



Homes  
England

The Housing and Regeneration Agency

Date: 7 June 2024

Our Ref: RFI4678

Tel: 0300 1234 500

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

██████████  
By Email Only

Dear ██████████

**RE: Request for Information – RFI4678**

Thank you for your request for information which was initially processed under the Freedom of Information Act 2000 (FOIA). In our correspondence to you on 18 and 30 April 2024, we had stated that we required additional time to consider the public interest in disclosure of the information.

In giving your request further consideration we have determined:

- that the information in scope of your request should have been processed under the Environmental Information Regulations 2004 (EIR)
- that the exemption of the FOIA that we had determined applied and the equivalent exception in the EIR to withhold information that is commercial in nature is no longer engaged.

Please accept our apologies for the delay in providing this response to you. We recognise that the handling of your request has fallen outside of our standards and the time for compliance in the legislation.

You requested the following information:

**In December 2022, James Head, the Airfield Advisory Team Principal for the Civil Aviation Authority, wrote to South Oxfordshire District Council to advise that the Chalgrove Airfield site could not accommodate both a housing development and Martin-Baker Aircraft Company Limited's specialised operation, and that development aspirations at Chalgrove Airfield be discontinued.**

**As Homes England is continuing to promote this site, please could you provide details of communications and correspondence with the Airfield Advisory Team and/or the Civil Aviation Authority that indicate any change in this position?**

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)





# Homes England

The Housing and Regeneration Agency

Date: 7 June 2024

Our Ref: RFI4678

Tel: 0300 1234 500

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

**The latest plans indicate an incursion into open countryside, on land that is neither safeguarded nor allocated in any Local Plan, to accommodate a new runway. Please advise whether this plan has been reviewed or approved by either the Airfield Advisory Team or the Civil Aviation Authority, and provide copies of any correspondence in this regard.**

## Response

We can confirm that we do hold some of this information. Please see attached **Annex A** which contains correspondence associated with Chalgrove Airfield that falls within the scope of your request.

In addition, a number of documents were associated with the aforementioned correspondence and would have originally been email attachments. Please see **Annex B** for all attachments.

## Regulation 13 – Personal Data

We have redacted some information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link:

<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

## Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty we are able to confirm that further details about the project can be accessed online here:

<https://chalgroveairfield.commonplace.is/>

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)





# Homes England

Date: 7 June 2024

Our Ref: RFI4678

Tel: 0300 1234 500

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

## **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

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,

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)





# Homes England

Date: 7 June 2024

Our Ref: RFI4678

Tel: 0300 1234 500

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

## The Information Governance Team

For Homes England

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)



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [External] Chalgrove Airfield  
**Date:** 03 January 2024 09:15:00

---

Thanks [REDACTED] – I've sent over an invite.

Speak next week.

---

**From:** [REDACTED] <[REDACTED]@caa.co.uk>  
**Sent:** Wednesday, January 3, 2024 9:09 AM  
**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

Thanks for your email. Break was lovely thanks, hope yours was too. Next wed is now better for us.  
We look forward to speaking soon.

Kind Regards

[REDACTED]

[REDACTED]  
**Airfield Advisory Team Principal**  
Civil Aviation Authority - International Group

T. [REDACTED]  
E. [REDACTED]@caa.co.uk  
W. [www.caa.co.uk/international](http://www.caa.co.uk/international)

Civil Aviation Authority  
Aviation House  
Gatwick Airport South  
West Sussex RH6 0YR  
United Kingdom

Part of the [UK CAA International Group](http://www.caa.co.uk/international).



---

OFFICIAL - Named Parties Only

**From:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Sent:** 02 January 2024 14:19  
**To:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

Hope you had a good break.

If its still available, could we go for 12.30 – 13.30 on Thursday or alternatively 2 -3 next Wednesday?

Let me know which is best and I'll send an invite.

Many Thanks

[REDACTED]

---

OFFICIAL

OFFICIAL

**From:** [REDACTED] <[REDACTED]@caa.co.uk>  
**Sent:** Tuesday, December 19, 2023 11:17 AM  
**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Dear [REDACTED] and [REDACTED]

Thank you for your email. I hope you are well too. It would be great to catch up on how things are progressing. Dates that could work for us are Thursday 4<sup>th</sup>, Friday 5<sup>th</sup>, Wednesday 10<sup>th</sup>, Thursday

11<sup>th</sup>. We have good availability on these days at present. Please do let me know if you would like me to suggest alternative dates later in Jan. We look forward to speaking soon.

Merry Christmas.

██████████

████████████████████  
**Airfield Advisory Team Principal**  
Civil Aviation Authority - International Group

T. ████████████████████  
E. ████████████████████ [caa.co.uk](mailto:caa.co.uk)  
W. [www.caa.co.uk/international](http://www.caa.co.uk/international)



Civil Aviation Authority  
Aviation House  
Gatwick Airport South  
West Sussex RH6 0YR  
United Kingdom

Part of the [UK CAA International Group](#).

---

OFFICIAL - Named Parties Only

OFFICIAL - Named Parties Only

**From:** ██████████ <██████████@homesengland.gov.uk>  
**Sent:** 14 December 2023 15:14  
**To:** ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>  
**Cc:** ██████████ <██████████@homesengland.gov.uk>  
**Subject:** [External] Chalgrove Airfield

██████████ / ██████████

I hope you are both well.

It's been some time since we last spoke regarding Chalgrove. It would be helpful to bring you up to date on where we are and discuss potential resolutions to the issues previously discussed.

Could you let me some know some dates in early January that might suit and I will look to set something up.

Many Thanks

[REDACTED]

[REDACTED]

Senior Planning and Enabling Manager

Tel: [REDACTED]

Mob: [REDACTED]

Please note my working days are Monday – Thursday



[@HomesEngland](#)

---

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

CONFIDENTIALITY AND PRIVACY

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please reply to this e-mail highlighting the error to the sender, then immediately and permanently delete it.

Do not use, copy or disclose the information contained in this message or in any attachment.

For information about how we process data and monitor communications please see our [Personal Information Charter](#).

---



**From:** [REDACTED]  
**To:** [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [arcadis.com](mailto:arcadis.com)  
**Cc:** [REDACTED]  
**Subject:** RE: [External] Chalgrove Airfield  
**Date:** 26 February 2024 15:40:00

---

Hi [REDACTED]

Thanks for sending some dates through.

Please can you also send some dates for the site visit. Appreciate these may not be needed but securing availability will be difficult if we leave it until after the next meeting. Can easily take them out if they are not required.

Many Thanks

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@caa.co.uk>  
**Sent:** Monday, February 26, 2024 3:31 PM  
**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED]@arcadis.com  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

OFFICIAL - CAA Use Only: This email and any files transmitted with it are intended for CAA use only

Good afternoon [REDACTED]

Sorry for the delay. Please find our availability below. I've put TBC on site visit as per [REDACTED] suggestion that we discuss the value in a site visit in a meeting in MS Teams first.

Best wishes

[REDACTED]

---

OFFICIAL - CAA Use Only

**From:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Sent:** Thursday, February 22, 2024 11:38 AM  
**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED]@arcadis.com  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** [External] Chalgrove Airfield

OFFICIAL - CAA Use Only: This email and any files transmitted with it are intended for CAA use only

Good morning all,

Thanks for the introduction [REDACTED]. As suggested, we would like to convene a Teams meeting to discuss the Chalgrove Airfield proposals followed by a later meeting on site.

Please see the dates below if you could let me know your availability.

**Teams Meeting (1.5hrs)**

	19/03/24 (PM)	20/03/24 (PM)	21/03/24
██████████	Y	Y	Y
██████████	Y	Y	Y
██████████	Y	Y	Unavailable 1pm to 2pm
██████████	Unavailable after 3pm	Y	Y
██████████	Y	Y	N
██████████			
Other (TBC)			

**On Site Meeting**

	25/03/24	26/03/24	28/03/24
██████████	Y	Y	Y
██████████	Y	Y	Y
██████████	N	N	TBC
██████████	N	N	TBC
██████████	N	N	TBC
██████████			
Other (TBC)			

Kind regards

█

██████████

Senior Planning and Enabling Manager

Tel. ██████████



[@HomesEngland](#)

Rivergate  
 Temple Quay  
 Bristol  
 BS1 6EH

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people’s lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)



OFFICIAL

---

OFFICIAL

OFFICIAL

**From:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Sent:** Wednesday, February 21, 2024 5:25 PM  
**To:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

Hi [REDACTED]

We've now got some potential meeting dates for both the Team meeting and site visit from the team.

[REDACTED] (cc'd) who is now also supporting on aviation issues at Chalgrove will be in touch to agree a suitable time.

Many Thanks

[REDACTED]

---

OFFICIAL

OFFICIAL - CAA Use Only

**From:** [REDACTED]  
**Sent:** Wednesday, February 14, 2024 1:38 PM  
**To:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

Hi [REDACTED]

Thanks for coming back to us. I will speak to the wider team and circulate an agenda and some suggested dates shortly.

