



National Infrastructure Planning
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Bristol, BS1 6PN

Customer Services: 0303 444 5000
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All Interested Parties, Statutory Parties
and Other Persons

Your Ref:

Our Ref: TR020002

Date: 11 December 2018

Dear Sir/ Madam

Planning Act 2008 – Section 88 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 6

Application by RiverOak Strategic Partners Ltd for an Order Granting Development Consent for the upgrade and reopening of Manston Airport

Appointment of the Examining Authority

I write to you following my appointment by the Secretary of State as the lead member of a panel who will be the Examining Authority (the Panel) to carry out an Examination of the above application. I am Kelvin MacDonald and the other members of the Panel are Martin Broderick, Jonathan Manning and Jonathan Hockley. A copy of the appointment notice can be viewed at:

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002752>

We would like to thank those of you who submitted Relevant Representations. These representations have assisted us when preparing our proposals regarding how to examine this application.

Invitation to the Preliminary Meeting

This letter is an invitation to the Preliminary Meeting to discuss the Examination procedure. It contains a number of important supporting annexes.

Date of meeting: **Wednesday 9 January 2019**

Seating available from: **9.30am**

Meeting begins: **10.00am**

Venue: **Margate Winter Gardens, Fort Crescent,
Margate, CT9 1HX**

Access and parking:**Fully disabled accessible. Free parking at Fort Lower Promenade parking (including a limited number of disabled bays)**

Note: Given the volume and frequency of letters the Planning Inspectorate needs to send to Interested Parties during an Examination, we aim to communicate with people by email wherever possible as electronic communication is more environmentally friendly and cost effective for the Inspectorate as a government agency. If you have received a postcard but are able to receive communications by email, please confirm this with the Case Team using the contact details at the top of this letter, as soon as possible.

Purpose of the Preliminary Meeting

The purpose of the Preliminary Meeting is to enable views to be put to us about the way in which the application is to be examined. At this stage the Panel is looking at the procedure and not the merits of the application. The merits of the application will only be considered once the Examination starts, which is after the Preliminary Meeting has closed.

We wish to run a fair, efficient and effective meeting so that all relevant views can be heard. As such, we strongly encourage groups of individuals who have similar views on the procedure to choose one representative to speak for the group.

The agenda for the meeting is at **Annex A**. This has been set following our Initial Assessment of Principal Issues arising from our reading of the application documents and the Relevant Representations received. That assessment is set out in **Annex B**. As a result of the assessment we wish to hear at the meeting from the Applicant, Interested Parties, Statutory Parties and local authorities where they consider changes may be needed to the draft Examination Timetable set out in **Annex C**.

Up to date information about the project and the Examination can be obtained from: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/manston-airport/>

This is the address for the project webpage on the National Infrastructure Planning website, from which we will make copies of all Examination Documents available to the public. As the Examination process makes substantial use of electronic documents, it will be useful for you to become familiar with this resource.

Attendance at the Preliminary Meeting

If you wish to attend the Preliminary Meeting please contact the Case Team using the details set out at the top of this letter. Please confirm this **no later than Friday 21 December 2018**.

It will help the management of the meeting and benefit everyone if you also:

- tell us whether you wish to speak at the meeting and on which agenda items, listing points you wish to make; and
- notify us of any special requirements you may have (eg disabled access, hearing loop etc).

The Preliminary Meeting provides a useful introduction to the Examination process. We will use it to make Procedural Decisions that will affect everyone participating in the Examination. The meeting provides you with an opportunity to have your say about procedural issues before these decisions are finalised. If you intend to play an active part in the Examination or you have questions about procedure it is useful to attend the meeting. However, please note that you are not required to attend the Preliminary Meeting in order to participate in the Examination. If you are an Interested Party you will still be able to make a Written Representation and comment on the Written Representations made by other Interested Parties. You will also be able to participate in any hearings that are arranged.

Should you no longer wish to be an Interested Party and do not wish to be involved in the Examination process, you can notify the Case Team of this in writing.

After the Preliminary Meeting

After the Preliminary Meeting you will be sent a letter setting out the timetable for the Examination. An audio recording and a note of the meeting will also be published on the project webpage on the National Infrastructure Planning website.

Interested Parties have the right to request an Open Floor Hearing and those persons affected by any request for Compulsory Acquisition or Temporary Possession of their land or rights may request a Compulsory Acquisition Hearing. Any other Issue Specific Hearings are held at the discretion of the Panel and will be arranged if we feel that consideration of oral representations would ensure an issue is adequately examined. Our examination will comprise of written submissions about the proposal and oral representations made at any hearings, in addition to consideration of the application documents, policy and legal positions, site inspections and any other matters we consider to be relevant and important.

All relevant and important matters will be taken into account when we make a recommendation to the Secretary of State for Transport, who will take the final decision in this case.

Notification of initial hearings

We have made a Procedural Decision to hold the following hearings:

- An **Issue Specific Hearing dealing with matters relating to the draft Development Consent Order on 10 January 2019.**
- An **Open Floor Hearing** in the evening of **10 January 2019.**
- An **Open Floor Hearing** in the morning of **11 January 2019.**

Important information about these hearings is contained within **Annex D.**

If you wish to make oral representations at any of these hearings please write, email or telephone the Case Team using the address and contact details at the top of this letter. We will need to receive the above notice **no later than Friday 21 December 2018.**

It will help the management of these hearings and benefit everyone if you also:

- set out the issues about which you wish to make oral representations (if you wish to speak); and
- notify us of any special needs you may have (eg disabled access, hearing loop etc).

Other Procedural Decisions made by the Examining Authority

In addition to the hearings notified above, we have made a number of further Procedural Decisions which are set out in full at **Annex F**.

Your status in the Examination

This letter has been sent to you because you (or the body you represent) fall within one of the categories in s88(3) of the Planning Act 2008.

If you have made a Relevant Representation, have a legal interest in the land affected by the application¹ or are a relevant local authority where the development is proposed within your boundary (reference numbers beginning with 2001, MAN, MANS-AFP and MANS-S57), you have a formal status as an Interested Party in the Examination.

Interested Parties will receive notifications from the Planning Inspectorate about the Examination throughout the process and may make written and oral submissions regarding the application.

If you are a Statutory Party² or a local authority bordering the local authority in which the development is proposed, but have not made a Relevant Representation (reference number beginning with MANS-SP), you will not automatically be an Interested Party. However, you may notify the Panel that you wish to be treated as an Interested Party at any point during the Examination.

If you are not an Interested Party or a Statutory Party, you have received this letter because you are invited to the Preliminary Meeting as an Other Person because it appears to us that the Examination could be informed by your participation. Other Persons have a reference number beginning with MANS-OP. If you are an Other Person you are not an Interested Party. We will write to you with our Procedural Decision following the Preliminary Meeting, but we will not write to you again in the course of the Examination unless it is to inform you that the Examination Timetable has changed or we have specific questions for you.

