

Environmental Information Consultation Document (EICD)

Chapter 6: Community

Contents

6. Community	6-2
6.1 Introduction.....	6-2
6.2 What is meant by ‘community’	6-2
6.3 Why communities might change	6-2
6.4 Legislation, policy and guidance	6-4
6.5 Assessment summary	6-6
6.6 Assessment results – Project-wide	6-8
6.7 Assessment results by Community Area	6-24
6.8 Summary of likely significant community effects.....	6-28
6.9 Next steps and preparation of the Environmental Statement (ES)	6-29
6.10 Glossary of terms	6-32
6.11 References	6-33

6. Community

6.1 Introduction

- 6.1.1 As indicated within **Chapter 1: Setting the scene for consultation**, ‘community’ is an environmental aspect for which environmental information is presented for this 2026 Public Consultation. This chapter is supported by a glossary of terms.

6.2 What is meant by ‘community’

- 6.2.1 The term ‘community’ means different things to different people, but as indicated earlier it is an environmental aspect for the purposes of the Environment Information Consultation Document (EICD).
- 6.2.2 Specifically, this chapter considers effects on people and their homes within a community, changes to community facilities including schools, early years facilities, places of worship, community halls/centres, charitable community-serving facilities, formal sports and allotment facilities – these are termed ‘community receptors’ in the context of this chapter; and effects on public services. Effects on other outdoor public recreation facilities such as open space and play areas are considered in **Chapter 7: Recreation and amenity**.
- 6.2.3 The effects considered in this chapter are distinct from, but often cross-refer to or are influenced by, environmental change (such as noise, traffic and transport and air quality) where there is an **indirect** effect on community facilities, services or infrastructure.
- 6.2.4 As indicated by **Chapter 4: People, place and Community Areas**, distinct community groups have been defined for the purposes of the EICD. These are described as Community Areas and together combine to form an Inner Study Area for the purposes of some of the assessments within this chapter.
- 6.2.5 This chapter should also be read in conjunction with **Chapter 5: Socio-economics and employment** (where effects on community-facing businesses are considered), **Chapter 8: Noise and Vibration** (which considers environmental effects on noise-sensitive community facilities which may affect their viability), and **Chapter 11: Health**.

6.3 Why communities might change

- 6.3.1 As the existing airport expands, there will be direct and indirect changes on surrounding communities driven by changes in land use, property, accessibility and the environment (including noise). Direct changes will occur due to the loss of land that will require the displacement of homes and community facilities. Indirect changes may occur due to these displacements, for example on the housing market.
- 6.3.2 These changes will affect communities and people who live, work and use facilities and services around the expanded airport.

- 6.3.3 Some communities will be subject to considerable change – such as Longford, where all homes, business, facilities and open space will be lost, and Harmondsworth, which will be affected by the loss of homes and community facilities and spaces, but some of which would remain and need to be carefully managed to ensure it is a sustainable and viable community.
- 6.3.4 The community assessment will consider how these changes will affect people and community assets having regard for environmental measures, compensation and enhancement measures.
- 6.3.5 Community effects cover:
- **Effects on people and homes, including:**
 - Effects on people who will be displaced within the Compulsory Purchase Zone (CPZ) – the area in which Heathrow’s expansion will require the demolition of property to build the Northwest Runway and any supporting facilities (the CPZ is explained in the **Property Policies Information Paper**).
 - Effects related to population and housing change as a result of the CPZ and Wider Property Offer Zone (WPOZ) – the area within which we will be offering voluntary purchase of homes, if eligible (explained in the **Property Policies Information Paper**) – or changes in environment.
 - Effects of the construction workforce on housing markets.
 - Effects related to population growth and subsequent additional demand for housing as a result of economic growth resulting from the Project.
 - **Effects on community facilities and the people who use them, including:**
 - Effects on community facilities that will be displaced within the CPZ, and the users of those community facilities.
 - Effects on the demand for community facilities related to population change as a result of the CPZ and WPOZ.
 - Effects on the viability of community facilities as a result of environmental changes resulting from the Project.
 - **Effects on public services and users of public services, including:**
 - Effects on the demand for public services as a result of a temporary, non-home-based construction workforce.
 - Effects on the demand for public services related to population change as a result of economic growth related to the Project.
 - **Effects on community sustainability, viability, cohesion and integration:**

Where the Project has the potential to change the physical environment in communities around the existing airport, and the perception of community life as a result of factors, including: changes to the number and characteristics of homes; changes to community facilities and public space, and changes in the environment during the construction and operational activities of the Project.

6.4 Legislation, policy and guidance

- 6.4.1 In the UK, there is a wide variety of legislation, policy and guidance that has been put in place to protect and manage change to communities.
- 6.4.2 The Airports National Policy Statement (ANPS) (2018) remains the critical national policy that sets the framework for airport expansion and its effects on communities and outlines the applicant's requirements for assessing effects on communities and people. It identifies the approach to community engagement, compensation (including a community compensation fund) and environmental measures in respect of these effects [1].
- 6.4.3 The Government recently concluded its consultation on proposed amendments to the 2018 ANPS, to be known, once amended, as the Heathrow Expansion National Policy Statement (HENPS). The Government is now considering consultation feedback, alongside the outcome of parliamentary scrutiny once concluded. Subject to parliamentary approval of the Government's final form of the proposed amendments, the amended form of what will then be the HENPS is expected to be published by the end of 2026. In preparing our consultation materials, we have reviewed the proposed amendments to the ANPS and is continuing to consider the potential implications for our preferred scheme and accompanying assessments. Where relevant to the assessments, the requirements of the ANPS are referenced in this Environmental Information Consultation Document (EICD) together with any potential changes arising from the proposed ANPS amendments, recognising that current policy in the ANPS remains the starting point for the consideration of Heathrow expansion until the amendments to the ANPS have been finalised and the amended version published as the HENPS. Following publication, we will engage with relevant stakeholders on the policy amendments as part of our ongoing programme of pre-application engagement and will also consider if targeted consultation is necessary.
- 6.4.4 The draft HENPS (2026) provides continuity for the approach to assessment of effects on communities, but also includes additional reference to the importance of 'place making' (paragraphs 4.110 to 4.112) and the importance of addressing "displacement and loss of housing, loss of community facilities and assets across the wider area, including schools, nurseries, places of worship, recreational spaces and local businesses" and "indirect effects on access to services, social networks community cohesion and overall quality of life", noting that the "applicant should demonstrate how it has worked with local authorities to develop the scheme. Including demonstrating how, where relevant the scheme can contribute and be integrated with wider place making and how land has been used efficiently to limit impacts of displacement of existing communities, including residential displacement, loss of community facilities and assets across the wider area including schools, nurseries, places of worship, recreational spaces and local businesses and enables local authorities to deliver local needs for the area".
- 6.4.5 Key legislation also sets the context for the protection of homes and property, sufficiency for education and early years childcare provision, and public services that are relevant to the effects on communities.

6.4.6 Key legislation includes (but is not limited to):

- The Equality Act 2010 which sets the public sector duty regarding socio-economic inequalities and identifies protected characteristics [2].
- The Housing and Regeneration Act 2008, which sets provisions relating to housing conditions, regulation for houses in multiple occupation, secure tenancy and right to buy [3].
- The Planning Act 2008, which sets out requirements on the compulsory acquisition of land including allotments and common land or open space, and its replacement/relocation as environmental measures [4].
- The Education Act (1996) (as amended) which sets the statutory duty for local authorities to secure that sufficient primary education and secondary education are available to meet the needs of the population of their area [5], and the School Premises (England) Regulations (2012), which apply to all schools maintained by Local Authorities (and Academies) in England and set statutory standards for school design including acoustics [6].
- The Small Holdings and Allotments Act 1908 [7], the Allotments Act 1925 [8] and the Allotments Act 1950 [9] which are relevant to our approach to the displacement of allotments and proposals for their replacement.

6.4.7 Other national policy documents, statements and frameworks are also influential in setting the scope for community effects, and the approach to enhancements and the environmental measures to mitigate effects. These include the National Planning Policy Framework (2025) which sets the principles for development in the context of sustainable communities, homes and community facilities [10].