Note the point re: site visit. I still think it would be beneficial as part of this stage, particularly to walk across the new land to the north. Will circulate some potential dates at the same time.

Many Thanks

██████████

---

**From:** ██████████ <██████████@caa.co.uk>  
**Sent:** Wednesday, February 14, 2024 9:47 AM  
**To:** ██████████ <██████████@homesengland.gov.uk>; ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>  
**Cc:** ██████████ <██████████@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

OFFICIAL - CAA Use Only: This email and any files transmitted with it are intended for CAA use only

Hi ██████████ and ██████████

I hope you are both well. Apologies for the time taken to respond. We are ready to support through a meeting with your wider technical team. It would be better from our perspective to do this ahead of your proposed site visit.

If you would like to discuss anything prior to the tech meeting, please don't hesitate to get in touch. We look forward to speaking again soon.

Kind Regards

██████████

██████████  
**Airfield Advisory Team Principal**  
Civil Aviation Authority - International Group  
  
T. ██████████  
E. ██████████@caa.co.uk  
W. [www.caa.co.uk/international](http://www.caa.co.uk/international)



Civil Aviation Authority  
Aviation House  
Gatwick Airport South  
West Sussex RH6 0YR  
United Kingdom

Part of the [UK CAA International Group](#).



---

OFFICIAL - CAA Use Only

**From:** ██████████ <██████████@homesengland.gov.uk>  
**Sent:** Monday, February 5, 2024 10:03 PM  
**To:** ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>

Cc: [REDACTED] <[REDACTED]@homesengland.gov.uk>

Subject: RE: [External] Chalgrove Airfield

OFFICIAL - CAA Use Only: This email and any files transmitted with it are intended for CAA use only

Hi [REDACTED]

Thanks for sending across the initial thoughts below.

It would be helpful to set up a workshop or similar with the wider technical team to work through these and provide clarity. We'd also like to invite you to meet on site to view the additional northern land which I think would be helpful to frame further discussion.

If you are amenable to this, we'd be happy to find a date where we could walk the site first and then arrange a local venue to work through the below.

Let me know and will look to arrange something as soon as possible.

Many Thanks

[REDACTED]

---

OFFICIAL

OFFICIAL

From: [REDACTED] <[REDACTED]@caa.co.uk>

Sent: Thursday, February 1, 2024 11:18 AM

To: [REDACTED] <[REDACTED]@homesengland.gov.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>

Cc: [REDACTED] <[REDACTED]@homesengland.gov.uk>

Subject: RE: [External] Chalgrove Airfield

OFFICIAL - CAA Use Only: This email and any files transmitted with it are intended for CAA use only

Hi [REDACTED]

Sorry for the delay. As promised, please see some initial thoughts below. To keep it accessible at this stage, we have spoken to your bullet points. We can of course expand in a more detailed / formal capacity if you require.

- **Masterplan Review** – The revised layout shown in your previously attached framework, indicates wider development in the north-western quadrant of the image, to that shown in the earlier preferred option 2.7.b. Separation from the southern extent of the ejection seat firing zone to the northern edge of the open spaces described appears to be around 100m. It would be beneficial to clarify these assumptions.
- **Checking of airspace activities** – We (AAT) are able to support further in relation to the tests you have carried out in this area should you require it.
- **Phasing: Early Runway delivery** – This is clearly a positive statement in isolation, however the challenges associated with a single runway operation, as stated in previous commentary, remain. During our meeting, we touched briefly on the subject of delivering a new runway, the scale of such a project and the associated

costs. Should you require further insight on this matter, we are able to support.

- **Phasing: Development and Grampian Condition** – As described in previous commentary, the current utilisation of the site will not be possible in the proposed, new configuration. This pertains to many aspects including, PTV drop, test firing of seats from surface and air bourn, tower tests. The Grampian condition described is a positive addition to what has been proposed however, the practicalities of executing such an arrangement may prove challenging, particularly when considering exemptions and flight testing.
- **Safety** - remains a general concern when considering the nature of Martin Bakers operation. The proposed drop zone is in close proximity to the proposed development area.

Further to our meeting, we should be happy to re-engage with Martin Baker to assist in coms.

Best wishes

██████████

---

OFFICIAL - CAA Use Only

OFFICIAL - CAA Use Only

**From:** ██████████ <██████████@homesengland.gov.uk>

**Sent:** Tuesday, January 30, 2024 6:14 PM

**To:** ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>

**Cc:** ██████████ <██████████@homesengland.gov.uk>

**Subject:** RE: [External] Chalgrove Airfield

Hi ██████████

Are you able to provide an indication of timescales?

Many Thanks

██████████

---

OFFICIAL

OFFICIAL

**From:** ██████████

**Sent:** Monday, January 22, 2024 3:17 PM

**To:** ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>; ██████████ <██████████@caa.co.uk>

**Cc:** ██████████ <██████████@homesengland.gov.uk>

**Subject:** RE: [External] Chalgrove Airfield

Hi ██████████

SODC have a Local Plan consultation out at the moment which runs until 21<sup>st</sup> Feb. While full consideration of the issues might be unlikely by then, it would be helpful if possible to have an initial view ahead of that and agreement on any ongoing work / opportunity for continued working.

Ideally, the sooner you're able to come back to us the better as will help inform our next steps, but if we could have something latest by say by 9 Feb? that would be helpful.

Many Thanks

█

---

**From:** █ <█@caa.co.uk>  
**Sent:** Monday, January 22, 2024 12:44 PM  
**To:** █ <█@homesengland.gov.uk>; █ <█@caa.co.uk>; █ <█@caa.co.uk>  
**Cc:** █ <█@homesengland.gov.uk>  
**Subject:** RE: [External] Chalgrove Airfield

Hi █

It was good to meet again.

Thanks for sending the information through and confirming the points made in the meeting.

We have some competing priorities at the moment. When would you like to have heard back from us by?

Best wishes

█

---

OFFICIAL

**From:** █ <█@homesengland.gov.uk>  
**Sent:** Thursday, January 11, 2024 9:19 AM  
**To:** █ <█@caa.co.uk>; █ <█@caa.co.uk>; █ <█@caa.co.uk>  
**Cc:** █ <█@homesengland.gov.uk>  
**Subject:** [External] Chalgrove Airfield

█ / █ / █

Thanks for your time yesterday and good to see you again.

As discussed, since we last spoke we have been reviewing the points you raised in January 2022 to address as far as possible the points you raised previously. I've attached the revised illustrative framework showing this. While the principles are broadly similar to the preferred Option shared previously, we have undertaken a number of revisions with a view to provide more certainty around the ongoing operation of Martin Baker.

As has always been the case, it's not possible to 'lift and shift' the current operations and therefore there will always be a need for some adaptation, however we hope the changes are positive and look to address a number of the concerns.

In terms of the changes set out, these include:

- **Masterplan Review** – as shown in the attached framework we have sought to maximise the airfield

operational space and regularise the space as much as possible. We have also looked at ways in which the layout within the development area could be orientated to retain and where possible exceed separation distances between the airfield operations and any built form. This includes locating the open spaces as far north as possible within the site. The masterplan remains and will continue to be indicative and the detailed layout can be reviewed now and also as part of future iterations as the scheme builds out.

- **Checking of airspace activities** – while we accept that flight operations and impacts on airspace will be different to today, we have further tested these to ensure that any difference to the current set up are minimised in terms of areas covered, overflying of built up areas and time in controlled / restricted airspace to reduce risk around future licencing / exemptions.
- **Phasing: Early Runway delivery** – this includes a commitment to delivering the runway and associated testing operations etc upfront, ahead of any development taking place on site. This will provide the required continuity for MB as well as ensure that the construction of non-airfield related development does not impact on overall operations.
- **Phasing: Development:** As shown in the attached phasing plan. the delivery of the non-airfield related uses has been developed so as to focus developed away from the airfield operations in the first instance. This is intended to have a number of benefits, including providing time for MB to adapt to the new operating environment with any construction activity located furthest away from both retained and new facilities. It will also allow any operational issues with the new layout to be tested within the early years of operations and for these to be addressed in future reserved matters if required. As mentioned, the main development area will only be applied for at this stage and therefore there would be flexibility within the parameters and opportunities through future application stages to enable further mitigation (in terms of separation, building orientation, landscaping / screening etc) to be put in place.
- **Grampian Condition** – recognising the process for securing new licences and exemptions, we have identified a potential mechanism that could be deployed as part of any consent that would provide an additional safety net to ensure MB operations are safeguarded. This would essential place a Grampian Condition on any consent that would restrict any development on the existing airfield (other than that required to implement airfield operations) from commencing until the new infrastructure is in place and MB are operating from that site. For the avoidance of doubt, this would also include the need for all required licences and exemptions to be in place. Without this being the case then we would not be able to do any works to the existing airfield, thus ensuring a continuity of MB operations and that they could be retained should for any reason the new airfield layout not be brought into use. We can provide further example of potential wording if that would be helpful.

