



Meeting note

Project name	Heathrow Western Hub
Status	Final
Author	The Planning Inspectorate
Date	15 January 2019
Meeting with	Arora Group
Venue	Sofitel Hotel, London
Meeting objectives	Site visit and project update meeting
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (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.

A brief introduction to the Arora Group and its proposals was delivered by the Applicant, confirming that the project consisted of reconfiguring the terminal and airfield facilities within the western part of the airport to create a western hub. It was reiterated that the Applicant's proposal did not include realignment works to the M25 or a third runway.

The Applicant provided its interpretation of the PA2008 and explained that the application would require development consent by virtue of:

- s31 of the PA2008, as it "forms part of" a nationally significant infrastructure project (NSIP), being the wider expansion of Heathrow airport; or
- s23(1)(b) of the PA2008, as it would consist of an alteration scheme; and/or
- s22 of the PA2008, as it would include highway-related development.

It was agreed that this would be covered in more detail at a future meeting. The Applicant stated that while it has not ruled out the possibility of a s35 direction, it does not see this as necessary or relevant at this stage.

The Applicant also set out its understanding of the Airports National Policy Statement (ANPS) that more than one application for development consent can be made in respect of a project, dealing with different elements of the project individually, referring to paragraphs 1.16 and 1.40 to support its position. It is on this basis that the Applicant intends to deliver certain elements of the scheme for the wider expansion of Heathrow airport as promoted by Heathrow Airport Limited (HAL).

The Applicant outlined the various elements of its project, including terminal facilities, highway alterations and potential river diversions, and how these would interact with HAL's plans for extension of Heathrow Airport. The Applicant acknowledged that its approach to drafting a Development Consent Order would depend on whether its



application is examined simultaneously with that of HAL or if the examination of its application would follow.

The Applicant confirmed that it would assess the cumulative effects of its project and the relevant components of the wider expansion of Heathrow Airport as promoted by HAL, as well as with other relevant schemes in accordance with PINS Advice Note 17. There was a discussion about the evolving strategy in respect of mitigation measures that could be part of a Development Consent Order.

There was a brief discussion regarding the funding of the project. The Applicant outlined the concept of the Regulated Asset Base and the economic role that the Civil Aviation Authority would play from this perspective.

The Applicant presented its proposed timeframe for progressing the application. It is intended that a scoping report will be submitted to the Inspectorate within Q1 2019, and that a shapefile would be forthcoming shortly. Acknowledging the potential need for requests for entry onto land for the purposes of carrying out surveys under s53 of the PA2008, the Applicant stated that it would be making allowance for these in its timetable if required. Statutory consultation is proposed for Q1 2020 with an application being submitted in mid-2020. The Applicant further confirmed that in the event it gains consent for the scheme, the construction period is likely to last 8 years from the date of consent, with a phased approach relating to demand.

The Applicant noted its ambition to, as far as possible, submit common data with Heathrow Airport Limited, with the intention of minimising expenditure and time for both parties.

The Inspectorate undertook a brief site visit with the Applicant to view various elements of the Proposed Development within and around Heathrow Airport, including accessing a building currently under construction located near Terminal 2.