



National Infrastructure Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer
Services: 0303 444 5000
e-mail: manstonairport@pins.gsi.gov.uk

To Interested Parties, Statutory Parties
and Other Persons invited to the
Preliminary Meeting

Your Ref:

Our Ref: TR020002

Date: 18 January 2019

Dear Sir/ Madam

The Planning Act 2008 – Section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 8 etc

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

Examination Timetable and procedure

This letter provides you with the Examination Timetable, details of the publication of the Examining Authority's (ExA) Written Questions and other important information about the Examination.

All documentation associated with this project, including a written note of the Preliminary Meeting¹ and the audio recording taken at that meeting, can be found using this link:

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

The Examination Timetable

We have made a Procedural Decision about the way the application will be examined. The final Examination Timetable is attached at **Annex A**.

The Examination Timetable replaces the draft timetable that was included in the Rule 6 letter dated 11 December 2018². In finalising the Examination Timetable, we have

¹ Available in week commencing 21 January 2019

² Your invitation to the Preliminary Meeting, available here:
<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002816>

sought to accommodate requests and suggestions made at the Preliminary Meeting and in representations submitted in advance of that meeting.

Please note that the Examination Timetable contains a number of deadlines for receipt of information by the Planning Inspectorate. All deadlines are at 23:59 on the date specified. Please ensure submissions arrive by the deadline. If you do not make your submissions by the dates specified in the timetable, we may disregard them.

We request that Interested Parties send, where practicable, electronic copies of their submission as email attachments to manstonairport@pins.gsi.gov.uk on or before the applicable deadline. Electronic attachments should be clearly labelled with the subject title and not exceed 12MB for each email. Providing links to websites where your submissions can be viewed is not acceptable. All submissions must be made in a format that can be viewed in full on the National Infrastructure Planning website.

If we consider it necessary to vary the Examination Timetable during the Examination, notification will only be sent to Interested Parties and Other Persons³ invited to the Preliminary Meeting. The changes will be published on the Manston Airport project page on the National Infrastructure Planning website.

Other Procedural Decisions

Annex B contains important details and clarifications about our other Procedural Decisions made at, or following, the Preliminary Meeting.

Written Representations

All Interested Parties are now invited to submit Written Representations and any comments on the Relevant Representations already submitted. These should be submitted by **Deadline 3** in the Examination Timetable (**Annex A**).

Written Representations can cover any relevant matter and are not restricted to the matters set out in our Initial Assessment of Principal Issues provided at **Annex C** to this letter. Nor are they restricted to the content of our Written Questions (see next heading, below).

Any person, other than the Applicant, who submits a Written Representation must identify those parts of the application with which they agree and those parts with which they do not agree, explaining the reasons why⁴. Interested Parties should also provide with their Written Representations “*the data, methodology and assumptions used to support their submissions*”⁵.

Further written submissions will be requested by the ExA at various points in the Examination.

³ Other Persons are persons that we chose to invite to the Preliminary Meeting, in addition to the prescribed persons listed in section 88(3) of the Planning Act 2008 – see ‘Your status in the Examination and future notifications’ below

⁴ Required under Rule 10(4) of The Infrastructure Planning (Examination Procedure) Rules 2010

⁵ <https://www.gov.uk/government/publications/planning-act-2008-examination-of-applications-for-development-consent>

Any Written Representations, and any further written submissions requested by the ExA in the course of the Examination which exceed 1500 words should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the written submission and must be representative of the submission made.

Examining Authority's Written Questions

We have compiled Written Questions (WQ) about the application and the representations received so far. These questions are published on the National Infrastructure Planning website and can be accessed through the following link:

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002859>

Responses to our WQs must be provided by **Deadline 3** in the Examination Timetable (**Annex A**).

If you require a hard copy of our WQs, please contact the Case Team who will send you a copy.

Hearings

The Examination Timetable at **Annex A** includes periods of time reserved for any hearings to be held, and we will notify all Interested Parties of any hearings scheduled as part of the Examination at least 21 days in advance of them taking place. That notification will include an additional deadline for Interested Parties to inform the Planning Inspectorate if they wish to attend the notified hearing(s).

