

RSP

RiverOak Strategic Partners

Statement of Common Ground between the Applicant and the RAF Manston Spitfire and Hurricane Memorial Museum

TR020002/D3/SOCG/SHM

Examination Document

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MANSTON AIRPORT DCO [201X]

Planning Inspectorate Reference: TR020002

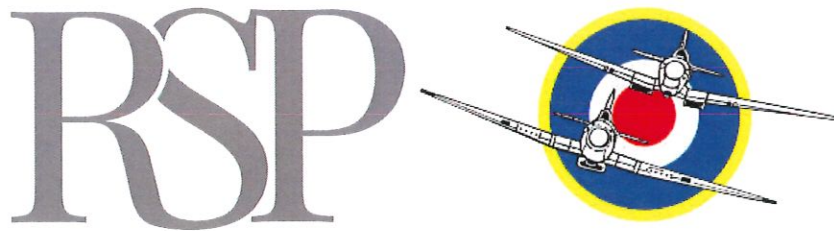
Statement of Common Ground

Between

RIVEROAK STRATEGIC PARTNERS LIMITED

and

RAF MANSTON SPITFIRE AND HURRICANE MEMORIAL MUSEUM



Document control			
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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 the Planning Inspectorate on 14 August 2018.
- 1.1.4 This SoCG has been prepared by RiverOak and the RAF Manston Spitfire and Hurricane Memorial Museum 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 the RAF Manston Spitfire and Hurricane Memorial Museum 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 the RAF Manston Spitfire and Hurricane Memorial Museum are 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 RAF Manston Spitfire and Hurricane Memorial Museum.

- 1.1.9 It is envisaged that this SoCG will evolve during the examination phase of the DCO application.
- 1.1.10 Subsequent drafts will be agreed and issued, with the version numbers clearly recorded in the 'Document Control' table at the beginning of the document.

1.2 The role of the RAF Manston Spitfire and Hurricane Memorial Museum and the DCO application

- 1.2.1 The RAF Manston Spitfire and Hurricane Memorial Museum is a registered charity (charity number 1159597) and museum located at the historic airfield at Manston in Kent. The Museum houses two halls containing a Spitfire plane and a Hurricane plane and includes a souvenir shop and a cafe. The museum is open daily and is free of charge. The museum 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): 47, 47a, 48, 48a, 48b, 50, 50b, 50c, 50d, 50e, 51b, 53a, 53b.
- 1.2.2 The Manston History Museum (commonly known as the RAF Manston History Museum) and registered with charity number 1179982 and company number 11273253) is located adjacent to the RAF Manston Spitfire and Hurricane Memorial Museum and does not form part of it.

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;
 - (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 65,600m² 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 of 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 Consultation with the RAF Manston Spitfire and Hurricane Memorial Museum

- 2.1 09 June 2017: 2017 statutory consultation – s.42 letter sent on behalf of RiverOak
- 2.2 09 July 2017: response received from the RAF Manston Spitfire and Hurricane Memorial Museum, including the following statements made:
 - 2.2.1 *“Strongly agree”* with proposals
 - 2.2.2 *“Build a new Spitfire and Hurricane Museum with three bays, space for a simulator and an upstairs café with a viewing platform”*
 - 2.2.3 *“The ... runway at Manston is essential [for] growth”*
- 2.3 12 January 2018: 2018 statutory consultation – s.42 letter sent on behalf of RiverOak: no response received from the RAF Manston Spitfire and Hurricane Memorial
- 2.4 7 February 2018: letter seeking to advance voluntary negotiations sent by Bircham Dyson Bell LLP on behalf of RiverOak to the following trustees of the RAF Manston Spitfire and Hurricane Memorial Museum:
 - 2.4.1 Jeremy Ian De Rose
 - 2.4.2 Marcus James Russell
 - 2.4.3 Pete Wenman
 - 2.4.4 Rosa Sear

2.5 23 March 2018: further letter seeking to advance voluntary negotiations sent by Bircham Dyson Bell LLP on behalf of RiverOak to the following trustees of the RAF Manston Spitfire and Hurricane Memorial Museum:

2.5.1 Jeremy Ian De Rose

2.5.2 Marcus James Russell

2.5.3 Pete Wenman

2.5.4 Rosa Sear

2.6 26 March 2018: representatives of RiverOak met with representatives of the RAF Manston Spitfire and Hurricane Memorial Museum on 26 March 2018 in person to discuss the DCO application.