If you are unsure of your status in the Examination, please contact the Case Team using the details at the top of this letter. More information regarding the formal status of Interested Parties is set out in the Planning Inspectorate's Advice Note 8 series, available here: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>

¹ Or have been identified by the Applicant as a person who might be entitled to make a relevant claim

² For the purposes of this letter, meaning a body specified in Schedule 1 of The Infrastructure Planning (Interested Parties and Miscellaneous Prescribed Provisions) Regulations 2015

Awards of costs

We also draw your attention to the possibility of the award of costs against Interested Parties who behave unreasonably. You should be aware of the relevant costs guidance 'Awards of costs: examinations of applications for development consent orders' which applies to Nationally Significant Infrastructure Projects. This guidance is available at: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/guidance/>

Management of information

The Planning Inspectorate has a commitment to transparency. Therefore, all information submitted for this project (if accepted by the Panel) and a record of any advice which has been provided by the Planning Inspectorate, is published at: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/manston-airport/>

All Examination Documents can also be viewed electronically at the locations listed in **Annex E**.

Please note that in the interest of facilitating an effective and fair Examination, we consider it necessary to publish some personal information. To find out how we handle your personal information, please view our [Privacy Notice](#).

We look forward to working with all parties in the examination of this application.

Yours faithfully

Kelvin MacDonald

Lead Member of the Panel of Examining Inspectors

Annexes

- A** Agenda for the Preliminary Meeting
- B** Initial Assessment of Principal Issues
- C** Draft Examination Timetable
- D** Notification of initial hearings
- E** Availability of Examination Documents
- F** Other Procedural Decisions made by the Examining Authority

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

Agenda for the Preliminary Meeting

Date: 9 January 2019

Seating available from: 9.30am

Meeting Start Time: 10.00am

Venue: Margate Winter Gardens, Fort Crescent,
Margate, CT9 1HX

9.30am	Seating available
Item 1 (10.00am)	Welcome and introductions
Item 2	The Examining Authority's (ExA) remarks about the Examination process
Item 3	Initial Assessment of Principal Issues – see Annex B
Item 4	Timetable for the Examination including deadlines for submission of: <ul style="list-style-type: none"> • Written Representations • Local Impact Reports • Responses to the ExA's Written Questions • Statements of Common Ground (see Annex F) • Notifications relating to hearings • Applicant's submissions/ clarifications in response to the Planning Inspectorate's s51 advice dated 14 August 2018
Item 5	Procedural Decisions taken by the ExA (see Annex F)
Item 6	Verbal reports requested by the ExA including from: <ul style="list-style-type: none"> • The Applicant (see Annex F item 1, 2, 4 and 5) • Relevant Local Authorities (see Annex F item 3)
Item 7	Hearings and Accompanied Site Inspection (ASI): <ul style="list-style-type: none"> • Date of ASI to application site and surrounding area • Time periods reserved for subsequent Open Floor Hearing(s), Issue Specific Hearings and/ or Compulsory Acquisition Hearing(s)
Item 8	Any other matters
Close of the Preliminary Meeting	

Please note: Please be available from the start and throughout the meeting. The agenda is subject to change at the discretion of the ExA. The ExA will conclude the meeting as soon as all relevant contributions have been made. If there are any additional matters to be dealt with or submissions take a considerable amount of time the ExA may change the order of the agenda items and may introduce breaks in the proceedings.

Initial Assessment of Principal Issues

This is the Initial Assessment of the Principal Issues prepared under s88(1) of the Planning Act 2008 (PA2008). This initial assessment has had regard to consideration by the Examining Authority (ExA) of the application documents and of Relevant Representations received in respect of the application.

It is not a comprehensive or exclusive list of all relevant matters. The ExA will have regard to all important and relevant matters during the Examination and when it writes its Recommendation Report to the Secretary of State for Transport after the Examination has concluded.

The order of the issues listed is alphabetic and does not imply any order of prioritisation or importance.

The policy and consenting requirements and documents associated with the PA2008 are an integral part of the Examination and are therefore not set out as separate Principal Issues.

It should be noted that a number of the Principal Issues set out below have an interrelationship and overlap and these will be reflected in the Examination.

It should also be noted that:

- whilst the effects of the proposal on the achievement of sustainable development including the mitigation of, and adaption to, climate change are not listed as specific Principle Issues; and
- whilst the effects of the proposal in relation to human rights and equalities duties are not listed as specific Principle Issues;

the ExA will conduct all aspects of the Examination with these objectives in mind.

Air quality – to include:

- i. Cumulative effects of road and air traffic, including ground based operations
- ii. The effects on the Thanet Urban Air Quality Management Area (AQMA) and designated sites

Compulsory Acquisition – to include:

- i. Whether all of the land which the Applicant wishes to acquire compulsorily has been shown to be necessary for the purposes of the Proposed Development
- ii. The compelling case in the public interest for Compulsory Acquisition
- iii. Alternatives to Compulsory Acquisition, including attempts to acquire by agreement

- iv. The management of potential risks or impediments to implementation including the need to obtain other permits
- v. Crown Land
- vi. Special Category Land
- vii. The position of Statutory Undertakers

Funding – to include:

- i. Sources and availability of funding and the degree to which bodies have agreed to make financial contributions or to underwrite the Proposed Development, and on what basis such contributions or underwriting are to be made
- ii. Responsible bodies, including details of relevant Company assets, structures, ownership and Directors
- iii. The bases for the estimates of costs
- iv. Funding for Compulsory Acquisition if authorised, including for blight
- v. Funding for the Noise Mitigation Plan
- vi. Provisions in the draft Development Consent Order (dDCO) for guarantees in respect of payment of compensation

Habitat Regulations Assessment and effects on biodiversity – to include:

- i. Likely significant effects on European protected sites and species, including conclusions regarding effects on integrity
- ii. Effects on other habitats and species, including bird scaring techniques and habituation

Landscape, design, archaeology and heritage – to include:

- i. The effect on Conservation Areas, including Acol and Minster
- ii. The effects on Scheduled Monuments
- iii. The effects on Listed Buildings
- iv. The effects on heritage assets within the airport site
- v. Management and mitigation of impacts on archaeological features
- vi. The design approach taken, including the parameters based approach and justification for the sought provisions in Article 6 of the dDCO regarding limits of deviation
- vii. Masterplanning
- viii. Landscaping and planting schemes

Local policy – to include:

- i. The status of, and policy framework provided by, the Saved Policies from the 2006 Thanet Local Plan and the Draft Thanet Local Plan – 2031

Need – to include:

- i. National and regional airports and air transport policy and guidance
- ii. UK airport air cargo capacity and forecasts, including locational demands and cargo types/ markets

Noise – to include:

- i. The assessment of effects on humans and faunal species
- ii. The Noise Mitigation Plan including the choice of relevant noise contours
- iii. The use of aircraft quota count restrictions
- iv. Cumulative effects of aircraft and road traffic noise

Operational issues – to include:

- i. Operational relationship to, and progress with, the Airspace Change Process
- ii. Air Traffic Movements
- iii. Progress with Aerodrome Certificate
- iv. Night flights
- v. Phasing
- vi. Safety

Other environmental issues - to include:

- i. Baseline data
- ii. Cumulative effects, including the relationship to the proposal by Vattenfall Wind Power Ltd
- iii. Effects of construction, operation, maintenance and decommissioning methods, including waste and soil management
- iv. Approach to mitigation and monitoring
- v. Opportunities for enhancement
- vi. Flood risk
- vii. Impacts on land and water quality, including effects on the aquifer and drainage discharge to designated nature conservation sites
- viii. Public health, including night flights and cumulative effects
- ix. Buried munitions and other military material

Socio-economic issues – to include:

- i. Effects on the tourism/ holiday trade
- ii. Estimates of employment generation
- iii. Scope for local employment
- iv. Cumulative effects regionally in South East of other proposed airport developments
- v. Scope for training schemes
- vi. Community benefits
- vii. The possible existence of war graves

Traffic and transport – to include:

- i. Strategic transport modelling, including the traffic effects of the Proposed Development on the national road network, notably the M2/ A2 corridor and cumulative impacts with other proposed developments
- ii. The effects of construction traffic
- iii. The effects of operational traffic, including to and from the proposed fuel farm
- iv. The effects of freight traffic
- v. The effects of passenger traffic, including the adequacy of parking
- vi. The effects of Operation Stack and Operation Brock
- vii. The effects on Public Rights of Way

Draft Examination Timetable

The Examining Authority (ExA) is under a duty to complete the examination of the application by the end of the period of six months beginning with the day after the close of the Preliminary Meeting.

The examination of the application primarily takes the form of the consideration of written submissions. The ExA will also consider oral representations made at any hearings.

Item	Matters	Due Dates
1	Preliminary Meeting	9 January 2019
2	Issue Specific Hearing 1 Dealing with matters relating to the draft Development Consent Order (dDCO)	10 January 2019 (Daytime)
3	Open Floor Hearing 1	10 January 2019 (Evening)
4	Open Floor Hearing 2	11 January 2019 (Daytime)
5	Deadline 1 Deadline for receipt by the ExA of: <ul style="list-style-type: none"> • Relevant material requested by the ExA as specified in Appendix F to this letter • Written summaries of oral submissions put at hearings held on 10 and 11 January 2019 	18 January 2019
6	Issue by the ExA of: <ul style="list-style-type: none"> • Examination Timetable Publication of: <ul style="list-style-type: none"> • The ExA's Written Questions 	As soon as practicable following the Preliminary Meeting
7	Deadline 2 Deadline for receipt by the ExA of: <ul style="list-style-type: none"> • Notification of wish to speak at a Compulsory Acquisition Hearing • Notification of wish to speak at a subsequent Open Floor Hearing • Notification of wish to attend the Accompanied 	6 February 2019

	<p>Site Inspection on 19 March 2019</p> <ul style="list-style-type: none"> • Notification by Statutory Parties of wish to be considered an Interested Party 	
8	<p>Deadline 3</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on Relevant Representations (RRs) • Summaries of all RRs exceeding 1500 words • Written Representations (WRs) • Summaries of all WRs exceeding 1500 words • Local Impact Reports from any Local Authorities • Statements of Common Ground (SoCG) requested by the ExA (see Annex F) • Responses to the ExA's Written Questions • An updated version of the Application Document Tracker (see Annex F) • First version of the Compulsory Acquisition Status Report (see Annex F) • An updated Book of Reference (see Annex F) • Applicant's first revised dDCO • Any further information requested by the ExA under Rule 17 of the Exam Rules¹ 	8 February 2019
9	<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> • Notification of date, time and place of hearings to be held between 20 and 22 March 2019 • Notification of date, time and meeting place for Accompanied Site Inspection on 19 March 2019 <p>Publication of:</p> <ul style="list-style-type: none"> • Itinerary for Accompanied Site Inspection on 19 March 2019 	15 February 2019
10	<p>Deadline 4</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on WRs and responses to comments on RRs • Comments on Local Impact Report(s) • Comments on responses to the ExA's Written Questions • Comments on any further information requested 	1 March 2019

¹ The Infrastructure Planning (Examination Procedure) Rules 2010

	<p>by the ExA and received to Deadline 3</p> <ul style="list-style-type: none"> • An updated version of the Application Document Tracker (see Annex F) • An updated version of the Compulsory Acquisition Status Report (see Annex F) • Any further information requested by the ExA under Rule 17 of the Exam Rules 	
11	Accompanied Site Inspection	19 March 2019
12	<p>Dates reserved for:</p> <ul style="list-style-type: none"> • A further Issue Specific Hearing dealing with matters relating to the dDCO • Any other Issue Specific Hearing(s) on matters that may be required • Any further Open Floor Hearing(s) that may have been requested • Any Compulsory Acquisition Hearing(s) that may have been requested or is required 	20 to 22 March 2019
13	<p>Deadline 5</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Written summaries of oral submissions put at any hearings held between 20 and 22 March 2019 • Applicant's second revised dDCO • An updated version of the Application Document Tracker (see Annex F) • An updated version of the Compulsory Acquisition Status Report (see Annex F) • Comments on any further information requested by the ExA and received to Deadline 4 • Any further information requested by the ExA under Rule 17 of the Exam Rules 	29 March 2019
14	<p>Publication of:</p> <ul style="list-style-type: none"> • The ExA's Written Questions (if required) 	12 April 2019
15	<p>Deadline 6</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Responses to the ExA's Written Questions (if issued on 12 April 2019) • An updated version of the Application Document 	3 May 2019

	<p>Tracker (see Annex F)</p> <ul style="list-style-type: none"> • An updated version of the Compulsory Acquisition Status Report (see Annex F) • Comments on any further information requested by the ExA and received to Deadline 5 • Any further information requested by the ExA under Rule 17 of the Exam Rules 	
16	<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> • Notification of any further hearings to be held in the week beginning 10 June 2019 (if required) <p>Publication of:</p> <ul style="list-style-type: none"> • The ExA's dDCO (if required to facilitate the Examination) 	10 May 2019
17	<p>Deadline 7</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on responses to the ExA's Written Questions (if issued on 12 April 2019) • Comments on the ExA's dDCO (if issued on 10 May 2019) • Comments on any further information requested by the ExA and received to Deadline 6 • Any further information requested by the ExA under Rule 17 of the Exam Rules 	17 May 2019
18	<p>Dates reserved for:</p> <ul style="list-style-type: none"> • Any further Issue Specific Hearing(s) that may be required • Any further Open Floor Hearing(s) that may have been requested • Any further Compulsory Acquisition Hearing(s) that may have been requested or is required • A second Accompanied Site Inspection (if required) 	11 to 14 June 2019
19	<p>Publication of:</p> <ul style="list-style-type: none"> • Report on the Implications for European Sites (RIES) (if required) 	17 June 2019
20	<p>Deadline 8 (if required)</p> <p>Deadline for receipt by ExA of:</p> <ul style="list-style-type: none"> • Written summaries of oral submissions put at 	21 June 2019

	<p>any hearings held in week beginning 10 June 2019</p> <ul style="list-style-type: none"> • An updated version of the Application Document Tracker (see Annex F) • An updated version of the Compulsory Acquisition Status Report (see Annex F) • Comments on any further information requested by the ExA and received to Deadline 7 • Any further information requested by the ExA under Rule 17 of the Exam Rules <p>Issue of:</p> <ul style="list-style-type: none"> • The ExA's dDCO (if required to facilitate the Examination) 	
21	<p>Deadline 9 (if required)</p> <p>Deadline for receipt by ExA of:</p> <ul style="list-style-type: none"> • Comments on ExA's dDCO (if issued on 21 June 2019) • Comments on any further information requested by the ExA and received to Deadline 8 • Any further information requested by the ExA under Rule 17 of the Exam Rules 	28 June 2019
22	<p>Deadline 10</p> <ul style="list-style-type: none"> • Comments on the RIES (if issued on 17 June 2019) • An updated version of the Application Document Tracker (see Annex F) • An updated version of the Compulsory Acquisition Status Report (see Annex F) 	2 July 2019
23	<p>Deadline 11</p> <ul style="list-style-type: none"> • The ExA is under a duty to complete the examination of the application by the end of the period of 6 months 	9 July 2019

Publication dates

All information received will be published on the project webpage on the National Infrastructure Planning website as soon as practicable after the deadlines for submissions. An Examination Library will be kept up to date throughout the Examination and can be accessed via the project webpage. Each document will be given a unique reference. These references will be used by the ExA during the

Examination: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/manston-airport/>

Hearing agendas

Please note that for Issue Specific Hearings and Compulsory Acquisition Hearings we will aim to publish a detailed draft agenda on the project website at least five working days in advance of the hearing date. However, the actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.

Report on the Implications for European Sites (RIES)

Where the Applicant has provided a No Significant Effects Report or a Habitats Regulations Assessment (HRA) Report with the application, the ExA may decide to issue a RIES during the Examination. The RIES is a factual account of the information and evidence provided to the ExA on HRA matters during the Examination up to the date of the publication of the RIES, for the purposes of enabling the Secretary of State, as competent authority, to undertake its HRA. It is not the ExA's opinion on HRA matters. Comments on the RIES will be invited by the ExA and any received will be taken into account as part of the ExA's Recommendation to the relevant Secretary of State.

The Secretary of State may rely on the consultation on the RIES to meet its obligations under Regulation 63(3) of The Conservations of Habitats and Species Regulations 2017 and/ or Regulation 28 of The Conservation of Offshore Marine Habitats and Species Regulations 2017.

Notification of initial hearings

Date	Hearing	Start time	Venue	Access and parking
10 January 2019	Issue Specific Hearing 1 (Draft Development Consent Order)	10.00am	Margate Winter Gardens, Fort Crescent, Margate, CT9 1HX	Fully disabled accessible. Free parking at Fort Lower Promenade parking (including a limited number of disabled bays)
10 January 2019	Open Floor Hearing 1	7.00pm		
11 January 2019	Open Floor Hearing 2	10.00am		

Information about hearings is included in the Planning Inspectorate's 'Advice Note 8.5: The examination: hearings and site inspections', available on the National Infrastructure Planning website here:

<https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2013/04/Advice-note-8-5v3.pdf>

If you wish to attend any of these hearings please contact the Case Team using the details at the top of this letter **no later than Friday 21 December 2018**, stating:

- whether you wish to speak at the hearing and the issues about which you wish to make oral representations; and
- notifying us of any special needs you may have (eg disabled access, hearing loop etc).

Seating will be available at the venue(s) 30 minutes prior to the start of each hearing to enable a prompt start. The hearings will finish as soon as the Examining Authority (ExA) deems that all those present have had their say and all matters have been covered. Depending on the numbers wishing to speak at each hearing, it may be necessary for the ExA to limit the time allocated to each speaker.

Hearing agendas

An initial draft agenda for the Issue Specific Hearing dealing with the draft Development Consent Order has been made available on the National

Infrastructure Planning website, here:

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002818>

A final agenda for the Issue Specific Hearing dealing with the draft Development Consent Order will be published on our website **no later than 2 January 2019**.

An initial draft agenda for the Open Floor Hearings has been made available on the National Infrastructure Planning website, here:

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002819>

The ExA reserves the right to rearrange any agenda for any hearing at short notice.

Availability of Examination Documents

The application documents and Relevant Representations are available on the project webpage on the National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/manston-airport/?ipcsection=docs>

All further documents submitted in the course of the Examination will also be published at the above location.

For ease of navigation, please refer to the Examination Library (EL) which is accessible via a blue button under the 'Documents' tab, or directly here:

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002558>.

The EL is updated regularly throughout the Examination.

The EL records and provides a hyperlink to:

- each application document;
- each representation made to the Examination; and
- each Procedural Decision made by the Examining Authority.

Each document is given a unique reference which will be fixed for the duration of the Examination. A hyperlink to each document on the project webpage is also provided in the EL. Please use the unique reference numbers applied in the EL when referring to any Examination Documents in any future submissions that you make.

Documents can be viewed electronically, free of charge, at the following locations. Please note that you will need to take a form of identification or be a member of Kent Libraries to use a computer at these locations.

Electronic deposit locations

Local authority	Library	Opening hours
Kent County Council	Margate Library Thanet Gateway Plus Cecil Street Margate Kent CT9 1RE	Monday – 9.00am to 6.00pm Tuesday – 9.00am to 6.00pm Wednesday – 9.00am to 6.00pm Thursday – 9.00am to 8.00pm Friday – 9.00am to 6.00pm Saturday – 9.00am to 5.00pm Sunday – Closed
	Broadstairs Library The Broadway Broadstairs Kent CT10 2BS	Monday – 9.00am to 6.00pm Tuesday – 9.00am to 6.00pm Wednesday – 9.00am to 6.00pm Thursday – 9.00am to 8.00pm Friday – 9.00am to 6.00pm Saturday – 9.00am to 5.00pm Sunday – Closed

