

**Civil Aviation Authority**  
Finance and Corporate Services  
Information Management

11 November 2010  
FOIA reference: F0001082

Dear XXXX

I am writing in respect of your recent application of 1 November 2010, for the release of information held by the Civil Aviation Authority (CAA).

Your request:

*I request under the Freedom of Information Act the following information:*

*(i) Details of all correspondence, discussion papers or memoranda between yourselves or your agents and WDC and its agents, relating to the Wycombe community stadium and sports project, or any proposals for alterations to or at WAP (including a reduction in size or changed runway direction) or to the aviation operations that take place there, including gliding.*

*(ii) Any internal memoranda, reports, discussion papers, plans, or correspondence relating to changes that will or may be proposed or implemented as a result of any changes being considered to your knowledge by WDC or its agents, or by any lessee of WDC:*

*(a) In the configuration, runway direction or aviation operations at or from WAP;*

*(b) To or in the airspace within five nautical miles of WAP.*

*(iii) Alan Stratford Associates or Peter Forbes (of that company).*

Our response:

In assessing your request in line with the provisions of the Freedom of Information Act 2000, we are able to provide the information below.

We have reviewed our files and can confirm that we hold 7 records relating to a proposed stadium and residential development at Wycombe Air Park (Booker). We have enclosed copies of 5 records, as follows:

- 1 Letter from Head of Aerodrome Standards Department (ASD) to Director of Alan Stratford & Associates (ASA), dated 16 May 2008
- 2 Letter from Director of ASA to Head of ASD, dated 21 July 2008
- 3 Letter from Head of ASD to Director of ASA, dated 23 July 2008
- 4 Email correspondence between Head of ASD and Director of ASA

**Civil Aviation Authority**

Aviation House GW Gatwick Airport South Crawley West Sussex England RH6 0YR [www.caa.co.uk](http://www.caa.co.uk)  
Telephone 01293 768512 rick.chatfield@caa.co.uk

5 File Note from ASD/ASA/LPA meeting on 26 September 2008 (dated 29/9/08)

The 2 remaining items, a letter from ASA outlining details of the proposal dated 2 May 2008, and a Technical Assessment of co-locating a Stadium and Residential Development at Wycombe Air Park (Booker) dated July 2008, were submitted to us on the understanding that the information was treated as confidential. We have approached ASA to establish whether this condition is still relevant and they have confirmed they wish to retain this confidentiality; these items are therefore exempt from disclosure under Section 41 of the Freedom of Information Act 2000 (a copy of this exemption can be found enclosed).

We can also confirm that the CAA is not in receipt of formal notification of any changes to the aerodrome infrastructure or changes to the existing licensed boundary defined in Schedule 1 to the aerodrome licence, details of which can be viewed at [http://www.caa.co.uk/docs/375/srg\\_as\\_ordinarylicencesandmaps.pdf](http://www.caa.co.uk/docs/375/srg_as_ordinarylicencesandmaps.pdf)

If you are not satisfied with how we have dealt with your request in the first instance you should approach the CAA in writing at:-

Mark Stevens  
External Response Manager  
Civil Aviation Authority  
Aviation House  
Gatwick Airport South  
West Sussex  
RH6 0YR

[mark.stevens@caa.co.uk](mailto:mark.stevens@caa.co.uk)

The CAA has a formal internal review process for dealing with appeals or complaints in connection with Freedom of Information requests. The key steps in this process are set in the attachment.

Should you remain dissatisfied with the outcome you have a right under Section 50 of the Freedom of Information Act to appeal against the decision by contacting the Information Commissioner at:-

Information Commissioner's Office  
FOI/EIR Complaints Resolution  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF  
[www.ico.gov.uk/complaints.aspx](http://www.ico.gov.uk/complaints.aspx)

Should you wish to make further Freedom of Information requests, please use the e-form at <http://www.caa.co.uk/foi>.

