Heathrow Airport Limited
The Compass Centre, Nelson Road,
Hounslow, Middlesex TW6 2GW
W: heathrow.com
20 October 2026

Dear Sir/Madam

Heathrow Airport Limited – Heathrow Expansion

Notification of proposed application under section 46 of the Planning Act 2008

I am writing to notify the Planning Inspectorate (acting on behalf of the Secretary of State) under section 46 of the Planning Act 2008 ("PA 2008") of Heathrow Airport Limited's proposed application for development consent for the expansion of Heathrow ("the Project").

The Applicant

The applicant's name is Heathrow Airport Limited ("the Applicant"). The Applicant's registered address is The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW.

Intention to apply for development consent

The Applicant intends to apply for an order granting development consent for the Project under the PA 2008. Development consent is required for the Project because it includes:

(i) airport-related development within section 14(1)(i) of the PA 2008, being the 'alteration of an airport'[1] which is expected to increase by at least 10 million per year the number of passengers for whom the airport is capable of providing air passenger transport services and to increase by at least 10,000 per year the number of air transport movements of cargo aircraft for which the airport is capable of providing air cargo transport services (see subsections 23(1)(b) and 23(4) to (6) of the PA 2008); and

(ii) highway-related development within section 14(1)(h) of the PA 2008, being the alteration of the M25 motorway for which a strategic highways company, namely National Highways, is the highway authority, and in relation to which the area of development will be greater than 15 hectares (see subsections 22(1)(b) and 22(3) of the PA 2008).

The Project is therefore a nationally significant infrastructure project for which development consent is required under section 31(1) of the PA 2008.

Summary of the proposed application

The proposed application comprises development both within and beyond the expanded airport boundary. This includes a new northwest runway, new and extended terminal facilities, the realignment of the M25, and other works associated with or ancillary to the airport's expansion. The application also includes changes to the airport's existing operational regime.

The Project includes the following elements:

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[1] Section 23(6) of the PA 2008 provides that 'alteration', in relation to an airport, includes the construction, extension or alteration of (a) a runway at the airport, (b) a building at the airport, or (c) a radar or radio mast, antenna or other apparatus at the airport. The Project includes, amongst other things, the construction of a new runway at Heathrow airport (namely, the northwest runway), the construction and extension of terminal buildings at the airport, and the construction, extension and alteration of a range of other buildings and apparatus at the airport.

- a new runway of around 3,500 metres long to the northwest of the existing airport and supporting aircraft taxiway network;
- new terminal and related apron capacity to enable processing of the additional flights and passengers associated with expansion of the airport;
- provision and relocation of critical airport related infrastructure such as fuel depots and pipelines and security control posts;
- re-alignment of the M25 and alterations to Junctions 14 and 14a of the M25;
- diversion of local roads including the A4, the A3044 and the Southern Perimeter Road including works to existing junctions;
- provision of flood mitigation, drainage, river diversion and river restoration works, together with ecological mitigation, habitat creation, biodiversity enhancement, landscaping and green infrastructure measures;
- provision of new hotels, offices, cargo sheds, car parking, flight catering facilities, and other airport-related facilities (e.g. aircraft maintenance) to enable operation of the expanded airport;
- measures for avoiding, reducing, mitigating and monitoring environmental effects arising from the construction and operation of the Project, including in relation to noise, air quality, climate change, biodiversity, landscape, water resources and public health;
- provision of environmental enhancement measures, including habitat creation and enhancement, biodiversity net gain, ecological corridors and wildlife crossings, public open space improvements, landscaping, and new walking and cycling routes and green infrastructure;
- other associated works, for example, utility diversions, temporary access roads, highway works, temporary works compounds, work sites and ancillary works;
- compulsory acquisition of land, including interests in land, and rights over land, over-riding easements and other rights and the temporary use of land;
- the discontinuance of existing limits on air transport movements at Heathrow set by planning permissions; and
- changes to the existing operational regime at Heathrow including: changes to the runway alternation arrangements; changes to the directional preference for aircraft landing and taking off from Heathrow; and the introduction of new and revised operating restrictions, including a ban on scheduled flights at Heathrow for part of the night period.

The Applicant will be undertaking pre-application consultation on the Project from 27 October 2026 until 22 December 2026. The consultation documents will be made available on the Applicant's project website at www.heathrow.com/expansion, as well as at document information locations and consultation events. A copy of this notification will also be published on the project website.

The Project includes proposals for new "operating restrictions" as defined under Regulation (EU) No 598/2014. The consultation documents include information on the proposed operating restrictions and form part of the engagement being undertaken by the Applicant to reflect the consultation requirements of Regulation (EU) No 598/2014.

The Applicant notes that the Government's pre-application guidance 'Planning Act 2008: Guidance on preparing an application: Part 1 – Pre-application steps', published in July 2026, encourages applicants to set out in their section 46 notification whether the proposed application is for an Environmental Impact Assessment (EIA) development. The Applicant notified the Secretary of State pursuant to regulation 8(1)(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 on 21 May 2018, and submitted a Scoping Report Addendum on 1 September 2025. The Applicant considers that the Project constitutes EIA development and intends to submit an Environmental Statement as part of its application for development consent.

Should you have any queries, please contact us at: expansionconsultation@heathrow.com

Please acknowledge that this notice has been received as a record of compliance.

Yours faithfully,

[redacted]
Heathrow Expansion Major Programme Director