the Applicant has reviewed the change against the Planning Inspectorate's Advice Note Sixteen: Requests to change applications after they have been accepted for examination ("Advice Note Sixteen") (Version 3: March 2023¹) and the Planning Act 2008: Guidance for the examination of applications for development consent². For this Proposed Change, the Applicant has considered:
- Whether the change would constitute a change to the Application, in accordance with paragraph 2.4 of the Advice Note Sixteen. The Applicant considers that the proposals would result in a change to the Project, given that the Proposed Change requires a minor extension to the Order Limits. As such, this Third Change Notification has been prepared and is submitted.
 - Whether the change would be so substantial as to constitute a materially different project, in accordance with paragraphs 2.1 and 5.4 of the Advice Note Sixteen. The Applicant considers that the Proposed Change is not so substantial as to constitute a materially different project.
- 1.2.5 The Proposed Change is being made as a result of ongoing negotiations with, and in response to, a request from the Relevant Affected Persons whose land interests are affected by this change. The Proposed Change is considered minor in nature, and it is the Applicant's view that the application remains fundamentally for the same Project.
- 1.2.6 The Applicant considers that the Proposed Change is non-material. The change involves the inclusion of 0.175ha of additional land within the Order Limits and the extension of compulsory acquisition powers (rights only) over this new area of land. The land interests affected by this change are those of the Relevant Affected Persons. The Relevant Affected Persons agree in principle to the Proposed Change and are currently finalising their formal consent (required pursuant to section 123(3) of the Planning Act 2008) to the inclusion of additional compulsory acquisition powers (rights only) over the additional land (which is proposed to be included on a precautionary basis). The Applicant is anticipating the necessary consents will be confirmed prior to submitting the formal Change Application at Deadline 7. On this basis, the subsequent formal Change Application will seek compulsory acquisition powers (rights only) over the additional land on the basis of the persons with an interest in the land consenting to its inclusion, and therefore

¹ <https://www.gov.uk/government/publications/nationally-significant-infrastructure-projects-advice-note-sixteen-requests-to-change-applications-after-they-have-been-accepted-for-examination/nationally-significant-infrastructure-projects-advice-note-sixteen-requests-to-change-applications-after-they-have-been-accepted-for-examination>

² https://assets.publishing.service.gov.uk/media/5a80dfeae5274a2e8ab52a7a/examinations_guidance_-_final_for_publication.pdf

the additional procedure under the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (“CA Regulations”) would not be invoked.

- 1.2.7 In the event that, due to unforeseen circumstances, consent is not forthcoming within the necessary timescales, the Change Application will instead include only the extension to the Order Limits without seeking an extension to the existing compulsory acquisition powers, as GAL considers that the works could still be carried out on this basis with the necessary land rights being capable of being agreed through agreement with the Relevant Affected Persons.
- 1.2.8 The Proposed Change is not anticipated to give rise to any materially new or materially different adverse environmental effects in comparison to those assessed and reported in the **Environmental Statement** [APP-026 to APP-217, AS-023 and AS-024] submitted as part of the Application for the Project. As such, the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (“EIA Regulations”) are not invoked by the Proposed Change.
- 1.2.9 The Applicant is proposing an approach to consultation which is proportionate to the very minor and localised nature of the change proposed, and does not propose any wider public consultation in advance of submitting the Change Application. The need for this Proposed Change has been brought about as a result of ongoing engagement with, and the agreement of, the Relevant Affected Persons, and this has informed the submission of this Third Change Notification. The Applicant considers that this engagement with the Relevant Affected Persons should properly be regarded as targeted, voluntary consultation prior to the making of this notification, in accordance with paragraph 3.4 of Advice Note Sixteen. The proposed consultation approach has also been derived in order that the Proposed Change can be considered and incorporated into the Examination Timetable as early as possible for the benefit of Interested Parties. The Applicant’s consultation to date, and its proposed targeted consultation approach is explained in **Section 5** of this report.
- 1.2.10 The Applicant is mindful of the timing of this Third Change Notification in the context of the Examination and is therefore intending to submit the formal Change Application as part of Deadline 7 on 15 July 2024, such that there would be a period of 6 weeks remaining within the Examination for the details of Project Change 5 to be further scrutinised by the ExA and Interested Parties. The Applicant would therefore respectfully request the ExA’s views on the proposed consultation approach in advance of this, preferably before close of business on 10 July 2024. The Applicant considers it prudent to bring to the ExA’s attention that, should the ExA disagree with the Applicant’s proposed consultation approach, it is expected that the formal Change Application would be submitted later than Deadline 7.