In terms of next steps, it would be helpful if you could review the attached and come back with any views / comments. As discussed, while it is not possible to have all the answers at this stage or to have 100% certainty about the future operation at this stage, we want to work with you in order to show that the proposals could be acceptable (with relevant caveats regarding future consideration of licence / exemption applications etc) and that the proposed Grampian approach provides the necessary safeguard to ensure MB activities are retained and Policy requirements of SODC Policy STRAT7 are met.

We would also welcome any assistance you could provide in seeking engagement from Martin Baker, which we have been unsuccessful with to date. In doing so, please can I ask that you don't share the attached information at this stage.

Appreciate your ongoing consideration of this and look forward to speaking again once you've had a chance to review the above.

Regards







Senior Planning and Enabling Manager

Tel: [Redacted]

Mob: [Redacted]

Please note my working days are Monday – Thursday



[@HomesEngland](#)

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

CONFIDENTIALITY AND PRIVACY

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please reply to this e-mail highlighting the error to the sender, then immediately and permanently delete it.

Do not use, copy or disclose the information contained in this message or in any attachment.

For information about how we process data and monitor communications please see our [Personal Information Charter](#).

OFFICIAL

\*\*\*\*\*

Before Printing consider the environment. This e-mail and any attachment(s) are for authorised use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. If you are not an intended recipient then please promptly delete this e-mail, as well as any associated attachment(s) and inform the sender. It should not be copied, disclosed to, retained or used by, any other party. Thank you. We cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. Please note that all e-mail messages sent to the Civil Aviation Authority are subject to monitoring / interception for lawful business.

\*\*\*\*\*

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [External] RE: Information request  
**Date:** 26 March 2024 14:21:58

---

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

Thanks for the update, we'll await the next iteration before speaking with our colleagues.

All the best,

[REDACTED]

---

OFFICIAL - Named Parties Only

**From:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Sent:** Tuesday, March 26, 2024 10:39 AM  
**To:** [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

No problem at all. See attached a copy of the slides as well as some notes of the meeting (comments welcome).

As mentioned, the masterplan is continuing to evolve in response to feedback from these discussions as well as other design requirements. Therefore, in relation to the next steps and opportunity to test the layout, it will be better for us to provide the next iteration of the masterplan which is being prepared at the moment ahead of our public consultation in April. This should be available in the next couple of weeks and will set out the options for various test operations as well as a fix on some of the development parameters.

To make sure we are able to provide what is necessary for the assessment to be undertaken, it would be helpful to understand the process in a bit more detail as well the best format to issue the design information in (CAD / dwg. etc) and also any other supplementary information relating to the operational elements etc that may be helpful.

I'd be grateful, if you could also provide availability for the site visit as per [REDACTED] email attached.

Happy to have a quick discussion around this if easier.

Many Thanks

[REDACTED]

[REDACTED]

Senior Planning and Enabling Manager

Tel: [REDACTED]

Mob: [REDACTED]

Please note my working days are Monday – Thursday



[@HomesEngland](#)

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people’s lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

A picture containing text [REDACTED] Description automatically generated



---

OFFICIAL

OFFICIAL

**From:** [REDACTED] <[REDACTED]@caa.co.uk>  
**Sent:** Friday, March 22, 2024 4:13 PM  
**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>  
**Subject:** Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

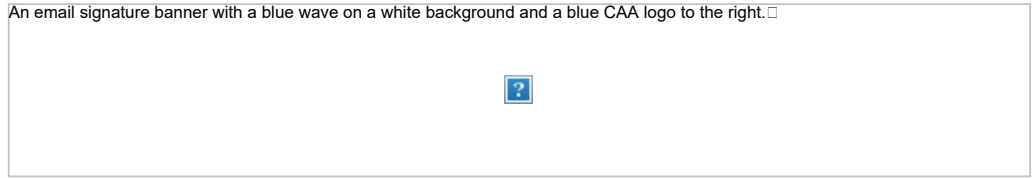
Hope you are well. I was unwell for the meeting on Wednesday so I missed it unfortunately – however, [REDACTED] has asked me if I can lead out on the next steps from our end.

It is at all possible to share the slides from the meeting showing the suggested flight tracks/drop test areas etc ?

All the best,

[REDACTED]  
Airfield Advisory Team Consultant

Professional Services Group  
UK Civil Aviation Authority  
Tel: [REDACTED]  
[www.caa.co.uk](http://www.caa.co.uk)  
Follow us on [Twitter](#)



Please consider the environment. Think before printing this email.

\*\*\*\*\*

Before Printing consider the environment. This e-mail and any attachment(s) are for authorised use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. If you are not an intended recipient then please promptly delete this e-mail, as well as any associated attachment(s) and inform the sender. It should not be copied, disclosed to, retained or used by, any other party. Thank you. We cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. Please note that all e-mail messages sent to the Civil Aviation Authority are subject to monitoring / interception for lawful business.

\*\*\*\*\*

OFFICIAL - Named Parties Only

---

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

CONFIDENTIALITY AND PRIVACY

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please reply to this e-mail highlighting the error to the sender, then immediately and permanently delete it.

Do not use, copy or disclose the information contained in this message or in any attachment.

For information about how we process data and monitor communications please see our [Personal Information Charter](#).

---

OFFICIAL - Named Parties Only

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [External] RE: Information request  
**Date:** 17 April 2024 15:26:18

---

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

[REDACTED] is on leave at the moment but I thought I'd reply in order to clarify next steps. We were expecting information from you first as per your comment below,

*As mentioned, the masterplan is continuing to evolve in response to feedback from these discussions as well as other design requirements. **Therefore, in relation to the next steps and opportunity to test the layout, it will be better for us to provide the next iteration of the masterplan which is being prepared at the moment ahead of our public consultation in April.***

Is it possible we've missed an email where you have sent out the next iteration?

Best wishes

[REDACTED]

---

OFFICIAL - Named Parties Only

**From:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Sent:** Wednesday, April 17, 2024 3:20 PM  
**To:** [REDACTED] <[REDACTED]@caa.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** RE: [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

Just wondering if you're able to provide more information on the process for the test / confirm information requirements?

Many Thanks

[REDACTED]

---

OFFICIAL

OFFICIAL

**From:** [REDACTED] <[REDACTED]@caa.co.uk>

**Sent:** Friday, April 5, 2024 11:51 AM

**To:** [redacted] <[redacted]@homesengland.gov.uk>

**Cc:** [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@homesengland.gov.uk>

**Subject:** RE: [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [redacted]

No problem – I'm still waiting on our colleague to get back to us but will chase next week if no joy.

With respect to the dates, we have discussed this as a team and feel that any visit to the site would need to be post collection of further information. We will get back to you on the potential of a site visit once we feel we have enough information for it to be of benefit to all parties.

Kindest Regards,

[redacted]

---

OFFICIAL - Named Parties Only

OFFICIAL - Named Parties Only

**From:** [redacted] <[redacted]@homesengland.gov.uk>

**Sent:** Tuesday, April 2, 2024 5:02 PM

**To:** [redacted] <[redacted]@caa.co.uk>

**Cc:** [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@homesengland.gov.uk>

**Subject:** RE: [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Thanks [redacted]

If you (and others) could also confirm available dates for a site visit as well, that would be very helpful as we're holding a number of dates with the wider team.

Many Thanks

[redacted]

---

OFFICIAL

OFFICIAL

**From:** [redacted] <[redacted]@caa.co.uk>

**Sent:** Tuesday, April 2, 2024 2:45 PM

**To:** [redacted] <[redacted]@homesengland.gov.uk>

**Cc:** [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@homesengland.gov.uk>

**Subject:** RE: [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [redacted] – no problem, I've asked internally and will let you know when I hear back.

All the best,

[redacted]

---

OFFICIAL - Named Parties Only

OFFICIAL - Named Parties Only

**From:** [redacted] <[redacted]@homesengland.gov.uk>

**Sent:** Thursday, March 28, 2024 11:01 AM

**To:** [redacted] <[redacted]@caa.co.uk>

**Cc:** [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@homesengland.gov.uk>

**Subject:** RE: [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [redacted]

Understood and will get the next iteration across asap.

As per my previous email, it will would be helpful to understand the process in a bit more detail as well the best format to issue the design information in (CAD / dwg. etc) and also any other supplementary information relating to the operational elements etc that may be of use as part of the testing.

If you could clarify this, that would be appreciated.

Many Thanks

[redacted]

---

OFFICIAL

OFFICIAL

**From:** [redacted] <[redacted]@caa.co.uk>

**Sent:** Tuesday, March 26, 2024 2:22 PM

**To:** [redacted] <[redacted]@homesengland.gov.uk>

**Cc:** [redacted] <[redacted]@caa.co.uk>; [redacted] <[redacted]@caa.co.uk>; [redacted]

<[REDACTED]@homesengland.gov.uk>

**Subject:** RE: [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

Thanks for the update, we'll await the next iteration before speaking with our colleagues.

All the best,

[REDACTED]

---

OFFICIAL - Named Parties Only

OFFICIAL - Named Parties Only

**From:** [REDACTED] <[REDACTED]@homesengland.gov.uk>

**Sent:** Tuesday, March 26, 2024 10:39 AM

**To:** [REDACTED] <[REDACTED]@caa.co.uk>

**Cc:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@homesengland.gov.uk>

**Subject:** [External] RE: Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

No problem at all. See attached a copy of the slides as well as some notes of the meeting (comments welcome).

