

Further Representation; July 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 and request to speak at the forthcoming Hearing of 30th July 2024.

Negotiation/Dialogue

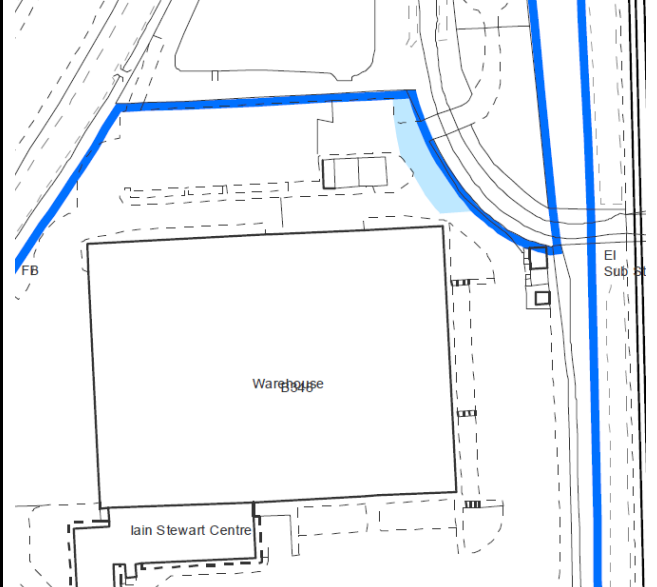
A further meeting was held with GAL on 2nd July 2024 to discuss the various landholdings which are the subject of this DCO.

On one site in particular, it remains the case that the design work has not been sufficiently progressed to offer any meaningful discussions/way forward that satisfy the Arora Groups operational needs, this is the Sofitel site, more detail is provided below.

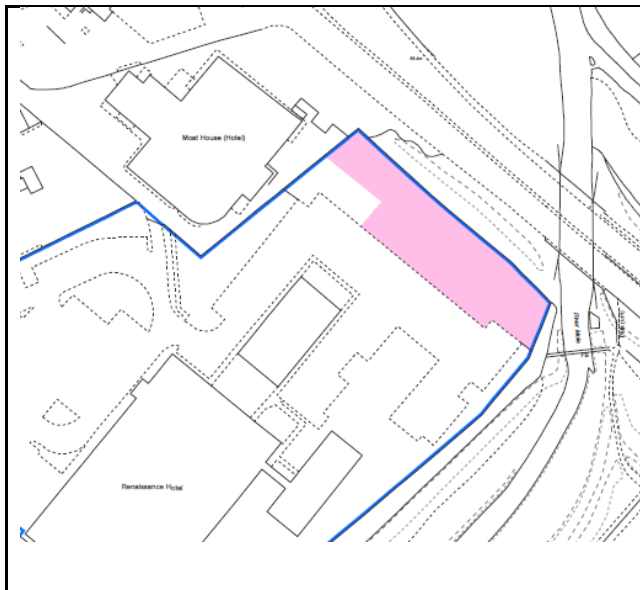
The Arora Group remain in objection to the proposals, details of which are set out below.

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. <p><u>Arora comments</u></p> <ul style="list-style-type: none">• Arora group have been issued with draft Heads for this site.• Heads being reviewed by our legal team – questions have been raised and a legal call is to be arranged.
---	---

2) Permanent Land take behind Travelodge Site BoR 1/098



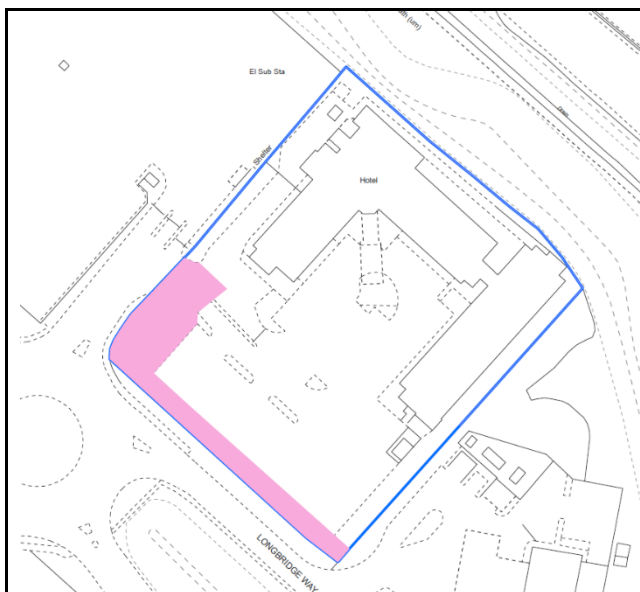
Site Facts

- 3.9 Acres permanent land take
- Parcel of land adjacent to the Travelodge Gatwick.

Arora comments

- Awaiting finalised Sums and Heads of Terms for the site.
- GAL in discussion with the operator, Travelodge.
- GAL to inform Arora when terms have been agreed and the other parties are aligned.

