

# RSP

RiverOak Strategic Partners

## **Statement of Common Ground between the Applicant and the Royal Air Force Manston History Museum Association**

TR020002/D3/RAF

Examination Document

Project Name: Manston Airport Development Consent Order  
Application Ref: TR020002  
Submission Deadline: 3  
Date: 15 February 2019

**MANSTON AIRPORT DCO[201X]**

**Planning Inspectorate Reference: TR020002**

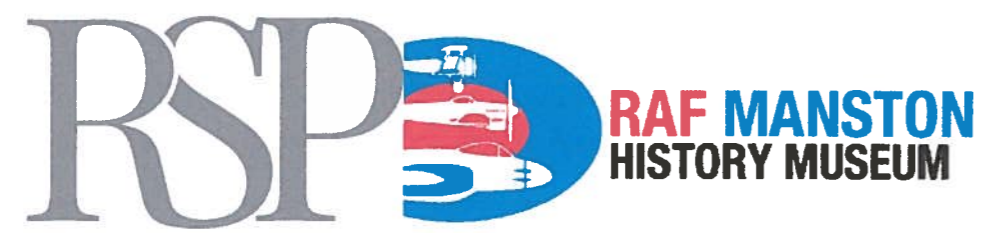
**Statement of Common Ground**

**Between**

**RIVEROAK STRATEGIC PARTNERS LIMITED**

**and**

**ROYAL AIR FORCE MANSTON HISTORY MUSEUM ASSOCIATION**



<b>Document control</b>			
<b>Document properties</b>			
<b>Parties</b>	<b>RiverOak Strategic Partners Limited</b>  <b>and</b>  <b>The Royal Air ForceManstonHistory Museum Association</b>		
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<b>Title</b>	<b>Statement of common ground between RiverOak Strategic Partners Limited and The Royal Air ForceManst on History Museum Association</b>		
<b>Document reference</b>			
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14.10.18	1	Final	Final draft

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## Introduction and Purpose

### Purpose of Statement of Common Ground

This Statement of Common Ground ("SoCG") relates to an application made by RiverOak Strategic Partners Limited ("RiverOak") to the Planning Inspectorate under sections 14 and 35(2)(ii) of the Planning Act 2008 ("Act").

The application is for a development consent order ("DCO"). The draft DCO is referred to as the Manston Airport DCO. The DCO, if granted, would authorise RiverOak to re-open and operate an airport on the site of the former Manston airport in the district of Thanet in Kent and associated development ("Development").

RiverOak submitted the DCO application to the Planning Inspectorate on 17 July 2018 and it was accepted for examination by the Planning Inspectorate on 14 August 2018.

This SoCG has been prepared by RiverOak and the Royal Air Force Manston History Museum Association in respect of the Development.

The purpose and possible content of SoCGs is set out in paragraphs 58-65 of the Department for Communities and Local Government's guidance entitled "*Planning Act 2008: examination of applications for development consent*" (26 March 2015). Paragraph 58 of that guidance explains the basic function of SoCGs:

*"A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. As well as identifying matters which are not in real dispute, it is also useful if a statement identifies those areas where agreement has not been reached. The statement should include references to show where those matters are dealt with in the written representations or other documentary evidence."*

SoCGs are therefore a useful and established means of ensuring that the evidence at the DCO examination focuses on the material differences between the main parties, and so aim to help facilitate a more efficient examination process.

The purpose of the SoCG is to set out agreed factual information about the DCO application by RiverOak. It is intended that the SoCG should provide matters on which

RiverOak and theRoyal Air Force ManstonHistory Museum Associationagree. As well as identifying matters which are not in dispute, the SoCG may also identify areas where agreement has not been reached.

RiverOak and the Royal Air ForceManston History Museum Associationare collectively referred to in this SOCG as 'the parties'. The parties have been, and continue to be, in direct communication in respect of the interface between the proposed Development and the Royal Air Force Manston History Museum Association.

It is envisaged that this SoCG will evolve during theexamination phase of the DCO application.

Subsequent drafts will be agreed and issued, with the version numbersclearly recorded in the 'Document Control' table at the beginning of thedocument.