1.3. Purpose of this Report

- 1.3.1 The purpose of this report is to notify the Examining Authority of the Applicant’s intention to formally request a change to the DCO Application and seek advice from the Examining Authority on the procedural implications. This report constitutes Step 1 of Figure 1 of Advice Note Sixteen in which the Applicant decides to request a change to an application accepted for examination and informs the Examining Authority in writing. The relevant information requested in Figure 2a of Advice Note Sixteen is contained within this report and the enclosed figures.
- 1.3.2 This Third Change Notification Report sets out the background to the Proposed Change, including the reasons for the change, engagement undertaken to date, the anticipated environmental effects of the change, land right implications and impacts on the Application documents. It also sets out the Applicant’s consultation to date, and proposed consultation approach, for the ExA’s consideration.

1.4. Overview of the Proposed Change

1.4.1 **Table 1.1** provides a brief summary of the Proposed Change and justification for why Project Change 5 is being brought forward during the Examination.

1.4.2 Whilst it is not necessary to classify individual changes as ‘material’ or ‘non-material’, the extent of materiality provides a useful indicator of the ability to accommodate the changes within the statutory timetable of the Examination. However, it is acknowledged that the final decision on these matters is for the Examining Authority.

Table 1.1: Summary of the Proposed Change

Change No.	Change Title	Brief Summary	Materiality Assessment	Justification for the Proposed Change
Project Change 5	Revision to the Order Limits at the Holiday Inn to facilitate a temporary access point and associated works	Revision to the Order Limits at the Holiday Inn to facilitate the construction of a temporary access point, a bus parking layby, temporary traffic management measures and associated drainage provisions.	Non-material	To provide a temporary access point to the Holiday Inn in the event that the existing permanent access is temporarily closed during construction of the Project. The Proposed Change is being sought at the request of the Relevant Affected Persons that are the freehold and leasehold interest of the Holiday Inn, and has come about as a result of ongoing engagement and negotiations with these parties.

1.4.3 The change to the Order Limits is shown in **Figure 1** below, showing the existing Order Limits and the proposed extended area (yellow hatching).

Figure 1: Location of Project Change 5



1.5. Report Structure

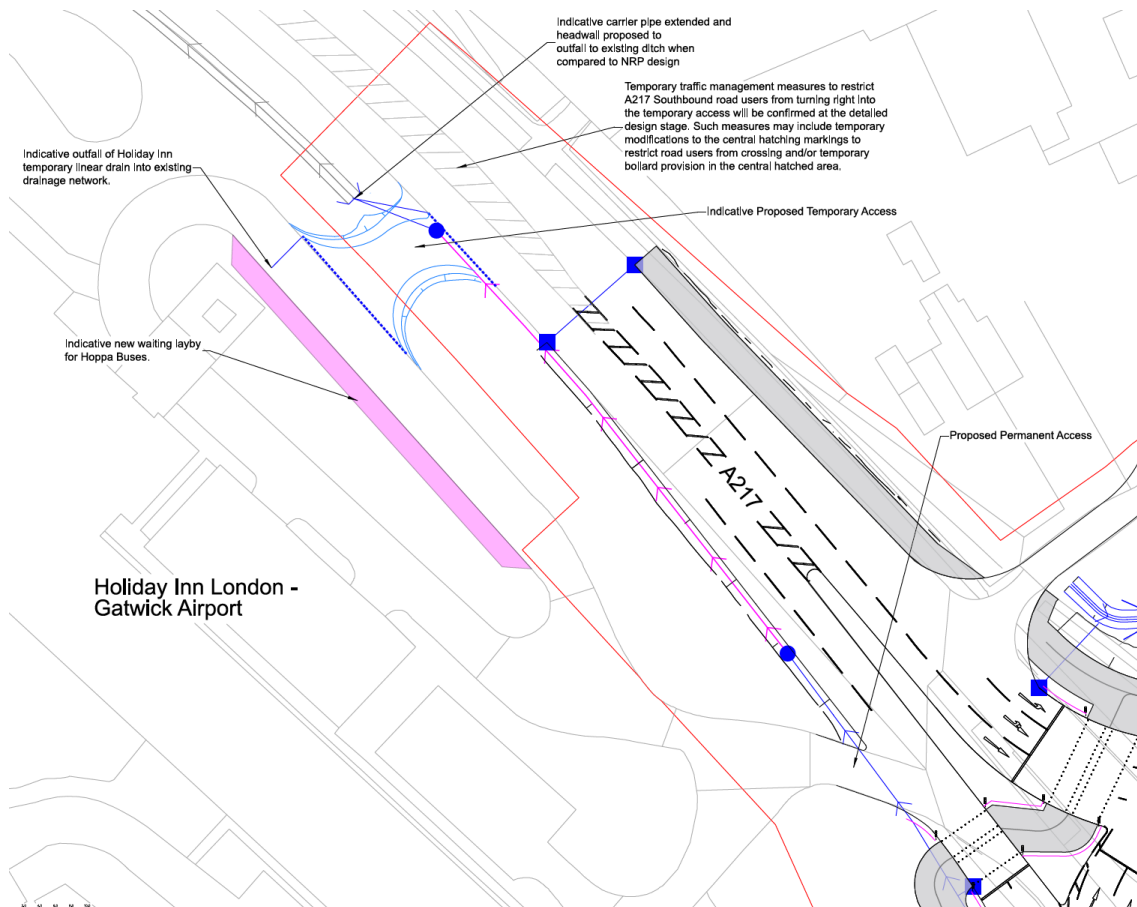
1.5.1 The remainder of this Third Change Notification Report is structured as follows:

- **Section 2: Project Change 5** – provides a description of, and justification for, the change alongside an overview of the environmental assessment work that has been undertaken to determine if the change would affect the environmental assessments reported in the Environmental Statement submitted as part of the DCO Application; and details on the land plots affected by the Proposed Change in the context of the compulsory acquisition regulations.
- **Section 3: Proposed Consultation** – details the proposed consultation approach.
- **Section 4: Third Change Application submission** – identifies the additional material that the Applicant intends to submit in support of the Third Change Application submission, alongside indicative timescales for introducing the change. Section 6 also sets out the revisions that would be made to key application documents should the Third Change Application be accepted by the ExA.

2 Project Change 5

2.1. Description of the Proposed Change

- 2.1.1 As part of the DCO Application, as submitted, works are proposed to widen and realign Longbridge Roundabout junction under Work No. 37 of the **Draft DCO** (Doc Ref. 2.1) located immediately east of the Holiday Inn. To facilitate the junction improvement works, land at the Holiday Inn is identified as being required on a temporary basis to enable the junction's construction works and part of the limits of deviation for the permanent junction works. The land required on a temporary and permanent basis is shown on Inset Sheet 1 of the **Land Plans** [\[REP5-015\]](#).
- 2.1.2 The Holiday Inn is currently served by an existing permanent access from the A217. During construction of the Longbridge Roundabout junction improvements, the works could be organised to prevent long-term disruption of the hotel's existing access from the A217 through traffic management measures, however the Relevant Affected Persons consider a temporary access arrangement is necessary to mitigate against a circumstance whereby the existing access could be required to be temporarily closed.
- 2.1.3 Project Change 5 comprises a minor extension to the Order Limits to incorporate additional land (comprising 0.175ha in size) in order to facilitate:
- A temporary access point from the A217 to the Holiday Inn, north-west of the hotel's existing access;
 - A temporary bus parking layby, within the Holiday Inn premises, able to accommodate 4 buses;
 - Temporary traffic management measures to restrict A217 southbound users from turning right into the temporary access point; and
 - Associated drainage provisions.
- 2.1.4 The indicative layout arrangements for the physical elements proposed as part of Project Change 5 are shown in **Figure 2** below. This is indicative at this stage, to be subject to detailed design.

Figure 2: Indicative Layout of Project Change 5


- 2.1.5 The temporary access arrangement is for access only, for one-way traffic, in that vehicles would enter the Holiday Inn site from the A217 northbound from Longbridge Roundabout, travel along the hotel's internal road network and then exit to the south via the existing access onto Povey Cross Road. The access is 10.5m wide at the interface with the A217, reducing to 6.5m to accommodate the required vehicle tracking.
- 2.1.6 The temporary bus parking layby would be located north of and in front of the hotel's entrance, designed to provide a waiting area for up to 4 buses. It has been designed to accommodate 4 standard rigid bus (with a size of L12m x W2.5m x H3.069m) however GAL understands that it is specifically required by the Relevant Affected Persons to serve as a waiting area for Hoppa Buses, to allow users to access the airport.
- 2.1.7 The construction of the bus parking layby would require the temporary removal of the 8 existing flag poles within the Holiday Inn's estate.
- 2.1.8 The temporary traffic management measures, which are required to restrict A217 southbound road users from turning right into the temporary access point, will be confirmed at the detailed design stage. Such measures may include temporary modifications to the central road markings (hatched area) on the existing A271 to restrict road users from crossing and/or the provision of temporary bollards in the central hatched area.
- 2.1.9 The associated drainage provisions required as part of the design of the temporary access would include an outfall from the Holiday Inn's temporary linear drain into the existing drainage network,

together with an extension to a carrier pipe and new headwall to the proposed outfall to the existing ditch.