Details of the time and meeting place for the Accompanied Site Inspection on 19 March 2019 will be provided in the same notification.

Annex C provides details about what Interested Parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings.

Availability of application documents and representations submitted to the Examination

All documentation and audio recordings associated with the examination of this application can be found using this link:

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

Annex D provides details of locations in the vicinity of the Proposed Development at which all Examination documents can be viewed electronically, free of charge.

Advice to Interested Parties about how to access and navigate the Examination Library is also provided at **Annex D**.

Your status in the Examination and future notifications

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, MANSAFP 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 Party⁶ 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-andadvice/advice-notes/>

Important: If we require further information or written comments (a Rule 17 request⁷) to be submitted by a deadline that is set in the Examination Timetable at **Annex A**, this request will be sent to only those persons we consider it is applicable to. However, the request will be published on the National Infrastructure Planning website to enable all Interested Parties to respond if they feel it is relevant to their interests. If we consider it necessary, a further deadline will be added to the timetable to give all Interested Parties the opportunity to comment on any responses received.

⁶ 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

⁷ Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010

Awards of costs

You should be aware of the possibility of the award of costs against parties who behave unreasonably.

To assist understanding of what 'unreasonable behaviour' means in the context of an Examination under the PA2008, you may find it helpful to read the government guidance 'Awards of costs: examinations of applications for development consent orders' (July 2013)⁸. It is in everyone's interest that information is brought forward as early as possible in the examination process so you are encouraged to do so.

Management of information

The Planning Inspectorate has a commitment to transparency. Therefore, all information submitted for this project (if accepted by the ExA) and a record of any advice which has been provided, is published at:

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

All Examination documents can also be viewed electronically at the locations listed in **Annex D**.

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

Kelvin MacDonald, Lead Member of the Panel

Annexes

- A** Examination Timetable
- B** Procedural Decisions made by the Examining Authority
- C** Initial Assessment of Principal Issues (update)
- D** Availability of representations and application documents
- E** Requests to appear and procedure to be followed at hearings

⁸ <https://www.gov.uk/government/publications/awards-of-costs-examinations-of-applications-for-development-consent-orders>

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



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.

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	<p>Deadline 1</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> Relevant material requested by the ExA as specified in Annex F to the Rule 6 letter¹ Written summaries of oral submissions put at the Preliminary Meeting or/ and hearings held on 10 and 11 January 2019 <p>Issue by the ExA of:</p> <ul style="list-style-type: none"> Examination Timetable <p>Publication of:</p> <ul style="list-style-type: none"> The ExA's Written Questions 	18 January 2019
6	<p>Deadline 2</p> <p>Deadline for receipt by the ExA of:</p> <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

¹ Your invitation to the Preliminary Meeting, available here: <https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002816>

	<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 • Comments on any submissions made to Deadline 1 • Applicant's draft itinerary for the Accompanied Site Inspection to be held on 19 March 2019 (see Annex B) 	
7	<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"> • ExA's itinerary for the Accompanied Site Inspection on 19 March 2019 	8 February 2019
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 RR's exceeding 1500 words • Written Representations (WRs) • Summaries of all WRs exceeding 1500 words • Local Impact Reports from any Local Authorities • Initial Statements of Common Ground requested by the ExA • Responses to the ExA's Written Questions • An updated version of the Application Document Tracker • First version of the Compulsory Acquisition Status Report • An updated Book of Reference • Applicant's first revised dDCO • Any further information requested by the ExA under Rule 17 of the Exam Rules² 	15 February 2019
9	<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 	8 March 2019