6.4.8 Local or regional policy is also important in determining the scope of community effects, and for informing the approach to identifying the sensitivity of receptors and the context for local effects on people, homes and community facilities – particularly where there is an effect on a statutory service, duty or facility that local authorities hold or are responsible for the delivery of.

6.4.9 Regard will therefore be had both to local (local authorities) and regional (Greater London Authority) policies relating to:

- Community facilities/public services, sport and recreation (including access and levels of provision) and open space
- Housing need and vulnerability, and approaches to household type, tenure and support including social rented homes
- Community cohesion, sustainability and integration

6.4.10 Limited guidance exists in respect of the assessment of community effects, although there are a number of guidance documents that are helpful in developing good or best-practice assessments and environmental measures for effects, such as Institute of Sustainability and Environmental Professionals (ISEP) (2025) Guidance on Social Impact Assessment in Environmental Impact Assessment in the UK and Ireland [11].

6.5 Assessment summary

- 6.5.1 This section explains our approach to the community assessment and how conclusions have been drawn in this chapter.

Baseline

- 6.5.2 The community baseline has been and will continue to be influenced by changes in the socio-economic environment, the political environment, and through changes in policy and legislation that have influenced, for example, the housing market and the delivery of public services.
- 6.5.3 A community baseline drawing on public datasets is presented in **Chapter 4: People, place and Community Areas** which sets out:
- The approach to identifying and reporting on spatial areas across an Inner Study Area (made up of 23 distinct Community Areas) and a Core Study Area (made up of nine local authority areas, generally reflecting the scales at which housing markets operate, and community facilities and public services are provided that may be affected by the project) – compared to wider (regional and national) averages.
 - The data sources used to collate the information, mainly the 2021 Census and 2025 English Index of Deprivation.
 - The key demographic (including age, gender, ethnicity, religion), housing (including type, tenure, composition), deprivation/social inequality and community facility information.

Assessment approach

- 6.5.4 There is limited UK legislation or government guidance that specifies the detailed content required for community assessments or provides appropriate methodology for the assessment of effects and their significance.
- 6.5.5 Community effects are partly determined by the nature of the development and the changes proposed, the nature of the locality (the sensitivity of receptor groups), and policy decisions taken by stakeholders.
- 6.5.6 As explained within **Chapter 3: The approach to assessment** in the Environmental Information Consultation Document (EICD), effects are broadly derived from the interaction between how great the change is (the magnitude of change) and the sensitivity of the receptor to the change.
- 6.5.7 The main sensitive receptor groups, as indicated previously for the community assessment, are people and homes, housing markets, community facilities and public services.
- 6.5.8 This assessment therefore focuses on the sensitivity of those receptors and any net changes in the context of the relevant baseline position to determine whether effects are significant or not. This is applied using appropriate standards and thresholds,

where available. The community environment is a dynamic and adaptive one with constant background change and turnover, for example, people and households moving into and out of an area.

- 6.5.9 With regard to the assessment results in this chapter (**Section 6.6: Assessment results – Project-wide**), the approach taken to assessing and reporting significance is considered to align and be consistent with the process of Environmental Impact Assessment (EIA), described as being in ‘EIA terms’.
- 6.5.10 The significance of effects has been determined by taking into account the sensitivity of the receptor and the magnitude of the change, in the context of environmental measures which are considered embedded within the Project (refer to **Chapter 3**). For this chapter, the most relevant measures are the property policies (as they relate to residential property) set out within the Property Policies Information Paper and the Land and Property Acquisition and Compensation Policies, the community compensation fund explained within the community compensation fund document, and the proposals for managing the construction workforce set out within the **Consultation Document**.

Study areas

- 6.5.11 The Airports National Policy Statement (ANPS) and the draft Heathrow Expansion National Policy Statement (HENPS) state that ‘social (and economic) benefits and adverse effects should be considered at national, regional and local levels’ (paragraph 4.5).
- 6.5.12 The approach to defining the study areas has been influenced by the geographic extent of the area across which likely significant effects on community receptors might reasonably be predicted to arise as a result of the Project.
- 6.5.13 This takes into account the location and characteristics of those receptors (namely people and their homes, the wider housing market, community facilities and public service provision).
- 6.5.14 Some community effects will be experienced and reported across a wider area, for example, effects on the housing market and public service delivery. Others will be experienced and can be reported more locally. As such, this assessment has a tiered approach to reporting:
- Project-wide assessment – for those effects which occur across a wider area.
 - Community Area assessment – where specific types of effect are experienced at a very local level. Only those Community Areas where these specific effects will occur are covered under **Section 6.7: Assessment results by Community Area**.
 - Individual receptor assessment – where effects are experienced by specific people, homes and community facilities.
- 6.5.15 The Community Areas combine to form an Inner Study Area, developed with consideration to the area where the most local effects may occur. This is shown in

Chapter 4: People, place and Community Areas. This is consistent with the Inner Study Area used for the socio-economic assessment (refer to **Chapter 5**).

6.5.16 The Project-wide assessment is generally influenced by the scales at which housing markets operate and community facilities and public services are provided. This draws on a Core Study Area which comprises the following nine local authority areas:

- London Borough of Hillingdon
- London Borough of Hounslow
- London Borough of Ealing
- Slough Borough Council
- The Royal Borough of Windsor and Maidenhead
- Buckinghamshire Council
- Runnymede Borough Council
- Spelthorne Borough Council
- Elmbridge Borough Council

6.6 Assessment results – Project-wide

Effects on people and homes

Effects on people who will be displaced within the Compulsory Purchase Zone (CPZ)

- 6.6.1 Effects from the compulsory acquisition of homes within the Compulsory Purchase Zone (CPZ) would occur during the early years of construction. All property purchased for the Project will have been vacated and residents moved before later stages of construction or before the proposed runway is open.
- 6.6.2 At present, it is anticipated that the delivery of the Project would result in the displacement of 757 properties in the four Community Areas referred to below. This would occur once we have gained compulsory acquisition powers under the Development Consent Order (DCO), if granted consent, and requires vacant possession of the properties in order to demolish them:
- **Harmondsworth:** 448 properties in this Community Area would be displaced, representing around 80% of homes in the Community Area.
 - **Longford:** All 283 properties in this Community Area would be displaced.
 - **Sipson:** 10 properties in this Community Area would be displaced, representing around 2% of homes in this Community Area.
 - **Poyle:** 16 properties in this Community Area would be displaced, representing 3% of homes in this Community Area.

- 6.6.3 This would lead to effects on the following types of residents within the CPZ:
1. Residents who are owner-occupiers of property within the CPZ
 2. Residents in rented tenures with housing vulnerability, for instance, receiving housing benefit to help with private renting, or in social rented tenures (where the Council is the provider of accommodation, or a Registered Housing Provider) within the CPZ
 3. Residents who privately rent property within the CPZ
- 6.6.4 Separately to residents, the compulsory acquisition of property would also affect the owners of that property who may be renting/letting that property to residents under 2 or 3, by way of loss of income (noting that they would be compensated as explained in the Property Policies Information Paper).
- 6.6.5 Effects on the residents of the displaced homes in the CPZ, who will need to move as a result, are being considered at a very local scale, including at an individual/household scale. People's sensitivity to change is influenced by their demographic characteristics, noting that some areas in the CPZ fall within areas in the 10% most deprived areas of England.
- 6.6.6 Residents with housing vulnerability/support, financial hardship or inability to move, or with strong local connections that limit their ability or willingness to move may be considered more sensitive in this context, and measures to mitigate significant effects where possible are being developed to recognise sensitivity at an individual level.
- 6.6.7 Residents with a statutory duty of care related to their housing need, for example those in receipt of housing benefit or occupying property owned and operated by the local authorities or registered social landlords, will continue to receive the same level of support as required. We will work with local authorities and registered social landlords to reduce the extent to which vulnerable tenants are affected during this process.
- 6.6.8 In all cases, people who are required to move home as a result of land required for the Project will have limited capacity to respond to change, notwithstanding the property policies that will be available to those that qualify (these are explained in the Property Policies Information Paper, as well as the Land and Property Acquisition and Compensation Policies within this consultation). Given the effect is permanent and cannot be reversed, the displacement of residents from their homes is considered likely to result in a **significant** adverse effect at the individual level.
- 6.6.9 Measures will be in place as set out within the Property Policies Information Paper and the Land and Property Acquisition and Compensation Policies to support people who would need to move. These policies have been developed over a number of years, drawing on feedback from engagement and formal consultation including as part of the 2019 Airports Expansion Consultation. The Property Policies Information Paper and the Land and Property Acquisition and Compensation Policies set out eligibility criteria, details of the package of compensation, and details of the hardship

scheme to support those with a compelling need to move, but who are unable to sell their house on the open market.

- 6.6.10 Further measures are currently being developed to reduce the level of effects, including a Home Relocation Support Service.

Effects related to population and housing changes due to the CPZ and WPOZ or changes in environment

Effects of compulsory acquisition

- 6.6.11 The overall number of homes in the Inner and Core Study Areas would reduce due to compulsory acquisition (a reduction of 757 residential properties across the London Borough of Hillingdon and Slough Borough).
- 6.6.12 Effects would start during construction enabling works subject to the grant of the Development Consent Order (DCO) application and start of major civil engineering works, when all homes in the CPZ will have been purchased in vacant possession.
- 6.6.13 The London Borough of Hillingdon would see a reduction from present housing stock across the following tenures, based on average tenures in the output areas that make up the CPZ (2021 Census) equivalent to:
- 0.5% of the current stock of social rented homes, of a total of 17,600 homes.
 - 0.7% of the current stock of owned or privately rented homes, of a total of 91,640 homes.
- 6.6.14 There may be potential for a secondary effect as a result of the displacement of people from their homes, causing additional turnover of residents and properties in the housing market and potentially placing additional pressure on other local housing markets. We cannot dictate where displaced residents move to and would not know where displaced residents have chosen to relocate at the point of submission of the DCO application. The acquisition will be phased to dilute the scale of this secondary effect.
- 6.6.15 In the overall context of housing stock and planned delivery, the CPZ represents a small proportion of a dynamic and flexible market over a substantial plan period and therefore is likely to be **not significant**.

Effects of the Wider Property Offer

- 6.6.16 The Wider Property Offer could apply to homes in the WPOZ which are likely to qualify, based on criteria set out in the Property Policies Information Paper. The uptake of this offer may result in changes to the population, tenure profile and turnover/churn of both households and people in the WPOZ. This is likely to be influenced by:
- The number of homes affected by the WPO.
 - The location of the homes that are affected by the WPO.

- The phasing of uptake of the WPO (processing/conveyancing and renovation of homes that qualify, which will differ from case-to-case), and the approach to dispersal back to the market (effects would be start during construction).
- The tenure of homes when they are purchased, and when they are returned to the market.

- 6.6.17 At this stage, no assumptions can be made about the likely scale of uptake, the order in which communities within the WPOZ may be prioritised, or the number of homes per Community Area that are likely to take up the WPO.
- 6.6.18 Given these inherent uncertainties, it is not possible to model and quantify levels of significance for the effects on population and housing change as a result of the WPO at this stage. Therefore, on a precautionary basis, this is currently considered to have the potential to be **significant** at the inner study area but is subject to the development of assumptions and policies to minimise any adverse effects which may arise.
- 6.6.19 Before the Development Consent Order (DCO) application is submitted, these assumptions will be identified and will be tested through engagement and technical assessment. We will seek to work with stakeholders including London Borough of Hillingdon to refine assumptions to enable a full assessment of likely significant effects and those will be reported within the Environmental Statement (ES).
- 6.6.20 The WPO does, however, offer the opportunity to help us mitigate other likely effects on the local housing market and residents, including by:
- Potentially using WPO properties purchased to relocate residents displaced from the CPZ, enabling retention of local networks and limiting the need for children to change schools.
 - Potentially managing some of the demand for accommodation related to temporary demand from non-home-based construction workers.
- 6.6.21 We are developing a strategy for how to manage property purchased via the WPO, which would include refurbishment and noise insulation of properties purchased, aiming to improve the overall quality of stock. As more information is available, appropriate further measures may be developed to reduce the potential for adverse effects.
- 6.6.22 Ahead of production of the ES, population and household modelling scenarios will be developed to present a reasonable set of estimates for the future demographic and housing tenure profile of the area affected by the WPO.
- 6.6.23 This will include details of any measures that Heathrow will commit to regarding the effective management of the housing stock we purchase to minimise disruption/additional demand to public services and community cohesion, in the context of existing housing market pressures.

Environmental change

- 6.6.24 Other effects may also occur relating to environmental effects from construction activity and operational activity. This could occur where people may temporarily leave their homes (a measure to avoid the effects of very high noise levels), either through voluntary temporary relocation during construction or temporary relocation during compulsory installation of noise insulation (where it is deemed compulsory to avoid unacceptable effects on health and quality of life). In both cases, we will support residents accessing these temporary relocations, as set out within the Property Policies Information Paper.
- 6.6.25 Construction activity has the potential to lead to likely **significant** adverse effects on people as a result of noise in areas close to construction activity where 24-hour working is undertaken, which is considered within **Chapter 8: Noise and vibration**.
- 6.6.26 Heathrow will employ reasonable and practicable measures as set out within the draft Code of Construction Practice to reduce the source of construction noise to a level that would avoid the need to offer people temporary re-housing.
- 6.6.27 However, during construction, environmental effects may result in offers of temporary relocation of residents, in terms of offers of voluntary temporary relocation for people in homes that have the potential to be affected by construction noise levels at night during peak activities, made under the noise insulation policy. This is intended to provide protection to residents if it is not reasonably practicable to control noise emanating from the worksites to a level below temporary re-housing trigger levels. More information is set out within **Chapter 8: Noise and vibration**.
- 6.6.28 The construction delivery programme is not yet sufficiently detailed at the local scale to determine the extent and detailed scale or significance of this effect, or the duration of temporary displacement in different locations (which, if for an extended period, may affect people's use of community facilities such as schools, and access to employment, for example).
- 6.6.29 We would promote community safety measures in the area during construction and operation, likely to include:
- A precautionary approach to manage community safety, cohesion and public services, with a focus on prevention where at all practicable.
 - An information pack for accommodation providers in the private rented sector and tourism sector, setting out details of the workforce profile and a Code of Conduct.
 - A process and resources for the local community to register public concerns, for example, through a hotline and awareness campaigns.
- 6.6.30 During the operational phase, we may need to ensure the compulsory insulation of some homes that may otherwise be within the Unacceptable Adverse Effect Level area referred to within **Chapter 8: Noise and vibration** relating to new aircraft noise at night. This may mean that in some limited, very specific and localised areas, residents may need to temporarily leave their homes while insulation is installed at their homes.

- 6.6.31 In these cases, we may need to seek the powers to insulate these homes to prevent the unacceptable effect from occurring, should residents or landlords not voluntarily provide access. This would respond to a situation where, for example, a landlord does not accept our offer of noise insulation. The works to insulate homes would not be extensive but may mean that residents may need to temporarily move home for a short period of time during installation. These residents would be notified in advance and would be able to access environmental measures described in **Chapter 8: Noise and vibration** and within the Noise Insulation Policies.
- 6.6.32 At this stage, details of the full extent of insulation required have yet to be determined and as such the extent/scale of this effect, or the duration of temporary displacement, have not been determined.
- 6.6.33 Effects relating to temporary relocation of people during construction and operation have not been attributed a level of significance at this stage.

Effects of the construction workforce on housing markets

- 6.6.34 The construction of the Project may result in likely effects on capacity in the local accommodation markets across the Core Study Area as a result of a temporary 'non-home-based' construction workforce (workers temporarily moving to the local area during the construction activities).
- 6.6.35 Moving around frequently from project-to-project and staying in temporary accommodation is a normal component of the construction sector, and any major infrastructure construction project. On average in London and the South East, Construction Industry Training Board Labour Market Mobility surveys (2023) [12] estimate that around 6% to 9% of the workforce on construction sites stay in temporary accommodation outside their region of permanent residence.
- 6.6.36 The scale of likely effects is driven by the size of the construction workforce and the size of the 'non-home-based' workforce in particular, and its accommodation choices and location.
- 6.6.37 The activities that drive the potential effects during construction are related to the demand for construction workers at various points during the delivery of the Project. When the Project's construction activities reach their peak, the number of construction workers seeking accommodation will be at its maximum extent (assuming economic conditions do not change).
- 6.6.38 We estimate that at the peak of construction, the programme will require 21,500 workers. This includes 17,500 onsite workers.
- 6.6.39 The Project will actively seek ways to flatten this peak and will look at opportunities such as applicability for offsite manufacture in other parts of the UK and moving project activities to smooth resource requirements.
- 6.6.40 Where resources are required, we will seek to maximise the number of workers recruited locally. However, the right quantity of workers with the required skills may not already live in and around the existing airport and may require somewhere to live whilst they work on the Project.

- 6.6.41 At present, it is estimated that up to 20% of the on-site workforce may be non-home-based.
- 6.6.42 While the effects are likely to be greatest at the peak of the construction workforce, demand for accommodation from non-home-based workers is likely to continue to a lesser extent throughout the entirety of the construction activities.
- 6.6.43 To address the potential for effects, we will ensure that an appropriate level of accommodation is available for the workforce. The specific form, location and delivery mechanisms for this provision would be refined as the Project develops. A balanced approach would be taken to ensure the Project can attract and support a productive workforce, provide potential economic benefits to local accommodation providers with available capacity, and minimise disruption to local housing supply and community cohesion. We will seek to provide accommodation in purpose-built or other accommodation, which may include accommodation within one or more of the construction support sites or within the construction area. More information is provided within the draft Code of Construction Practice and **Consultation Document**.
- 6.6.44 As such, it is currently anticipated that 20% of the on-site construction workforce may seek temporary accommodation in the area around Heathrow where they can travel to work at the airport (across the majority of the Core Study Area) in a range of accommodation sectors depending on their preferences for price, location and tenure/length of stay. This is likely to include some tourist or visitor accommodation, and some tenancies within the private rented sector. Some accommodation will also be new to the market, such as spare rooms. This is termed 'latent' accommodation.
- 6.6.45 The private rented sector accounts for 192,700 properties within the Core Study Area.
- 6.6.46 Overall, the effect of the proportionately small increase in temporary non-home-based construction workers over the Core Study Area is unlikely to have a **significant** effect on the housing market. This is because there is capacity to absorb some demand within existing vacancy and churn without causing undue stress to the housing market or the statutory housing and homelessness prevention duty of local authorities.
- 6.6.47 However, it is noted that:
- Not all of this accommodation will be available or affordable to non-home-based construction workers, and it is noted that the private rented sector can be highly sensitive to change in demand as it is relied upon by local authorities and people with a statutory housing need, as well as providing affordable accommodation options to those who are not in identified housing need.
 - Effects may arise where there is localised demand in particularly sensitive accommodation markets. As such, we will develop a detailed and robust accommodation strategy to ensure this effect does not become significant through monitoring, management and effective action.
- 6.6.48 Heathrow will develop solutions for construction workforce accommodation. This may include the provision of accommodation, potentially within the draft Order Limits

(subject to environmental testing of the proposed accommodation sites), to reduce likely effects on private sector housing and set out the measures to use project sponsored accommodation to manage the workforce and attract a high-quality workforce for the Project.

- 6.6.49 We plan to implement a comprehensive Heathrow Workers Accommodation Management Service to match workers with suitable accommodation and reduce effects on existing communities and monitor effects.

Effects related to population growth and additional demand for housing due to economic growth resulting from the Project

- 6.6.50 Effects on the demand for housing related to population change as a result of economic growth related to the Project are driven by employment generated by the operational activities of the Project.
- 6.6.51 Any 'above trend' growth in employment related to the Project has the potential to lead to a relatively small increase in population and households (and demand for housing) across the Core Study Area compared to if the existing airport were not expanded.
- 6.6.52 Once we have a clearer view on the 'above trend' economic growth related to the Project through refinement of the approach set out in **Chapter 5: Socio-economics and employment**, an assessment will be undertaken on the potential for additional demand in the context of regional housing targets and policy-led estimates.

Effects on community facilities and the people who use them

Effects on community facilities that will be displaced within the CPZ and the people who use those community facilities

- 6.6.53 The construction of the Project will result in the loss of some community facilities used by residents, with the potential to result in significant effects should the facilities be inaccessible and no longer support the needs of their users.
- 6.6.54 The following community facilities will be displaced or disrupted by land use change:
- In Harmondsworth:
 - Harmondsworth Primary School – a 1 Form of Entry Primary school in Harmondsworth serving areas within Harmondsworth, Longford, Sipson and West Drayton.
 - Th Landon School Harmondsworth – a specialist, independent school providing education for learners with Special Educational Needs (part of the existing school will be displaced, with some buildings being retained subject to environmental assessments).
 - Wonderland Day Nursery – a day nursery located in Harmondsworth Community Hall in Harmondsworth. It provides 52 places for children up to four years old.

- Harmondsworth and Longford Community Centre – a for-hire community hall with kitchen, toilets and parking available evenings and weekends.
- Moor Lane and Pinglestone Allotments.
- Harmondsworth Recreation Ground – open space including seasonal football pitch, outdoor gym, children's playground and tennis court.
- In Longford:
 - Littlebrook Nursery (Longford) – a day nursery located in premises on the Bath Road, near Longford. It provides up to 104 places for children up to three years old.
 - Heathrow Special Needs Centre – an established charity that provides a safe, secure and friendly community farm environment with facilities designed for people of age five and above with various disabilities and special needs.
 - The Universal Pentecostal Church – a place of worship in Longford.
- In Harlington:
 - Little Harlington Playing Fields – open space including football pitches, cricket facilities, and pavilion with changing facilities.
- In Stanwell Moor (but within LB Hillingdon):
 - Green Corridor – a registered charity, providing vocational programmes in horticulture, catering and hospitality to young people aged 16 to 25.
- In Stanwell Moor (but within Spelthorne BC):
 - Vineries Allotments.
- In West Drayton:
 - Townmead Recreation Ground – open space with various football pitch provision.
- In Poyle:
 - Tennis and basketball facilities within Pippins Park (this facility will not be displaced and will remain in its current location, but the basketball and tennis court facilities at the northern end of Pippins Park will be relocated to its eastern side).
- In Iver and Richings Park:
 - Thorney Park Golf Club/Course – an 18-hole golf course (membership with public accessibility).

6.6.55 We have committed to mitigating adverse effects on community facilities that are likely to arise from the Project, where appropriate as set out in Taking Britain Further [13] (Heathrow's submission to the Airports Commission), including to:

“ensure all community facilities, including schools that are lost by the development are re-provided or alternatives provided to meet needs of local stakeholders” (Vol. 1, Part 5, p.245).

6.6.56 We will mitigate effects where:

1. There is statutory duty on the local authority or other public body to provide that facility.
2. The Project would result in a likely significant adverse effect on that facility or its users.

- 6.6.57 Details of the approach to identifying displaced facilities and their relocation criteria, engagement and current position around environmental measures and/or re-location are set out within the community facilities topic paper and the Blue and Green Infrastructure topic paper.
- 6.6.58 These represent the current preferred options for reprovision based on identified criteria. It should be noted that these options are in development and yet to be finalised, but reflect our intention to mitigate effects. For each relocated community facility, the following text sets out the principles behind the emerging preferred approach.
- 6.6.59 Each type of facility has a specific set of criteria or principles which define appropriate environmental measures, for example, relating to catchment, location, site size and access. In some cases, these are informed by standards/guidance, and in others through review of public data or engagement with the facilities.
- 6.6.60 Community facilities and their users vary in sensitivity depending on the type of facility and the characteristics of users, and the availability of alternatives. However, in most cases sensitivity will be high or very high given the little capacity to adapt to loss of provision. Magnitude of change is influenced by the Project's ability to adequately re-provide facilities in a timely manner to serve existing users.
- 6.6.61 Should all environmental measures be developed and implemented in line with legal and policy requirements, and in accordance with relevant guidance, then the magnitude of change would be low and the effects would likely not be **significant**.
- 6.6.62 The Project will include preferred sites or strategies for the reprovision of displaced facilities, which have been determined based on standards and guidance, data related to users and catchments, and through engagement with operators, providers, users and guardians where possible.

Effects on the demand for community facilities related to population change as a result of the CPZ and WPOZ

- 6.6.63 The Project will result in population change within the inner study area as a result of homes being demolished in Longford, Harmondsworth, Sipson and Poyle.
- 6.6.64 The receptors are local community facilities in the Inner Study Area. Their sensitivity is defined by their ability to respond to change, primarily in relation to changes in the size, age profile and transience of the population in the Inner Study Area.
- 6.6.65 Each type of community facility will have its own sensitivity to change. For example, the sensitivity for education capacity is judged on the basis of current capacity and future planned capacity in terms of Forms of Entry for primary and secondary schools.

- 6.6.66 Most changes due to the CPZ and WPOZ would affect residential areas in the London Borough of Hillingdon and Slough Borough, and services and facilities that are the statutory responsibility of the London Borough of Hillingdon and Slough Borough Council.

Effects of compulsory acquisition

- 6.6.67 The effect of the CPZ would be a permanent reduction in the number of people particularly in Harmondsworth (Longford would be completely demolished) and there are few properties in other communities subject to CPZ that would have the potential to affect the provision of community facilities and services in those communities.
- 6.6.68 The extent to which people displaced from homes in the CPZ would remain in the local area, or in the London Borough of Hillingdon at all, is not currently known. As such, it is not possible to determine the extent of this effect on community facilities. However, a precautionary approach has been taken regarding the replacement of these facilities and it has been assumed that residents may seek to continue accessing the same community facilities as they do today.

Effects of the Wider Property Offer (WPO)

- 6.6.69 In addition, as a result of uptake of the Wider Property Offer (WPO) – and depending on our approach to returning properties we purchase to the market (for example, if properties are returned to the market as owner-occupied, rented or other tenures) in that area – the profile of households has the potential to change in Harmondsworth, Sipson, Harlington, Cranford Cross, Poyle, Colnbrook and Brands Hill.
- 6.6.70 Potential for changes to the number and characteristics of residents will be influenced by:
1. Measures within the **Property Policies Information Paper**, including the ability for people to access support to move home either locally or in the wider area.
 2. Assumptions on the location and rate of change of property ownership across the area with homes that qualify for the WPO.
 3. The change in the balance of private residential property, for example, between owned and rented tenures, as a result of our management of property purchased through the WPO.
- 6.6.71 At this stage, it is not possible to predict the demographic change in population across the communities within the WPOZ based on the level of information on the rate, scale and locations of uptake of the WPO or the approach to the properties that we would purchase.
- 6.6.72 It is likely that greater detail of information may become available following processing of the information gathered from Heathrow's land referencing exercises, during which information on household composition and characteristics has been sought. That data will be used to provide a more detailed analysis of changes in community facility and service capacity when collected and analysed.

- 6.6.73 We will seek to work with stakeholders including the London Borough of Hillingdon to define any further environmental measures that may be appropriate as a result.

Effects on the viability of community facilities due to environmental changes resulting from the Project

- 6.6.74 Changes to environmental amenity (predominantly noise, aircraft and ground noise from aircraft, and air quality during construction and operational activities) may have the potential to affect the ability of some community facilities in the Inner Study Area to continue to provide services to users.
- 6.6.75 Heathrow is working to understand the potential changes in environment, including noise levels and other environmental changes that may result in changes to viability. For noise, this has been introduced in **Chapter 8: Noise and vibration**, which notes that preliminary assessments suggest that some schools close to the Project are at risk of potentially needing alterations to their built fabric, rebuilding or potentially relocation as a result of environmental change, predominantly linked to aircraft noise and construction activity.
- 6.6.76 It is noted that while there are statutory thresholds for noise effects, in most cases the effects on community buildings are influenced by the type of facility, the user group of facilities, their statutory status, and individual operational information (for example, the use of outside space). It is important that engagement with the statutory providers, operators and users of community facilities also informs the overall approach to assessment and support with environmental measures if required.
- 6.6.77 Detailed technical surveys and engagement with each facility identified as at risk from significant adverse effects, which will be indicated through environmental assessment ahead of the Development Consent Order (DCO) application, would continue following this consultation in order to fully understand and seek agreement on mitigation of the potential effects.

Effects on public services and users of public services

Effects on the demand for public services due to temporary, non-home-based construction workforce

- 6.6.78 The introduction of a new non-homed-based workforce into the Core Study Area described in **Chapter 4: People, place and Community Areas** could have effects on demand for public services, and the ability of service providers to respond. In this case, the scale of the effect is measured in terms of the net demand for the provision of public services (at local authority or Core Study Area scales) from construction workers.
- 6.6.79 Demand for public services can vary between different types of service depending on the demographic profile of the workforce, particularly age and gender. Establishing demographic benchmarks is therefore important to inform the assessment of likely effects on public services and direct any environmental measures to where it would be most effective.

- 6.6.80 Building a profile of the construction workforce enables measures to be embedded into the design of the Project to respond to demographic and population characteristics (such as religion or language, for example, which will inform the inclusion of faith facilities and translation services within the Project). It will also enable us to work with communities and local authorities who provide public services to prepare for any potential service demand from specific groups and ensure that barriers to integration of workers and the community are limited.
- 6.6.81 A small proportion of the construction workforce may be working on the Project for a relatively long time and may bring families with them. Some of these workers and their families would buy homes and therefore would contribute via general taxation for public services such as emergency services, education, planning and regulatory services, sports and leisure.
- 6.6.82 Where workers buy or rent existing property, the assumption is that this would otherwise be occupied by other households. As such the temporary effect of construction works is not considered to be net addition to existing or future baseline positions.
- 6.6.83 Where workers are living in accommodation where they pay council tax, this should self-mitigate the effects of their demand, and similarly where there are fees and charges for services (for example, leisure). In theory, central Government grant formulae should also respond to a changing population. However, they are generally based on population estimates which do not take into account short-term migrant workers and funding can be slow to adjust.
- 6.6.84 It should be noted more broadly that migrant construction workers generally make a net contribution to the national exchequer on the basis that they are in work and of age groups (younger) and in household types (with few dependents) that make less demand on public services, for example on social services, education and acute healthcare.
- 6.6.85 Due to the expected demographic profile of the non-home-based workforce – mainly single, male and of working age – as well as their likely shift patterns and the temporary nature of much of the workforce, effects on council-run services such as libraries, arts and other cultural services are assumed to be minimal.
- 6.6.86 There may be a small increase in demand for services, other than waste collection (which Heathrow will be required to pay for), due to workers living in Project-provided accommodation.
- 6.6.87 An increase in population arising from the non-home-based workforce could affect crime and anti-social behaviour, and consequent effects on the requirement for policing services. Likely effects on crime are difficult to estimate as they will depend on both the behaviour of workers and the behaviour of current residents.
- 6.6.88 Heathrow will work with the Metropolitan Police to anticipate the potential scale of effects based on current incident rates in the area, on the assumption that a small proportion of non-home-based workers and their families, like the current population, could be both perpetrators and victims of crime.
- 6.6.89 The construction activities could also potentially have effects on the London Fire Brigade in two ways. Firstly, through potential incidents within the draft Order Limits during the construction process. Secondly, through in any increase in services

required arising from the temporary increase in population caused by the construction workforce. It is not possible to quantify these effects as they will be based on responses to specific incidents.

- 6.6.90 In relation to on-site incidents, we and our contractors would have internal operating procedures in place to ensure that contractors operate in a safe way. We would also provide equipment, resources and training so that we can provide first response to any fire incidents.
- 6.6.91 In relation to any increase in services required as a result of non-home-based workers, those workers in owner-occupied and private rented accommodation will be contributing to the cost of fire services. For workers living in Project-provided accommodation, we will operate in line with statutory fire safety requirements.
- 6.6.92 Any additional effects on services are likely to be small, relating either to standards in accommodation and the Fire and Rescue Service's role in dealing with road traffic accidents.
- 6.6.93 The sensitivity of public service provision is determined based on the capacity of services to respond to a temporary change in population. Most services, as described above, are funded through central or local taxation or through charges at the point of service, and therefore theoretically can respond to absorb net additional demand where it arises.
- 6.6.94 However, funding mechanisms may be slow to react to the temporary nature of the change and there may therefore be a short-term, temporary period where services are more sensitive.
- 6.6.95 The magnitude of the effect is considered in terms of its extent, scale and permanence. In this case, the scale of the effect is measured in terms of:
 - The number of construction workers potentially contributing to demand for accommodation.
 - The net demand for the provision of public services (at local authority or Core Study Area scales) from construction workers.
- 6.6.96 The non-home-based workforce will be relatively small in the context of the existing population of the Core Study Area, which is approximately 2.16 million residents (Census 2021), and compared to the number of construction workers that currently live in the Core Study Area (88,000) (2021 Census).
- 6.6.97 The presence of workers would also be temporary in nature and would vary over time. There would be a short peak in the early years of construction, with substantially smaller numbers before and after this across construction activities. The non-home-based workers will be transient, often leaving the area to return home at weekends, and do not represent a permanent change in population. Where they are living in private accommodation, they will be contributing to the provision of public services through general taxation.
- 6.6.98 Given the temporary nature of the workforce, the fact that its net effects are far lower than gross potential effects (because workers are often occupying existing dwellings,

paying tax, and return home at weekends if in short-term contracts) and the ability for effects to be self-mitigating, the effect is likely **not significant**.

