

The HGVs servicing Manston Airport will come onto the dual-carriageway A299 at the Minster roundabout.

A comparison between :

The minor, very, very minor, less than 1%, increase in traffic on the A299 at the Minster roundabout;

And the vast amount of traffic that will be generated IF housing from the alternative representation – I know that you are not examining that – is realised, and thousands of houses : 2,500 [3b], 3,700 [3c], 4,000 as presented at KCC [3d], or even 10,000 houses[3e], are built on Manston, – This will generate miles [3a : 30km to 150km] – of crawling traffic that will all be generating pollution.

Increase in Total traffic at Minster A299 roundabout due to Manston HGVs

HGVs from Manston Airport are intended to leave and join the A299 dual carriageway at the Minster roundabout, and not go through Ramsgate or the adjacent minor roads.

We limit our analysis to +20 years, as after that A299 is likely to have been re-designed.

By data mining :

Table 6.5 Cargo Facility Total HGVs Per Day, in
Vol 16 of RSP Transport Assessment

| Year | Arrivals | Departures |
|------|----------|------------|
| 5 | 62 | 62 |
| 10 | 74 | 74 |
| 15 | 94 | 94 |
| 20 | 118 | 118 |

Manston ATC 2, A299 Manston ATC 2, A299

07/03/2017

Channel 1 - Eastbound

Hr Ending 1 2 3 4 5 6 7 8 9 10 11 12 13 TOTAL

0-24 9811 1086 13 6 24 0 6 10 8 1 4 84 0 11053

Channel 2 - Westbound

0-24 10458 1043 35 11 27 0 5 24 16 2 5 85 0 11711

08/03/2017

Channel 1 - Eastbound

0-24 9511 1122 21 5 20 0 8 14 12 2 7 85 0 10807

Channel 2 - Westbound

0-24 10083 1063 41 11 24 0 8 10 13 0 5 91 0 11349

09/03/2017

Channel 1 - Eastbound

0-24 9969 1172 27 7 36 0 2 19 18 0 6 92 0 11348

Channel 2 - Westbound

0-24 10527 1192 34 13 23 1 3 12 19 3 16 90 0 11933

10/03/2017

Channel 1 - Eastbound

0-24 10232 1164 24 6 25 0 8 14 13 1 9 87 0 11583

Channel 2 - Westbound

0-24 11135 1090 32 10 19 1 7 15 11 0 12 97 0 12429

11/03/2017

Channel 1 - Eastbound

0-24 8916 621 8 7 15 0 3 14 1 0 3 42 0 9630

Channel 2 - Westbound

0-24 9215 633 11 8 7 0 2 9 9 1 5 58 0 9958

12/03/2017

Channel 1 - Eastbound

0-24 7450 408 3 4 9 0 3 12 7 0 0 22 0 7918

Channel 2 - Westbound

0-24 7512 417 10 4 13 0 5 7 6 1 1 25 0 8001

13/03/2017

Channel 1 - Eastbound

0-24 9841 1027 23 8 30 0 2 9 23 0 2 72 0 11037

Channel 2 - Westbound

0-24 10129 1046 30 6 23 0 1 8 15 1 5 72 0 11336

Eastbound :

Cars, Total

9811 11053

9511 10807

9969 11348

10232 11583

8916 9630

7450 7918

9841 11037

Per Week :

65730 73376

Non Cars : 7646

Per Day :

0 round 65730 7646 73376 ÷7

9390 1092 10482

Westbound:

10458 11711

10083 11349

10527 11933

11135 12429

9215 9958

7512 8001

10129 11336

Per Week :

69059 76717

Non Cars :7658

Per Day:

0 round 69059 7658 76717 ÷7

9866 1094 10960

Increase in daily traffic due to Manston Airport freight :

At Minster junction on A299 (where Manston HGVs leave/merge with A299 traffic)

Assuming averages of HGV Arrivals / Departures and

current growth at 2.2% per year in existing 2017 Eastbound and Westbound traffic.

| Year | Manston HGVs | Non Cars | Non Manston Total | Non Car Increase | Total Traffic Increase |
|-----------|--------------|----------|-------------------|------------------|------------------------|
| 2017 | 0 | 1,093 | 10,721 | | |
| 5 (2024) | 62 | 1,273 | 12,485 | 4.9% | 0.5% |
| 10 (2029) | 74 | 1,419 | 13,920 | 5.2% | 0.5% |
| 15 (2034) | 94 | 1,582 | 15,520 | 5.9% | 0.6% |
| 20 (2039) | 118 | 1,764 | 17,304 | 6.7% | 0.7% |

Based on :

Table 6.5 Cargo Facility Total HGVs Per Day,

Vol 16 of RSP Transport Assessment and

Thus we conclude that the total increase in traffic due to Manston Airport HGVs at the Minster Roundabout on the A299 is likely to remain under 1% for at least 20 years.

Dr. Beau Webber Lab-Tools Ltd.