- 2.1.10 The design has been developed to ensure that the existing trees within the extended Order Limits are retained, namely the row of Indian Bean trees in front of the hotel and one Maple tree between the island and the A271. Measures will be put in place to protect these trees and their root protection areas during the construction of the works, which will be detailed through the Outline Arboricultural and Vegetation Method Statement and submitted into the Examination if the Proposed Change is accepted by the ExA.
- 2.1.11 Once the Longbridge Roundabout junction works are completed, the existing access would be reinstated subject to modifications proposed as part of the DCO Application as submitted, in that there would be a shortened distance between the improved Longbridge Roundabout and the Holiday Inn site. The proposed junction works to the Longbridge Roundabout are shown on Sheet 1 of the **Surface Access Highway Plans – General Arrangements – For Approval** [[APP-020](#)].
- 2.1.12 The works proposed as part of Project Change 5 can be undertaken using existing powers in the **Draft DCO** (Doc Ref. 2.1) such that no amendments would be required to it as a result of the Proposed Change.

Construction Arrangements

- 2.1.13 The indicative construction sequencing in the DCO Application (**ES Appendix 5.3.3: Indicative Construction Sequencing** [[REP2-016](#)]) anticipates that the Longbridge Roundabout junction works would be carried out between 2028 and 2031. This would be unchanged as a result of Project Change 5.
- 2.1.14 The temporary access would be constructed before the existing hotel entrance is disrupted and would be in place for the duration of the Longbridge Roundabout junction works. It is anticipated that the physical works proposed under Project Change 5 would be carried out between 2028 and 2029 and take approximately 6 months to complete.
- 2.1.15 Mitigation measures as set out in **ES Appendix 5.3.2 Code of Construction Practice** [[REP4-007](#)], such as those relating to noise, would apply to the Proposed Change.
- 2.1.16 Construction of the temporary access road and temporary bus layby work within the Holiday Inn site may require some night time working, which would be mitigated with the use of Best Practicable Means to reduce noise on site under the **ES Appendix 5.3.2 Code of Construction Practice** [[REP4-007](#)]. The timings would be agreed with Holiday Inn to minimise disruption to their operations.

2.2. Need for the Proposed Change

- 2.2.1 To facilitate the Longbridge Roundabout junction improvement works, proposed as part of the Project, land at the Holiday Inn is identified as being required on a temporary basis to enable the junction's construction works and part of the limits of deviation for the permanent junction works. Given the potential for temporary impacts to the access and amenity of the Holiday Inn hotel as a result of these improvement works, GAL has continued to engage with Peak Securities Limited, HI (London Gatwick) Limited and HICP Limited, being the Relevant Affected Persons of the Holiday Inn, during the course of the examination.
- 2.2.2 The Holiday Inn is currently served by an existing permanent access from the A217. During construction of the Longbridge Roundabout junction improvements, the works could be organised

to prevent long-term disruption of the hotel's existing access from the A217 however the Relevant Affected Persons consider a temporary access arrangement is necessary to mitigate against a circumstance whereby the existing access could be required to be temporarily closed. Project Change 5 seeks to enable a temporary access point to be provided in such circumstances, together with a bus parking layby, temporary traffic management measures and associated drainage provisions.

- 2.2.3 The works are considered necessary by the Relevant Affected Persons, and as such GAL has agreed to facilitate them by making this Third Change Notification.
- 2.2.4 The temporary bus parking layby is required as a consequence of the temporary access due to the physical restrictions of the hotel portico and radii of the existing island on the movement of larger vehicles (refuse vehicles and delivery trucks etc) when entering the site from the north, via the temporary access point. Such vehicles would have to travel in a clockwise direction around the island, before travelling south to the rear of the hotel and the existing exit onto Povey Cross Road. The temporary layby would be in place whilst the temporary access arrangement is in operation to provide a waiting area to avoid conflicts between these larger vehicles and buses waiting to collect it's passengers.
- 2.2.5 The Applicant also considered the alternative option of facilitating the Proposed Change outside of the DCO Application, by way of application for a separate planning permission under the Town and Country Planning Act 1990. However, the Applicant considers that it would be preferable to include the powers within the DCO such that all of the powers required for delivery of the Project are contained in one instrument, rather than seeking a separate consent, and also in light of the fact that it considers that there is adequate time left in the examination for the ExA and Interested Parties to consider the Proposed Change.