Effects on the demand for public services related to population change as a result of economic growth related to the Project

- 6.6.99 Effects on the demand for public services related to population change as a result of economic growth related to the Project are driven by employment generated by the operational activities that are part of the Project.
- 6.6.100 Any 'above trend' growth in employment related to the Project has the potential to lead to a relatively small increase in population and households (and demand for housing) across the Core Study Area compared to a scenario without the expanded airport.
- 6.6.101 Local authorities are required by the National Planning Policy Framework (2025) [10] to plan for the community facilities to respond to changes in population and household growth in-line with planned housing delivery targets. Funding for these projects is derived from Council Tax, National Government and Community Infrastructure Levy and Section 106 Agreements for planned and completed housing development.
- 6.6.102 Whilst the Project will lead to some increased household growth and population growth within the wider study area, this is a small proportion on top of the baseline housing need that will arise regardless.
- 6.6.103 Once there is a clearer view on the 'above trend' economic growth related to the Project through refinement of the approach set out in **Chapter 5: Socio-economics and employment**, an assessment will be undertaken on the potential for additional demand in the context of public service demand, and this will be reported in the Environmental Statement (ES).
- 6.6.104 The net additionality is likely to be low due to individual developments self-funding demand for public services, and the sensitivity of the receptor (the demand for public services as a result of housing and population growth across the Core Study Area) is considered low as it is adaptive to change and affected by externalities to a substantial degree.

Likely effects on community sustainability, viability, cohesion and integration

- 6.6.105 We recognise that the Project has the potential to change the physical environment in communities around the existing airport, and the perception of community life as a result of factors including changes to the number and characteristics of homes, changes to community facilities and public space, and changes in the environment during the construction and operational activities from the Project.
- 6.6.106 This change will occur in specific geographical areas within the Inner Study Area that are likely to experience a combination of change including:

- **Changes to homes and population:** In relation to the number of homes in each community (and the profile and turnover of households), the changes to community networks, and temporary changes to the nature of communities as a result of temporary construction workers (living within communities or in secure areas of the construction site).
- **Changes to community facilities and public-facing businesses:** Including the displacement of existing, locally significant community facilities.
- **Changes to open space and recreation:** Including the displacement of existing, locally significant spaces, facilities and routes.
- **Changes to the natural and built environment:** Including land use changes, public realm and changes to important local features and culturally important places.
- **Changes to the local economy:** Including opportunities for employment and gaining of skills to reduce social inequality.

6.6.107 Depending on the location and the factor contributing to changes in community sustainability, viability, cohesion and integration, these effects could occur during the construction and operational phases.

6.6.108 Community sustainability, viability, integration and cohesion is subjective and multi-faceted, and there is no single definition of a sustainable community. As such, an assessment to be undertaken for the ES will draw on:

- References in key national policy and guidance/information documents and supporting documents that attempt to define community sustainability and viability.
- Local strategies related to sustainable communities in the London Borough of Hillingdon, where the most substantial change to communities is anticipated.
- Assessment of effects within the ES that relate to people and places.
- Feedback from community engagement and consultation that will highlight the particular sensitivities and characteristics of each community, as identified by members of the communities themselves.

6.6.109 The degree to which change may be felt at an individual level is subjective, but can be informed by broad population, housing and other social information about the potentially affected communities, for example, the degree to which they already experience deprivation on specific indicators such as health, housing or living environment.

6.6.110 Once we have consulted on the potential scale and location of development associated with the Project and gained feedback from communities on the likely effects and approach to environmental measures for the Project, more detailed work can be undertaken to understand the local sensitivities, changes and types of physical and non-physical environmental measures that can be applied to each community to avoid or reduce likely significant effects.

- 6.6.111 Reporting of effects and detailed, locally specific suites of environmental measures, embedded and additional, will be developed for each community likely to experience substantial changes to everyday life.
- 6.6.112 This will provide a narrative in relation to the criteria that could subjectively affect communities over the phases of the Project, highlighting the communities that are most likely to be affected and the phase at which effects may be likely to occur. It is a review of the likely effects of the Project on the stability and viability of communities and on how people go about their daily lives.
- 6.6.113 As such, significance is not attributed to these effects. Community sustainability is subjective and has the potential to be significant at the scale of individual households as well as at a community-wide scale.
- 6.6.114 We will develop strategies for all the communities that may be at risk of effects on their sustainability/viability, and on integration and cohesion of people living in those places. Embedded measures will include, for example, the planning for the replacement of new green space, and community facilities.
- 6.6.115 Other measures will be necessarily developed to ensure that each effect to be identified can be technically mitigated as far as practicable. However, there are likely to be some residual effects on communities for which we will need an adaptive and responsive approach to mitigate. To monitor and respond to these future effects on communities, we propose (in line with national policy) a community compensation fund. Further information about this can be found in the community compensation fund document.

6.7 Assessment results by Community Area

- 6.7.1 This section sets out the effects reported within this chapter (**Section 6.6**) where they can be identified and reported in each Community Area that is likely to experience them. As some effects occur at a wider scale, and some local effects (such as residential displacement) only occur in some Community Areas, not all the Community Areas are included here.

Longford

- 6.7.2 All 283 residential properties in Longford would be displaced as the entirety of this Community Area is within the Compulsory Purchase Zone (CPZ), resulting in the displacement of all residents. The displacement of residents from their homes is likely to result in a **significant** adverse effect at the individual level.
- 6.7.3 Environmental measures will be in place in the form of our property policies (set out within the **Property Policies Information Paper** and Land and Property Acquisition and Compensation Policies) to assist displaced residents in the lead up to vacant possession. Further measures are currently being developed to reduce the scale of effects, including a Home Relocation Support Service.
- 6.7.4 Three community facilities would be displaced from Longford as a result of the CPZ:

- Littlebrook Nursery – a day nursery located in premises on the Bath Road, near Longford. It provides up to 104 places for zero to three-year-olds and employs 13 members of staff.
- Heathrow Special Needs Centre – an established charity that provides a safe, secure and friendly community farm environment with facilities designed for people of age five and above with various disabilities and special needs.
- The Universal Pentecostal Church – a place of worship in Longford.

6.7.5 Should all environmental measures be developed and implemented in line with legal and policy requirements, and in accordance with relevant guidance, the effects of community facility displacement would likely not be **significant**.

Harmondsworth

- 6.7.6 In this community area, 448 residential properties would be displaced, representing around 80% of homes. The displacement of residents from their homes is considered likely to result in a **significant** adverse effect at the individual level.
- 6.7.7 Environmental measures will be in place in the form of measures within the **Property Policies Information Paper** to assist displaced residents in the lead up to vacant possession. Further measures are currently being developed to reduce the scale of effects, including a Home Relocation Support Service.
- 6.7.8 Many of the remaining households in Harmondsworth, if they meet the qualifying criteria, could access the Wider Property Offer (WPO) and sell their property to Heathrow. We are developing a strategy for how to manage property purchased via the WPO, which will include refurbishment and sound insulation of properties purchased, aiming to improve the overall quality of stock. As more information becomes available and an assessment of the potential significance related to effects on population and housing change as a result of the WPO is developed, appropriate additional environmental measures may be developed to reduce the potential for adverse effects.
- 6.7.9 Several community facilities in Harmondsworth would be displaced as a result of the CPZ. These are:
- Harmondsworth Primary School – a 1 Form of Entry Primary school in Harmondsworth serving areas within Harmondsworth, Longford, Sipson and West Drayton.
 - Wonderland Day Nursery – a day nursery located in Harmondsworth Community Hall in Harmondsworth. It provides 52 places for children up to four years old and employs six members of staff.
 - Harmondsworth Community Hall – a for-hire community hall with kitchen, toilets and parking available evenings and weekends.
 - Moor Lane and Pinglestone Allotments.
 - Harmondsworth Recreation Ground – open space including seasonal football pitch, outdoor gym, children's playground and tennis court.