As mentioned, the masterplan is continuing to evolve in response to feedback from these discussions as well as other design requirements. Therefore, in relation to the next steps and opportunity to test the layout, it will be better for us to provide the next iteration of the masterplan which is being prepared at the moment ahead of our public consultation in April. This should be available in the next couple of weeks and will set out the options for various test operations as well as a fix on some of the development parameters.

To make sure we are able to provide what is necessary for the assessment to be undertaken, it would be helpful to understand the process in a bit more detail as well the best format to issue the design information in (CAD / dwg. etc) and also any other supplementary information relating to the operational elements etc that may be helpful.

I'd be grateful, if you could also provide availability for the site visit as per [REDACTED] email attached.

Happy to have a quick discussion around this if easier.

Many Thanks

[REDACTED]

[REDACTED]

Senior Planning and Enabling Manager

Tel: [REDACTED]



Mob: [REDACTED]

Please note my working days are Monday – Thursday



[@HomesEngland](#)

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people’s lives.

We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

A picture containing text [REDACTED] Description automatically generated



---

OFFICIAL

OFFICIAL

**From:** [REDACTED] <[REDACTED]@caa.co.uk>

**Sent:** Friday, March 22, 2024 4:13 PM

**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@caa.co.uk>; [REDACTED] <[REDACTED]@caa.co.uk>

**Subject:** Information request

OFFICIAL - Named Parties Only. This email and any files transmitted with it are intended for the use of the entity, department, team or individual to whom they are addressed. It can be shared further by the receiving party on a need-to-know basis.

Hi [REDACTED]

Hope you are well. I was unwell for the meeting on Wednesday so I missed it unfortunately – however, [REDACTED] has asked me if I can lead out on the next steps from our end.

It is at all possible to share the slides from the meeting showing the suggested flight tracks/drop test areas etc ?

All the best,

[REDACTED]  
Airfield Advisory Team Consultant

Professional Services Group

UK Civil Aviation Authority

Tel: [REDACTED]

[www.caa.co.uk](http://www.caa.co.uk)

Follow us on [Twitter](#)

An email signature banner with a blue wave on a white background and a blue CAA logo to the right. □



Please consider the environment. Think before printing this email.

\*\*\*\*\*

Before Printing consider the environment. This e-mail and any attachment(s) are for authorised use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. If you are not an intended recipient then please promptly delete this e-mail, as well as any associated attachment(s) and inform the sender. It should not be copied, disclosed to, retained or used by, any other party. Thank you. We cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. Please note that all e-mail messages sent to the Civil Aviation Authority are subject to monitoring / interception for lawful business.

\*\*\*\*\*

OFFICIAL - Named Parties Only

---

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

CONFIDENTIALITY AND PRIVACY

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please reply to this e-mail highlighting the error to the sender, then immediately and permanently delete it.

Do not use, copy or disclose the information contained in this message or in any attachment.

For information about how we process data and monitor communications please see our [Personal Information Charter](#).

---

OFFICIAL - Named Parties Only

---

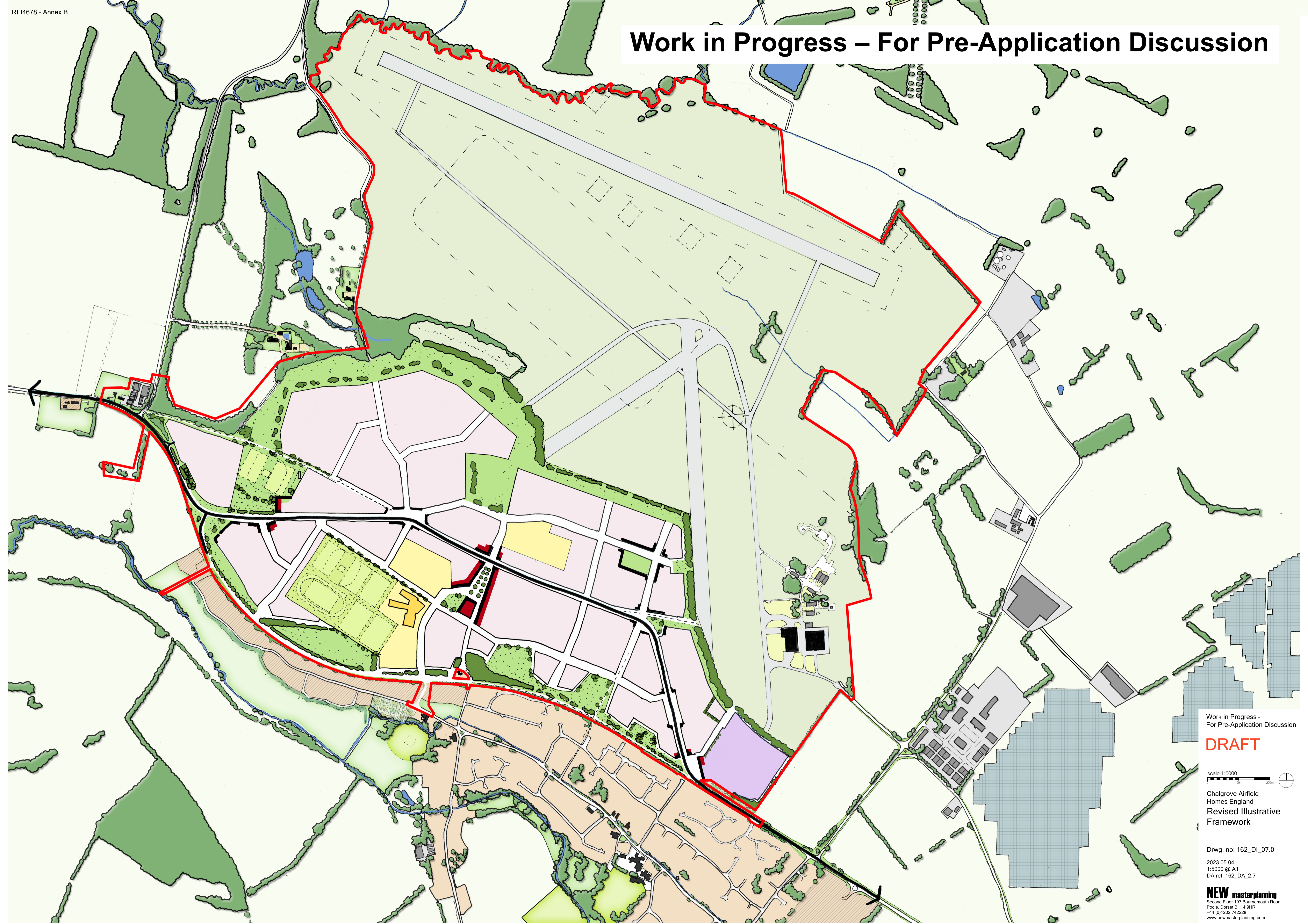
Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

CONFIDENTIALITY AND PRIVACY

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please reply to this e-mail highlighting the error to the sender, then immediately and permanently delete it.

# Work in Progress – For Pre-Application Discussion



Work in Progress -  
For Pre-Application Discussion

**DRAFT**

scale 1:5000  
0 10 20 30m

Chalgrove Airfield  
Homes England  
Revised Illustrative  
Framework

Drwg. no: 162\_DI\_07.0  
2023.05.04  
1:5000 @ A1  
DA ref: 162\_DA\_2.7

**NEW** masterplanning  
Second Floor 107 Bournemouth Road  
Poole, Dorset BH14 9HR  
+44 (0)1202 742228  
www.newmasterplanning.com

## Note of meeting between Homes England and Airfield Advisory Team

20/03/2024

### Attending:

██████████ – Homes England  
██████████ – Homes England  
██████████ – Homes England  
██████████ – Arcadis Consulting  
██████████ Avigation  
██████████ – Avigation  
██████████ – Quod  
██████████ – Airfield Advisory Team  
██████████ – Airfield Advisory Team

### Introductions

Homes England introduced wider technical team who have been leading on the scheme development.

████ provided recap on meeting held on 11/1/24 and queries issued by █████ by email on 01/02/24.

████: Observation that plan doesn't seem to have moved on from previous discussion.

████: confirmed there are changes and this meeting is to go through in more detail the points raised in █████ email and show how these are being addressed through the revised layout.

### Homes England Update

████: provided an update on: SODC Local Plan; HE response and; commitment to progress an application this year and high level programme. Also confirmed that attempts are ongoing to engage Martin Baker on the revised scheme but with limited success.

### Design Development

████: provided an overview of the context / design approach to date to get to this point and the importance of the iterative process which is ongoing to address AAT comments. Reiterated that the revised approach was significantly different to that taken during the previous application with a stronger focus on an integrated design – planning – delivery end to end process.

████ set out that the staged approach to consents (planning vs CAA licences / exemptions) is not unique to aviation projects but is more complicated with an independent operator and unwillingness of Martin Baker to engage with Homes England. This is despite numerous requests from HE and request for AAT to try and establish a line of

communication. Therefore any approach needs to be pragmatic and manage future unknowns.