2.3. Environmental Appraisal

- 2.3.1 In accordance with Advice Note Sixteen, the Applicant has undertaken a review and appraisal of the proposed Project Change 5 against the topics assessed in the ES, as amended by Project Changes 1 to 3 for which the re-assessment was provided in the Change Application Report [[AS-139](#)] and with consideration to Project Change 4 (currently under consideration by the ExA) for which the re-assessment was provided in the **Second Change Application Report** [[REP6-072](#)]. No new or materially different significant effects were identified for Project Changes 1 to 3 or Project Change 4 compared to the ES.
- 2.3.2 The environmental appraisal for Project Change 5 has considered the potential for new or materially different significant effects beyond those reported in the ES, as amended by Project Changes 1 to 3 with consideration to Project Change 4]. Relevant information about the environmental appraisal is provided below for key relevant topics.
- 2.3.3 For **ES Chapter 7 Historic Environment** [[APP-032](#)], the Proposed Change would not affect the settings of any designated heritage assets including the Horley (Church Road) Conservation Area and listed buildings within that Conservation Area. The potential for buried archaeological remains to be present within the area of the Proposed Change is very limited. This is due to the previous works undertaken here to establish the Holiday Inn and associated infrastructure and landscaping. There is therefore no potential for any new likely significant adverse effects.
- 2.3.4 For **ES Chapter 8 Landscape, Townscape and Visual Resources** [[APP-033](#)], the works site for land at the Holiday Inn for temporary access, parking and traffic management is located on the fringes of the Mole Valley Open Weald Character Area. Overall effects on this character area are

defined in the ES as negligible adverse throughout the assessment periods with localised major adverse and significant effects at Longbridge Roundabout during the construction and early operational phase of the surface access improvements. Mitigation measures would include the retention of the line of mature Indian Bean trees and maple within the forecourt of the Holiday Inn. Appropriate tree/root protection measures and method statement would be developed at the detailed design stage. The trees currently provide a partial visual screen for occupiers of the Holiday Inn and enhance the visual amenity value of the hotel complex. The level of effect on townscape character would not increase as a result of the addition of the temporary works. The main visual receptors would be occupiers of the Holiday Inn, occupiers of vehicles using the A217 and pedestrians using the roadside pavements. The addition of the temporary access, parking and traffic management would be visible, although would form a relatively low key addition in the context of the existing access road, highway and traffic and the proposed surface access improvement works and would result in very limited additional effects on these receptors. The temporary works would not result in views for new and different visual receptors. There is therefore no potential for new likely significant adverse effects.

- 2.3.5 For **ES Chapter 9 Ecology and Nature Conservation** [[APP-034](#)], the Proposed Change is located within an area of amenity grassland with non-native scrub. A line of mature Indian Bean trees are located within the area of the Proposed Change. An existing surface water drainage ditch starts at the northern end of the area covered by the Proposed Change. Effects on ecology would include the loss of a small length of the existing ditch to allow the construction of the temporary access. This would be re-instated at the end of the period the access is required and would not be considered a new significant effect, given the very small length lost temporarily. Mitigation measures would include the retention of the mature trees and the implementation of the control measures with respect to ecology within ES Appendix 5.3.2: Code of Construction Practice [[REP4-007](#)]. On that basis, there is no potential for new or different significant adverse effects to arise on ecology receptors.
- 2.3.6 For **ES Chapter 10 Geology and Ground Conditions** [[APP-035](#)], the Proposed Change is not located within any identified Potential Areas of Concern. The area would be subject to the mitigation described within **ES Chapter 10 Geology and Ground Conditions** [[APP-035](#)] which includes the requirement for a Discovery Strategy. As such, there is no potential for new or different significant effects.
- 2.3.7 For **ES Chapter 11 Water Environment** [[APP-036](#)], the Proposed Change is located within published Flood Zone 2 (areas at risk of flooding from a 0.1% (1 in 1000) Annual Exceedance Probability event). However it is outside the 1% (1 in 100) +40% climate change allowance extent based on the hydraulic modelling undertaken for the Project for the Credible Maximum Scenario. The change is only relevant to the assessment of flood risk during the period in which the Project highways works in the vicinity of Longbridge roundabout are being constructed. The Proposed Change does not lie within the 1 per cent (1 in 100) AEP event, plus a 16 per cent climate change allowance flood extent, used to assess fluvial flood risk during construction, and therefore there is no potential for new or different significant adverse effects to arise for flood risk.
- 2.3.8 There is an ordinary watercourse to the western side of the A23 that would be impacted by the change and would result in its temporary culverting, but the open channel would be reinstated at the completion of the works and would not be considered a new significant effect.
- 2.3.9 The change would not have a significant impact on any other aspects of the water environment.
- 2.3.10 For **ES Chapter 12 Traffic and Transport** [[REP3-016](#)], the Proposed Change is only relevant to the assessment of environmental effects arising during the period in which the Project highway