Yours sincerely

Rick Chatfield  
FoIA & EIR Case Manager

## **CAA INTERNAL REVIEW & COMPLAINTS PROCEDURE**

- The original case to which the appeal or complaint relates is identified and the case file is made available;
- The appeal or complaint is allocated to an Appeal Manager, the appeal is acknowledged and the details of the Appeal Manager are provided to the applicant;
- The Appeal Manager reviews the case to understand the nature of the appeal or complaint, reviews the actions and decisions taken in connection with the original case and takes account of any new information that may have been received. This will typically require contact with those persons involved in the original case and consultation with the CAA Legal Department;
- The Appeal Manager concludes the review and, after consultation with those involved with the case, and with the CAA Legal Department, agrees on the course of action to be taken;
- The Appeal Manager prepares the necessary response and collates any information to be provided to the applicant;
- The response and any necessary information is sent to the applicant, together with information about further rights of appeal to the Information Commissioners Office, including full contact details.

**Freedom of Information Act : Section 41**

(1) Information is exempt information if-

- (a) it was obtained by the public authority from any other person (including another public authority), and
- (b) the disclosure of the information to the public (otherwise than under this Act) by the public authority holding it would constitute a breach of confidence actionable by that or any other person.

(2) The duty to confirm or deny does not arise if, or to the extent that, the confirmation or denial that would have to be given to comply with section 1(1)(a) would (apart from this Act) constitute an actionable breach of confidence.

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**Safety Regulation Group**  
Aerodrome Standards

[REDACTED]  
Director  
Alan Stratford & Associates Ltd  
175-178 Borough High Street  
London  
SE1 1HR

16 May 2008

Dear [REDACTED]

Thank you for your letter dated 2 May 2008, received by this office on 12 May 2008 giving a description of the proposed new stadium and development at Wycombe Air Park.

We are unable to comment from the description alone, but if you can provide us with more details, we would be pleased to meet with you and your client to discuss your proposal. If you would like to contact [REDACTED] or [REDACTED] we will try and arrange a mutually convenient time.

Yours sincerely

[REDACTED]  
**Head of Aerodrome Standards**

Civil Aviation Authority

Aviation House 2W Gatwick Airport South West Sussex England RH6 0YR www.caa.co.uk  
[REDACTED] Fax 01293 573971 [REDACTED]

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Alan Stratford & Associates

RECEIVED  
23 JUL 2008

[Redacted]  
Head of Aerodrome Standards  
Civil Aviation Authority  
Aviation House  
Gatwick Airport South  
West Sussex RH6 0YR

21 July 2008

Dear [Redacted]

**PROPOSED NEW STADIUM AND RESIDENTIAL DEVELOPMENT  
AT WYCOMBE AIR PARK (BOOKER)**

Further to our recent letter, I am writing to request a meeting with the Aerodrome Standard Department to discuss the potential licencing issues for Wycombe Air Park (Booker) in respect of a proposed new stadium and residential development to be co-located at the airfield site.

We have now completed the first stage of our technical feasibility study on behalf of Wycombe District Council, who are the freeholders of the airfield and the sponsors of the potential development. A copy of our report, which should be regarded as confidential at this stage, is enclosed.

As requested in your response, we would bring along a representative from Wycombe District Council, [Redacted], to the meeting. In terms of timing, I wonder whether we might be able to meet with you on either 30<sup>th</sup> July, 14<sup>th</sup> or 15<sup>th</sup> August at your Gatwick office ?

Should you wish to discuss this further, I can be contacted on [Redacted] or [Redacted]

Thank you for your assistance with this matter.

Yours sincerely

[Redacted Signature]

[Redacted Title]  
Director

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**Safety Regulation Group**  
Aerodrome Standards

[REDACTED]  
Director  
Alan Stratford & Associates Ltd  
175-178 Borough High Street  
London  
SE1 1HR

23 July 2008

Dear [REDACTED]

**Proposed new stadium and residential development at  
Wycombe Air Park (Booker)**

Thank you for your letter of 21 July 2008, and the associated enclosure, on the subject of a proposed new stadium and residential development at Wycombe Air Park.

Your letter, enclosure, and previous letter of 2 May, all describe developments on the aerodrome itself. In addition, your documents describe developments that would need to be assessed by the aerodrome licence holder in fulfilling their responsibilities to safeguard the aerodrome.