Annex E

	<p>Ramsgate Library Guildford Lawn Ramsgate Kent CT11 9AY</p>	<p>Monday – 9.00am to 6.00pm Tuesday – 9.00am to 6.00pm Wednesday – 9.00am to 6.00pm Thursday – 9.00am to 6.00pm Friday – 9.00am to 6.00pm Saturday – 9.00am to 5.00pm Sunday – Closed</p>
	<p>Birchington Library Alpha Road Birchington Kent CT7 9EG</p>	<p>Monday – 9.00am to 6.00pm Tuesday – 9.00am to 6.00pm Wednesday – Closed Thursday – 9.00am to 6.00pm Friday – 9.00am to 6.00pm Saturday – 9.00am to 2.00pm Sunday – Closed</p>
	<p>Cliftonville Library Queen Elizabeth Avenue Margate Kent CT9 3JX</p>	<p>Monday – 9.00am to 5.00pm Tuesday – 9.00am to 5.00pm Wednesday – 1.00pm to 5.00pm Thursday – 9.00am to 5.00pm Friday – 9.00am to 5.00pm Saturday – 9.00am to 1.00pm Sunday – Closed</p>
	<p>Westgate Library Minster Road Westgate on Sea Kent CT8 8BP</p>	<p>Monday – 9.00am to 5.30pm Tuesday – 9.00am to 5.30pm Wednesday – 9.00am to 5.30pm Thursday – Closed Friday – 9.00am to 5.30pm Saturday – 9.00am to 1.00pm Sunday – Closed</p>
	<p>Newington Library The Royal Harbour Academy Marlowe Way Ramsgate Kent CT12 6NB</p>	<p>Monday – 9.00am to 1.00pm and 2.00pm to 6.00pm Tuesday – 9.00am to 1.00pm and 2.00pm to 6.00pm Wednesday – 9.00am to 1.00pm Thursday – 9.00am to 1.00pm and 2.00pm to 6.00pm Friday – 9.00am to 1.00pm and 2.00pm to 6.00pm Saturday – 9.00am to 1.00pm Sunday – Closed</p>
	<p>Minster-in-Thamet Library 4A Monkton Road Minster Ramsgate Kent CT12 4EA</p>	<p>Monday – 9.00am to 1.00pm and 2.00pm to 5.00pm Tuesday – 9.00am to 1.00pm and 2.00pm to 5.00pm Wednesday – Closed Thursday – 9.00am to 1.00pm and 2.00pm to 6.00pm Friday – 9.00am to 5.00pm</p>

		Saturday – 9.00am to 1.00pm Sunday – Closed
	Deal Library Broad Street Deal Kent CT14 6ER	Monday – 9.00am to 6.00pm Tuesday – 9.00am to 6.00pm Wednesday – 9.00am to 6.00pm Thursday – 9.00am to 6.00pm Friday – 9.00am to 6.00pm Saturday – 9.00am to 5.00pm Sunday – Closed
	Herne Bay Library 124 High Street Herne Bay Kent CT6 5JY	Monday – 9.00am to 6.00pm Tuesday – 9.00am to 6.00pm Wednesday – 9.00am to 6.00pm Thursday – 9.00am to 6.00pm Friday – 9.00am to 6.00pm Saturday – 9.00am to 5.00pm Sunday – Closed
	Sandwich Library 13 Market Street Sandwich Kent CT13 9DA	Monday – 9.00am to 5.00pm Tuesday – 9.00am to 5.00pm Wednesday – 9.00am to 1.00pm Thursday – 9.00am to 5.00pm Friday – 9.00am to 5.00pm Saturday – 9.00am to 1.00pm Sunday – Closed
Printing costs (all libraries)	Black and white	Colour
A4	15p per sheet	50p per sheet
A3*	20p per sheet	75p per sheet
Link to all council library locations		
http://www.kent.gov.uk/lib		

* No A3 printing facilities are available at Deal Library or Sandwich Library

Other Procedural Decisions made by the Examining Authority (ExA)

The ExA has made the following Procedural Decisions under s89(3) of the Planning Act 2008 (PA2008):

1. Examination Documents and information

Provision of outstanding ecological survey data

The ExA requests the Applicant to confirm its timeline for the provision of the outstanding ecological survey data required to confirm the worst case ecological impact assessment.

This statement is to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

Examination Library

Information about the Examination Library (EL) is contained in **Annex E**, above.

Please note that that the reference numbers in the EL for a number of documents comprising the Environmental Statement (ES) have been changed between the versions of the EL dated 29 October 2018 and that dated 7 November 2018 (or later). This has been done to align the EL referencing system more closely with the Volume numbers in the ES.

Please also note that a separate EL has been prepared listing the Relevant Representations (RR). This has been prepared to assist navigation of the core EL and of the RRs themselves:

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002807>

Representations and submissions

The ExA has made a Procedural Decision to accept a number of Additional Submissions into the Examination. These are available on the National Infrastructure Planning website and are listed in the EL under 'Additional Submissions'.

The ExA has made a Procedural Decision to:

- delete a number of duplicate RRs from the project webpage on the National Infrastructure Planning website; and
- merge a number of RRs where more than one representation was made by the same person.

The Inspectorate has informed the Interested Parties concerned that this has been done. None of the wording in the merged RRs has been altered or omitted in this process.

For the avoidance of doubt, the Relevant Representations Library (link above) takes account of the deleted and merged RRs and is the definitive record of the RRs received between 3 September 2018 and 8 October 2018.

Construction Environmental Management Plan

The ExA notes that the Applicant has provided two versions of the draft Construction Environmental Management Plan – one at <https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002385> (APP-011) and one at Appendix 3.2 of Environmental Statement (ES) Volume 6 at <https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002418> (APP-044).

The ExA requests a statement from the Applicant clarifying the status of these documents and which it wishes to be considered during the Examination.

This statement is to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

Section 51 advice

The ExA requests a statement from the Applicant on its response to the s51 advice issued in conjunction with the Acceptance decision and published here: <https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002549>.

This statement is to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

Conservation of Habitats and Species Regulations 2017

The qualifying features of the Thanet Coast and Sandwich Bay Ramsar; Outer Thames Estuary SPA; Stodmarsh SPA and Ramsar listed on the Joint Nature Conservation Committee (JNCC) website are noted to be different from those listed in the screening matrices submitted at Appendix A of the Report to Inform the Appropriate Assessment (APP-044, Appendix 7.1).

The ExA requests the Applicant to provide revised matrices, in Word format, updated to reflect the full and accurate list of qualifying features of the designated sites and a full assessment of all relevant qualifying features.

Alternatively, the Applicant should provide justification for the exclusion of these features from the assessment and confirmation whether this approach has been agreed with Natural England.

The ExA requests the Applicant to provide updated matrices or the justification and confirmation at **Deadline 1**.

Book of Reference

The ExA requests for the Applicant to provide an updated Book of Reference (APP-014) reconciling the s59 certificate at **Deadline 3**.

Application Document Tracker

The ExA requests the Applicant to provide an updated version of the Application Document Tracker (APP-005) at **deadlines 3, 4, 5, 6 and 10**.

Inconsistencies and omissions

The ExA requests the Applicant to provide a clean **and** a track change version of the documents specified below to rectify the following inconsistencies and omissions:

The necessary documentation should be provided at **Deadline 1**.

- The draft Development Consent Order (dDCO) (APP-006) references the agreement dated 26 September 2000 and made pursuant to section 106 of the Town and Country Planning Act 1990 and the Local Government Act 1972 between Thanet District Council and Kent International Airport plc in respect of Manston Airport. References are located in Article 2 – Interpretation and in Article 35 - Abrogation of agreement. **The ExA requests the Applicant** to provide a copy of that agreement or to show where in the submitted documentation it can be found.
- Table 6.2 in Volume 6 of the ES (APP-044, Appendix 6.1) sets out ecological receptor locations. **The ExA requests the Applicant** to provide a description which states the name of the designated feature affected.
- Paragraph 14.7.6 in Chapter 14, Volume 2 of the ES (APP-034) states “*A consideration of the impacts of the construction traffic in Year 1 and 2 before operational traffic commences on the network has however been set out in the PCTMP.*” Paragraph 6.5.4 of Appendix K of the Transport Assessment (APP-072) states that initial construction traffic calculations are set out “*in further detail in the TA and presented in Table 6.1*”.
Table 6.1 only presents year 1 construction traffic, not year 2 construction traffic. **The ExA requests the Applicant** to confirm where year 2 construction traffic data is presented in the ES or to provide this information.
- Paragraph 6.8.6 in Volume 1 of the ES (APP-033) states that full results for each assessment criterion are available in Appendix 6.5. Appendix 6.5 of ES Volume 6 (APP-044) only includes results for NO_x at ecological receptors. **The ExA requests the Applicant** to provide full data sets for all pollutants discussed in the text.
- Table A12.1.2 in Appendix 12.1 of ES Volume 12 (APP-057) refers to Appendix 12.5 which, it states, covers noise mitigation and vortex strike issues. There does not appear to be any Appendix 12.5. The ExA notes that Document 2.4 (APP-009) deals with the noise mitigation plan but

does not deal with vortex strike. **The ExA requests the Applicant** to provide Appendix 12.5.

- In section 7.30 of ES Volume 15 – Transport Assessment (APP-061) the full range of annotations in Table 7.103 have not been reproduced in the electronic copy of the document. **The ExA requests the Applicant** to provide an electronic copy of this table showing the full range of annotations.
- Paragraph 7.19.5 in ES Volume 15 – Transport Assessment (APP-061) regarding junction 17 refers to Figure 7.11. Figures 7.11 on page 142 of Volume 15, part 2 appears to relate to junction 20 rather than junction 17, so are mislabelled. **The ExA requests the Applicant** to provide a figure or figures with the correct labelling.
- Paragraph 7.21.7 in ES Volume 15 – Transport Assessment (APP-061) refers to Figure 7.12. **The ExA requests the Applicant** to either indicate the existing location of Figure 7.12 or provide a copy of the figure.
- In section 5 of ES Volume 15 – Transport Assessment (APP-061) the full range of annotations is missing in tables. **The ExA requests the Applicant** to provide a replacement section.
- ES Volume 6 (APP-044) has omitted the figures from the Report to Inform the Appropriate Assessment (Appendix 7.1). **The ExA requests the Applicant** to provide a copy of this Appendix showing the figures.
- The following figures for the development footprint within the Northern Grass area are provided: ES Volume 1 (APP-033) paragraph 3.3.94 - 105,100m²; ES Volume 4 (APP-037) Figure 3.6 – 116, 000m² adding the totals in the inset, 118,000m² adding the totals in the key and 105,100m² and 105,065m² in the inset; the dDCO (APP-006), Schedule 1, Work nos. 15, 16 and 17 - 116,000m². **The ExA requests the Applicant** to provide clarification in respect of these inconsistencies and to confirm which of these figures is correct.
- **The ExA requests the Applicant** to provide further details regarding the proposed dimensions of the 'site gatehouse' shown in Figure 3.1 in ES Volume 4 (APP-037) and referred to in Table 11.68 in ES Volume 2 (APP-034) and included as Work no. 14 in the dDCO (APP-006) Schedule 1.

2. Compulsory Acquisition

The ExA requests that the Applicant prepares an Examination Document comprising a searchable table in respect of the position on Compulsory Acquisition. The table headings are set out on [page F16 of this annex](#).

The Applicant should submit a first version of this **Compulsory Acquisition Status Report at Deadline 3** and will be asked to submit updated versions at **deadlines 4, 5, 6 and 10**.

The ExA requests a statement from the Applicant setting out the progress that has been made since 17 July 2018 (the date of the DCO application) (APP-002) on:

- a) acquiring the land and rights and interests it requires by agreement;
- b) liaison with Kent County Council, Thanet District Council, Nemo Link Limited and Stone Hill Park Limited in respect of land at plots 185b, 185c, 185d, and 185f identified in Part 5 of Book of Reference (APP-014) as being subject to s132 of the PA2008;
- c) liaison with the Secretary of State for Defence, the Government Legal Department, the Met Office and the Secretary of State for Housing, Communities and Local Government in respect of land at 65 plots identified in Part 4 of Book of Reference (APP-014) as being Crown Land; and
- d) identifying and liaising with Statutory Undertakers that have the potential to be affected by s127 and/ or s138 of the PA2008.

This statement is to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

3. Local Impact Reports (LIRs)

The ExA requests statements singularly or jointly from the following Local Authorities:

- a) Kent County Council
- b) Canterbury City Council
- c) Dover District Council
- d) Thanet District Council

setting out their intentions in respect of providing LIRs and, in particular, whether these will be provided jointly with one or more other Local Authorities.

These Local Authorities are also requested to state whether they intend, jointly or individually, to prepare a Statement of Common Ground with the Applicant.

The list above is not designed to preclude any other local authority from submitting an LIR.

These statements are to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

4. Protective Provisions

The ExA requests a statement from the Applicant setting out:

- a) which bodies it intends to cover through the inclusion of Protective Provisions in Schedule 9 of the dDCO; and
- b) progress in drafting and agreeing such Provisions and an estimate of the timing of the completion of draft Provisions.

This statement is to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

5. Other Consents

The ExA requests a statement from the Applicant setting out progress in liaising with the Civil Aviation Authority; the Environment Agency; the relevant highways authorities; the relevant Local Authority; Natural England; the Secretary of State for Transport; the relevant sewerage undertaker; and any other relevant bodies in respect of seeking the consents and licences set out in Details of Other Consents and Licences that may be required (APP-087).

This statement is to be provided verbally at the Preliminary Meeting and confirmed in writing to **Deadline 1** in the Examination Timetable.