² The Infrastructure Planning (Examination Procedure) Rules 2010

	<p>on RRs</p> <ul style="list-style-type: none"> • Comments on Local Impact Report(s) • Comments on responses to the ExA's Written Questions • Comments on any further information requested by the ExA and received to Deadline 3 • An updated version of the Application Document Tracker • An updated version of the Compulsory Acquisition Status Report • Progressed Statements of Common Ground requested by the ExA • Any further information requested by the ExA under Rule 17 of the Exam Rules 	
10	Accompanied Site Inspection	19 March 2019
11	<p>Dates reserved for:</p> <ul style="list-style-type: none"> • 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 	18 to 22 March 2019
12	<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 • An updated version of the Compulsory Acquisition Status Report • 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
13	<p>Publication of:</p> <ul style="list-style-type: none"> • The ExA's Written Questions (if required) 	5 April 2019

14	<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 5 April 2019) • An updated version of the Application Document Tracker • An updated version of the Compulsory Acquisition Status Report • 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 <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 3 June 2019 (if required) 	3 May 2019
15	<p>Publication of:</p> <ul style="list-style-type: none"> • The ExA's dDCO (if required to facilitate the Examination) 	10 May 2019
16	<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 5 April 2019) • Comments on the ExA's dDCO (if issued on 10 May 2019) • Final Statements of Common Ground requested by the ExA • 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
17	<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 	4 to 7 June 2019

	required)	
18	<p>Deadline 8</p> <p>Deadline for receipt by ExA of:</p> <ul style="list-style-type: none"> • Written summaries of oral submissions put at any hearings held in week beginning 3 June 2019 • An updated version of the Application Document Tracker • An updated version of the Compulsory Acquisition Status Report • 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) 	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 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 14 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
21	<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 • An updated version of the Compulsory Acquisition Status Report 	2 July 2019
22	<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 an 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 Habitats Regulations 2017 and/ or Regulation 28 of The Offshore Marine Regulations.

Procedural Decisions made by the Examining Authority

The Examining Authority (ExA) has made a number of Procedural Decisions following the Preliminary Meeting¹:

1. Examination Timetable

Having considered representations made at the Preliminary Meeting on 9 January 2019, the ExA has made a Procedural Decision to apply a number of changes to the draft Examination Timetable provided at **Annex C** to the Rule 6 letter².

The final Examination Timetable is provided at **Annex A** to this Rule 8 letter.

The applied changes are:

- Date for issue of this Rule 8 letter and publication of the ExA's Written Questions confirmed as 18 January 2019.
- **Deadline 3** moved from 8 February 2019 to 15 February 2019.
- Statements of Common Ground (SoCG) requested to **Deadline 3** clarified as 'initial' SoCG.
- Request for comments by Interested Parties on submissions to **Deadline 1** added to Deadline 2.
- Request for the Applicant to produce a draft itinerary for the Accompanied Site Inspection (ASI) added to **Deadline 2** (see **item 6**).
- Date for the Planning Inspectorate's various hearing notifications, notification of the ASI and publication of the ExA's itinerary for the ASI moved from 15 February 2019 to 8 February 2019.
- **Deadline 4** moved from 1 March 2019 to 8 March 2019.
- Request for progressed SoCGs added to **Deadline 4**.
- Date for issue of the ExA's Written Questions (if required) moved from 12 April 2019 to 5 April 2019.
- Request for final SoCGs added to **Deadline 7**.
- Date in March 2019 reserved for a further Issue Specific Hearing dealing with matters relating to the draft Development Consent Order (dDCO) removed. This hearing (if required) will take place in the suite of hearings scheduled to take place in week commencing 3 June 2019.
- Dates reserved for June 2019 hearings moved from week commencing 10 June 2019 to week commencing 3 June 2019.

2. Examining Authority's Written Questions

The ExA's Written Questions have been published here:

¹ Section 89(1) of the Planning Act 2008

² Your invitation to the Preliminary Meeting, available here:

<https://infrastructure.planninginspectorate.gov.uk/document/TR010023-000541>

<https://infrastructure.planninginspectorate.gov.uk/document/TR020002-002859>

Some of the ExA's Written Questions (WQ) are directed to specific Statutory Parties which have not, at the time of writing, confirmed that they wish to become Interested Parties for the purposes of the examination of the application.

