

The Planning Inspectorate
National Infrastructure Applications Team
Temple Quay House
Temple Quay
Bristol
BS1 6PN

FAO: Kevin Gleeson (Lead Member of the Examining Authority)
7 August 2024

Dear Mr Gleeson,

Application for a Development Consent Order by Gatwick Airport Limited for the Gatwick Airport Northern Runway Project (Ref. TR020005) – Deadline 8 Submission

As set out in its Rule 8 letter [\[PD-011\]](#), the Examining Authority (ExA) has requested the following information of relevance to the Applicant to be submitted at Deadline 8:

- Post-Hearing submissions, including written summaries of oral submissions to the Hearings held during w/c 29 July 2024;
- Comments on responses to ExQ2;
- Progressed draft legal agreement(s) and/ or an update on progress;
- Updated draft DCO in clean and tracked versions;
- Schedule of Changes to the draft DCO;
- Updated Navigation Document in clean and tracked versions;
- Any further information requested by the ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010; and
- Comments on any further information/ submissions received by Deadline 7.

Post-Hearing Submissions

The Applicant has submitted the following post-hearing submissions, including response the ExA's Action Points [\[EV19-007\]](#), [\[EV20-002\]](#):

- **The Applicant's Written Summary of Oral Submissions CAH2: Compulsory Acquisition and Temporary Possession (Doc Ref. 10.62.1)**
- **The Applicant's Written Summary of Oral Submissions ISH9: Mitigation (Doc Ref. 10.62.2)**
- **Appendix A – The Applicant's Response to Annex B of the ISH9 Agenda (Doc Ref. 10.62.2)**

- **The Applicant's Written Summary of Oral Submissions ISH9: Case for the Proposed Development** (Doc Ref. 10.62.3)
- **The Applicant's Written Summary of Oral Submissions ISH9: Socio-Economics** (Doc Ref. 10.62.4)
- **The Applicant's Response to Actions CAH2: Compulsory Acquisition and Temporary Possession** (Doc Ref. 10.63.1)
- **The Applicant's Response to Actions ISH9: Mitigation** (Doc Ref. 10.63.2)
- **The Applicant's Response to Actions ISH9: Case for the Proposed Development** (Doc Ref. 10.63.3)
- **The Applicant's Response to Actions ISH9: Socio-Economics** (Doc Ref. 10.63.4)

The following additional documents have been updated in response to the ExA's Action Points:

- **ES Appendix 5.3.2: Code of Construction Practice – Annex 7 – Construction Communications and Engagement Plan** (Doc Ref. 5.3 v2)
- **ES Appendix 5.4.2: Carbon Action Plan** (Doc Ref. 5.3 v2)
- **ES Appendix 14.9.10: Noise Insulation Scheme** (Doc Ref. 5.3 v3)
- **Third Change Application Report** (Doc Ref. 10.60 v2)
- **Odour Monitoring and Management Plan** (Doc Ref. 10.57 v2)

Comments on Responses to ExQ2

The ExA published its second set of Written Questions (ExQ2) on Monday 1 July 2024 [\[PD-021\]](#) and set a deadline of Deadline 7 in the Examination Timetable for responses to those questions. The Applicant has reviewed the responses from other Interested Parties received at Deadline 7 and has responded within **The Applicant's Response to Deadline 7 Submissions** (Doc Ref. 10.65) where it considers such a response to be necessary or helpful to the ExA.

Progressed Draft Legal Agreement(s) and/or an update on progress

Subsequent to the recent hearings, both parties have been engaged in detailed discussions regarding the terms of the s106 Agreement and are pleased to report that broad agreement has now been reached and it is anticipated that full agreement will follow by Deadline 9.

This agreement will address a number of areas which have remained outstanding between the parties and on which submissions have been made during the examination including, but not limited to, matters concerning Air Quality monitoring, active travel, off-airport car parking contributions, the community fund, a housing fund, a landscape and ecology enhancement fund, contributions to Gatwick Greenspace partnership and the hardship fund.

Both parties agree that the terms of the agreement will address many outstanding concerns from the JLAs in respect of the necessary monitoring and mitigation (as relevant) requests previously identified as being necessary by the JLAs for those corresponding impacts resulting from the Project.

However, whilst substantially narrowing the areas of disagreement, there are still a number of residual issues on which the parties have not been able to reach agreement and on which both will submit their respective positions and, where necessary, DCO requirement drafting at, or in advance of, Deadline 9 to enable the

ExA/SoS to determine such matters appropriately. Mindful of the stage in the examination and the limited window of time remaining, both parties will provide a further update on progress at the proposed interim deadline of August 14 to confirm the agreement remains on track for finalisation ahead of D9, or to otherwise update if matters have not progressed as hoped.

Updated Draft DCO and Schedule of Changes to the Draft DCO

The Applicant has submitted an updated version of the **Draft DCO** (Doc Ref. 2.1 v10) which is accompanied by an updated **Explanatory Memorandum** (Doc Ref. 2.2 v8) and a **Schedule of Changes** (Doc Ref. 2.1 v6) which describes the changes made to the Draft DCO between Deadline 7 and Deadline 8.

Updated Navigation Document

The Applicant has submitted an updated version of the **Navigation Document** (Doc Ref. 1.3 v15) as part of the submission.

Any further information requested by the ExA under Rule 17

The ExA issued a Procedural Decision and a Request for Further Information under Rule 17 [\[PD-025\]](#) on 15 July 2024 requesting further information and written comments in relation to car parking. The Applicant has submitted **The Applicant's Response to Rule 17 Letter – Parking** (Doc Ref. 10.64) in response. This document includes responses to comments from Interested Parties on car parking received at Deadline 7.

Comments on any further information/submission received by Deadline 7

The Applicant has submitted the following documents which respond, where considered necessary and / or helpful, to the submissions made by Interested Parties at Deadline 7:

- **The Applicant's Response to Deadline 7 Submissions** (Doc Ref. 10.65), supported by
 - Appendix A: Response to Deadline 7 Submissions on the Draft DCO
 - Appendix B: Response to Submissions on Arboriculture, Landscape and Ecology
 - Appendix C: Response to the JLAs' EMG Framework Paper
 - Appendix D: Response to Submissions on CC.2.1 (Finch)
- **Flood Compensation Delivery Plan Technical Note** (Doc Ref. 10.42 v2)
- **ES Appendix 5.3.2: Code of Construction Practice** (Doc Ref. 5.3 v5)
- **ES Appendix 5.3.2: Code of Construction Practice – Annex 9 – Construction Dust Management Strategy** (Doc Ref. 5.3 v2)
- **ES Project Description Figures** (Doc Ref. 5.2 v5)
- **ES Chapter 5: Project Description** (Doc Ref. 5.1 v6)



The Applicant is mindful of the volume of information already submitted into the examination and has sought to limit the duplication of submissions it has already made on certain subjects. As such, the Applicant has not responded to every submission or point made; instead, it has responded by exception where the submission raises a new matter and/or where the Applicant considers such a response may be helpful to the ExA. Silence on an issue, therefore, should not be interpreted as agreement – but instead a recognition of the approach taken by the Applicant in this document.

Other Documents

In addition to those documents requested by the ExA in the Rule 8 Letter the Applicant is submitting a number of updated application documents and additional documents which it considers would assist the ExA and IPs in their consideration of the application:

- **The Applicant's Response to the Report on the Implications for European Sites (RIES)** (Doc Ref. 10.69) [requested for Deadline 9]
- **Consolidated Environmental Statement** (Doc Ref. 10.66) [requested at ISH8].
- **Register of Environmental Actions and Commitments** (Doc Ref. 10.67) [submitted in response to ExQ2 DCO.2.24]
- **ES Addendum – Updated Central Case Aircraft Fleet Report** (Doc Ref. 5.1 v2)
- **Supporting Ecology Technical Notes** (Doc Ref. 10.33 v2)
- In response to stakeholder feedback throughout the course of the examination:
 - **Rights of Way and Access Plans – For Approval** (Doc Ref. 4.6 v4)
 - **Traffic Regulation Plans – Speed Limits – For Approval** (Doc Ref. 4.9.1 v2)
 - **ES Appendix 5.3.2: Code of Construction Practice – Annex 1 – Water Management Plan** (Doc Ref. 5.3 v3)
 - **ES Appendix 5.3.2: Code of Construction Practice – Annex 8 – Outline Invasive and Non-Native Species Management Strategy** (Doc Ref. 5.3 v2)
 - **ES Appendix 5.3.2: Code of Construction Practice – Annex 10 – Holiday Inn Noise Monitoring Report** (Doc Ref. 5.3)
 - **ES Appendix 5.3.2: Code of Construction Practice – Annex 11 – Outline Reptile Mitigation Strategy** (Doc Ref. 5.3 v2)
 - **ES Appendix 11.9.3: Water Quality HEWRAT Assessment** (Doc Ref 5.3 v3)
 - **ES Appendix 11.9.6: Flood Risk Assessment – Annex 2** (Doc Ref. 5.3 v3)
 - **ES Appendix 11.9.6: FRA Annex 7: Culvert Assessment** (Doc Ref. 5.3 v2)
 - **ES Appendix 14.9.7: The Noise Envelope** (Doc Ref. 5.3 v4)
 - **Bat Tree Survey Report** (Doc Ref. 10.61)

- In response to the ExA’s acceptance of the Second Change Application, the Applicant has updated the following documents:
 - **ES Landscape, Townscape and Visual Resources Figures – Parts 1-3** (Doc Ref. 5.2 v3)
 - **ES Appendix 5.2.3: Mitigation Route Map** (Doc Ref. 5.3 v3)
 - **ES Appendix 5.3.1: Buildability Report – Part A** (Doc Ref. 5.3 v3)
 - **ES Appendix 5.3.2: Code of Construction Practice** (Doc Ref. 5.3 v5)
 - **ES Appendix 5.3.2: Code of Construction Practice – Annex 5 – Construction Resources and Waste Management Plan** (Doc Ref. 5.3 v3)
 - **ES Appendix 5.3.2: Code of Construction Practice – Annex 6 – Outline Arboricultural and Vegetation Method Statement – Parts 1-6** (Doc Ref. 5.3 v5)
 - **ES Appendix 5.3.3: Indicative Construction Sequencing** (Doc Ref. 5.3 v3)
 - **ES Appendix 7.8.2: Written Scheme of Investigation – West Sussex** (Doc Ref. 5.3 v4)
 - **ES Appendix 8.8.1: Outline Landscape and Ecology Management Plan – Parts 1-3** (Doc Ref. 5.3 v7)
 - **ES Appendix 8.10.1: Tree Survey Report and Arboricultural Impact Assessment – Parts 1-6** (Doc Ref 5.3 v4)
 - **ES Appendix 9.9.2: Biodiversity Net Gain Statement** (Doc Ref. 5.3 v5)
 - **ES Appendix 19.8.1: Public Rights of Way and Management Strategy** (Doc Ref. 5.3 v3)
 - **Design and Access Statement – Appendix 1 – Design Principles** (Doc Ref. 7.3 v6)
 - **List of Other Consents and Licences** (Doc Ref. 7.5 v3)
 - **Note on Project-Wide Habitat Loss and Replacement** (Doc Ref. 10.45 v2)

Submission of Updated and Additional Documents

The table below sets out the updated application documents and additional documents submitted as part of Deadline 8 for ease of reference, including the reason for submission.

Updated or New Document	Document Title	Reference	Reason for Submission
Updated	Navigation Document (clean and tracked versions)	Doc Ref. 1.3 v15	As requested in the Rule 8 Letter and includes the updated and additional documents submitted by the Applicant at this Deadline.



Updated	Draft Development Consent Order (clean and tracked versions)	Doc Ref. 2.1 v10	As requested in the Rule 8 Letter.
Updated	Draft Development Consent Order – Schedule of Changes	Doc Ref. 2.1 v6	As requested in the Rule 8 Letter.
Updated	Explanatory Memorandum to the Draft Development Consent Order (clean and tracked versions)	Doc Ref. 2.2 v8	As requested in the Rule 8 Letter.
Updated	Rights of Way and Access Plans – For Approval	Doc Ref. 4.6 v4	Updated in response to stakeholder comments.
Updated	Traffic Regulation Plans – Speed Limits – For Approval	Doc Ref. 4.9.1 v2	Updated in response to stakeholder comments.
Updated	ES Chapter 5: Project Description (clean and tracked versions)	Doc Ref. 5.1 v6	Updated in response to stakeholder comments.
Updated	ES Addendum – Updated Central Case Aircraft Fleet Report (clean and tracked versions)	Doc Ref. 5.1 v2	Updated to add the 2047 analysis.
Updated	ES Landscape, Townscape and Visual Resources Figures Parts 1-3	Doc Ref. 5.2 v3	Updated in response to the acceptance of the Second Change Application.
Updated	ES Project Description Figures (clean and tracked versions)	Doc ref. 5.2 v5	Updated in response to stakeholder comments.
Updated	ES Appendix 5.2.3: Mitigation Route Map (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to the acceptance of the Second Change Application and to reflect updates made to mitigation and control mechanisms made during the course of the Examination.
Updated	ES Appendix 5.3.1: Buildability Report – Part A (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to the acceptance of the Second Change Application.



