

Are you affected by Heathrow's Third Runway proposals?

Frequently asked questions

> What is the current Heathrow Third Runway proposal?

The principal expansion proposal remains Heathrow Airport Limited's Northwest Runway scheme.



Northwest Runway scheme

A new runway built to the north-west of the existing airport, promoted by Heathrow Airport Limited (HAL).

Alternative designs

The Arora "Heathrow West" proposal has also been promoted, intended to require less land.

Government backing

HAL's scheme has government support and is being progressed towards a Development Consent Order.

Still evolving

Design, land requirements and timetable may continue to change as the proposal develops.

> How do I know if my property is affected?

A property may be affected if it:

Within the CPZ

Falls inside the proposed Compulsory Purchase Zone.

Required for works

Needed for the runway, roads, rail infrastructure or utilities.

Temporary use

Needed temporarily during the construction period.

Access changes

Affected by new or altered access arrangements.

New rights over land

Subject to proposed new rights over the land.

Wider effects

A property need not sit inside the CPZ to feel physical, operational or commercial effects.

Heathrow has identified properties within its anticipated CPZ and contacted many owners and occupiers directly.

> Can I be affected even if my property is outside the runway footprint?

Yes. Infrastructure associated with the expansion may affect land well outside the runway area.

New or altered roads

Highway realignment and new junctions serving the expanded airport.

Rail infrastructure

New or altered rail connections and associated land.

Utility diversions

Services rerouted around and through the scheme area.

Drainage works

Watercourse and surface water infrastructure changes.

Construction compounds

Land used for site offices, storage and plant.

Temporary access

Haul routes and access taken for the construction period.

Environmental mitigation

Landscaping, noise and ecology measures on adjoining land.

New rights over land

Easements and rights sought without full acquisition.

Sometimes only part of a property is required, or rights are sought without acquiring the whole. Understand exactly what is proposed before assessing the effect.

> What is compulsory purchase?

A statutory process through which land, or rights over land, can be acquired without the owner's agreement.



Authorised powers

Powers must be authorised for an eligible project and approved through the relevant legal process.

Sought via the DCO

For Heathrow expansion, compulsory acquisition powers are expected to be sought through a DCO.

Compensation is payable

Where land or rights are acquired, compensation follows the applicable legislation and case law.

Outcomes vary

The result depends on the interest held, the effect of the scheme and your circumstances.

> Will Heathrow definitely acquire my property?

Not necessarily. Depending on the final design and land requirements, a property could face:

Full acquisition

The whole property is required for the scheme.

Partial acquisition

Only part of the property is taken, affecting what remains.

Temporary possession

Land is occupied for a period and then returned.

Acquisition of rights only

Rights are taken without buying the property.

Changes to access

Routes in and out of the property are altered.

Construction effects

Noise, dust and disruption without any land being taken.

No acquisition at all

If the scheme or design changes.

Position may shift

As HAL develops and consults on its proposals.

Early advice helps you understand the range of possible outcomes and avoid decisions based on assumptions.

> What if I need to sell before compulsory purchase powers are confirmed?

Some owners have rights under statutory blight legislation or may qualify for Heathrow's discretionary schemes.

Early acquisition

Where criteria are met, an owner may require acquisition before formal compulsory purchase.

Unaffected market value

The statutory basis is generally unaffected market value, plus other qualifying payments.

The interest held

Eligibility depends on your property interest and the nature of occupation.

Link to the scheme

How the property relates to the proposed scheme, and the statutory provisions that apply.

Evidence of blight

Evidence the property has become hard to sell except at a substantially reduced value.

Where to look

Government Heathrow expansion blight guidance and HAL's property compensation schemes.

Eligibility is not automatic — the qualifying criteria are detailed and evidence-led.

> What compensation could I receive if my property is acquired?

What is available depends on your property interest, occupation and individual circumstances. Elements may include:

Open market value

The value of the property being acquired.

Home loss payment

For qualifying residential owners.

Disturbance compensation

Costs and losses caused by being displaced.

Business relocation costs

The cost of moving and re-establishing a business.

Professional fees

Reasonable surveyor and solicitor fees.