█ in setting out the design approach, confirmed that the design element has two parts. Part 1 seeks to secure the detailed design of the airfield to provide certainty while the non-airfield related uses were kept flexible to provide opportunity to respond to future changes that may come to light during later stages of the consenting process.

█: provided an overview of key masterplan features and layout to minimise risks and meet requirements of Martin Baker. Discussion focused on test alignment and exemption areas as this was closest element to the masterplan area and activities of greatest risk. Offset distances were confirmed and that overall area provided for Martin Baker was comparable to today. Further refinement of the masterplan has sought to increase buffer areas and regularise the shape to maximise efficiency for Martin Baker's operations. Operationally, restrictions could be put in place during test conditions similar to current arrangements and new design layout allows this.

█: reiterated that the shape of the layout is the most important as oppose to quantum of space. It appears that all of the proposed aerodrome would appear to be useful space.

█ confirmed that based on the evidence provided by MB in previous Local Plan and planning application responses, the space is available for all the tests that are required. Very unlikely these are happening at the same time and therefore space can be used flexibly.

### **Airspace**

█ and █: provided an overview of the airspace context and limited changes relating to the runway airspace. While there are changes to test alignment, many of the principles such as overflying of residential areas and time in Benson MATZ are comparable. Benefits associated with removing overflying of new development in Chalgrove was also observed. CAP1616 process would be followed if required.

█ noted there are minimal changes to airspace albeit different orientation puts it closer to Oxford airspace and would require further testing.

█ commented on the direction of flight for the test alignment and that this now is in the direction of Oxford. In response to questions about the safety zones shown on the Plan, █ confirmed it doesn't take into account any aircraft malfunctions / incidents which the licencing exemptions also address. █ responded that this did form part of the initial concept planning but further work can be undertaken to understand the risks better.

**ACTION: HE project team to consider wider implications of new alignment beyond boundary.**

## Delivery Approach

■: set out the updated approach to delivery that responds to the challenge of sequential consenting process and lack of engagement from Martin Baker. The approach is two fold. The first is an updated phasing strategy. The new phasing strategy has a number of advantages, including securing offline delivery of a new aerodrome ahead of any development on the existing airfield area. The proposed development closest to the new aerodrome could also be the final phase of development thereby providing the most time for operations to become embedded before development comes forward at the closest point. It also means that any necessary changes can be picked up in reserved matters with an opportunity to embed mitigation (such as landscape screening) early so that it is in place ahead of development in that part of the site. The second strand of the delivery strategy is the use of a Grampian style condition or legal restriction secured through s106 that would protect MB and require the new airfield to be entirely operational before development commences on the existing airfield. This mechanism is an effective safeguard against the future unknowns relating to the CAA consenting process.

■: Language piece: refer to it as a new aerodrome rather than just a runway as need to factor in all elements e.g. Apron space, any AGL plans, signage etc.

■ reiterated the importance of safety to Homes England as a public body, confirming this has been considered carefully during the design stage and that the various controls throughout the consenting process will ensure it remains front and centre.

■: confirmed that Homes England have assessed the complexity of the runway project, have the required skillset and access to appropriate consultants / contractors to deliver complex infrastructure projects and that costs have been fully considered. Noting Homes England's role as a Government Delivery Body, difficulties in delivering complex / high cost infrastructure schemes is not the same as would be the case with traditional developers.

## Next Steps

■: discussed three objectives for next steps. The first is to narrow down outstanding queries / concerns and agree a route-map as to how and when these will be addressed. This is with a view of being able to progress the planning accepting that further consenting process are required.

■: The second objective is the importance of MB engagement if CAA could help facilitate this. Third objective, is the value in AAT meeting onsite to consider space implications even though it is understood that decision making will be based on modelling and technical assessment.

**ACTION: ■ to identify an alternative date for a site visit - after Easter**

■: the most significant challenge is in relation to the exemptions associated with MB testing. Acknowledged it was a major challenge to get MB at the table and unlikely to happen. Trying to think creatively to continue the discussion and suggested AAT could set

up a meeting with the regulatory teams of the CAA to discuss sensible flight procedures to put onto mock up and see if it is acceptable. Get a strong signal to MB by putting a mock up with overshoot and drop zones. This would provide an increased level of certainty (one way or another) ahead of planning submission.

■: Huge opportunity in doing that and something Homes England have been seeking more certainty on throughout the design development process. ■ and ■ to take this action away.

**Actions - AAT to arrange mock testing and discussions with relevant CAA teams ■**



Homes  
England

# Chalgrove Airfield Design Considerations

March 2024

**FOR DISCUSSION**

The Housing and Regeneration Agency





## **Discussion Points**

1. Overview / Homes England Update
2. Revised Scheme
  - a) Background / Context
  - b) Masterplan Evolution and Flexibility
  - c) Airspace Activities
  - d) Phased Delivery
  - e) Planning Conditions
  - f) Safety
3. Next Steps
  - a) Site Visit
  - b) MB engagement
4. AoB

## Homes England Update

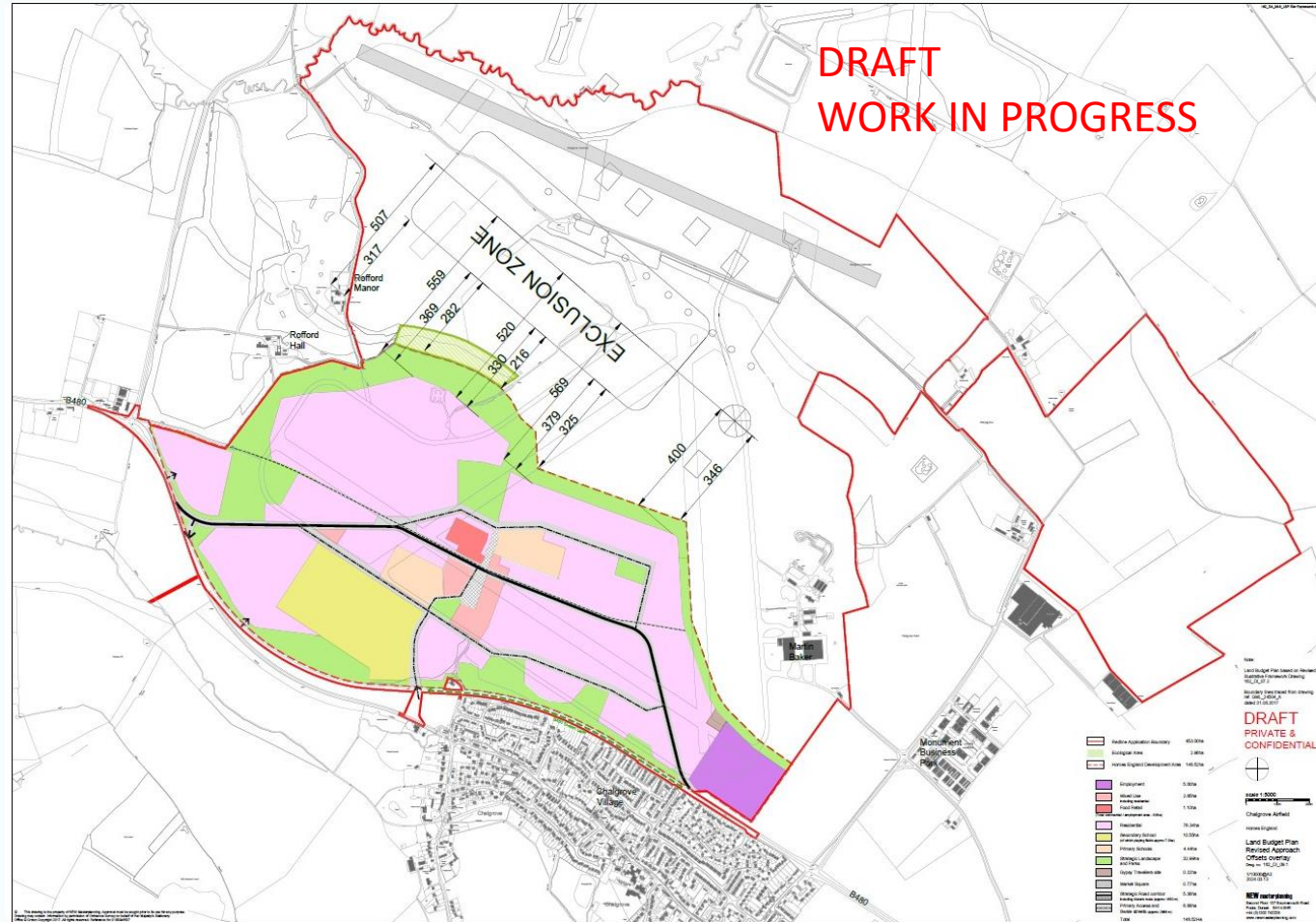
- SODC Local Plan – HE Response
- Revised Hybrid Application
- Public Consultation
- Delivery Programme
  - Planning
  - Land Acquisition
  - Start on Site – Infrastructure
  - Start on Site – Development

## Background / Context

- B:2:7 concept layout is the basis for new scheme but being refined to respond to concerns
- Concept Plan developed on basis that 'lift and shift' isn't possible but to respond to 5 first principles aimed at replicating existing operations as much as possible, c.20 fixed regulatory criteria and c.100 operational criteria
- New CAA licence will be required to facilitate the revised alignment and associated airspace changes. A sequential approach to new approvals (planning before licencing etc) not considered unique. However, independent role of operator and unwillingness to engage increases uncertainty that needs to be addressed.
- To address this an integrated design, planning and delivery strategy is being developed to manage risk and ensure continuity of operations – as demonstrated through current masterplan iterations and delivery mechanisms.
- Hybrid application will fix runway and airfield infrastructure to provide certainty. Proposed airfield currently subject to detailed design process.
- Remaining site masterplan is illustrative. Regulatory Plans will fix parameters (development extents) but final layout of the illustrative masterplan can be flexible and continue to respond to requirements to Martin Baker up to point of detailed consent.

