



## Meeting note

<b>File reference</b>	TR020004
<b>Status</b>	<b>Final</b>
<b>Author</b>	The Planning Inspectorate
<b>Date</b>	27 September 2019
<b>Meeting with</b>	Heathrow West Limited
<b>Venue</b>	Teleconference
<b>Meeting objectives</b>	To discuss anticipated s53 applications
<b>Circulation</b>	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.

The Inspectorate noted the relevant procedure for submitting applications for access to private land, under section 53 (s53) of PA2008, and emphasised that the s53 process should only be used as a last resort once all reasonable steps had been taken to reach agreement through private treaty.

The Applicant explained that it may wish to progress a number of applications to gain access onto land and confirmed that there may be a number of land owners affected.

The Inspectorate enquired as to the general locations of the potential applications (the intention being to understand whether the parcels might be grouped together or be geographical dispersed) and requested an indicative timescale for the submission of any s53 applications. The Applicant set out where the plots were located and confirmed it would be submitting the suite of s53 applications within a period of weeks. The Applicant confirmed it would not be amending its current programme.

The Inspectorate highlighted that s53 applications typically take a minimum of three months to six months depending on the quality of the application documents but that some applications can take longer. The Inspectorate noted that processing of applications had previously been delayed by non-payment of application fees, lack of detailed justifications for access and incorrect plans and signposted to the

requirements for submissions set out in the Inspectorate's Advice note five on s53 rights of access<sup>1</sup>. The Applicant confirmed that it was familiar with the note.

The Inspectorate set out the fees associated with submitting s53 applications. The Applicant queried the criteria for bundling up plots under single applications. The Inspectorate advised that it depended on the location of the plots and that it could review proposed land parcels prior to submission to enable a firm view on the application fee to be paid.

The Inspectorate explained as an organisation it encouraged electronic submission in the first instance, however, a paper copy of the s53 application alongside the electronic copy would be helpful.

### **Specific decisions / follow up required?**

The Applicant advised it would liaise with the Inspectorate in two weeks to confirm the likely submission format.

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<sup>1</sup> [https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/04/advice\\_note\\_5.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/04/advice_note_5.pdf)