Updated	ES Appendix 5.3.2: Code of Construction Practice (clean and tracked versions)	Doc Ref. 5.3 v5	Updated in response to the acceptance of the Second Change Application and stakeholder comments.
Updated	ES Appendix 5.3.2: CoCP Annex 1 – Water Management Plan (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to comments raised in the National Highways SoCG.
Updated	ES Appendix 5.3.2: CoCP Annex 5 – Construction Resources and Waste Management Plan (clean and tracked versions)	Doc Ref. 5.3 v4	Updated in response to the acceptance of the Second Change Application.
Updated	ES Appendix 5.3.2: CoCP Annex 6 – Outline Arboricultural and Vegetation Method Statement – Parts 1-6 (clean and tracked versions)	Doc Ref. 5.3 v5	Updated in response to the acceptance of the Second Change Application.
Updated	ES Appendix 5.3.2: CoCP Annex 7 – Construction Communications and Engagement Plan (clean and tracked versions)	Doc Ref. 5.3 v2	Updated in response to ISH9.
Updated	ES Appendix 5.3.2: CoCP Annex 8 – Outline Invasive and Non-Native Species Management Strategy (clean and tracked versions)	Doc Ref. 5.3 v2	Updated in response to comments raised by the JLAs.
Updated	ES Appendix 5.3.2: CoCP Annex 9 – Construction Dust Management Strategy (clean and tracked versions)	Doc Ref. 5.3 v2	Updated in response to comments raised by the JLAs.
Updated	ES Appendix 5.3.2: CoCP Annex 10 – Holiday Inn Noise Monitoring Report	Doc Ref. 5.3 v2	To reflect updates made to the CoCP.
Updated	ES Appendix 5.3.2: CoCP Annex 11 – Outline Reptile Mitigation Strategy (clean and tracked versions)	Doc Ref. 5.3 v2	Updated in response to comments raised by the JLAs.
Updated	ES Appendix 5.3.3: Indicative Construction Sequencing	Doc Ref. 5.3 v3	Updated in response to the acceptance of the Second Change Application.



Updated	ES Appendix 5.4.1: Surface Access Commitments (clean and tracked versions)	Doc Ref. 5.3 v5	Updated in response to comments raised by the JLAs.
Updated	ES Appendix 5.4.2: Carbon Action Plan (clean and tracked versions)	Doc Ref. 5.3 v2	Updated in response to ISH9.
Updated	ES Appendix 7.8.2: WSI for post-consent Archaeological Investigations and Historic Building Recording – West Sussex (clean and tracked versions)	Doc Ref. 5.3 v4	Updated in response to the acceptance of the Second Change Application.
Updated	ES Appendix 8.8.1: Outline Landscape and Ecology Management Plan – Parts 1-3 (clean and tracked versions)	Doc Ref. 5.3 v7	Updated in response to stakeholder comments.
Updated	ES Appendix 8.10.1: Tree Survey Report and Arboricultural Impact Assessment – Parts 1-6 (clean and tracked versions)	Doc Ref. 5.3 v4	Updated in response to the acceptance of the Second Change Application.
Updated	ES Appendix 9.9.2: Biodiversity Net Gain Statement (clean and tracked versions)	Doc Ref. 5.3 v5	Updated in response to the acceptance of the Second Change Application.
Updated	ES Appendix 11.9.3: Water Quality HEWRAT Assessment (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to comments raised in the WSCC SoCG.
Updated	ES Appendix 11.9.6: Flood Risk Assessment – Annexes 1-2 (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to comments raised in the WSCC SoCG.
Updated	ES Appendix 11.9.6: Flood Risk Assessment – Annex 7 – Culvert Assessment (clean and tracked versions)	Doc Ref. 5.3 v2	Updated to correct errata.
Updated	ES Appendix 14.9.7: The Noise Envelope (clean and tracked versions)	Doc Ref. 5.3 v4	Updated in response to stakeholder comments.
Updated	ES Appendix 14.9.10: Noise Insulation Scheme (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to stakeholder comments.



