



RiverOak Strategic Partners

**Draft (not agreed) Statement of
Common Ground
between the Applicant
and Stone Hill Park Ltd**

TR020002/D4/SOCG/SHP

Examination Document

Project Name: Manston Airport Development Consent Order
Application Ref: TR020002
Submission Deadline: 4
Date: 8 March 2019

MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

Planning Inspectorate Reference: TR020002

Statement of Common Ground

Between

RIVEROAK STRATEGIC PARTNERS LIMITED

and

STONE HILL PARK LIMITED

RSP

Document control			
Document properties			
Parties		RiverOak Strategic Partners Limited and Stone Hill Park Limited	
Author			
Approved by			
Title		Statement of Common Ground between RiverOak Strategic Partners Limited and Stone Hill Park Limited	
Document reference			
Version history			
Date	Version	Status	
21/01/2019	1	Draft	
04/02/2019	2	Draft	

TABLE OF CONTENTS

1	Introduction and Purpose	4
2	Matters which are fully agreed between the parties	5
3	Matters agreed in principle between the parties	Error! Bookmark not defined.

1 Introduction and Purpose

1.1 Purpose of Statement of Common Ground

- 1.1.1 This Statement of Common Ground (SoCG) is between RiverOak Strategic Partners (the Applicant) and Stone Hill Park Limited (SHP) in relation to the application for a development consent order to re-open and operate Manston airport in the district of Thanet in Kent (the DCO).
- 1.1.2 The Applicant submitted the DCO application to the Planning Inspectorate on 17 July 2018 and it was accepted for examination on 14 August 2018.
- 1.1.3 The Applicant and SHP 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 application and SHP’s interests.
- 1.1.4 This SoCG has been prepared in response to the request for a SoCG between the parties made by the Planning Inspectorate at Annex F of its Rule 6 letter, dated 11 December 2018. The letter requests a SoCG between...

“The Applicant and Stonehill Park Limited, including, but not necessarily restricted to:

The request by the Applicant to compulsorily acquire permanent rights over ‘Special Category Land’ at plots 185b, 185c, 185d, 185f: in particular, but not exclusively, addressing the statutory test (s132(3) of the PA2008) that the Order Land, when burdened with the order right, will be no less advantageous than it was before to the persons in whom it is vested; other persons, if any, entitled to rights of common or other rights; and the public.”

- 1.1.5 It is envisaged that this SoCG will evolve during the examination phase of the DCO application. In particular, it is hoped that it will identify additional matters agreed, and matters outstanding between the Applicant and SHP.
- 1.1.6 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 Stone Hill Park Limited

- 1.2.1 SHP is a private limited company (company registration number 9223403) which holds interests in the land within the Development site, including the freehold interest of the majority of the former Manston airport site.
- 1.2.2 SHP submitted a Relevant Representation to the Examining Authority (RR-1601).
- 1.2.3 SHP submitted a Written Representation to the Examining Authority (REP3-025).
- 1.2.4 SHP objects to the DCO application for the reasons set out in its Relevant Representation and Written Representation and continues to object.

1.3 Status of the SoCG

- 1.3.1 This signed version of the SoCG represents the position between the Applicant and SHP at Deadline 3.

2 Matters which are fully agreed between the parties

- 2.1 This section of the SoCG describes the 'matters agreed' in detail between the parties.

Issue: The request by the Applicant to compulsorily acquire permanent rights over 'Special Category Land' at plots 185b, 185c, 185d, 185f

- 2.2 The Applicant is seeking access over these four plots of land as a right of way for the purposes of maintaining the pipeline leading from the airport site to Pegwell Bay. This land is considered to be open space land. The Applicant's position is that the land will be no less advantageous to landowners or the public, even if the Applicant obtains a right over the land. This is because the Applicant would simply require infrequent access on what is already an established right of way used by others and this would therefore not impact on the landowners' or public's use of the land. As such, the Applicant considers that s.132 of the PA 2008 is not engaged.
- 2.3 Notwithstanding SHP's continued objection to the DCO application (as noted at paragraph 1.2.3 above), SHP has no reason to challenge the Applicant's opinion that s.132 is not engaged in respect of 'Special Category Land' at plots 185b, 185c, 185d and 185f.

Signed on Behalf of RIVEROAK STRATEGIC PARTNERS LIMITED

Signature:

Name:

Position:

Date:

Signed on Behalf of the STONE HILL PARK LIMITED

Signature:

Name:

Position:

Date: