

Former RAF Scampton – Condition 29 Reinstatement Plan

MHCLG clarifications (04 March 2025)

Strategic Observations – the SDO (Condition 29) requires a plan detailing ‘reinstatement works’ (as defined by the Order) including:(1) a method statement and (2) a timetable for conducting the reinstatement works. Further, it states that the reinstatement plan **may** detail any aspect of the reinstatement works by referring to, annexing or otherwise incorporating material from the CEMP.

The submitted Reinstatement Plan details a range of works some of which are not within the definition of reinstatement works. As detailed below, the Home Office is asked to clarify the nature and status of the works to be undertaken and in particular the approach to those which are covered by the Reinstatement Plan and timetable for the start and completion of those works.

Regarding methods, on the 11 February 2025, MHCLG approved the discharge of Sch. 3, Part 2, Condition 15 (CEMP) at Former RAF Scampton. The condition was approved on the basis that the CEMP and its (relevant) annexes had been submitted and assessed against a limited scope and location of works on Order land – specifically the infilling of a trench and associated minor earth works at land north of Guy Gibson’s dog memorial grave. The Reinstatement Plan submitted confirms the location of reinstatement works relates to the entirety of the site and the works on the site to date comprise of a scope beyond that to infilling of a trench and associated minor earth works (Section 2.2, para. 7). There is an inconsistency, and some contradiction, between the scope of the CEMP and the scope of the Reinstatement Plan which must be resolved.

	Topic	Clarification Requested	Home Office Response									
1	Scope of Reinstatement Plan	<p>Condition 29 of the SDO requires a reinstatement plan for the reinstatement works as defined in the Order. Consequently, not all works undertaken on site need to be addressed in the reinstatement plan. We understand from Section 2.2, para 7 of the submitted reinstatement plan, that the following works have been undertaken and consider they fall into the below categories:</p> <table><tr><th colspan="2">Works to be Retained</th><th>Works to be Removed</th></tr><tr><td>Works not requiring planning permission</td><td>Works benefiting from Permitted Development Rights or existing approval : once the SDO expires</td><td>Buildings/land to be reinstated (and the subject of the Reinstatement Plan)</td></tr><tr><td>i) Internal construction of partition walls.</td><td>A wooden gate approx. 2m wide and 2.4m tall shall remain in place. It is located at the rear of</td><td>a) Installation of multiple modular accommodation buildings and ancillary units</td></tr></table>	Works to be Retained		Works to be Removed	Works not requiring planning permission	Works benefiting from Permitted Development Rights or existing approval : once the SDO expires	Buildings/land to be reinstated (and the subject of the Reinstatement Plan)	i) Internal construction of partition walls.	A wooden gate approx. 2m wide and 2.4m tall shall remain in place. It is located at the rear of	a) Installation of multiple modular accommodation buildings and ancillary units	
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		<p><i>l) Tanks to boost water services (never installed, only brought to site).</i></p> <p>Refurbishment Works (to be retained)</p> <p><i>e) Building works on multiple buildings (internal works, such replacing doors, lighting, dropped ceilings, etc.)</i></p> <p><i>f) Replaced windows in Manser, Palmer, Middleton, and Garland</i></p> <p><i>g) Replaced unsuitable inwards opening doors on buildings SHQ, H2 and T8 for fire safety compliant outward opening doors (existing doors being protected and stored for future refitting as required).</i></p> <p><i>h) Work to encapsulate lead paint and other harmful materials. (patch repairs to flaking lead paint on various external walls)</i></p> <p><i>j) Health and safety enhancements to the internal buildings, for example internal fire doors, fire detection, emergency lighting, as these are improvements to the site</i></p> <p><i>"k) Any works completed to make the site both safe and secure (e.g.</i></p>	<p><i>the CRC building between a pre-existing 2.4m palisade fence and a 2m palisade fence. (Although we acknowledge that the gate may constitute development as established in S.55 of the TCPA 1990. It should be considered so minor in nature and impact that it would fall outside of the planning system. It is a well established principle that Minor variations from a legal requirement are to be disregarded (De Minimis) and therefore not to be considered development requiring planning permission.)</i></p>	<p><i>b) Construction of concrete foundations for the modular units</i></p> <p><i>c) Exploratory digs</i></p> <p><i>d) Trenches for services dug to approximately 10 feet</i></p>	
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		<div><div><div>boarding up buildings; utilities isolation).”</div><div>Temporary mobile CCTV units which do not require planning permission.</div><div>Temporary heras fencing (2m tall) with screening attached between the site and Polyplatt School (at the request of the school)</div></div></div>				<div><div>Clarification: is the above table correct (Yes/No)?</div><div>Clarification: please provide additional details of the following works to establish which category they fall into: “e) Building works on multiple buildings” “h) Work to encapsulate lead paint and other harmful materials.” “j) Health and safety enhancements to the internal buildings, for example fire doors as these are improvements to the site” “k) Any works completed to make the site both safe and secure (e.g. boarding up buildings; utilities isolation).”</div><div>Clarification: are there any additional works which should be added to this table (Yes/No)? If Yes, please specify. For example mobile CCTV / lighting / fencing.</div></div>	<div><div>The table is correct with the amendments in red</div><div>Yes, as added to the table in red</div></div>							
2	Timetable	<div><div>Condition 29 of the SDO requires a timetable for carrying out the reinstatement works. Section 1.1, para. 6, of the Reinstatement Plan indicates reinstatement works will take two weeks to complete.</div><div>Clarification: for each of the works identified in the fourth column above, please provide an estimated start date, completion date and a backstop date. A backstop date is when the reinstatement will be fully completed, which could be a condition to any reinstatement plan.</div><table><tr><th>Works</th><th>Start Date</th><th>Completion Date</th><th>Backstop Date</th></tr><tr><td></td><td></td><td></td><td></td></tr></table></div>	Works	Start Date	Completion Date	Backstop Date								<div><div>There are no remaining reinstatement works requiring planning permission.</div></div>
Works	Start Date	Completion Date	Backstop Date											

3	Reference to CEMP	<p>The HO Response to the MHCLG Clarifications Table (16 January 2025) pursuant to Condition 15 (CEMP), confirmed that decommissioning works would be limited to land north of Guy Gibson's dog memorial grave, not the Order land in its entirety.</p> <p>Clarification: we understand that only the reinstatement works to backfill trenches for services are located within the area covered by the CEMP. Is this correct (Yes/No)?</p> <p>If Yes, do the additional methods set out in the Reinstatement Plan cover all the reinstatement works (Yes/No)?</p> <p>If No, please detail additional methods required.</p> <p><i>Note: should the HO wish to rely on the CEMP as the basis for detailing the methods associated with the reinstatement works, a revised CEMP confirming the location and scope of works must be submitted to address Condition 15 of the SDO.</i></p>	<p>Yes</p> <p>Yes</p>
4	Location of Buildings and Reinstatement Works	<p>Clarification: please provide a plan detailing the location of any works and buildings referred to in the reinstatement plan.</p>	<p>Attached</p>