All relevant Statutory Parties will receive this correspondence and we request for each to check our WQs carefully in order that they may identify and respond to any questions posed to them. No party should feel inhibited or restricted in responding to any question we ask, even if it is directed elsewhere.

For the avoidance of doubt, Statutory Parties are defined as the parties listed in Schedule 1 to The Infrastructure Planning (Interested Parties and Miscellaneous Prescribed Provisions) Regulations 2015³.

3. Initial Assessment of Principal Issues

Having considered representations made at the Preliminary Meeting on 9 January 2019, the ExA has made a Procedural Decision to update its Initial Assessment of Principal Issues.

The assessment provided at **Annex C** to this letter supersedes the assessment provided at **Annex B** to the Rule 6 letter.

To assist Interested Parties and others the changes made to the IAPI are itemised below:

- **Climate change** added as a discrete Principal Issue.
- Words "*modifications to the Proposed Development and*" added to (iii) in the **Compulsory Acquisition** Principal Issue.
- "*(iv) Funding for the scheme as a whole*" added to the **Funding** Principal Issue.
- Item (ii) in the **Funding** Principal Issue changed to:
 - "*(ii) Further details of responsible bodies, including details of relevant Company assets, structures, ownership, Directors, proofs of willingness to invest and track record of developing and operating nationally significant infrastructure projects, notably airports*"
- "*(viii) The soundness of the business case and viability of the business model*" added to the **Funding** Principal Issue.
- "*(ix) Whether there is a realistic prospect of the Proposed Development proceeding should it be consented*" added to the **Funding** Principal Issue.
- Words "*including Acol and Minster*" removed from (i) in the **Landscape etc** Principal Issue.
- "*(ii) The Effect on Ramsgate Heritage Action Zone*" added to the **Landscape etc** Principal Issue.

³ Available via: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/legislation/>

- Words “including any proposals for off-site mitigation schemes” added to (ix) in the **Landscape etc** Principal Issue.
- **Local policy** Principal Issue changed to “**Planning policy**”.
- “(ii) History of relevant planning policies and proposals on the site” added to the **Planning policy** Principal Issue.
- “(iii) Need for any airport development to take place at Manston” added to the **Need** Principal Issue.
- “(iv) Competition with, and possible displacement from, other UK airports” added to the **Need** Principal Issue.
- “(v) Location of noise monitors” added to the **Noise** Principal Issue.
- “(vi) Outdoor and indoor impacts of noise” added to the **Noise** Principal Issue.
- “(vii) Noise impacts of previous airport operations” added to the **Noise** Principal Issue.
- “(viii) Limitations and uncertainty of noise modelling” added to the **Noise** Principal Issue.
- Words “and security” added to (vi) in the **Operational issues** Principal Issue.
- “(vii) Customs and immigration” added to the **Operational issues** Principal Issue.
- “(viii) Major accidents and incidents” added to the **Operational issues** Principal Issue.
- “(ix) Aerodrome safeguarding” added to the **Operational issues** Principal Issue.
- “(ii) Identification of worst case scenarios” added to the **Other environmental issues** Principal Issue.
- Words “including mental health” added to (ix) in the **Other environmental issues** Principal Issue.
- Words “Unexploded Ordinance (UxO)” added to (x) in the **Other environmental issues** Principal Issue.
- “(ii) Effects on schools” added to the **Socio-economic issues** Principal Issue.
- Words “and education” added to (vii) in the **Socio-economic issues** Principal Issue.
- Wording of (viii) in the **Socio-economic issues** Principal Issue changed to “viii. Scope for agreements to provide benefits for communities”.
- Words “local and” added to (i) in the **Traffic and transport** Principal Issue.
- “(ii) Capacities of existing road networks” added to the **Traffic and transport** Principal Issue.
- “(iii) Effectiveness of mitigation measures for road network” added to the **Traffic and transport** Principal Issue.

- “(iv) *The proposals for Thanet Parkway railway station*” added to the **Traffic and transport** Principal Issue.

4. Statements of Common Ground

The Applicant is taking the lead in the preparation of Statements of Common Ground (SoCG) and it will aid the smooth running of the Examination if all Interested Parties who are participating in the preparation of SoCGs liaise and co-operate with the Applicant in respect of their production.

Having considered representations made at the Preliminary Meeting on 9 January 2019, the ExA has made a Procedural Decision to update the list of requested SoCGs provided at section 6 of **Annex F** to the Rule 6 letter.

The updates to section 6 in **Annex F** to the Rule 6 are:

- The ExA requests that a SoCG is prepared by **the Applicant** and **Cogent Land LLP** dealing with possible effects and possible mitigation in relation to the permitted development at Manston Green (described in Table 18.5 of the Environmental Statement Volume 3 Chapters 17 to 18 [APP-035]).
- The ExA requests that a SoCG is prepared by **the Applicant** and **NATS** [RR-1407] dealing with the impact on, and protection of, critical infrastructure.
- The item “*Noise, vibration and air quality impacts on local residents*” is added to the requested SoCGs between the Applicant and Canterbury City Council (in this case only, to replace the phrase “*Noise and vibration impact on local residents, in particular in Herne Bay*”), Dover District Council, Kent County Council and Thanet District Council.

5. Local Impact Reports (LIRs)

A LIR is a report in writing giving details of the likely impact of a Proposed Development on a local authority’s area (or any part of that area). For more information about the importance and content of LIRs see our Advice Note One: Local Impact Reports⁴.

Local authorities⁵ are invited to submit LIRs by **Deadline 3** in the Examination Timetable.

6. Accompanied Site Inspection

The Applicant

The Applicant is requested to prepare a draft itinerary for the Accompanied Site Inspection (ASI) for submission to **Deadline 2** in the Examination Timetable. The itinerary should include those locations where the most significant impacts are predicted to arise as result of the Proposed Development.

⁴ Available at: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>

⁵ Defined in s56A of the Planning Act 2008

On receipt of the Applicant's draft itinerary, the ExA will consider its content against the application documents and the representations received to date. The ExA's final itinerary for the ASI will be published on the National Infrastructure Planning website on or before **8 February 2018**.

Other Interested Parties

The Interested Parties attending the ASI will include representatives of the Applicant, Thanet District Council and Kent County Council, together with other Interested Parties (or their representatives).

It will be necessary to limit the numbers of persons who accompany the ExA for logistical and safety reasons, but it should be possible for arrangements to be made for Interested Parties (or their representatives) to join the inspection at specified locations within the itinerary. After the itinerary is published, please contact the Case Team if you wish to meet the inspection at a specific location within the itinerary.

Interested Parties should be aware that **ASIs are not an opportunity to make any oral representations to the ExA about the Proposed Development**. However, the ExA may invite participants to indicate specific features or sites of interest.

Formal notice of the time and meeting place for the ASI will be issued by the Planning Inspectorate on **8 February 2019**.

Initial Assessment of Principal Issues (update)

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, together with oral representations made by Interested Parties at the Preliminary Meeting.

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 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.

Note: the issues listed below relate to both the construction and operational phases of the Proposed Development.

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

Climate change – to include:

- i. The mitigation of, and adaption to, climate change

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 modifications to the Proposed Development and 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. Further details of responsible bodies, including details of relevant Company assets, structures, ownership, Directors, proofs of willingness to invest and track record of developing and operating nationally significant infrastructure projects, notably airports
- iii. The bases for the estimates of costs
- iv. Funding for the scheme as a whole
- v. Funding for Compulsory Acquisition if authorised, including for blight
- vi. Funding for the Noise Mitigation Plan
- vii. Provisions in the draft Development Consent Order (dDCO) for guarantees in respect of payment of compensation
- viii. The soundness of the business case and the viability of the business model
- ix. Whether there is a realistic prospect of the scheme proceeding should it be consented

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
- ii. The Effect on Ramsgate Heritage Action Zone
- iii. The effects on Scheduled Monuments
- iv. The effects on Listed Buildings
- v. The effects on heritage assets within the airport site

