

RSP

RiverOak Strategic Partners

Statement of Common Ground between the Applicant and Polar Helicopters Limited

TR020002/D3/SOCG/PHL

Examination Document

Project Name:	Manston Airport Development Consent Order
Application Ref:	TR020002
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MANSTON AIRPORT DCO [201X]

Planning Inspectorate Reference: TR020002

Statement of Common Ground

Between

RIVEROAK STRATEGIC PARTNERS LIMITED

and

POLAR HELICOPTERS LIMITED

The logo for RiverOak Strategic Partners Limited, consisting of the letters 'RSP' in a large, bold, serif font.

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Parties		RiverOak Strategic Partners Limited and Polar Helicopters Limited	
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08/11/2018	3	Final draft	Amendments made as requested by Polar Helicopters

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1 Introduction and Purpose

1.1 Purpose of Statement of Common Ground

- 1.1.1 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").
- 1.1.2 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").
- 1.1.3 RiverOak submitted the DCO application to the Planning Inspectorate on 17 July 2018 and it was accepted for examination by Planning Inspectorate on the 14 August 2018.
- 1.1.4 This SoCG has been prepared by RiverOak and Polar Helicopters Limited in respect of the Development.
- 1.1.5 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."*
- 1.1.6 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.
- 1.1.7 The purpose of the SoCG is to set out agreed factual information about the proposed DCO application by RiverOak. It is intended that the SoCG should provide matters on which RiverOak and Polar Helicopters Limited agree. As well as identifying matters which are not in dispute, the SOCG may also identify areas where agreement has not been reached.
- 1.1.8 RiverOak and Polar Helicopters Limited are collectively referred to in this SOCG as 'the parties'.

1.2 The role of Polar Helicopters Limited and the DCO application

- 1.2.1 Polar Helicopters Limited is a private limited company (company number 07054324) providing helicopter services. Its business is primarily flight training, along with some sightseeing flights and charter flights

- 1.2.2 Polar Helicopters Limited currently operates from Hangar 10 at Kent International Airport, Manston, Kent CT12 5FF. This site forms part of the land for the proposed Development and RiverOak's DCO application therefore seeks power of compulsory acquisition over it.
- 1.2.3 Polar Helicopters Limited has an interest in the following plots listed in the Book of Reference (application document reference TR020002/APP/3.3) and shown on the Land Plans (application document reference TR020002/APP/4.2): 015, 039.

1.3 The Development location and description

- 1.3.1 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 2014 and is within Thanet District Council and Kent County Council boundaries.
- 1.3.2 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.
- 1.3.3 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.
- 1.3.4 The Proposed Development comprises:
- (a) upgrade of Runways 10/28 to allow CAT II/III operations;
 - (b) re-alignment of the parallel taxiway (Alpha) to provide European Aviation Safety Agency (EASA) compliant clearances for runway operations;
 - (c) 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;
 - (d) installation of new high mast lighting for aprons and stands;
 - (e) construction of 65,500m² of cargo facilities;
 - (f) construction of a new air traffic control (ATC) tower;
 - (g) construction of a new airport fuel farm;
 - (h) construction of a new airport rescue and firefighting service station;
 - (i) complete fit-out of airfield navigational aids (nav-aids);
 - (j) construction of new aircraft maintenance / recycling hangars;
 - (k) development of the Northern Grass area for airport related businesses;

- (l) demolition of the redundant 'old' ATC Tower;
- (m) safeguarding of existing facilities for museums on the site;
- (n) highway improvement works; and
- (o) extension of passenger service facilities including an apron extension to accommodate an additional aircraft stand and increasing the current terminal size.

2 Liaison with Polar Helicopters Limited

- 2.1 2017 consultation letter – 9 June 2017
- 2.2 2018 consultation letter - 12 January 2018
- 2.3 Letter seeking to advance voluntary negotiations sent by BDB on behalf of RiverOak - 7 February 2018
- 2.4 Meeting between Sheila and Janet Garrioch of Polar Helicopters Limited and Tony Freudmann of Riveroak - 17 September 2018
- 2.5 Follow up letter sent from BDB on behalf of RiverOak with an update as to the DCO acceptance and explaining that RiverOak remain willing to enter into discussions in relation to their occupation - 24 September 2018

3 Matters which are fully agreed between the parties

- 3.1 This section of the SOCG describes the 'matters agreed' in detail between the parties.
 - 3.1.1 RiverOak has agreed with Polar Helicopters Limited that should the DCO be granted and implemented, RiverOak will find suitable premises on the application site for the relocation of Polar Helicopters Limited's business, subject to such relocation being compatible with the proposed Development plans and powers as approved.
 - 3.1.2 Riveroak agrees to involve Polar Helicopters Limited in the Airspace Change programme with the Civil Aviation Authority (CAA), with particular reference to the airspace needs of helicopter operations.
 - 3.1.3 Riveroak agrees to involve Polar Helicopters Limited in the masterplanning process for the Manston Airport site and to keep Polar Helicopters Limited informed of any developments in the masterplanning process which may affect the business.
 - 3.1.4 Riveroak acknowledges that Polar Helicopters Limited requires access to a helistrip and training area as part of its business and will provide such access should the DCO be granted and implemented.

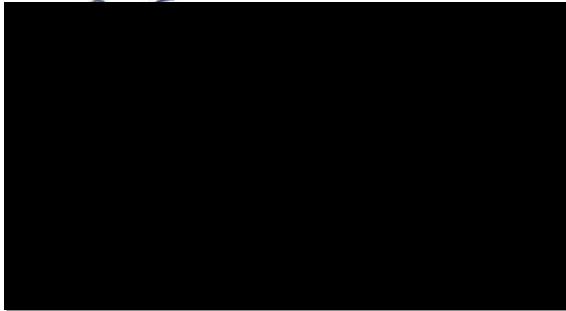
4 Matters not agreed

- 4.1 This section of the SOCG describes the matters not agreed between the parties.

4.1.1 None

Signed on Behalf of RIVEROAK STRATEGIC PARTNERS LIMITED

Signature:



Name:

Position:

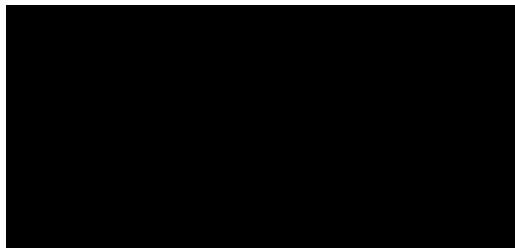
Director

Date:

28th January 2019

Signed on Behalf of POLAR HELICOPTERS LIMITED

Signature:



Name:

Position:

OPERATIONS MANAGER

Date:

23/01/19