works in the vicinity of Longbridge roundabout are being constructed. The Proposed Change is to ensure that access is maintained to the hotel and would not alter the volume or distribution of traffic flows that has already been assessed for that period of construction. Although minor works would be needed to form the temporary access, and reinstate the permanent arrangement, these are expected to require only a very small number of construction vehicle movements which would not materially change the level of construction vehicle activity already assessed. On that basis, there is no potential for new or different significant adverse effects to arise.

- 2.3.11 For **ES Chapter 13 Air Quality** [\[REP3-018\]](#), the Proposed Change is minor with regards to air quality and only relates to temporary construction arrangements. On this basis, there would be no new or materially different significant affects for air quality.
- 2.3.12 For **ES Chapter 14 Noise and Vibration** [\[APP-039\]](#), the Proposed Change relates to temporary construction arrangements, so does not affect the assessment of noise effects from the operation of the Project.
- 2.3.13 The Proposed Change brings minor short term construction works slightly closer to the hotel. The Applicant has been consulting with Holiday Inn on their concerns over noise impacts from construction and operation of the Scheme since February 2024 as summarised in section 2 of **Holiday Inn Noise Report** [\[REP5-082\]](#) submitted to the Examining Authority on 6th June 2024. This also reports the results of detailed modelling and assessment of noise from the construction of the Project including the changes to the scheme in this area, and mitigation measures to address the potential for disturbance to the hotel. The study has included two visits to the hotel including a detailed survey of the acoustic performance of the building façade. The Applicant is in discussion with Holiday Inn on the details of that mitigation at the current time.
- 2.3.14 For **ES Chapter 15 Climate Change** [\[APP-040\]](#), the Proposed Change is minor with regards to the Climate Change topic and only relates to temporary construction arrangements. On this basis, there would be no new or materially different significant affects for Climate Change.
- 2.3.15 For **ES Chapter 16 Greenhouse Gases** [\[APP-041\]](#), emissions associated with the Proposed Change would fall within the Construction assessment in the ES. Emissions from construction have been reported within the ES to have a minor adverse effect that would not be significant. While it is expected that the Proposed Change would slightly increase construction elements of the carbon footprint, the scale of the Proposed Change is small when compared to the overall scale of the Project. As a result, it is expected that there would only be a minor increase in emissions associated with the construction element of the footprint. Overall, it is considered that the Proposed Change would be unlikely to materially impact total greenhouse gas emissions reported in the ES, therefore the conclusions about significant of effects in the ES remain valid.
- 2.3.16 For **ES Chapter 17 Socio Economic** [\[APP-042\]](#), the Proposed Change is minor with regard to socio-economic effects and relates only to temporary construction arrangements with potential to give rise to business disruption effects. The Proposed Change is being made to ensure that access to the hotel is maintained as considered necessary by the Relevant Affected Persons, and therefore, to help manage any disruption to the hotel's operations by ensuring access can be achieved at all times. The timing of the works would be limited to 6 months during 2028-29, falling within the Initial Construction Period aligned proposed for the works to Longbridge Roundabout as originally proposed. In this context, and given there are also no anticipated material changes to the noise (subject to mitigation) and traffic and transport effects as noted above, it is considered that there would be no new or materially different significant socio-economic effects arising from the proposed change.

- 2.3.17 For **ES Chapter 18 Health and Wellbeing** [APP-043], no new or materially different significant effects for population health, including vulnerable groups, are expected from the Proposed Change. As noted in relation to other technical topics in this section, including noise, air quality, transport and socio-economics, the effects of the Proposed Change are of small scale and temporary.
- 2.3.18 For **ES Chapter 19 Agricultural Land Use and Recreation** [APP-044], there would be no new or materially different significant effects.
- 2.3.19 For **ES Appendix 5.3.2 Code of Construction Practice** [REP4-007], the Proposed Change is minor with regards to the Code of Construction Practice. The minor works needed to form the temporary access and reinstate the permanent arrangement would not significantly changes the measures needed to manage construction impacts.
- 2.3.20 For **ES Appendix 5.3.4 Major Accidents and Disasters** [APP-089] there would be no new or materially different significant effects.