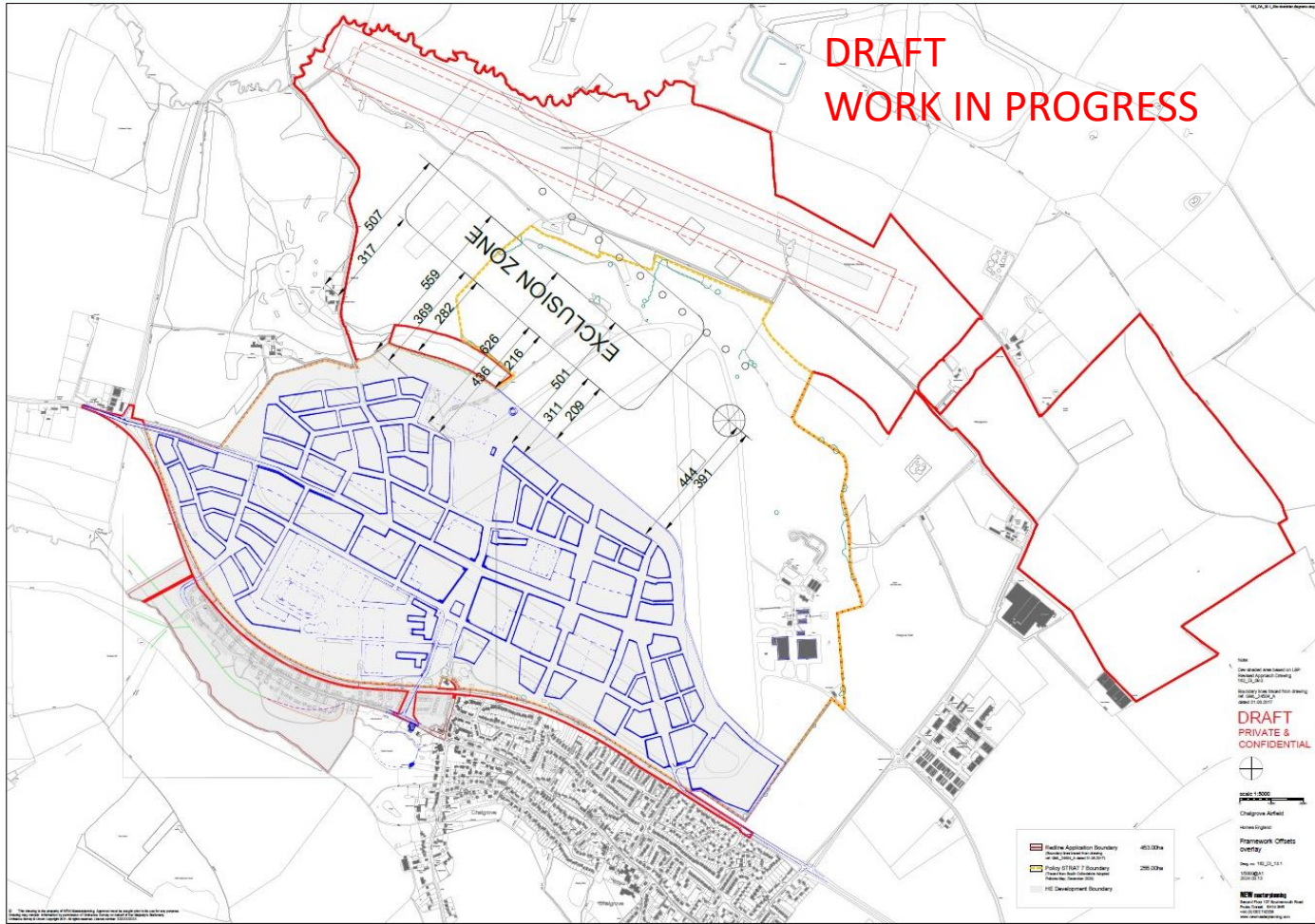
REF14678 - Annex B  
**B:2:7 Concept Plan v2**

- Distances between exclusion zone and site boundary (fully secured fence line) approx. 200m from edge of exclusion zone.
- Expected existing woodland area will form part of airfield boundary to provide further buffer and assist security
- Distance to built area no less than approx. 330m from edge of exclusion zone and no less than approx.400m+ from centreline.
- Runway centreline c.800m+ from development boundary

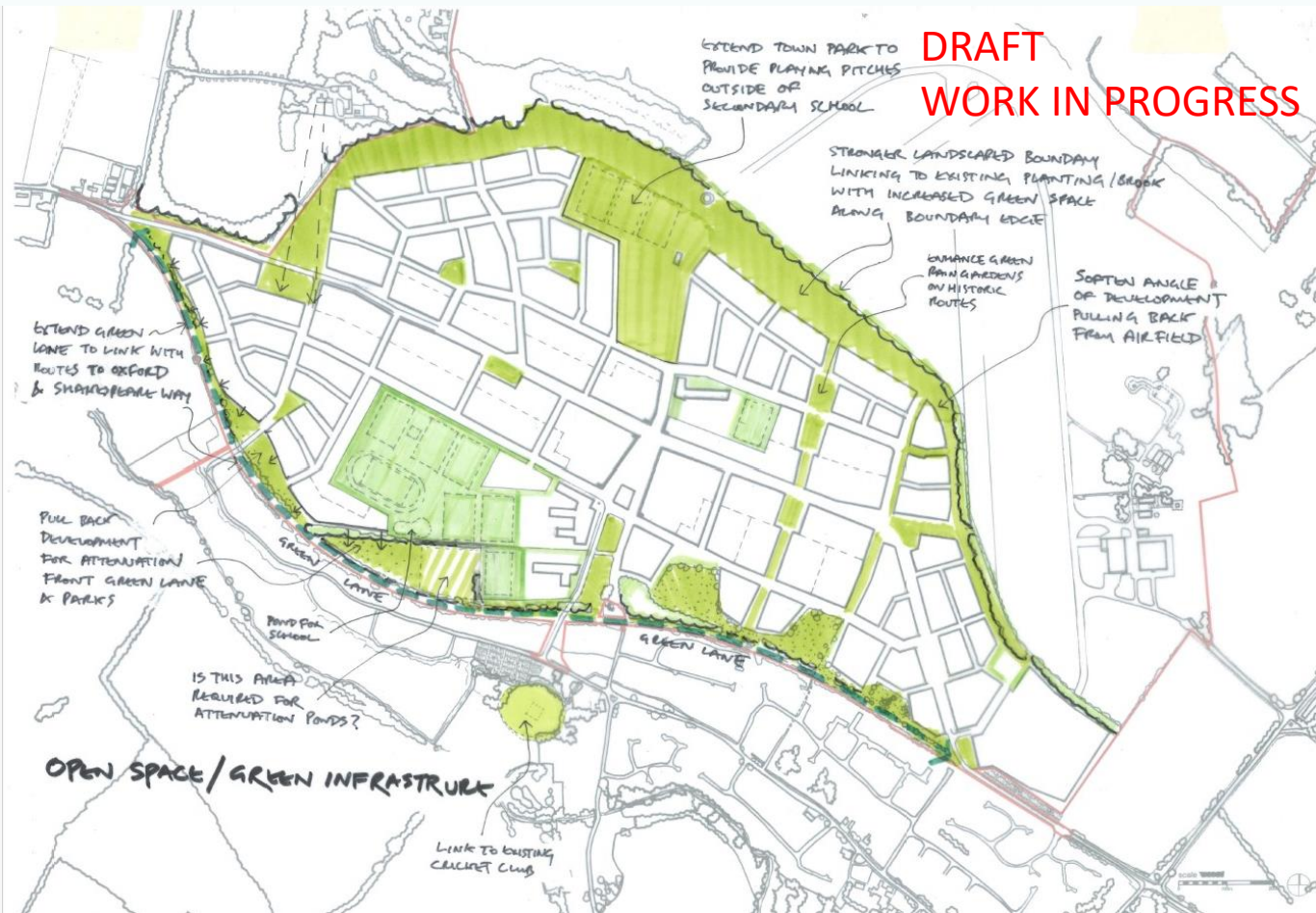


# B2.7 Concept Plan v2

- Distances between exclusion zone and site boundary and developed area increase as moving away from trigger point to reflect time of greatest variation in 'failed controls' or model uncertainty.
- Conflict between test alignment and operational removed. In the event of overshoot, retained runway length sufficient for test aircraft to land on
- Runway centreline c.800m+ from development boundary