Updated	ES Appendix 19.8.1: Public Rights of Way Management Strategy (clean and tracked versions)	Doc Ref. 5.3 v3	Updated in response to the acceptance of the Second Change Application.
Updated	Design and Access Statement – Appendix 1 – Design Principles (clean and tracked versions)	Doc Ref. 7.3 v6	Updated in response to the acceptance of the Second Change Application.
Updated	List of Other Consents and Licences (clean and tracked versions)	Doc Ref. 7.5 v3	Updated in response to the acceptance of the Second Change Application.
Updated	Supporting Ecology Technical Notes (clean and tracked versions)	Doc Ref. 10.33 v2	Updated to include a leylandii hedgerow along the west of the A23 London Road.
Updated	Flood Compensation Delivery Plan Technical Note (clean and tracked versions)	Doc Ref. 10.42 v2	Updated in response to stakeholder comments.
Updated	Note on Project-Wide Habitat Loss and Replacement (clean and tracked versions)	Doc Ref. 10.45 v2	Updated to reflect changes made to other Deadline 8 submission documents.
Updated	Odour Monitoring and Management Plan (clean and tracked versions)	Doc Ref. 10.57 v2	Updated to reflect changes made to the draft Development Consent Order.
Updated	Third Change Application Report (clean and tracked versions)	Doc Ref. 10.60 v2	Updated in response to CAH2 Action Point 4.
New	Bat Tree Survey Report	Doc Ref. 10.61	To response to request raised by National Highways and the JLAs.
New	The Applicant’s Written Summary of Oral Submissions CAH2: Compulsory Acquisition	Doc Ref. 10.62.1	As requested in the Rule 8 Letter.
New	The Applicant’s Written Summary of Oral Submissions ISH9: Mitigation	Doc Ref. 10.62.2	As requested in the Rule 8 Letter.



New	Appendix A – The Applicant’s Response to Annex B of the ISH9 Agenda	Doc Ref. 10.62.2	As requested in the Rule 8 Letter.
New	The Applicant’s Written Summary of Oral Submissions ISH9: Case for the Proposed Development	Doc Ref. 10.62.3	As requested in the Rule 8 Letter.
New	The Applicant’s Written Summary of Oral Submissions ISH9: Socio-Economics	Doc Ref. 10.62.4	As requested in the Rule 8 Letter.
New	The Applicant’s Response to Actions CAH2: Compulsory Acquisition	Doc Ref. 10.63.1	As requested in the Rule 8 Letter.
New	The Applicant’s Response to Actions ISH9: Mitigation	Doc Ref. 10.63.2	As requested in the Rule 8 Letter.
New	The Applicant’s Response to Actions ISH9: Case for the Proposed Development	Doc Ref. 10.63.3	As requested in the Rule 8 Letter.
New	The Applicant’s Response to Actions ISH9: Socio-Economics	Doc Ref. 10.63.4	As requested in the Rule 8 Letter.
New	The Applicant’s Response to Rule 17 Letter – Parking	Doc Ref. 10.64	In response to the ExA’s Rule 17 Letter issued on 15 th July 2024 [PD-025] .
New	The Applicant’s Response to Deadline 7 Submissions	Doc Ref. 10.65	As requested in the Rule 8 Letter.
New	Appendix A – Response on Draft DCO	Doc Ref. 10.65	As requested in the Rule 8 Letter.
New	Appendix B – Response on Landscape and Ecology	Doc Ref. 10.65	As requested in the Rule 8 Letter.
New	Appendix C – Response on the JLAs’ EMG Framework Paper	Doc Ref. 10.65	As requested in the Rule 8 Letter.
New	Appendix D – Response to Submissions on CC.2.1 (Finch)	Doc Ref. 10.65	As requested in the Rule 8 Letter.
New	Consolidated Environmental Statement	Doc Ref. 10.66	In response to ISH8.
New	Register of Environmental Actions and Commitments	Doc Ref. 10.67	In response to ExQ2 DCO.2.24

New	The Applicant's Response to the Report on Implications for European Sites (RIES)	Doc Ref. 10.68	As requested in the Rule 8 Letter.
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If the Applicant can be of any further assistance or the ExA considers any further clarification is required in response to the information and documentation submitted as part of this submission, please do not hesitate to contact the Applicant using the details already provided.

Yours sincerely,



Jonathan Deegan
NRP Programme Lead
Gatwick Airport Limited