#### **The role oftheRoyal Air Force ManstonHistory Museum Association and the DCO application**

The Royal Air ForceManstonHistory Museum Associationisa registered charity (charity number 1075396) and museum located at the historic airfield at Manston in Kent. The Association's objectives are to record the history of RAF Manston and its surrounding satellites at RAF Ash, RAF Sandwich and RAF Dunkirk, through increasing its collection of artefacts and through maintenance of existing exhibits, and providing an insight into the history through its museum and events.The museum has an interest in plot 47 as listed in the Book of Reference (application document reference TR020002/APP/3.3) and as shown on the land plans (application document reference TR020002/APP/4.2).

The RAF Manston Spitfire and Hurricane Memorial Museum(charity number 1159597) is located adjacent to the Royal Air ForceManston History Museum Association and does not form part of it.

#### **The Development location and description**

The Development site lies adjacent to the village of Manston, approximately 13 miles north-east of Canterbury and one mile north-west of Ramsgate. It is on the former site of Manston Kent International Airport which closed on 15 May 2014and is within Thanet District Council and Kent County Council boundaries.

The Development site comprises approximately 732 acres of land. The area in which the proposed Development would be located comprises land to the south and north of Manston Road.

The Proposed Development comprises all works to provide an integrated aviation services hub with the main feature being a major international centre for air freight that is capable of handling a minimum of 10,000 air freight Air Traffic Movements per year, and other development that has a direct relationship with the main feature and which is required to support its construction and/or operation.

The Proposed Development comprises:

upgrade of Runways 10/28 to allow CAT II/III;

re-alignment of the parallel taxiway (Alpha) to provide European Aviation Safety Agency (EASA) compliant clearances for runway operations;

construction of 19 EASA compliant Code E stands for air freight aircraft with markings capable of handling Code D and F aircraft in different configurations;

installation of new high mast lighting for aprons and stands;

construction of 65,600m<sup>2</sup> of cargo facilities;

construction of a new air traffic control (ATC) tower;

construction of a new airport fuel farm;

construction of a new airport rescue and firefighting service station;

complete fit-out of airfield navigational aids (nav-aids);

construction of new aircraft maintenance / recycling hangars;

development of the Northern Grass area of airport related businesses;

demolition of the redundant 'old' ATC Tower;

safeguarding of existing facilities for museums on the site;



highway improvement works; and

extension of passenger service facilities including an apron extension to accommodate an additional aircraft stand and increasing the current terminal size.

#### **Consultation with the Royal Air Force Manston History Museum Association**

09 June 2017: 2017 statutory consultation – s.42 letter sent on behalf of RiverOak: no response received from the Royal Air Force Manston History Museum Association

12 January 2018: 2018 statutory consultation – s.42 letter sent on behalf of RiverOak: no response received from the Royal Air Force Manston History Museum Association

7 February 2018: letter seeking to advance voluntary negotiations sent by Bircham Dyson Bell LLP on behalf of RiverOak to the Royal Air Force Manston History Museum Association

29 August 2018: representatives of RiverOak met with representatives of the Royal Air Force Manston History Museum Association in person to discuss the DCO application.

#### **Matters which are fully agreed between the parties**

This section of the SOCG describes the 'matters agreed' in detail between the parties.

The museum is located within the pink safeguarded area shown on plan RPS-MSE-XX-DR-C-2000 appended to this agreement;

It is likely that if the DCO is granted that, due to the necessary and required road improvements at the junction of Manston Road and Spitfire Way, the Royal Air Force Manston History Museum Association would be re-located within the safeguarded area;

The Royal Air Force Manston History Museum Association trustees and board members are interested in a more modern facility for the museum;

The Royal Air Force Manston History Museum Association has established a working group to act in the interest of the museum in relation to the DCO application;

**Matters agreed in principle between the parties**

This section of the SOCG describes the 'matters agreed' in principle between the parties.

RiverOak are committed to the museum being relocated to a new facility, in consultation between the parties.

Upon relocation, RiverOak will ensure that title to the freehold of the land to which the museum will move will be conveyed to the museum.

The parties will review the long term funding requirements of the Royal Air Force Manston History Museum Association;

RiverOak will offer support to the Royal Air Force Manston History Museum Association to carry out an options appraisal and feasibility study; and

RiverOak will provide business plan support to the museum.

