

**Sloane Nominees Limited of Bordage House, Le Bordage, St Peter Port, Guernsey, GY1 1BU as the long leaseholders of Travelodge Gatwick Airport Central, Povey Cross Road, Gatwick, Horley RH6 0BE, Title no. WSX342478**

The DCO application for the Gatwick Airport Northern Runway proposes the permanent acquisition of a portion of scrubland and woodland within the lease boundary for Travelodge Gatwick Airport Central, a stand-alone hotel, accessed off Povey Cross Road.

Purpose for which land will be acquired

Permanent acquisition:

1/098 – 1587 square metres of scrubland and woodland (north of Gatwick Airport Central Travelodge Car park)

Summary of proposed works

As part of the DCO, the local infrastructure around the airport is to be improved. This is including and not limited to road widening, pedestrian walkway installation and roundabout improvements.

Specifically, to the Travelodge site, during the widening of London Road and improvement of Longbridge Roundabout, plot 1/098 will be utilised as a working area. It is understood that this will involve the permanent removal of vegetation. Post scheme, the area is to be landscaped and a drainage ditch will be installed.

Efforts to acquire by agreement

Sloane purchased the central long leasehold interest on 2nd May 2023. A letter providing a background of the scheme had been sent on the 5th September 2023. We have had minimal engagement with the Scheme Promoter and their agent, Dalcour Maclaren.

Prior to formal instruction by Sloane, we have attended one meeting with Dalcour Maclaren regarding their desire to come to an agreement with all entities who have an interest in the Travelodge site which took place on 3rd May 2024. We are currently trying to arrange a meeting with Dalcour Maclaren to discuss a potential quad-party option agreement and are also waiting for a draft heads of terms in order to facilitate meaningful progress on the matter.

Travelodge Hotels Limited Underlease

As the long leaseholder Sloane have an interest to ensure that the company who holds the underlease (Travelodge Hotels Limited) are in a position to remain in business and any factors negatively effecting their business, customers and staff are duly mitigated.

It has been noted that Travelodge acknowledges the potential benefits the proposed infrastructure improvements would have on the hotel. However, concerns have been raised regarding the potentially serious impacts on the operation of the hotel and the wellbeing of their guests during the implementation of the works.

Code of Construction Practice Request:

To emphasise the concerns raised by Travelodge Hotels Limited and to ensure the safety of their guests and mitigate potentially serious impacts on the operation of the hotel, a binding assurance on the following is required:

1. Fencing of Working Area – We seek assurance regarding the proper fencing of the construction site to maintain site protection and safety during the use of Plot 1/098 as a construction working area.
2. Working Hours – Assurance is sought that construction activities will adhere to reasonable daytime working hours, with exceptions made only in cases of exceptional need to mitigate

disturbances to valued hotel guests. Key items for agreement include day time working hours, notification of noisy works, notification of increased traffic, and site liaison officer contacts.

3. Dust and Debris – We request information concerning any mitigation measures designed to address increased airborne dust and debris resulting from vegetation removal and construction activities. We are mindful of potential business impacts, such as cleaning costs for building exteriors (e.g. windows) and the vehicles of both staff and customers.
4. Construction Traffic – Assurance is requested that Travelodge will receive advanced notice of increased construction traffic in the area, along with clarity on how this will be managed, addressing the points previously raised.
5. Traffic Management – We seek information on proposed traffic diversions and traffic management measures during construction to alleviate congestion on the adopted highways. We are particularly concerned about how this may impact the travel experiences of our staff and customers accessing the hotel. We seek assurance that access to the hotel is maintained throughout the works.

### Summary

Sloane acknowledges that there may be potential benefits the infrastructure improvements associated with the Gatwick Airport Northern Runway DCO scheme may have on the hotel. While this has been recognised, the concerns raised regarding the effects on the hotel cannot be ignored and as such we require for Gatwick and their agents to engage with Sloane Nominees Limited as interested parties in the Travelodge site.