



# Homes England

Date: 16 October 2023

Our Ref: RFI4487

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

[REDACTED]  
By Email Only

Dear [REDACTED]

## **RE: Request for Information – RFI4487**

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

**Under the terms of the Freedom of Information Act, please provide me with a list of all costs incurred to date by Homes England (and in its previous incarnation as the Homes and Communities Agency) associated with the proposed Chalgrove Airfield development in South Oxfordshire.**

**If possible, please provide a breakdown of where these costs were incurred.**

**This should include, but not be limited to:**

- **Research/Survey costs Enquiry by Design & consultation costs**
- **Consultant fees**
- **Legal fees Documents, newsletters, letters**
- **Social Media costs, including website management and maintenance (unless included in Consultant fees)**
- **Ancillary costs (travel/accommodation (e.g. for public consultations, meetings etc), administrative costs)**
- **Land purchase costs/fees/taxes**
- **Planning application fees**
- **Any other relevant costs associated with the development**





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## **Response**

We can confirm that we do hold the requested information. Please see table below which shows the costs incurred to date for Homes England's Chalgrove Airfield project. These costs are correct as at 25 September 2023. We can advise that these are actual, incurred costs, and not estimates. Furthermore, the land acquisition costs, together with any uplift on the market value of assets, would be recovered upon any sale of the land.

Due Diligence, Initial Site Acquisition, Holding Costs	£238,788.65
Capital Fees & Consultancy Costs	£5,101,169.48
Offsite Highways Fees	£589,203
Legal Costs	£348,859
Pre -App and Application Fees	£286,204.96
Land Acquisition + SDLT	£5,763,875
<b>TOTAL</b>	<b>£12,328,100.09</b>

## **Right to Appeal**

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

Information Governance Team  
Homes England  
Windsor House  
6<sup>th</sup> Floor

6<sup>th</sup> Floor  
Windsor House  
42 - 50 Victoria Street, Westminster  
London, SW1H 0TL

0300 1234 500  
@HomesEngland  
[www.gov.uk/homes-england](http://www.gov.uk/homes-england)





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42-50 Victoria Street  
London  
SW1H 0TL  
United Kingdom

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

**The Information Governance Team**  
For Homes England