Removal costs

Physical costs of moving home or premises.

Stamp Duty Land Tax

On an eligible replacement property.

Business losses

Arising from relocation of a business.

Identify every relevant head of claim and keep evidence. A good claim reflects the full effect on the claimant, not only the value of the land taken.

> What if I am a tenant rather than an owner?

Tenants can still have significant rights, depending on the lease and the nature of occupation.

Leasehold value

The value of a leasehold interest.

Business losses

Trading losses caused by the acquisition or move.

Disturbance

Costs and inconvenience of being displaced.

Relocation costs

Finding and fitting out replacement premises.

Loss of goodwill

Where a business cannot be relocated intact.

Shadow losses

Early impacts before formal acquisition — for example customers or neighbours relocating.

Entitlement can turn on lease term, security of tenure and occupation. Start recording changes and keeping evidence now.

> What is statutory blight?

Blight can arise where a major proposal makes a property hard to sell at its unaffected market value.



When it arises

A major infrastructure or planning proposal depresses the saleability of an affected property.

Serving a blight notice

An eligible owner may serve a notice requiring the authority to purchase the property.

If accepted

The owner may receive unaffected market value plus other compensation available under the legislation.

Strict conditions

Qualifying conditions and procedures are strict — take advice before serving a notice.

> Will Heathrow pay my professional fees?

Reasonable surveyor and solicitor fees are generally recoverable where properly incurred.

Generally recoverable

Fees necessarily and properly incurred in preparing and pursuing a compensation claim.

Depends on the facts

The precise position depends on the circumstances and the work undertaken.

Agree scope early

Discuss the scope and recovery of fees before agreeing instructions or taking significant action.

> Can I object to compulsory acquisition?

Yes. HAL is expected to seek compulsory acquisition powers through a DCO. Affected parties will usually be able to:

Respond to consultations

Comment on proposals as HAL consults on them.

Submit representations

Put your position formally to the examination.

Register as an interested party

Secure your right to take part in the process.

Participate in the examination

Engage with the Examining Authority's questions.

Speak at hearings

Attend and make your case in person.

Object to acquisition powers

Challenge the compulsory acquisition sought.

Objections carry more weight when they explain the effect, identify the land or rights involved and are supported by evidence.

> What is a Development Consent Order?

The planning and land acquisition mechanism used for Nationally Significant Infrastructure Projects.



One combined consent

A DCO can combine several approvals in a single process.

Includes CPO powers

It can grant planning consent and powers to acquire land or rights compulsorily.

Heathrow's route

The expansion proposals are expected to progress through this process.

Your opportunity

Affected parties can understand the proposals, make representations and take part in the examination.

> When should I seek professional advice?

As early as possible. Early advice can help you:

Understand the impact

Whether and how your property may be affected.

Protect evidence

Of losses, occupation and trading.

Know your position

Your legal and compensation position.

Review HAL's proposals

As they emerge and change.

Prepare to negotiate

For consultation and negotiation.

Test decisions

Property, lease or investment decisions.

Plan relocation

If relocation becomes realistic.

Avoid missteps

Actions that could prejudice a future claim.

Seeking advice does not commit you to objecting, selling or relocating — it lets you decide from an informed position.

> What should affected owners and occupiers do now?

Useful steps for owners and occupiers to take now:

Confirm your position

Whether your property is within or close to the scheme or safeguarded land.

Record ownership

Keep clear records of ownership and occupation.

Retain documents

Leases, licences, deeds and other property documentation.

Preserve accounts

Business accounts, budgets and trading information.

Track changes

Turnover, costs, customers or operations.

Keep correspondence

Letters and plans received from HAL or its advisers.

Monitor the process

Consultations and project updates.

Take specialist advice

Before agreeing terms or making significant commitments.

Good evidence is critical. Claims are far easier to support when records are kept from an early stage.

> What is the likely timetable?

The timetable depends on government policy, consultation, scheme development and the DCO process.



Stages still to come

Significant planning and statutory stages remain before construction could begin.

Years away

Implementation is expected to be several years away.

