



Meeting note

File reference	TR020003
Status	Final
Author	The Planning Inspectorate
Date	29 September 2017
Meeting with	Heathrow Airport Limited (HAL)
Venue	Temple Quay House
Attendees	The Applicant Jonathan Deegan – Head of Land Acquisition and Compensation Ian Frost – Head of Planning Anita Kasseean – Head of Legal for Expansion Robbie Owen – Partner, Pinsent Masons The Planning Inspectorate (the Inspectorate) Gareth Leigh – Infrastructure Planning Lead Paul Hudson – Examining Inspector Nicola Mathiason – Lawyer Richard Hunt – EIA and Land Rights Advisor Sarah Hopkinson – Project Manager Richard Price – Case Manager Chris Bungay – Web Manager Louise Evans – Case Officer
Meeting objectives	Project Update
Circulation	All

Summary of key points discussed and advice given:

The Inspectorate advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Scheme development

The Applicant gave an overview of the scheme development process. A Masterplan Scheme Development Model (MSDM) had been produced in order to provide a guide for HAL's design teams. This document had been consulted on with, amongst others, Heathrow's airlines, Highways England, Natural England and local authorities. Feedback is intended to inform the scheme development process.

The Applicant is currently focusing on options development as a key stage in its scheme development process, prior to masterplan assembly. Engagement continues with various stakeholders, including local authorities and airlines, to understand their

requirements in this process and to obtain their technical expert input at an early stage.

Emerging options for the scheme include (amongst others) the runway length; M25 realignment; locations of the terminals and satellites; and road replacement options.

The Applicant intends to commence non-statutory consultation (Consultation 1) in early 2018. It is intended to run for 10 to 12 weeks and focus on gaining views on the emerging options for the scheme and related strategies. The Applicant indicated that some principles intended to inform the subsequent development of the draft DCO might be included in Consultation 1, and the Inspectorate offered a separate meeting to discuss those principles.

The Applicant's period of statutory consultation (Consultation 2) will seek views on the Proposed Development for which development consent will be sought, and will be informed by the views gained from Consultation 1. The Applicant expects it will make a request for a Scoping Opinion under the Environment Impact Assessment (EIA) Regulations 2017 in the first half of 2018. Consultation 2 will meet the statutory requirements as set out in the PA2008, and the content will be aligned with the Airports National Policy Statement (NPS), currently expected to be designated in mid-2018. The Applicant estimates that Consultation 2 will begin in early 2019, and that following this the application will be submitted to the Inspectorate later in 2019.

Stakeholder engagement

The Applicant confirmed that service level agreements had nearly been completed with the Environment Agency, Natural England, Highways England, and Historic England. The Applicant had held workshops with the Heathrow Strategic Planning Group (HSPG), at which most relevant local authorities had been represented. Topics that had been discussed during these meetings include potential new off-airport employment space demand as a result of the scheme and how some of this might feature in an emerging land use strategy, which will be consulted on during Consultation 1. The Applicant stated that the meetings had included discussion of EIA scoping methodologies.

The Applicant had also had discussions with the Civil Aviation Authority (CAA) who had requested a tripartite meeting with the Applicant and the Inspectorate in order to clarify its role as a statutory consultee under the PA2008. The Inspectorate agreed to take this forward and arrange with the CAA.

Land access and s53 applications

The Applicant confirmed that its first engagement with landowners who would be affected by the Proposed Development took place in January 2017. At the time of writing around 25-30 landowners had signed up to voluntary access agreements with the Applicant. The first surveys began in April and May 2017, and are currently on-going.

The Applicant was targeting agreements with approximately 250 residential properties for the purposes of environmental (wildlife) surveys. The Applicant stated that it did not anticipate needing to submit applications under Section 53 (s53) of the PA2008 for any residential properties.

Two landowners who have not engaged in discussion with the Applicant regarding land access are London Borough of Hillingdon Council (LBHC), who own a number of parcels of affected land, and a private landowner, who owns one parcel of land under the proposed runway. The Applicant had made attempts to engage with both parties since January 2017, although contact was only made with the private landowner in May 2017. LBHC issued a response to the Applicant by post, stating that it would not engage until potentially after the NPS had been designated. HAL stated that it required access to LBHC's land by March 2018 so that seasonally dependent surveys could be carried out in April.