6. Statements of Common Ground (SoCGs)

In relation to some of the Principal Issues identified in **Annex B** above, the ExA would be assisted by the preparation of SoCGs between the Applicant and certain Interested Parties. The draft Examination Timetable therefore provides a deadline for the submission of SoCGs (**Deadline 3**, 8 February 2019).

The aim of a SoCG is to agree factual information and to inform the ExA and all other parties by identifying where there is agreement and where the differences lie at an early stage in the Examination process. It should provide a focus and save time by identifying matters which are not in dispute or need not be the subject of further evidence.

It can also usefully state where and why there may be disagreement about the interpretation and relevance of the information. The reasons for the differences and interpretation of the implications of a difference can then be expanded in the evidence. Unless otherwise stated or agreed, the SoCG should be agreed between the Applicant and the other relevant Interested Party or parties, and submitted by the Applicant.

The ExA requests that SoCGs are prepared by:

- **The Applicant and British Gas Limited**, including, but not necessarily restricted to:
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and BT Group plc**, including, but not necessarily restricted to:
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and Canterbury City Council** (this SoCG may be included in and/ or refer to the Local Impact Report requested by the ExA), including, but not necessarily restricted to:
 - Noise and vibration impact on local residents, in particular in Herne Bay.
 - Transport impact on the district's road network.
 - Air quality impact and related transport movements on the health and well-being of local residents.
 - Economic impact on the district.
 - Land quality impact.
 - Landscape and visual impact.
 - The need for, and possible content of, a Development Consent Obligation under s174 of PA2008.
- **The Applicant and the Civil Aviation Authority (CAA)**, including, but not necessarily restricted to progress with, and timings for:
 - The grant of an European Aviation Safety Agency aerodrome certificate.
 - Permission for a change of air space including a commentary on indicative flight paths.
 - Air Traffic Service approval.
 - A 'Letter of Designation'.
 - The grant of a Certificate for the provision of Air Navigation Services in the UK.
 - Air Traffic Control training approval.

- Noise and Air Quality assessment modelling tools ie ADMS, AEDT.
 - Other permissions, agreements and licences listed in the CAA Interface Document (APP-086) and in Details of Other Consents and Licences that may be required (APP-087).
 - **The Applicant and Defence Infrastructure Organisation Safeguarding**, including, but not necessarily restricted to:
 - The safeguarding consultation zone surrounding the Manston High Resolution Direction Finder.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
 - **The Applicant and Dover District Council** (this SoCG may be included in and/ or refer to the Local Impact Report requested by the ExA), including, but not necessarily restricted to:
 - The scope of work anticipated to ensure that the economic benefits of the Proposed Development for East Kent can be realised.
 - The assessment of, and possible mitigation for, the landscape and visual impact of the proposals and alternatives from receptors located in the Dover district.
 - The assessment of noise impacts on areas within Dover district and, in particular, the possible need for more detailed noise measurements for West Stourmouth.
 - The choice of noise contours in relation to the draft Noise Mitigation Plan (APP-009).
 - The need for, and possible content of, a Development Consent Obligation under s174 of PA2008.
 - **The Applicant and The Environment Agency**, including, but not necessarily restricted to:
 - The management of waste on site and the removal and disposal of waste off the site.
 - The drainage strategy.
 - The permitting regime required for any surface water discharge at Pegwell Bay.
- Note:** representations made by The Environment Agency directly related to provisions in the dDCO (APP-006) will be addressed through the examination of the dDCO.
- **The Applicant and Highways England**, including, but not necessarily restricted to:

- The adequacy of the assessments of potential impacts on the strategic road network.
- The potential impact on the M2 Motorway/ A2 Trunk Road corridor.
- **The Applicant and Historic England and The Kent County Council Heritage Team** (these two bodies may submit a joint SoCG or separate ones), including, but not necessarily restricted to:
 - The approach to the assessment of archaeological potential.
 - Potential harm to the heritage significance of non-designated heritage assets within the airfield.
 - Addressing potential harm to the historic character of the airfield itself.
 - Addressing potential harm to important heritage assets within the proposed site.
 - Effects on heritage assets beyond the development site.
- **The Applicant and Kent County Council** (this SoCG may be included in and/ or refer to the Local Impact Report requested by the ExA), including, but not necessarily restricted to:
 - The approach to transport modelling within the Transport Assessment, including the trip generation and distribution methodology and capacity assessment methodology.
 - The proposed junction solutions and the scope of junction mitigation proposed.
 - The possible need to provide a Westwood Cross link road across the northern grass in support of the Thanet Transport Strategy and Local Plan and possible conflicts with Thanet District Council's draft Strategic Routes Policy SP47.
 - The determination of the archaeological baseline.
 - The treatment of archaeological issues in the dDCO (APP-006).
 - The treatment of in situ archaeological remains in the Masterplan (APP-079).
 - The treatment of any possible substantial area or feature of high significance in the Northern Grass Area.
 - The treatment of built heritage assets.
 - The longevity of the aircraft noise voluntary quota count.
 - The choice of noise contours and the extent of the relocation scheme in relation to the draft Noise Mitigation Plan (APP-009).
 - Consideration of biodiversity across all chapters of the ES (APP-033 to APP-035).

- The need for, and possible content of, a Development Consent Obligation under s174 of PA2008.
- The request by the Applicant to compulsorily acquire permanent rights over 'Special Category Land' at plots 185b, 185c, 185d, 185f: in particular, but not exclusively, addressing the statutory test (s132(3) of the PA2008) that the Order Land, when burdened with the order right, will be no less advantageous than it was before to the persons in whom it is vested; other persons, if any, entitled to rights of common or other rights; and the public.
- **The Applicant and Kent Wildlife Trust**, including, but not necessarily restricted to:
 - Potential negative impact on species and habitats.
 - Predicted level of disturbance and pollution that will be caused by the airport proposal at sensitive nearby sites, such as Sandwich and Pegwell Bay.
 - Negative impact upon nearby internationally protected sites.
 - Measures to safely disperse birds and other wildlife from the runways.
 - Long-term conservation management.
 - Methodology and detail of further species surveys and proposed mitigation measures including for the brown hare, and invertebrates.
 - The potential and proposals for enhancement opportunities for biodiversity.
- **The Applicant and The Meteorological Office**, including, but not necessarily restricted to:
 - The potential effects on, and any plans for, The Meteorological Office weather station.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and The Ministry of Defence**, including, but not necessarily restricted to:
 - Any possible effects of the proposal on defence interests.
- **The Applicant and Natural England**, including, but not necessarily restricted to:
 - An update on Natural England's interim view on adverse effects on the integrity of the Thanet Coast and Sandwich Bay SPA and Ramsar and the Sandwich Bay SAC.