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 The museum is located within the pink safeguarded area shown on plan NK018417-RPS-MSE-XX-DR-C-2000 appended to this agreement, which is consistent with the plans submitted as part of the DCO application;

3.1.2 It is likely that if the DCO is granted that the RAF Manston Spitfire and Hurricane Memorial Museum would be re-located within the safeguarded area;

3.1.3 The RAF Manston Spitfire and Hurricane Memorial Museum trustees and board members are interested in a more modern facility for the museum; and

3.1.4 The RAF Manston Spitfire and Hurricane Memorial Museum has established a working group to act in the interest of the museum in relation to the DCO application.

4 Matters agreed in principle between the parties

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

4.1.1 RiverOak are committed to either:

(a) the museum continuing in its current position;

(b) receiving an improvement; or

(c) being relocated to a new facility.

This decision will be made in consultation between the parties.

4.1.2 The parties will review the long term funding requirements of the RAF Manston Spitfire and Hurricane Memorial Museum;

4.1.3 RiverOak will offer support to the RAF Manston Spitfire and Hurricane Memorial Museum to carry out an options appraisal and feasibility study;

4.1.4 RiverOak will provide business plan support to the museum; and

4.1.5 RiverOak will make a significant financial contribution to the capital costs of a re-located museum on the Northern Grass as well as to the fit-out and removal costs and the parties will work together to secure additional funding from third party sources.

4.2 Matters not agreed

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

4.3.1 None.

Signed on Behalf of RIVEROAK STRATEGIC PARTNERS LIMITED

Signature:

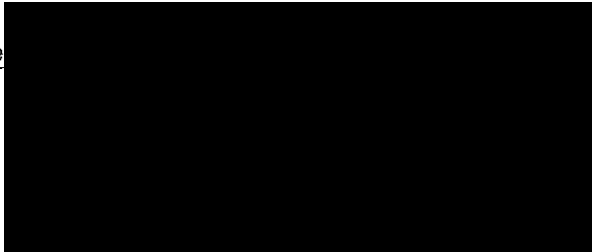
Name:

Position:

Date:

Signed on Behalf of the RAF MANSTON SPITFIRE AND HURRICANE MEMORIAL MUSEUM

Signature



Name:

Position: TRUSTEE

TRUSTEE

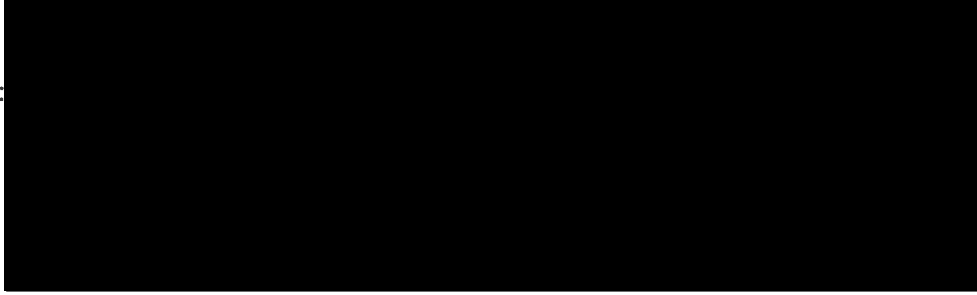
Date: 14.12.2018

17 12. 2018

Signed on Behalf of RIVEROAK STRATEGIC PARTNERS LIMITED

Signature:

Name:



Position:

DIRECTOR DIRECTOR

Date:

7th December 2018 7th December, 2018

Signed on Behalf of the RAF MANSTON SPITFIRE AND HURRICANE MEMORIAL MUSEUM

Signature:

Name:

Position:

Date:

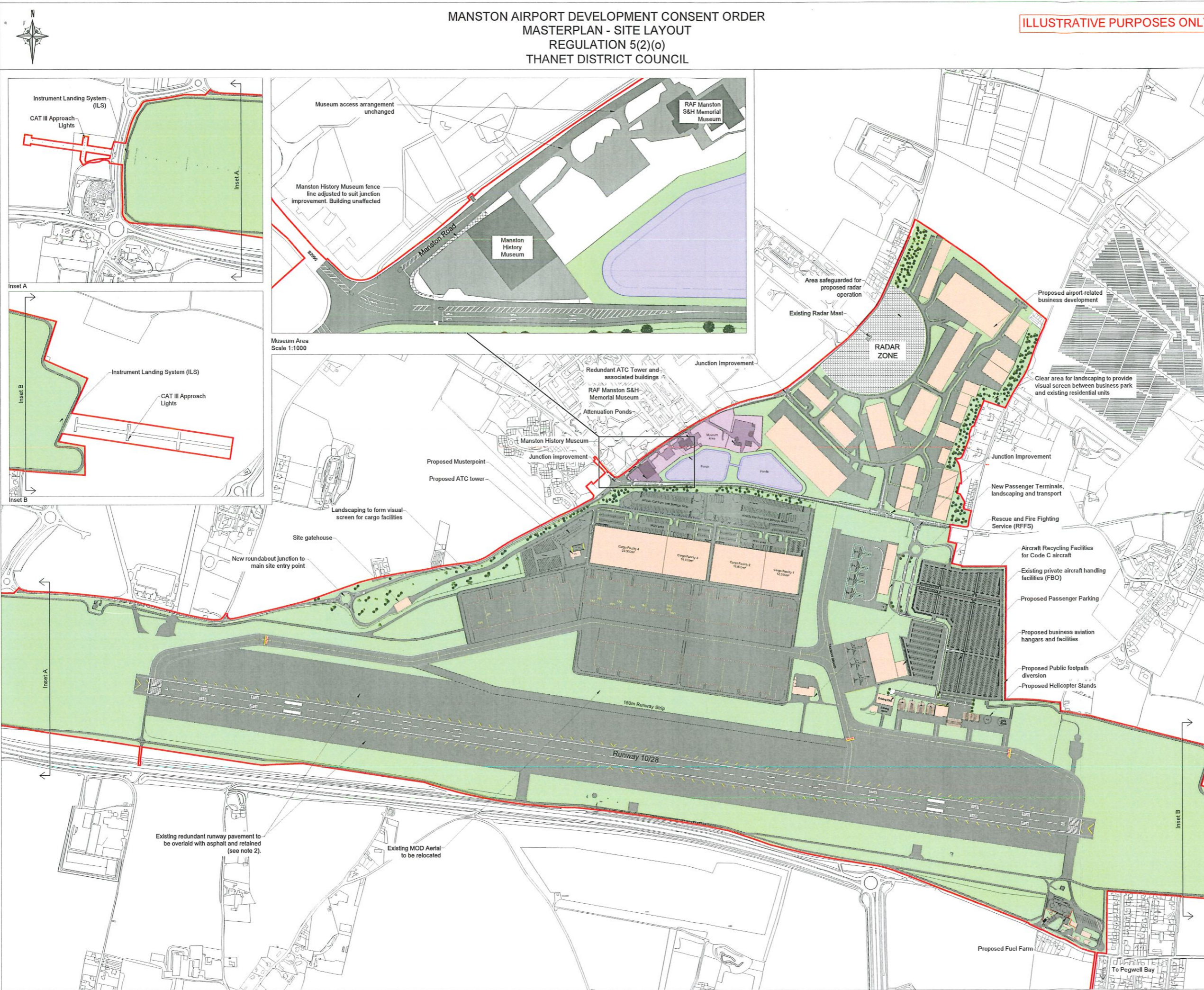
Appendix 1

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

RSP



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

- Notes**
1. OS Data obtained from emaps@rps.com May 2017.
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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

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	P15		
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