The Applicant stated that by early November 2017 it would, in its opinion, have sufficient evidence to submit to the Inspectorate up to five s53 applications detailing the efforts made to reach voluntary access agreements with both parties concerning their land interests. The Inspectorate advised the Applicant to notify landowners and persons with interest (as appropriate) of the prospective date of their intended s53 submissions. The Inspectorate encouraged the Applicant to continue to engage on a voluntary basis where possible.

The Inspectorate advised the Applicant to provide as much evidence as possible of the efforts made to make contact and reach agreements with the two parties, stating that this could include correspondence, email exchanges and minutes of meetings. The Inspectorate emphasised the importance of following the format set out in the Inspectorate's Advice Note 5 - Section 53: Rights of Entry (AN5) when preparing a s53 application.

The Applicant stated that contiguous land parcels had been combined into single proposed s53 applications in line with the Advice in AN5. The Inspectorate advised the Applicant to consider the implications for a s53 authorisation comprising multiple land parcels of a legal challenge raised in respect of one land parcel within an application.

The Inspectorate advised the Applicant to demonstrate clearly the requirement for the surveys to be carried out within each application. The Applicant confirmed that its next step would be to issue notice in writing to LBHC that it intends to proceed with an application(s) under s53 in order to gain access to the land. The Inspectorate would be copied in to this correspondence.

In light of the potential scale of the s53 authorisation requests, the Inspectorate offered to review a draft version of one of the Applicant's s53 applications. The Applicant stated that this would be helpful, and agreed to update the Inspectorate on whether or not another meeting would be required or if comments could be submitted via email exchange.

IT security

The Applicant asked the Inspectorate to provide advice about the potential risks/issues in relation to IT security. The Inspectorate advised that it had a number of security measures in place to protect its systems, and that capacity and penetration testing have been arranged for the following month to test the system's vulnerabilities and potential capacity 'breaking points'.

The Inspectorate advised that a potential significant risk in the event of a failure in its IT system would be if the National Infrastructure website crashed and, for example, individuals were unable to register as Interested Parties by the notified deadline. The

Inspectorate confirmed that there had only been one unscheduled outage in recent years and the site was re-opened within a couple of hours. Improvements have been made since to strengthen the robustness of the site and further improvements are being looked into.

The Inspectorate advised the Applicant that it would be helpful if they could share any information or thoughts they had on the number of documents and registrations the Inspectorate was likely to receive.

The Inspectorate and the Applicant agreed to keep IT security as an agenda item for future meetings.

PINS inception and outreach

The Inspectorate informed the Applicant that although the case team for the project had been finalised, the current Infrastructure Planning Lead (IPL) for the project, Gareth Leigh, is on temporary secondment to the Inspectorate and that they would keep the Applicant informed of his replacement.

The Inspectorate advised that outreach could be provided if it was requested by the Applicant or a relevant local authority, and that this could consist of a presentation on the planning process for NSIPs under the PA2008 as well as the role of LAs in this process. The Inspectorate informed the Applicant that they had offered to provide this presentation to LBHC but this had not been taken up so far. The Applicant suggested that a presentation by the Inspectorate to their local community engagement panel could be helpful. The Inspectorate agreed to consider that.

The Inspectorate advised in the interest of openness and transparency that it would be helpful if the project page on the National Infrastructure website could be set up prior to the submission of the s53 applications, and that it would provide a centralised location for the publication of any correspondence received relating to the proposed scheme. The website description of the Proposed Development should be consistent with that provided in any s53 application.

Specific decisions/ follow up required

The following actions were agreed:

- The Inspectorate will send a blank template of the information required for the NI website project page for the Applicant's information.
- Another meeting to discuss the progress of the project will be arranged within the next few months.
- A separate meeting between the Applicant and the Inspectorate will be arranged in order to discuss some principles intended to inform the subsequent development of the draft DCO.
- The Applicant will consider their approach to submitting their draft s53 application to the Inspectorate for review.
- A trilateral meeting will be arranged between the Applicant, the Inspectorate and the CAA. The Inspectorate will contact the CAA in the first instance to arrange this.
- The Applicant will supply further information about the community engagement panel meetings for the Inspectorate to consider a possible presentation at one of those meetings.

- The Applicant intends to submit their applications under s53 of the PA2008 to the Inspectorate in early November 2017.