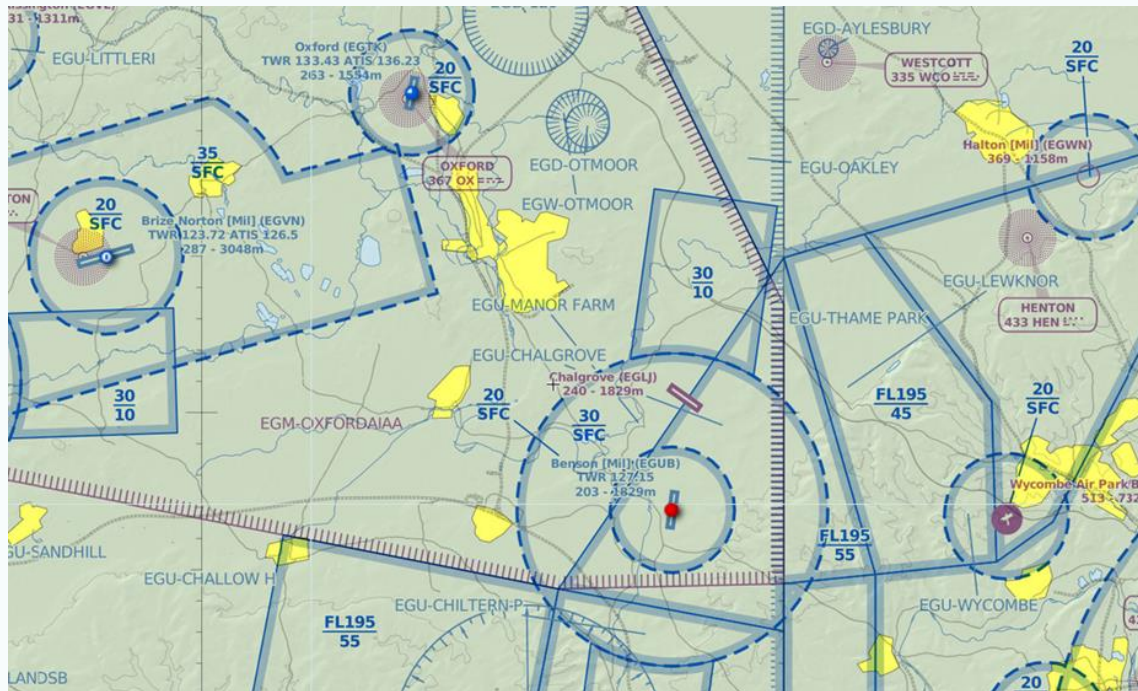
## B.2.67 Masterplan Variation



- Further refinement of masterplan area to regularise airfield shape
- Safety bund along eastern boundary maintained.
- Fenceline provided inside red line boundary (i.e. at bottom of bund on development side rather than on MB side).
- Increased green buffer between development blocks and fence line
- Opportunities to manage access to greenspace during operations to reduce risk of excursion / increase operational security – similar to current arrangements

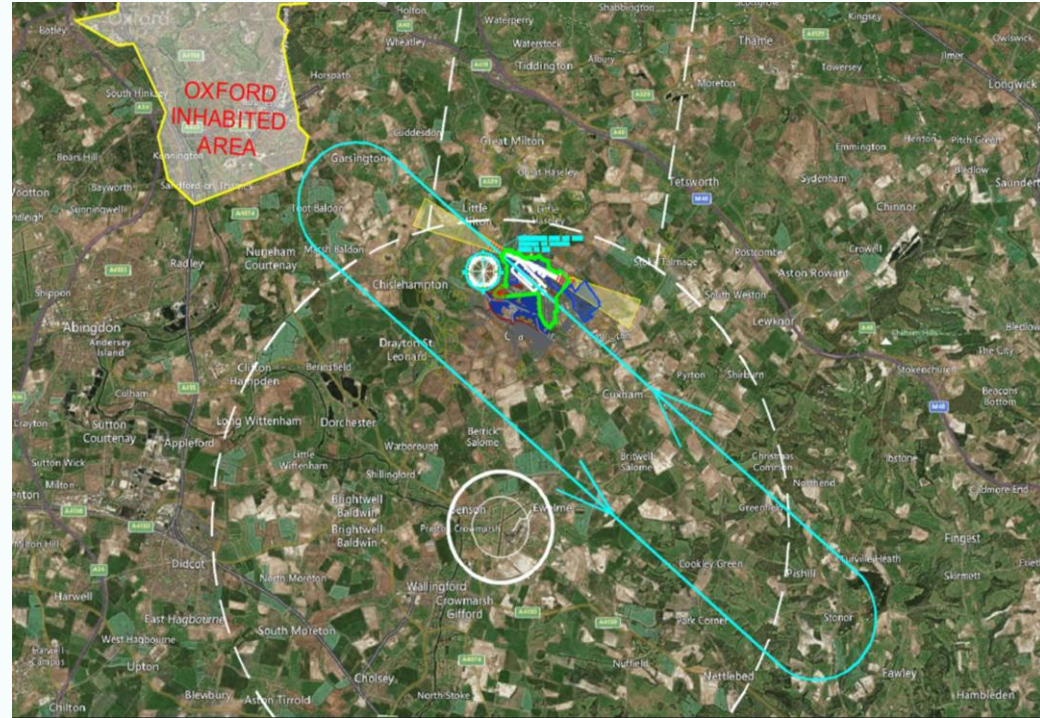
## Airspace Context

- Chalgrove Aerodrome (EGLJ) is located within the RAF Benson MATZ within Class G airspace underneath the Daventry CTA (Class A airspace, base level FL55 (i.e. 5500' AMSL)), north west of the London TMA (Class A airspace, base altitude 4500' AMSL) and south east of the RAF Brize Norton CTR (Class D airspace, upper height 3500' AGL).
- Within UK Class G airspace, flights may be conducted under both IFR and VFR and there are no associated aircraft equipage or ATC requirements, unlike those of other UK airspace classifications. Currently, MBACL test-flying operations are conducted entirely within Class G airspace.
- The proposed re-siting of the Chalgrove runway would not change the airspace construct in which the MBACL test-flying operation would be conducted.