2.4. Compliance with the Infrastructure Planning (Compulsory Acquisition) Regulations 2010

- 2.4.1 The change involves the inclusion of 0.175ha of additional land within the Order Limits and the extension of compulsory acquisition powers (rights only) over this new area of land. The land interests affected by this change are those of the Relevant Affected Persons, and the extension of compulsory acquisition powers would not involve the acquisition of any new interests. The Relevant Affected Persons have requested this change and so agree in principle to the Proposed Change and are currently finalising their formal consent (required pursuant to section 123(3) of the Planning Act 2008) to the inclusion of additional compulsory acquisition powers (rights only) over the additional land (which is proposed to be included on a precautionary basis). The Applicant is anticipating the necessary consents will be confirmed prior to submitting the formal Change Application at Deadline 7. On this basis, the subsequent formal Change Application will seek compulsory acquisition powers (rights only) over the additional land on the basis of the persons with an interest in the land consenting to its inclusion, and therefore the additional procedure under the CA Regulations would not be invoked.
- 2.4.2 In the event that, due to unforeseen circumstances, consent is not forthcoming within the necessary timescales, the Change Application will instead include only the extension to the Order Limits without seeking an extension to the existing compulsory acquisition powers, as GAL considers that the works could still be carried out on this basis with the necessary land rights being capable of being agreed through agreement with the Relevant Affected Persons.

2.5. Materiality of the Proposed Change

- 2.5.1 Upon submission of a request to make a change to an Application, Advice Note Sixteen (paragraph 2.1) directs the ExA to consider whether the development is in substance the same development which was originally applied for, or whether the effect of the change or changes would be so substantial to constitute a materially different project.
- 2.5.2 Having regard to the information set out in the rest of this Section 2, the Applicant considers that the Proposed Change would not result in a material change and that acceptance of the change to the Project to be examined as part of the Examination would not result in a materially different project than originally applied for.

2.5.3 Notwithstanding the above, it is acknowledged that the final decision on the materiality of the Proposed Change rests with the Examining Authority.

3 Proposed Consultation

3.1. Proposed Consultation Approach

3.1.1 Having regard to the very limited and discreet nature of the Proposed Change, and the small area of land (and land interests) that it affects, the Applicant is proposing a tailored and targeted approach to consultation which does not include a period of wider public consultation prior to making the Change Application, having considered the following:

- The principles and process set out in Advice Note Sixteen, in that it does not direct that a period of public consultation must be carried out before making a formal Change Request and that a targeted approach can be adopted where justified;
- The minor extension to the Order Limits and the limited physical works proposed as part of Project Change 5, and which does not fundamentally change the nature of the Project; and
- The extensive level of engagement that has been carried out with the Relevant Affected Persons prior to the submission of this Third Change Notification, and having regard to the fact that this Proposed Change has been brought about at the request of these Relevant Affected Persons;
- A desire to submit the formal Change Application as soon as possible in order that Project Change 5 can be considered and incorporated into the Examination Timetable as early as possible for the benefit of the ExA and Interested Parties.

3.1.2 In the context of the above, the ExA's views are sought on the scale and nature of the proposed consultation activities, which are outlined below.

3.2. Proposed Consultation Activities

3.2.1 The Applicant has and will continue to engage with the landowners affected by Project Change 5, namely Peak Securities Limited, HI (London Gatwick) Limited and HICP Limited as the freeholder and leaseholders of the Holiday Inn, and is confident that the consent to the inclusion of additional compulsory acquisition powers over their land will be forthcoming before the Change Application is made. The Applicant considers that the ongoing engagement prior to submitting this Third Change Notification can properly be regarded as voluntary consultation about the Proposed Change, which paragraph 3.4 of Advice Note 16 states "*may be done voluntarily by an applicant in advance of seeking procedural advice from the ExA in order to potentially save time*".

3.2.2 Alongside submission of this report to the ExA, the Applicant has notified the following parties of this Third Change Notification and provided a copy of this report:

- The relevant Local Highway Authority, being Surrey County Council;
- Immediately adjacent Land Interests, being Surrey County Council and National Highways Limited; and
- The Joint Local Authorities.

3.2.3 These Interested Parties have been notified as they are considered, having regard to the minor and localised nature of the change and the interests of consulting in a proportionate manner, to be those that are likely to have an interest in the content of the Proposed Change. They have been invited to provide feedback on the Proposed Change, which will be considered by the Applicant prior to making the Change Application at Deadline 7.

- 3.2.4 The Applicant is not proposing to undertake a dedicated period of public consultation. This is because the Applicant does not consider this to be necessary or proportionate given the minor nature of the Proposed Change (as explained in **Section 3.1** above) and the fact that it is being promoted as a result of engagement and agreement with the Relevant Affected Persons. In addition, given the time left in the examination timetable, the Applicant considers it to be more beneficial to the ExA and to Interested Parties to submit the formal Change Application as soon as reasonably possible, to enable maximum time for the change to be considered as part of the Examination process, and particularly in advance of the hearings during week commencing 29 July.