Quinn
Estates

Stone Hill Park, Manston, Kent Information Sheet

Strictly Private & Confidential

www.quinn-estates.com

Proposed Garden City at the Former Manston Airport

Quinn Estates have been offered a third share in one of the most important regeneration opportunities in the south east and the biggest brownfield regeneration project in Britain. The proposal is to regenerate the former Manston airport site into a circa 800 acre garden city with circa 5,000 houses, with potential for up to 10,000, and commercial ventures including B1, B8, retail and community uses amongst a large area of new parkland. The site, to be known as Stone Hill Park will be a series of new communities living, working and playing in an outstanding setting in an architecturally designed mixed use community in close proximity to existing conurbations and infrastructure.

In terms of timing, we would anticipate submitting an application in Q1 2016 with determination by Q3 2016. The strategy is to sell off parcels of land to national housebuilders and then use the commercial expertise of Quinn Estates to deliver the commercial schemes.

Ownership

47% is held by Trevor Cartner and Chris Musgrave, whilst a 20% stake is held by Ann Gloag, the former owner. Trevor Cartner and Chris Musgrave are responsible for two of the most high profile business park developments in the country. Wynyard Park in Billingham, County Durham is the redevelopment of a former Samsung R&D site into a mixed use development which has so far created over 2,000 jobs and has planning permission for thousands of houses. In addition, Discovery Park in Sandwich, the former Pfizer site, has been developed into the most successful Enterprise Zone in the UK with thousands of people now employed on the site in a little over 3 years since the site was vacated by Pfizer. This development has been feted by George Osborne as an exemplar mixed use development and an example of how Enterprise Zones should work.

We have been selected by the current owners due to our track record for delivering in Kent including continually building commercial space throughout the recession and for doing what we say and for our ability to leverage political support for complex, large and contentious planning applications in Kent. We have delivered over 1m sq.ft of commercial space in which over 3,500 people now work.

The Rationale

The rationale for the development is compelling. Boris Johnson has stated that London is failing to meet its objectively assessed housing need and has earmarked Kent as the area which can cope with the shortfall. The location of Manston is supported by the £11bn HS1 and the proposed Manston Parkway which is less than 100m from the boundary of the former Manston Airport and that would provide train times to London St Pancras of 57 minutes. The Argent development at Kings Cross is anticipated to create employment for 500,000 people of which only 2% are expected to be able to afford to live locally providing a significant number of potential end users along the HS1 route.

The Financials

We are seeking an investment of £8.5m for a third share stake that we would then split on a 60/40 basis. The stake includes £500,000 towards the planning costs. We would offer a 10% coupon per annum for 2.5 - 3 years on the £8.5m investment which would be paid back as a priority return upon the first sale of any of the development.

On a mixed use development of 5,000 residential dwellings we have forecast an income of £601m which includes the sale of land to national housebuilders for 4 separate eco villages and costs of £295m which includes the delivery of 250,000sq.ft of offices, 1.75m sq.ft of B8 sheds, 250,000sq.ft of retail and various leisure and community facilities.

The profit for the JV is expected to be in the region of £306m which could result in a return including your £8.5m investment of £64.7m.

On a mixed use development of 10,000 residential dwellings we have forecast an income of £927m which includes the sale of land to national housebuilders for 8 separate eco villages and costs of £290m which includes the delivery of 250,000sq.ft of offices, 1.75m sq.ft of B8 sheds, 250,000sq.ft of retail and various leisure and community facilities. The profit for the JV is expected to be in the region of £637m which could result in a return including your £8.5m investment of £130m.

For a third share the £8.5m would effectively buy 266 acres at a price of £32,000 per acre. At Discovery Park land has just been sold to a national housebuilder for £750,000 per acre on 35 acres or the equivalent of £70,000 per plot. Our appraisal for Manston is based upon a sale at £65,000 per plot so we have modelled in a discount.

Site & area strengths

- Elevated position with outstanding coastal and countryside views
- Creation of parkland
- Proximity to proposed HS1 Manston Parkway (due to open 2018)
- Excellent road infrastructure to M20 via Dover and M2/A2 for London
- Existing leisure and cultural facilities including Turner Contemporary, Dreamland theme park and Westwood Cross shopping centre

Quinn Estates

Quinn Estates have established themselves as the most proactive mixed use developers in Kent and have in excess of 25 live projects handled by an experienced and professional team.

Our expertise lies in identifying opportunities to add value through planning and design whilst also having the capability to build, having ourselves delivered in excess of 1m sq.ft of commercial space and hundreds of residential units.

We have successfully obtained planning permission on both heavily contaminated and greenfield sites and work with a variety of private equity, landowner, local authority and property company partners to deliver value and schemes to be proud of.

Quinn Estates have over £750m worth of residential property being built on in planning, and have a pipeline of commercial projects that will generate in excess of £100m. Once complete the 25 projects we are involved in will deliver over £80m a year into the Kent economy and create over 7,000 construction and long term jobs.

Some of our recent projects include the Spirit of Sittingbourne project which is a £60m town centre regeneration in which Quinn Estates have partnered Swale Borough Council and Development Securities/Cathedral Group. The scheme includes 215 apartments, multi screen cinema, big box retail, new restaurants and a new public realm with highways improvements. Planning was granted in March 2015.

In addition, we have been selected as the development partner to the HCA and Development Securities in a town centre redevelopment and creation of a private rented sector quarter in Ashford.