With regard to the on-aerodrome developments, we would be pleased to meet you, [REDACTED], and the aerodrome licence holder to discuss the plans and how the development will be managed under the aerodrome's safety management system. Prior to the meeting, I would recommend that all parties review the CAA's publication CAP 729 "Guidance on Aerodrome Development Procedures". This is available on the CAA's website via the following link:

<http://www.caa.co.uk/application.aspx?catid=33&pagetype=65&appid=11&mode=detail&id=713>

With regard to safeguarding, the CAA transferred responsibility for this to aerodrome managers in 2003. Guidance may be found on the CAA's website via the following link: <http://www.caa.co.uk/default.aspx?catid=375&pagetype=90&pageid=2965>

Finally, I'm afraid that we cannot accommodate the dates that you have proposed for a discussion of the aerodrome development. May I suggest PM on 11 September or PM on 18 September as alternatives for your consideration?

Yours sincerely

[REDACTED]  
**Head of Aerodrome Standards**

c.c. [REDACTED]  
[REDACTED]

Civil Aviation Authority

Aviation House 2W Gatwick Airport South West Sussex England RH6 0YR www.caa.co.uk  
Telephone [REDACTED] Fax 01293 573971 [REDACTED]

[Redacted]

**From:** [Redacted]  
**Sent:** 02 September 2008 11:56  
**Subject:** Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [Redacted]

I'm afraid I cannot make our position any clearer.

We are happy to go ahead with the meeting only on the condition that the licence holder (i.e. Airways Aero Association), or their representative (i.e. a senior employee/accountable person of Airways Aero Association), is present. Whilst Arora may own Airways Aero Association, the CAA has issued the licence to Airways Aero Association, not to Arora. It is the Licence Holder/legal entity that should represent the aerodrome and with whom we must discuss all issues related to on-aerodrome developments.

If [Redacted] is unable to attend on the 18th September, we will of course be happy to reschedule the meeting. I would be willing to ask my secretary to arrange a date directly with [Redacted] accordingly.

Regards,

[Redacted]

Head, Aerodrome Standards Dept.  
Civil Aviation Authority.

[Redacted]

Please note that as part of the CAA's rationalisation of e-mail addresses, my correct e-mail address is now [Redacted]. Please amend your contact details accordingly.

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**From:** [Redacted]  
**Sent:** 01 September 2008 18:05  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [Redacted]

Please find attached a link to Wikipedia which shows that Airways Aero Association was sold in 2007 to Arora Family Trust, of which [Redacted] and his family are beneficiaries. Mr [Redacted] (to whom [Redacted] ultimately reports) will be coming to the meeting on 18 September.

[http://en.wikipedia.org/wiki/Wycombe\\_Air\\_Park](http://en.wikipedia.org/wiki/Wycombe_Air_Park)

Should you require any further information on this, please do not hesitate to contact me.

Rgds

[Redacted]

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**From:** [REDACTED]  
**Sent:** 01 September 2008 17:27  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [REDACTED]

I not aware of any company named "Arora" in connection with Wycombe Air Park. The current license holder for the aerodrome is Airways Aero Associates Ltd, of which [REDACTED] is the General Manager and Board Director.

As stated in my previous e-mail to you, and as we discussed by telephone, the CAA is unable to agree to a meeting unless [REDACTED] is present, or he himself has notified me directly, in advance, of his nominated representative(s).

Regards,

[REDACTED]  
Head, Aerodrome Standards Dept.  
Civil Aviation Authority.

Please note that as part of the CAA's rationalisation of e-mail addresses, my correct e-mail address is now [REDACTED]. Please amend your contact details accordingly.

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**From:** [REDACTED]  
**Sent:** 29 August 2008 14:38  
**To:** [REDACTED]  
**Subject:** RE: Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

[REDACTED]  
I have been informed that [REDACTED] will unfortunately be overseas on the 18th September. However, two senior representatives of the licence holder, Arora, will attend the meeting. Should any issues need to be discussed with [REDACTED] this can be done after the meeting.

I trust this is acceptable and we look forward to discussing the matter further with [REDACTED] on the 18th.

Brgds

[REDACTED]  
Director  
Alan Stratford and Associates Ltd  
175-177 Borough High Street  
London SE1 1HR, UK

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Web: [www.alanstratford.co.uk](http://www.alanstratford.co.uk)

10/11/2010

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**From:** [REDACTED]  
**Sent:** 26 August 2008 15:25  
**To:** [REDACTED]  
**Subject:** RE: Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [REDACTED]

[REDACTED] has asked me to confirm that you have invited [REDACTED] who runs the airfield as he does not feel that the meeting can go ahead without him.