- 6.7.10 Should all environmental measures be developed and implemented in line with legal and policy requirements, and in accordance with relevant guidance, the effects of community facility displacement would likely not be **significant**.

Sipson

- 6.7.11 10 residential properties in Sipson would be displaced as a result of the CPZ, approximately 2% of homes in this Community Area. The displacement of residents from their homes is considered likely to result in a **significant** adverse effect at the individual level.
- 6.7.12 Environmental measures will be in place in the form of measures within the Property Policies Information Paper to assist displaced residents in the lead up to vacant possession. Further measures are currently being developed to reduce the scale of effects, including a Home Relocation Support Service.
- 6.7.13 Many of the remaining households in Sipson, if they meet the qualifying criteria, could access the WPO and sell their property to Heathrow. We are developing a strategy for how to manage property purchased via the WPO, which will include refurbishment and sound insulation of properties purchased, aiming to improve the overall quality of stock. As more information becomes available and an assessment of the potential significance related to effects on population and housing change as a result of the WPO is developed, appropriate additional environmental measures may be developed to reduce the potential for negative effects.

Harlington

- 6.7.14 No homes or people in Harlington would be directly displaced as a result of the CPZ, however, many of the households in Harlington, if they meet the qualifying criteria, could access the WPO and sell their property to Heathrow. We are developing a strategy for how to manage property purchased via the WPO, which will include refurbishment and sound insulation of properties purchased, aiming to improve the overall quality of stock. As more information becomes available and an assessment of the potential significance related to effects on population and housing change as a result of the WPO is developed, appropriate additional environmental measures may be developed to reduce the potential for negative effects.
- 6.7.15 Little Harlington Playing Fields, an open space including football pitches, cricket facilities, and pavilion with changing facilities, would be displaced from its current location but relocated with equivalent facilities within the Community Area immediately to the east of the current location.
- 6.7.16 Should all environmental measures be developed and implemented in line with legal and policy requirements, and in accordance with relevant guidance, the effects of community facility displacement would likely not be **significant**.

Poyle

- 6.7.17 16 residential properties in Poyle would be displaced as a result of the CPZ, approximately 3% of homes in this Community Area. The displacement of residents from their homes is considered likely to result in a **significant** adverse effect at the individual level.
- 6.7.18 Environmental measures will be in place in the form of measures within the Property Policies Information Paper to assist displaced residents in the lead up to vacant possession. Further measures are currently being developed to reduce the scale of effects, including a Home Relocation Support Service.
- 6.7.19 Many of the remaining households in Poyle, if they meet the qualifying criteria, could access the WPO and sell their property to Heathrow. We are developing a strategy for how to manage property purchased via the WPO, which will include refurbishment and sound insulation of properties purchased, aiming to improve the overall quality of stock. As more information becomes available and an assessment of the potential significance related to effects on population and housing change as a result of the WPO is developed, appropriate additional environmental measures may be developed to reduce the potential for negative effects.
- 6.7.20 Tennis and basketball facilities within Pippins Park in Poyle would be affected but not displaced. Facilities at the northern end of Pippins Park would remain in Pippins Park but would be relocated to its eastern side.
- 6.7.21 Should all environmental measures be developed and implemented in line with legal and policy requirements, and in accordance with relevant guidance, the effects of community facility displacement would likely not be **significant**.

Colnbrook

- 6.7.22 No homes or people in Colnbrook would be directly displaced as a result of the CPZ, however, many of the households in Colnbrook, if they meet the qualifying criteria, could access the WPO and sell their property to Heathrow. We are developing a strategy for how to manage property purchased via the WPO, which will include refurbishment and sound insulation of properties purchased, aiming to improve the overall quality of stock. As more information becomes available and an assessment of the potential significance related to effects on population and housing change as a result of the WPO is developed, appropriate additional environmental measures may be developed to reduce the potential for negative effects.

West Drayton

- 6.7.23 Townmead Recreation Ground would be displaced from its current location but relocated with equivalent facilities within the Community Area, immediately adjacent its current location.

Stanwell Moor

- 6.7.24 Green Corridor (a registered charity providing vocational programmes in horticulture, catering and hospitality to young people aged 16 to 25) would be displaced from its current location, but relocated with equivalent facilities at Princes Lake within the Bedfont Community Area.
- 6.7.25 Vineries Allotments would also be displaced from their current location, but relocated with equivalent facilities within the Community Area close to the existing site.
- 6.7.26 Should all environmental measures be developed and implemented in line with legal and policy requirements, and in accordance with relevant guidance, the effects of community facility displacement would likely not be **significant**.

Iver and Richings Park

- 6.7.27 Thorney Park Golf Club/Course, an 18-hole golf course (membership with public accessibility), would be displaced from its current location. The golf club would not be re-provided.

6.8 Summary of likely significant community effects

- 6.8.1 The displacement of residents from their homes is considered a **significant** adverse effect at the individual level as the receptors, households and their occupants, are highly sensitive to change and experience a high magnitude of change.
- 6.8.2 Environmental measures would be in place in the form of Heathrow property policies to assist displaced residents in the lead up to vacant possession. These policies have been developed over a number of years, drawing on feedback from engagement and formal consultation. These policies can be seen within the Property Policies Information Paper and the Land and Property Acquisition and Compensation Policies within this consultation. They set out eligibility criteria, details of the package of compensation, and details of the hardship scheme to support those with a compelling need to move, but who are unable to sell their house on the open market.
- 6.8.3 Additional environmental measures are currently being developed to reduce the scale of effects, including a Home Relocation Support Service.
- 6.8.4 Likely **significant** adverse effects may also occur as a result of the displacement of some community facilities, subject to appropriate relocation plans being agreed with stakeholders to ensure seamless re-provision of the facilities to ensure no break in the level of capacity and access to education, early years provision, Special Education Needs (SEN) support, and community, recreation and faith facilities.
- 6.8.5 We are working to develop suitable mitigation and re-provision strategies for displaced community facilities in collaboration with the providers, beneficiaries and guardians of those facilities.

6.9 Next steps and preparation of the Environmental Statement (ES)

Developing the baseline

- 6.9.1 The social and demographic baseline is a dynamic one, subject to continual change as a result of factors such as the economy, housing market, political climate and local factors.
- 6.9.2 Following the 2026 Public Consultation, we will continue to review all available public data relevant to the current and future baseline and update and refine assumptions where required – for example, where annual data is released by the Office of National Statistics, this will be part of the Environmental Statement (ES) baseline. Regard will also be taken to any secondary material published by local authorities and other relevant bodies at a local, regional and national level.

Further engagement

- 6.9.3 Following the 2026 Public Consultation, we will build on technical engagement to further understand the potential for effects and work with relevant groups, organisations and public bodies to develop effective environmental measures.
- 6.9.4 This will include, but is not limited to:
 - Further engagement with local authorities in the Core Study Area to seek agreement on the effects on communities and develop effective mitigation strategies.
 - Engagement with community facilities and local and national representative bodies to agree approaches to embedded environmental measures and other mitigation – for example, the re-provision of community facilities.
 - A continued programme of engagement with members of the public and local representative organisations to refine the Project design and develop strategies for each community likely to be significantly affected in the Inner Study Area.
 - Regular engagement with Heathrow Expansion Independent Community Engagement Board as part of a structured approach to identifying the issues of most concern to communities to ensure they can constructively contribute to the planning process.
- 6.9.5 Specifically, we intend to use feedback from engagement and the 2026 Public Consultation to further develop important environmental measures, including measures within the Property Policies Information Paper and the community compensation fund (as required by the Airports National Policy Statement (ANPS), paragraph 5.250).