# Airspace Impacts: Option B:2:7

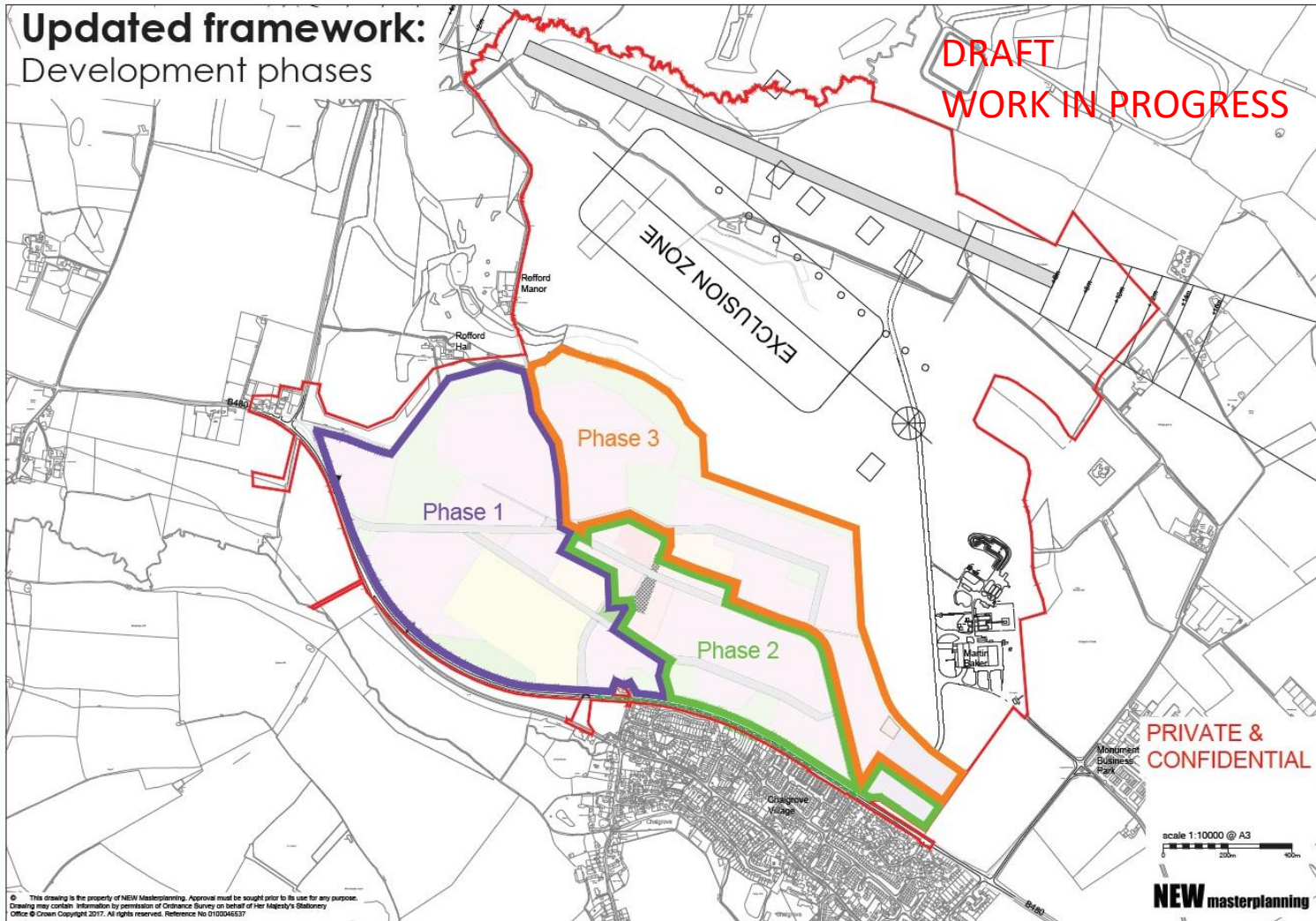
- *RW Orientation.* Largely unchanged.
- *RW Displacement.* Approx 1km, or 0.5 nm north of current position.
- *Anticipated Changes to Extant Runway (RW) Operation.* Nil. Operation will be displaced north but would remain unchanged (subject to MBACL's future requirements).
- *Airspace Classification and Restriction.* The proposed aerodrome development would not prompt changes to the airspace classification within which the (extant and proposed) operation resides; all future Chalgrove-centred MBACL test-flying activities will remain within Class G airspace. As is currently the case, such activities are not conducted within either controlled or restricted UK airspace.
- *Anticipated Operational Impacts as a Result of the Proposed Change.* Nil. Extant procedures with RAF Benson could be reviewed and revised, but additional operational impacts as a result of the proposal are not anticipated. As would be the case for any changes to the extant MBACL test-flying operations, any issue(s) arising from an amendment or change to MBACL test-flying operations and/or tracks over the ground as a result of the proposal would be mitigated and managed through proactive consultation and engagement with local aviation stakeholders CAP 1616. Such engagement(s) could prompt the revision of extant letters of agreement and/or memoranda of understanding; this is a routine activity for those parties managing any flying operations.
- *Overflight of Built-up Areas.* As is currently the case, overflight of built-up areas by MBACL aircraft operation could continue to be avoided.





# BEI4678 Annex B Phased Delivery

- Phase 0 includes runway and all associated airfield infrastructure. Allows continued operation during construction and early mitigation.
- Runway costs based on benchmarking data to deliver required runway category.
- HE role as masterdeveloper. Experience in delivering complex infrastructure projects
- Single runway limitations mitigated through additional test alignments and increased airfield area to ensure core capacity is retained.



## Restrictive Conditions

- Grampian condition / s106 trigger utilised to manage transitional risk and provide fallback position in event licences can't be secured.

Runway Re-provision

*No development, except for Enabling Works [to include off-site highway works and other relevant enabling infrastructure] shall take place until the re-aligned runway has been completed. Prior to commencement of the Main Site Works [to be defined as the outline residential-led masterplan works] evidence of compliance with Civil Aviation Authority standards shall be submitted to and acknowledged in writing by the Local Planning Authority.*

**Reason:** *In the interest of safeguarding the future operations of the aviation activities on site in accordance with Local Plan 2035 Policy STRAT72i)*

- Established approach to secure pre-requisites to ensure development conditions can be met. Both effective and legally binding.
- Use of GC or s106 legal mechanisms to restrict redevelopment of existing airfield until conditions are met means that full risk sits with Homes England. Accepted there is no guarantee licences / exemptions / airspace changes will be issued but design approach seeks to reduce risk by achieving consistency and taking a staged approach.

## Safety + Privacy

Safety has been at the forefront of the masterplan review with a view to:

- Ensure safety relative to current operation:
  - Secure operational area of similar size to current MB activity.
  - Provide sufficient space for drop zones (all tests) away from operational runway
  - Increase separation between test activity and new development
  - Reduce potential conflict between activities and residential elements (
  - Increase separation between runway and residential buildings / main roads reducing risk of conflict due to frequent day to day operations
  - Respond to HSE, CAP Guidance and MB operational criteria
  - Design led approach to provide increased security and defensible boundary.
- Ultimately safety is fully regulated and will be determined as part of the licencing / exemption process which provide the final line of defence. Proposed condition / s106 will ensure this takes precedent in any future decision

## **Next Steps**

- Site Visit
- MB engagement



Homes  
England

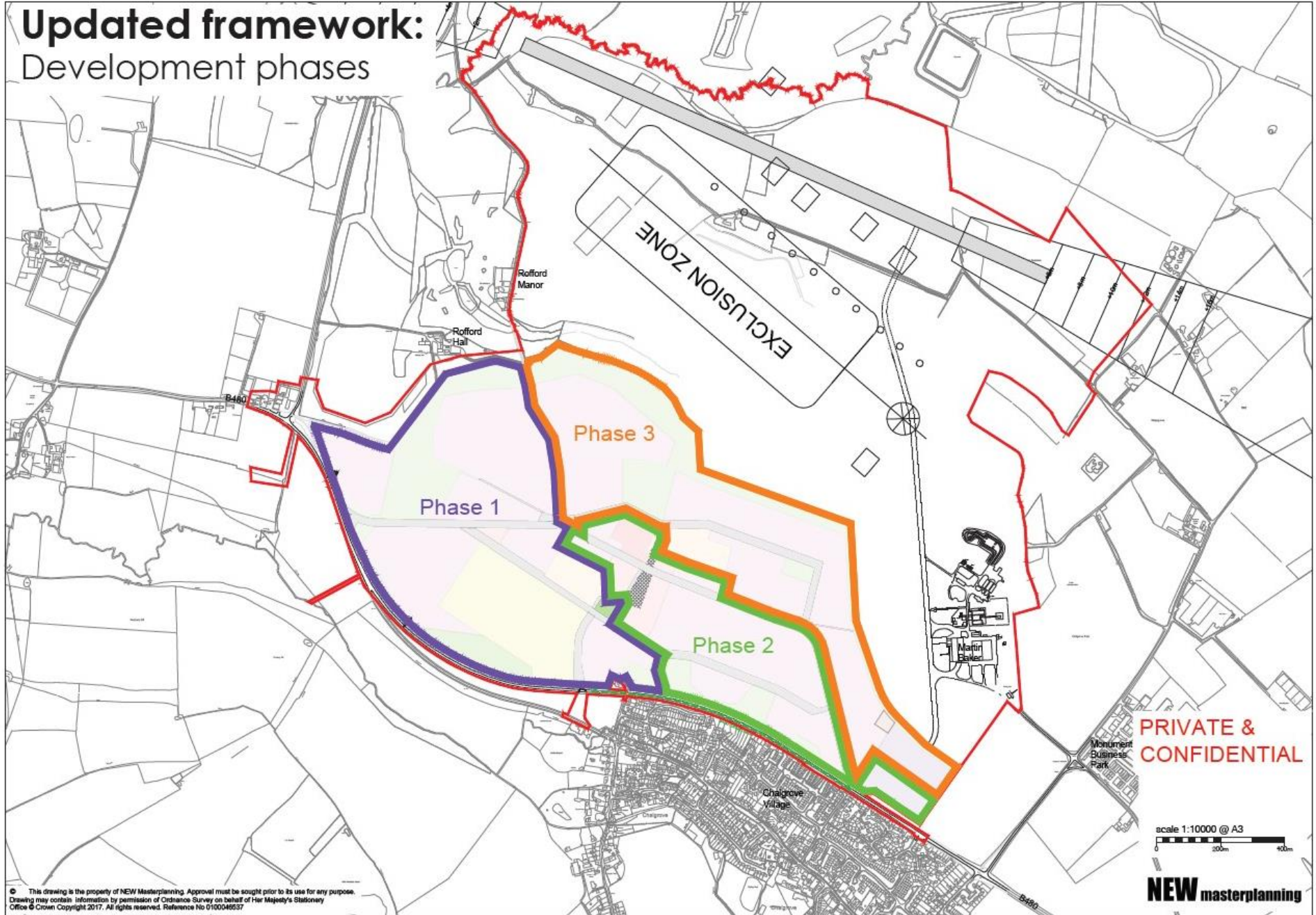
The Housing and Regeneration Agency

[enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

0300 1234 500

[gov.uk/homes-england](https://www.gov.uk/homes-england)





© This drawing is the property of NEW Masterplanning. Approval must be sought prior to its use for any purpose. Drawing may contain information by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office © Crown Copyright 2017. All rights reserved. Reference No 0100046537