**Matters not agreed**

This section of the SOCG describes the matters not agreed between the parties

None.

Signed on Behalf of RIVEROAK STRATEGIC PARTNERS LIMITED

Signature

Name:



Position:

*DIRECTOR*

*Director*

Date:

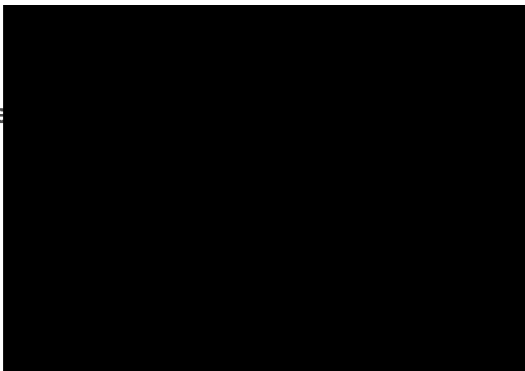
*7<sup>th</sup> December, 2018.*

*7<sup>th</sup> December 2018*

Signed on Behalf of the ROYAL AIR FORCE MANSTON HISTORY MUSEUM ASSOCIATION

Signature

Name:



Position: CHAIRMAN.

Date: 23/11/2018.

Appendix 1

Plan RPS-MSE-XX-DR-C-2000



MANSTON AIRPORT DEVELOPMENT CONSENT ORDER  
 MASTERPLAN - SITE LAYOUT  
 REGULATION 5(2)(o)  
 THANET DISTRICT COUNCIL

ILLUSTRATIVE PURPOSES ONLY



- KEY**
- Order Limits
  - Buildings / Structures
  - Grassed Area
  - Landscaped Area
  - Drainage Pond
  - Museum Area
  - Pavement & Aircraft Pavement

**Notes**

1. OS Data obtained from emapsite in May 2017.  
 © Crown copyright and database rights 2017  
 Ordnance Survey 0100031673
2. Existing runway pavement to be retained at request of EA and Southern Water to protect adit. Strategic removal of pavement will be required to install runway and airport infrastructure, details to be agreed with EA and Southern Water.

