



A Second Runway for Gatwick Appendix

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Engagement Charter for Local Landowners and Occupiers

May 2014

Gatwick Airport – Proposed Second Runway Engagement Charter for Local Landowners and Occupiers

Gatwick Airport Limited

This Charter sets out how Gatwick Airport Limited (GAL) will engage with existing owners and occupiers of land that will be affected by GAL's proposal for a second runway at Gatwick Airport. It has been designed to provide engagement by GAL that is appropriate, regular and consistent whilst ensuring that any impact the second runway proposal might have on local property markets is mitigated in both the short and longer term.

Background

The Airports Commission, (the Commission) led by Sir Howard Davies, was established in 2012 to review the UK's future airport capacity needs, and how these needs should best be met. At the end of 2013, the "Interim Report" of the Airports Commission was published. Amongst other things, this report identified that one new runway needed to be operational by 2030 to meet the UK's longer term airport capacity requirements, and Gatwick was identified as one of the locations that might be suitable to provide this.

Gatwick Airport Limited (GAL) supports the construction of a second runway (and associated development) at Gatwick and believes this is the best option to serve the UK's longer term aviation requirements. GAL is promoting the second runway option and is continuing to make the necessary submissions to the Commission. The Commission is due to issue its final report by summer 2015. If this report recommends that an additional runway should be built at Gatwick, and this recommendation is accepted by Government, GAL will need to prepare consent applications and go through a statutory consents process before construction commences. GAL remains committed to the legal agreement with West Sussex County Council that means no new runway construction will commence before 2019.

GAL acknowledges that the uncertainty surrounding if, and when, a new runway is to be built at Gatwick is having an impact on existing owners and occupiers of property. The purpose of this Engagement Charter is twofold. First, to provide clarification on the extent of communication and engagement that will be provided to try and mitigate any negative impact of uncertainty in the short term. Second, to set out the basis and timing of compensation to be paid if a second runway is to be built at Gatwick, and ensure that engagement is undertaken in a fair and consistent manner.

For the purpose of this Charter, the timetable for the second runway proposal is split into two periods, the **Early Engagement Period** and the **Period after notice of intention to apply for planning permission**. These are considered separately below.

The final section of this Charter, dealing with **Complaints Procedure**, applies during both periods.

Early Engagement Period

The Early Engagement period is the period up until either:

the date on which GAL announces its Board has resolved to apply for a Development Consent Order (DCO) for a second runway. This will be a date after the Commission recommends Gatwick as the single suitable venue location for the next runway in the UK, and this recommendation is accepted by the Government through adoption of a National Policy Statement or other procedure.

or,

the date on which GAL announces its Board has resolved not to proceed with a DCO for a second runway.

During the Early Engagement Period, GAL will:

- Operate a helpline number that is dedicated to responding to queries from local landowners and occupiers.
- Maintain a website that provides relevant updates on progress being made by GAL and the Commission.
- Periodically issue a “newsletter” that provides information on progress that GAL is making with its proposal for a second runway at Gatwick.
- Provide a clear and timely response to relevant issues raised in correspondence received by or on behalf of affected parties. GAL will respond to all written correspondence as soon as possible and in any event within ten working days.
- If, and as, required allocate each affected party a named “case manager” at GAL who will offer to meet with the affected party to understand their concerns and the potential implications for the property concerned. The case manager will provide their full contact details and will be available for ongoing dialogue as reasonably necessary.
- Continue to operate the *Property Market Support Bond* and *Home Owner Support Scheme*, in either their existing or an updated form. Details of these schemes, which apply to residential, agricultural and small commercial premises, will be available on the GAL website and can also be provided by the GAL case manager on request.
- Ensure all correspondence is treated confidentially.

Period after notice of intention to proceed with a planning application

It is currently expected that the Commission will issue its Final Report in summer 2015. If this Report recommends a second runway is built at Gatwick, the Government would need to accept the recommendations and support the principle of the second runway in a National Policy Statement before GAL could commit to building the project, starting with the preparation of the necessary development consent order applications. This means that GAL Board will not be able resolve to proceed with a planning application until sometime after summer 2015.

NOTE: Under current legislation, GAL is likely to apply for a DCO to achieve the necessary planning (and other) consents necessary to build a second runway including planning permission and any compulsory purchase powers that are required. The DCO process applies to applications for projects that qualify as *Nationally Significant Infrastructure Projects* and is set out in the Planning Act 2008.

The first step in the DCO process is when the promoter (in this case, GAL) notifies the Planning Inspectorate that it intends to submit an application for a DCO at some future date. This notification of intention is likely to be made soon after the date on which the GAL Board confirms its intention to proceed with a planning application.

After the date on which GAL confirms it's Board has resolved to proceed with a planning application, it will:

- Work together in a spirit of co-operation with owners and occupiers of property which GAL requires to purchase or in respect of which it has granted options to sell with a view to reaching an early form of agreement.
- Provide every directly affected landowner and occupier with a "case manager". (In some cases, a case manager will have already been appointed during the Early Engagement Period.)
- Advise land owners as early as possible of any survey requirements that will require entry to their land before the applications are submitted. We will seek to agree terms of entry that will minimize inconvenience and disruption and will pay compensation for any damage or crop loss.
- Seek to understand the key risks, issues and concerns identified by affected landowners and occupiers and consider an appropriate strategy to deal with these. For commercial occupiers this will include understanding of replacement property type, size and geographical requirements.
- Provide every directly affected landowner and occupier with details of the "Compulsory Purchase Helpline" operated by the Royal Institution of Chartered Surveyors, and provide an undertaking on the basis on which reasonably incurred professional fees will be reimbursed.
- Seek to agree at an early stage, the basis on which it is (or will be) appropriate for GAL to pay compensation.
- Provide a clear and timely response to all relevant issues raised in correspondence received by or on behalf of affected parties. GAL will respond to all written correspondence as soon as possible and in any event within ten working days.
- Provide all relevant qualifying owners and occupiers of property which GAL requires to purchase or in respect of which it has granted options to sell with a financial offer to acquire their interest within one month of having been provided with an opportunity to inspect the property and relevant additional supporting information. This offer may be on an outright purchase or option basis.
- Ensure all correspondence is treated confidentially.

Complaints Procedure

If GAL fails to meet any of its commitments set out herein, any affected landowner or occupier should follow the complaints procedure, which is set out below;

- In the first instance, the complainant should inform their GAL case manager of the specific nature of their complaint and seek a resolution. It is hoped that the majority of complaints can be resolved in this manner.
- If it is not appropriate to contact the GAL case manager, or the complainant is not happy with the response received, a formal written complaint should be submitted to GAL.

- Any complaint will be acknowledged within five working days and responded to as soon as possible and in any event within fifteen working days.
- If the complainant remains unsatisfied with the written response received, it may refer its concern in writing to an appointed person at GAL.
- Any complaints will be monitored to ensure that GAL maintains a high standard of service delivery in its engagement with affected landowners and occupiers.