- vi. Management and mitigation of impacts on archaeological features
- vii. 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
- viii. Masterplanning
- ix. Landscaping and planting schemes, including any proposals for off-site mitigation schemes

Planning 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
- ii. History of relevant planning policies and proposals on the site

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
- iii. Need for any airport development to take place at Manston
- iv. Competition with, and possible displacement from, other UK airports

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
- v. Location of noise monitors
- vi. Outdoor and indoor impacts of noise
- vii. Noise impacts of previous airport operations
- viii. Limitations and uncertainty of noise modelling

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 and security
- vii. Customs and immigration
- viii. Major accidents and incidents
- ix. Aerodrome safeguarding

Other environmental issues - to include:

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

Socio-economic issues – to include:

- i. Effects on the tourism/ holiday trade
- ii. Effects on schools
- iii. Estimates of employment generation
- iv. Net effect on local employment
- v. Scope for local employment
- vi. Cumulative effects regionally in South East of other proposed airport developments
- vii. Scope for training and education schemes
- viii. Scope for agreements to provide benefits for communities
- ix. 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 local and national road network, notably the M2/ A2 corridor and cumulative impacts with other proposed developments
- ii. Capacities of existing road networks
- iii. Effectiveness of mitigation measures for road network
- iv. The proposals for Thanet Parkway railway station
- v. The effects of construction traffic
- vi. The effects of operational traffic, including to and from the proposed fuel farm
- vii. The effects of freight traffic
- viii. The effects of passenger traffic, including the adequacy of parking
- ix. The effects of Operation Stack and Operation Brock
- x. The effects on Public Rights of Way

Availability of representations and application 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/>

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, here:
<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/manston-airport/?ipcsection=docs>. 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. 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 may need to bring a form of identification 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

Annex D

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

Annex D

	Kent CT12 4EA	Wednesday – Closed Thursday – 9.00am to 1.00pm and 2.00pm to 6.00pm Friday – 9.00am to 5.00pm 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/libs		

Requests to appear and procedure to be followed at hearings

The Examination Timetable reserves the following periods for hearings:

- 18 to 22 March 2019; and
- 4 to 7 June 2019.

Requests to appear at hearings

Interested Parties are required to notify the Examining Authority (ExA) in writing of their wish to take part in an Open Floor Hearing (OFH) or Compulsory Acquisition Hearing (CAH). Requests in this regard should be received from Interested Parties on or before **Deadline 2** in the Examination Timetable.

Irrespective of whether requests to be heard at a CAH or at subsequent OFHs are received by **Deadline 2**, the ExA has decided that one or more of each hearing will take place in the periods reserved in March and June.

Further Issue Specific Hearings (ISH) about topics that the ExA thinks will need to be explored orally will also be held.

The time, date and place of any confirmed hearing will be notified in writing to all Interested Parties, providing at least 21 days' notice.

If an Interested Party wishes to attend an OFH or ISH they should indicate which topics in their Relevant Representation or Written Representation they wish to address at the hearing. Similarly, any Affected Person wishing to attend a CAH should identify clearly the plots of land about which they wish to speak.

Notifications from Interested Parties in respect of the above should be sent separately from any other written submission, and appropriately titled to allow the Planning Inspectorate to quickly identify which event the notification relates to.

Procedure at hearings

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010¹. Any oral representations must be based on either the Relevant Representation or Written Representation made by the person by whom, or on whose behalf, the oral representations are made.

The ExA is responsible for the oral questioning of a person giving evidence and the process affords very limited scope to allow cross-questioning between parties².

The Examination will be principally undertaken through the exchange of written submissions, and the ExA will decide whether a hearing on a particular issue or

¹ Rule 14

² Rule 14(5)

topic is necessary. This decision is not connected to how relevant or important the ExA considers an issue or topic to be.

Hearing agendas

The Planning Inspectorate will aim to publish a draft agenda for each hearing on the project webpage on the National Infrastructure Planning website at least five working days in advance of the hearing date. The actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.