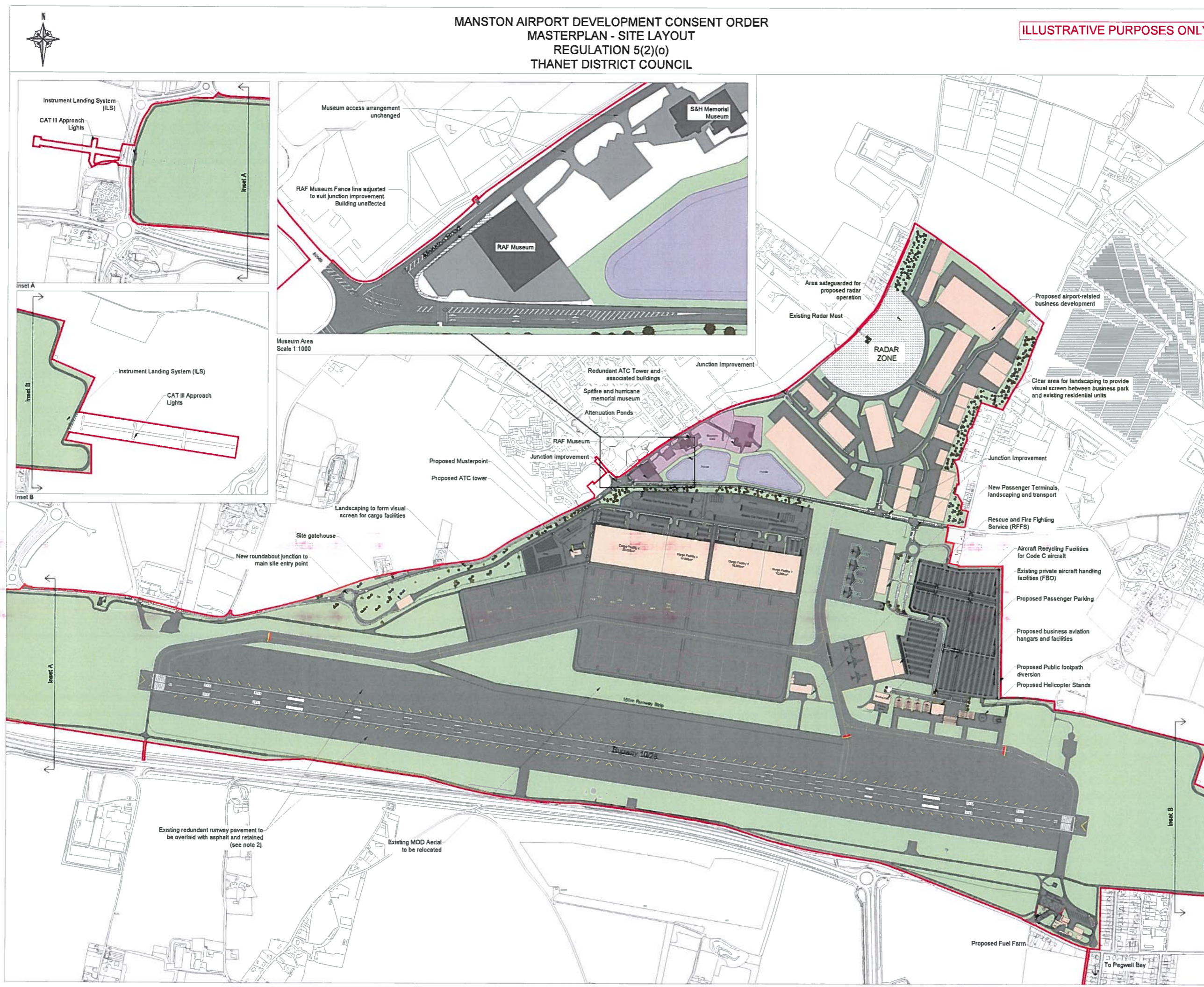
100m SCALE 1:7500

Rev	Description	By	Ckd	Apr	Date
P14	Location plan updated	TAW	CJ	GD	29 03 18
P13	Application Number Added	KA	CJ	CJ	23 03 18
P12	Museum area updated. DCO boundary updated and notes added	TAW	CJ	GDD	21 03 18
P11	Illustrative only note added. Runways strip lines removed. business development area re-labelled. Aircraft recycling and ILS notes amended	TC	CJ	GD	26 02 18
P10	Red line boundary and title amended. Highway improvement works to Manston Road and Spitfire way extended. FBO area amended. Northern Business Park and annotation updated	TC	CJ	GDD	12 02 18
P09	Northern grass area and red line boundary updated and interior round about and passenger parking area also updated	KA	CJ	GDD	26 01 12
P08	PAPI ILS and glide path navigational aids added. Existing NDB and DME annotation removed and MCO aerial note amended	SW	CJ	CJ	21 11 17
P07	Junction updated	TAW	CJ	GDD	15 11 17
P06	Update business park and redundant runway pavement retained	TAW	CJ	GDD	09 11 17
P05	Taxiway Alignments, Junctions and Key Plan updated annotation amended. ILS locations shown	AAG	CJ	GDD	20 10 17
P04	DCO Boundary amended. Junction improvements shown on masterplan layout. Indicative MOD aerial location removed from Northern Area	TAW	CJ	GDD	13 10 17
P03	Helicopter stand H1 and H2 added to FBO area 130m indicative clearance circle shown to relocated MCO arrival	TAW	CJ	GDD	26 09 17
P02	Layout Updated	RS	CJ	GDD	22 09 17
P01	First Issue	RS	CJ	CJ	04 09 17

**Project MANSTON AIRPORT DEVELOPMENT CONSENT ORDER**

Title MASTERPLAN - SITE LAYOUT  
 REGULATION 5(2)(o)  
 THANET DISTRICT COUNCIL

Document Number	Revision					
NK018417-RPS-MSE-XX-DR-C-2000	P14					
Project Number	Originator	Zone	Level	Type	Rev	Drawing Number
Application Number - TR020002						
Scale	Sheet Size	Sheet No	Status			
1:5000	A1	1 of 1	\$ 56			



Existing redundant runway pavement to be overlaid with asphalt and retained (see note 2)

Existing MOD Aerial to be relocated

Proposed Fuel Farm

To Pegwell Bay