4 Third Change Application submission

4.1. Third Change Application

4.1.1 At this stage, it is anticipated that the formal Third Change Application request will include the following:

- A **Third Change Application Report**, including:
 - A confirmed or updated description of the Proposed Change.
 - A confirmed or updated statement setting out the rationale and pressing need for making the change.
 - A full schedule of all DCO Application documents and plans listing reviews to each document/plan or confirming if no change is required; and
 - The environmental appraisal of the Proposed Change including the assessment individually and cumulatively.
- Updated **Book of Reference**;
- Updated **Statement of Reasons**;
- Updated key Application Drawings to reflect the Proposed Change, including:
 - Updated **Land Plans – For Approval**;
 - Updated **Works Plans – For Approval**;
 - Updated **Parameter Plans – For Approval**.

4.1.2 As explained in Section 2.1, the works proposed as part of Project Change 5 can be undertaken using existing powers in the **Draft DCO** (Doc Ref. 2.1) such that no amendments would be required to it as a result of the Proposed Change.

4.1.3 As a result of the proposed consultation approach (explained in **Section 3**), a Consultation Statement Addendum would not be required as part of the Third Change Application. However, the Third Change Application Report will include details of any relevant responses received from the parties that the Applicant has sent this report to (as set out in 3.2.2 above).

4.2. Indicative Programme

4.2.1 This formal Third Change Notification is being made as soon as possible following agreement of the need for the change with the Relevant Affected Persons, in order to ensure that time is available for the necessary procedural steps to be taken and accommodated as part of the statutory timescales for the Examination stage.

4.2.2 The Applicant is mindful of the timing of this Third Change Notification in the context of the Examination and is therefore intending to submit the formal Change Application as part of Deadline 7 on 15 July 2024, such that there would be a period of 6 weeks remaining within the Examination for the details of Project Change 5 to be further scrutinised by the ExA and Interested Parties.

4.2.3 The Applicant would therefore respectfully request the ExA's views on the proposed consultation approach in advance of this. The Applicant considers it prudent to bring to the ExA's attention that, should the ExA disagree with the Applicant's proposed consultation approach, it is expected that the formal Change Application would be submitted later than Deadline 7.

- 4.2.4 The indicative programme for the relevant steps for submitting the formal change request to the Examining Authority is set out in **Table 1**.

Table 2: Indicative Programme for formal Change Request

Step	Step	Indicative Programme
Step 1	Applicant issues the Third Change Notification Report to the ExA of the Proposed Change	5 July 2024
Step 2	ExA advice to the Applicant on the procedural implications of the Proposed Change and the scope of consultation	At the discretion of the ExA, but respectfully requested no later than close of business on 10 July.
Step 3	Submission of Third Change Application request to the Examining Authority	15 July 2024
Step 5	ExA makes a Procedural Decision on whether or not to accept and examine the Third Change Application and confirms how it will be examined	At the discretion of the ExA

4.3. Revised Application Documents

- 4.3.1 Should the Third Change Application be accepted by the ExA, revisions would be made to the following key Application documents and submitted to the subsequent Examination Deadline:

- Updated key Application Drawings to reflect the Proposed Change, including:
 - Updated **Surface Access Highways Plans – General Arrangements – For Approval**;
 - Updated **Surface Access Highways Plans – Engineering Section Drawings – For Approval**;
 - Updated **Traffic Regulation Plans – Speed Limits – For Approval**;
 - Updated **Traffic Regulation Plans – Classification of Roads – For Approval**;
 - Updated **Traffic Regulation Plans – Clearways and Prohibitions – For Approval**.
- Updates to relevant parts of the **Environmental Statement**, including:
 - Appendix 5.2.1: **Surface Access General Arrangement Plans**;
 - Appendix 5.3.1: **Buildability Report (Part B)**;
 - Appendix 5.3.2: **Code of Construction Practice**;
 - **Annex 6: Outline Arboricultural and Vegetation Method Statement** of Appendix 5.3.2: Code of Construction Practice.

5 References

Department for Communities and Local Government (March 2015). Planning Act 2008: Guidance for the examination of applications for development consent.

Planning Act 2008.

Planning Inspectorate (March 2023). Advice Note Sixteen: Requests to change applications after they have been accepted for examination (Version 3).

The Infrastructure Planning (Compulsory Acquisition) Regulations 2010.

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.