Effects on people and homes

- 6.9.6 We are undertaking land referencing to identify all interests in the land and property likely to be displaced. This is required to prepare the necessary legal documentation to support the Development Consent Order (DCO) application.
- 6.9.7 We will continue to work with residents in the Compulsory Purchase Zone (CPZ), landlords and their tenants (including private landlords and registered housing providers) to refine the approach taken to acquisition and management of the process. Several measures are already in place to support people who will be affected by changes to homes and communities, including Heathrow's offer of free one-to-one therapy sessions and a 24/7 helpline as part of the 'Your Wellbeing Support Service'.
- 6.9.8 This process will continue to collect comprehensive information on the land interests for each dwelling within the CPZ, for example, tenancy arrangements, housing providers and mortgagees. However, it only collects basic information about who lives in these dwellings.
- 6.9.9 We intend to undertake additional data gathering amongst residents within the CPZ (owner occupiers and tenants) to understand the circumstances for each household in each dwelling. By further identifying the nature and characteristics of households within the CPZ, we will be able to understand more about the potential likely effects and ensure embedded environmental measures are designed and made accessible to ensure that individual circumstances are taken into account. The information collected will help us understand:
- The extent of any language or communication barriers, and measures needed to ensure effective communication.
 - Whether residents intend to remain in the local area or move further afield.
 - Whether assistance is required to help source 'local' dwellings for residents, contingent on particular circumstances, for example, children attending local schools, design interventions for homes (such as wheelchair accessibility), or those wanting to re-locate close to existing social networks.
 - Who has statutory responsibility for the management of relocation of these residents, including Heathrow, social housing providers and local authorities.
 - If there are any vulnerable residents including those with health issues or who are particularly young or elderly, or who have any protected characteristics that mean the compulsory acquisition process may differentially or disproportionately affect them.
 - The degree of physical moving assistance that may be required.
 - The order and prioritisation of relocating residents through the Home Relocation Support Service.
- 6.9.10 We will refine technical assessments in relation to the likely potential geographical location of construction workers and further develop strategies to manage their effects on communities around the Project.

- 6.9.11 We will continue to work with stakeholders to refine and develop the assessment of effects related to population growth and subsequent change in demand for housing as a result of economic growth and will support stakeholders to develop joint strategic frameworks in order to plan for growth.

Effects on community facilities and the people who use them

- 6.9.12 This chapter sets out our current position regarding community facilities displaced by the Project, including preferred options for reprovision of facilities where applicable. These preferred options have been developed based on the relocation criteria identified by the operators of facilities, and relevant policy, legislation and guidance.
- 6.9.13 Following the 2026 Public Consultation, further engagement will be undertaken to refine these preferred options and develop re-location options and strategy, design and consenting information for the facilities affected.
- 6.9.14 In terms of effects relating to noise, we will continue to engage in order to:
- Develop understanding of the baseline position, and the potential change from that baseline position, which may include noise metrics for the school day will also be modelled for these sources.
 - Understand existing physical elements (for example, insulation, ventilation) already in place at these facilities to reduce effects related to the existing environment.
 - Develop a position regarding environmental measures, which may include changes to the building fabric or relocation.

Effects on public services and the people who use them

- 6.9.15 Following refinement of assumptions about construction workforce accommodation and location, and further engagement public service providers, we will set out a more detailed assessment of likely significant effects on public services used by construction workers in the Core Study Area.

Effects on community sustainability, viability, cohesion and integration

- 6.9.16 As set out in this chapter, refinement of the Project design will rely on feedback from consultation and further engagement with communities, community groups and organisations and local public bodies.
- 6.9.17 This engagement, along with technical work on developing local design and environmental measures, will enable the design and delivery of strategies for each of the communities around the Project potentially significantly affected in terms of the sustainability, viability, cohesion and integration in the community.
- 6.9.18 Following the 2026 Public Consultation, we will continue to engage with communities most affected by the Project in order to develop a community compensation fund (see community compensation fund document) that enables constructive input for communities throughout the remaining planning process, construction and operation of the Project.

6.10 Glossary of terms

Term / Acronym	Definition
Compulsory Acquisition	A legal mechanism that allows public bodies and certain private entities to purchase land or property without the owner's consent, provided it is for a compelling public interest and fair compensation is paid.
Compulsory Purchase Zone (CPZ)	The defined area within the Heathrow expansion boundary where land and properties may legally be purchased through Compulsory Purchase Orders (CPOs). Properties located inside the CPZ are identified as essential for delivering the third runway and related infrastructure. Affected residents, businesses, and landowners receive tailored engagement, support, and compensation, including relocation assistance and payments aligned with statutory CPO requirements.
Development Consent Order (DCO)	The legal mechanism in England and Wales used to grant permission for Nationally Significant Infrastructure Projects.
Non-home-based (NHB) construction workforce	Construction workers who stay temporarily in the area, retaining a permanent place of residence elsewhere, for the duration of their employment on the Project.
Registered Social Landlords	Also known as Registered Providers (RPs), these are government-regulated, not-for-profit, and profit-making organizations that provide affordable housing.
Secondary effect	An effect that is considered within this assessment and caused by an effect reported in this assessment (such as the effect on the housing market as a result of the effect of the loss of property within the CPZ).
Tenure	The type of legal, financial and ownership arrangements under which a person or household occupies their accommodation – for example, owner-occupied, private rented and social rented.
The draft Order Limits	The area of land to which the Development Consent Order (DCO) applies.
Unacceptable Adverse Effect Level (UAEL)	A regulatory and toxicological concept used to describe the point at which an environmental pollutant, chemical, or noise exposure causes significant, material harm to health or quality of life.
Wider Property Offer Zone (WPOZ)	A discretionary compensation area we have designated for homeowners affected by the proposed Northwest Runway. Properties within the WPOZ can be purchased by Heathrow at an unaffected, pre-blight open market value without demolition of the property being strictly required.

6.11 References

1. Department for Transport (2018) Airports National Policy Statement: new runway capacity and infrastructure at airports in the South East of England. Available at: <https://assets.publishing.service.gov.uk/media/5e2054fc40f0b65dbed71467/airports-nps-new-runway-capacity-and-infrastructure-at-airports-in-the-south-east-of-england-web-version.pdf> [Accessed 1 June 2026]
2. Equality Act 2010. UK Government. Available at: <https://www.legislation.gov.uk/ukpga/2010/15/contents/england/made> [Accessed 1 June 2026]
3. Housing and Regeneration Act 2008. UK Government. Available at: <https://www.legislation.gov.uk/ukpga/2008/17/contents> [Accessed 1 June 2026]
4. Planning Act 2008. UK Government. Available at: <https://www.legislation.gov.uk/ukpga/2008/29/contents> [Accessed 1 June 2026]
5. Education Act 1996 (as Amended). UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1996/56/contents> [Accessed 1 June 2026]
6. School Premises (England) Regulations 2012. UK Government. Available at: <https://www.legislation.gov.uk/uksi/2012/1943/contents/made> [Accessed 1 June 2026]
7. Small Holdings and Allotments Act 1908. UK Government. Available at: <https://www.legislation.gov.uk/ukpga/Edw7/8/36/contents> [Accessed 1 June 2026]
8. Allotments Act 1925. UK Government. Available at: <https://www.legislation.gov.uk/ukpga/Geo5/15-16/61/contents> [Accessed 1 June 2026]
9. Allotments Act 1950. UK Government. Available at: <https://www.legislation.gov.uk/ukpga/Geo6/14/31> [Accessed 1 June 2026]
10. National Planning Policy Framework (2025). UK Government – Department for Levelling Up, Housing and Communities. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 1 June 2026]
11. ISEP (2025) Guidance on Social Impact Assessment in Environmental Impact Assessment in the UK and Ireland. Available at: <https://www.isepglobal.org/resources/blogs/2025/october/isep-launches-new-guide-on-social-impact-assessment/> [Accessed 1 June 2026]
12. CITB Labour Market Mobility surveys (2023). Construction Industry Training Board. Available at: <https://www.citbni.org.uk/CITB/files/18/188c0993-2100-4c46-b007-3b42019d824b.pdf> [Accessed 1 June 2026]
13. Taking Britain Further: Heathrow's plan for connecting the UK to growth (2014). Heathrow Airport Limited. Available at: <https://www.gov.uk/government/publications/additional-airport-capacity-heathrow-airport-north-west-runway>