Regards.

[REDACTED]  
[REDACTED]  
Civil Aviation Authority  
[REDACTED]  
[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 August 2008 20:37  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [REDACTED]

Further to [REDACTED] call, I confirm that we can all meet with you on 18th September and I hope that 2.00 pm would be acceptable to you.

I will get in touch with you or [REDACTED] with a full list of those coming nearer the date.

Brgds

[REDACTED]  
[REDACTED]  
Alan Stratford and Associates Ltd  
175-177 Borough High Street  
London SE1 1HR, UK

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Web: [www.alanstratford.co.uk](http://www.alanstratford.co.uk)

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**From:** [REDACTED]  
**Sent:** 04 August 2008 17:26  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [REDACTED]

We spoke.

We would be happy to meet you, your client and, importantly the licence holder for a preliminary discussion on the plans that you have outlined below and in previous correspondence. I'll await confirmation of a date from you.

Kind regards,  
[Redacted]

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**From:** [Redacted]  
**Sent:** 04 August 2008 17:12  
**To:** [Redacted]  
**Subject:** Proposed Stadium and Residential Development at Wycombe Air Park (Booker)

Dear [Redacted]

Thank you for your letter of 23 July and your offer of a meeting, possibly on 11th or 18th September.

I have discussed these issues with our client and it does now seem as if the licence holder is interested in examining this development jointly with us.

We would be interested in discussing the on-aerodrome developments further with you - although I suppose this depends on the definition of 'on-aerodrome'. Should the stadium and residential development go ahead, it would be built on the present airfield site although it would not form part of the airfield (ie the boundary would be redrawn). The existing airfield infrastructure (clubhouse, hangars etc) would be resited elsewhere within the airfield boundary.

The primary issue as far as safeguarding and operational safety is concerned is the stadium rather than the residential housing and the airfield infrastructure - and all parties would wish to ensure that the airfield could retain its present aerodrome licence following the development. Would the CAA's advice and assistance extend to this - or would it only concern the safety management plans for the relocation of the clubhouse, hangars etc ?

I look forward to hearing from you.

Rgds

[Redacted]  
[Redacted]  
Alan Stratford and Associates Ltd  
175-177 Borough High Street  
London SE1 1HR

[Redacted]  
[Redacted]  
[Redacted]  
Web: [www.alanstratford.co.uk](http://www.alanstratford.co.uk)

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Before Printing consider the environment.

10/11/2010

This email, and any files transmitted with it are confidential.

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FILE NOTE:

<b>Aerodrome</b>	<b>Wycombe Air Park (Booker)</b>
<b>Date of Meeting</b>	<b>Friday 26 September 2008</b>
<b>Attendees</b>	<b>CAA:</b> [REDACTED] [REDACTED] [REDACTED] <b>Booker:</b> [REDACTED] [REDACTED] <b>LPA:</b> [REDACTED] [REDACTED]

**Purpose of Meeting:**

The meeting had been arranged at the request of [REDACTED] (Alan Stratford and Associates Ltd), working on behalf of the Local Planning Authority [REDACTED] as the LPA wished to pursue an opportunity to create an 18,000 seater stadium to the East of Booker airfield. If successful, it would mean the relocation of the main apron, the flying club, hangars and other ancillary buildings located on the airfield, and the possible re-orientation of the existing main runway.

The meeting was also attended by the Licence Holder [REDACTED]

[REDACTED] (Leaseholder) spoke of his aspirations to create a Training Academy at the existing airfield and the potential to attract Very Light Jets (VLJs) in the future. ASD provided guidance on licensing criteria, particularly with regard to visual runway criteria at the airfield and the potential to increase to instrument status if the proposed stadium went ahead. The LPA are keen to progress with the Stadium and it was agreed at the meeting that much more discussion needed to take place between the Licence Holder/Landowner/Planning Authority.

The Licence Holder will notify ASD in the future if it is decided to continue with the proposal to introduce a Stadium to the East of the airfield.

No further action required from ASD.

[REDACTED]  
29/9/08