Impacts start earlier

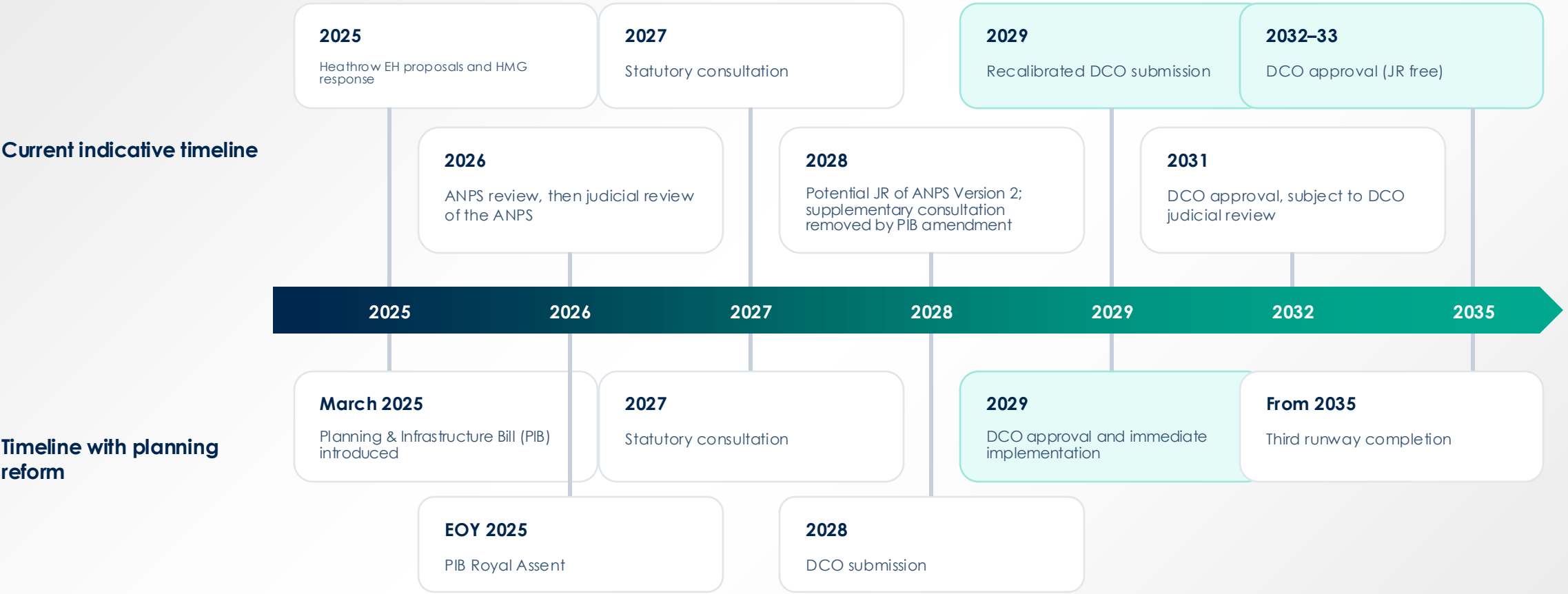
Engagement, consultation, land referencing and negotiation happen much sooner.

Attribute any dates

Any timetable shown should be dated, attributed to HAL and marked subject to change.

> What is the likely timetable?

Indicative timetable — the current programme compared with the position under planning reform.



Source: HAL published programme — dated at the time of publication and subject to change.



How we can help

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Every affected property and business has a different mix of ownership, occupation, valuation and commercial issues.

Early strategy

Review your position before proposals advance, so decisions are made from an informed base.

Land and valuation advice

Advice on what may be required, the effect on retained land and the value at stake.

Compensation claims

Identify every head of claim, prepare it and assemble the evidence to support it.

Negotiation

Negotiate with the acquiring authority and its advisers, aiming to settle by agreement.

DCO representations

Support through consultation, representations, registration and the examination.

Experience on both sides

We advise affected parties and scheme promoters, so we anticipate how an authority approaches land and compensation.

Fair outcomes often depend on the right representation at the right time — turning an uncertain process into a managed commercial outcome.

> Get in touch

For further information, or to discuss how the proposals may affect your property, please contact us.

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