- Any potential damage to features of interest of the Sandwich Bay and Hacklinge Marshes and Thanet Coast SSSIs.
- Impacts on European protected species, in particular, on bats.
- In respect of air quality, the in-combination impacts of emissions from both aircraft and increased vehicle movements on designated nature conservation sites.
- Visual and noise disturbance of bird species which are notified features of designated nature conservation sites.
- Water quality impacts on designated nature conservation sites.
- **The Applicant and Nemo Link Ltd**, including, but not necessarily restricted to:
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
 - The request by the Applicant to compulsorily acquire permanent rights over 'Special Category Land' at plots 185b, 185c, 185d, 185f: in particular, but not exclusively, addressing the statutory test (s132(3) of the PA2008) that the Order Land, when burdened with the order right, will be no less advantageous than it was before to the persons in whom it is vested; other persons, if any, entitled to rights of common or other rights; and the public.
- **The Applicant and Network Rail Infrastructure Limited**, including, but not necessarily restricted to:
 - The status and any scheduling of the proposed Thanet Parkway Railway Station at Cliffsend.
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and Public Health England**, including, but not necessarily restricted to:
 - Possible levels of NO₂ in relation to European Standards.
 - Selection of noise levels for Significant Observed Adverse Effect Level (SOAELs) and Unacceptable Adverse Effect Level (UAELs).
 - Inclusion of annoyance as a health outcome.
 - Justification for conclusions on sleep disturbance.

- Evidence for, and monitoring of, the efficacy of noise insulation measures.
- The effects of, and possible mitigation measures for, the effects of noise on green and private amenity spaces.
- The assessment of possible cumulative health effects.
- Addressing any possible radiological contamination in the Construction Environmental Management Plan.
- **The Applicant and RAF Manston Museum and the Spitfire & Hurricane Memorial Museum**, including, but not necessarily restricted to:
 - Resolving the apparently conflicting statements in paragraph 3.1.11 of the Flood Risk Assessment (APP-048, Appendix 8.2), paragraph 6.3.2 of the Transport Assessment – Part 2 (APP-061), paragraph 3.3.104 of the ES, Volume 1 (APP-033) and paragraph 3.85 of the Planning Statement (APP-080) in order to confirm intentions and plans for the RAF Manston Museum and for the Spitfire and Hurricane Memorial Museum.
- **The Applicant and South Eastern Power Networks plc**, including, but not necessarily restricted to:
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and Southern Gas Networks plc**, including, but not necessarily restricted to:
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and Southern Water Services Limited**, including, but not necessarily restricted to:
 - The implications of the Proposed Development for wastewater, drainage, sewerage and ground water effects confirming what the likely construction and operational drainage solution will be.
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.

- **The Applicant and Stonehill Park Limited**, including, but not necessarily restricted to:
 - The request by the Applicant to compulsorily acquire permanent rights over 'Special Category Land' at plots 185b, 185c, 185d, 185f: in particular, but not exclusively, addressing the statutory test (s132(3) of the PA2008) that the Order Land, when burdened with the order right, will be no less advantageous than it was before to the persons in whom it is vested; other persons, if any, entitled to rights of common or other rights; and the public.
- **The Applicant and Thanet District Council** (this SoCG may be included in and/ or refer to the Local Impact Report requested by the ExA), including, but not necessarily restricted to:
 - The effect of the Proposed Development on the Draft Thanet Local Plan, including but not limited to the potential for job creation to affect future housing requirements in the district.
 - Impact on the highway network, including the assessment of traffic and transportation and the possible need to provide the northern grass link road to Westwood Cross as part of the Thanet Transport Strategy and Local Plan.
 - Noise and vibration impacts for the construction and operation of the Proposed Development, to include the assessment methodology used, the assessment of effects stated and proposed mitigation outlined.
 - Air quality, including the need for an emissions mitigation assessment, assessment methodology and effects stated, and proposed mitigation.
 - Impacts on land quality including scope of assessment, methodology, baseline, assessment of effects on human health, appropriate mitigation measures, public water abstraction, groundwater and coastal waters.
 - Landscape and visual impacts from the Proposed Development.
 - Impact on the historic environment.
 - Health and wellbeing of local residents.
 - Socio-economic impacts, including but not limited to ensuring the local employment and training is provided from the Proposed Development.
 - The need for, and possible content of, a Development Consent Obligation under s174 of PA2008.
 - The request by the Applicant to compulsorily acquire permanent rights over 'Special Category Land' at plots 185b, 185c, 185d, 185f:

in particular, but not exclusively, addressing the statutory test (s132(3) of the PA2008) that the Order Land, when burdened with the order right, will be no less advantageous than it was before to the persons in whom it is vested; other persons, if any, entitled to rights of common or other rights; and the public.

- **The Applicant and The Department for Transport**, including, but not necessarily restricted to:
 - The potential impacts of the Proposed Development on Operation Stack.
 - The potential impacts of Operation Stack on surrounding roads.
 - The potential impacts of the Proposed Development on Operation Brock.
 - The potential impacts of Operation Brock on surrounding roads.
- **The Applicant and UK Power Networks Services (South East) Limited**, including, but not necessarily restricted to:
 - Any possible detriment to the carrying on of the undertaking.
 - The adequacy of the existing draft Protective Provisions at Schedule 9 in the dDCO (APP-006) and/ or the need for bespoke Protective Provisions to be included in any consented DCO.
- **The Applicant and Vattenfall Wind Power Ltd (VWPL)** including, but not necessarily restricted to:
 - Assessment of cumulative effects in respect of the proposed Thanet Extension Offshore Windfarm and VWPL's offshore wind farms in Kent (both operational and in development).
 - The consideration of radar systems and the interaction with VWPL's offshore wind farms in Kent (both operational and in development).

This list may be added to in the course of the Examination and should not be taken as precluding any Interested Party and the Applicant drafting a SoCG not listed above.

The suggested content of the SoCG, listed above, is indicative and should not be taken to preclude the inclusion of any other matters that parties consider important and relevant.

The ExA suggests that the SoCGs should cover the following topics where relevant:

- Methodology for environmental impact assessment including assessment of cumulative effects.
- Data collection methods.
- Baseline data.

- Data/ statistical analysis, approach to modelling and presentation of results (including forecast methodologies).
- Full expression of expert judgements and assumptions.
- Identification and sensitivity of relevant features and quantification of potential impact.
- Likely effects (direct and indirect) on special interest features of sites designated or notified for any nature conservation purpose.
- Feasible and deliverable mitigation and method for securing such mitigation within the DCO.

Compulsory Acquisition Status Report – table headings

1	2	3	4	5	6	7	8	9	10	11	12	13
Name of Affected Person	Plots in which party has an interest		Party Interested as:	Relevant Works No(s)	Freehold Acquisition (y/n)	Rights and/or powers intended to acquire over plot	Relevant Representation submitted? (y/n and RR-number if yes)	Written Representation submitted? (y/n and WR-number if yes)	Objection made y/n	Recent Progress/ Current position on negotiation	Matters outstanding and measures to be taken	Agreement Reached? (y/n)
	Plot nos	Category										