3) Permanent Land Take at Premier Inn – Longbridge Way BoR 1/120



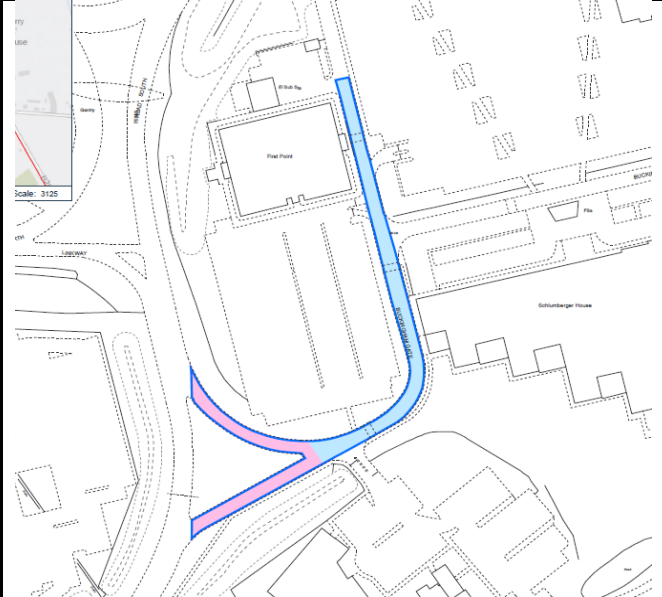
Site Facts

- 0.19 Acres permanent land take
- Covers the pavement and treeline off Longbridge Way **plus** access road into the Premier Inn.

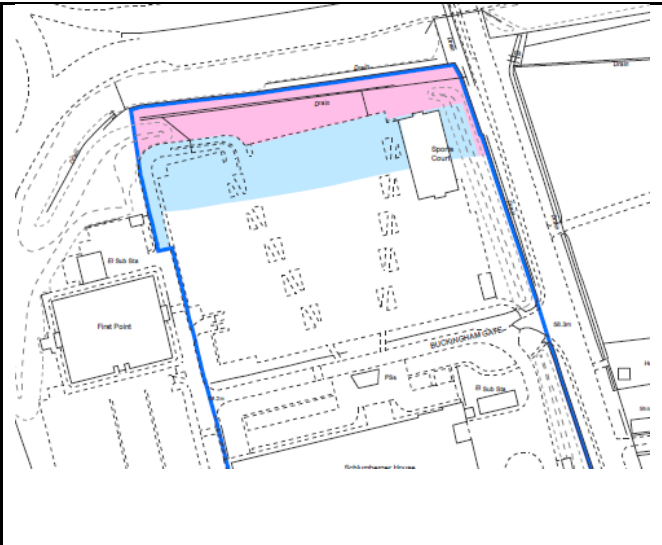
Arora comments

- Heads of terms received on 10/07/2024.
- Arora reviewing – legal call to be arranged in due course.

4) Schlumberger House – Permanent and Temporary Land Take at Buckingham Gate_BoR 4/539 and 4/544

	<p>Site Facts</p> <ul style="list-style-type: none"> • 0.19 Acres permanent land take • 0.32 Acres temporary land take <p>Arora comments</p> <ul style="list-style-type: none"> • Dispute remains over the ‘offer’ for both permanent and temporary land parcels; • GAL confirmed temporary parcel of land is to be handed back to Arora.
---	---

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

	<p>Site Facts</p> <ul style="list-style-type: none"> • 0.75 Acres permanent land take • 0.91 Acres temporary land take <p>Arora comments</p> <ul style="list-style-type: none"> • 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.
---	---

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

Whilst the GAL team have provided some indicative proposals, along with a Memorandum of Understanding, the proposals cause operational difficulties to the Sofitel Hotel. GAL is unable to give further clarity on the detailed design for the forecourt or the utilities works required to facilitate the project.

The solutions offer a single lane of traffic which would be obstructed when the taxis, other vehicles and coaches are dropping off visitors to the Hotel, this is not a workable solution as it results in backing up of vehicles on the highway network. The layout is also

considered to be unsafe for those dismounting from vehicles. A secondary concern also arises from the noise levels associated with these works as there are bedroom windows directly abutting the location where works are required. Will the works be restricted to avoid any overnight working?

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

Comment from Sofitel GM:

Our drop off area serves the following purpose for a number of hotel functionality and is a fundamental part of our operations:

- Drop off and pick up of hotel guests by cars and taxis
- Unloading and loading of guest luggage on arrival and departure
- Pick up and drop off of air crew on large coaches on daily basis.
- Main entrance for hotel and a key element of the arrival and departure experience of our guests
- The drop off area is the front of the hotel
- The entire front of the hotel has bedrooms facing, hence any change in functionality and potential increase in noise will impact our operations