

From: [REDACTED]
To: [Manston Airport](#)
Subject: Re: Plans for the site of the failed former airport at Manston
Date: 15 May 2019 17:06:02

<https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2017>

On Wed, May 15, 2019 at 5:05 PM Peter Binding [REDACTED] > wrote:

Dear sir/madam,

I note that Mrs. Stevens has pressed you to look into whether the redevelopment plans which have been presented by the legal owners of the site are in some way misleading. She appears to continue to rely on a brochure issued by Quinn Estates even though both Quinn Estates and Stone Hill Park have confirmed that these plans were Quinn Estates alone. Quinn Estates has confirmed that those plans were speculative.

In my original communication on this topic I asked what this had to do with the Development Consent Order. As far as I'm aware the DCO application is to examine the plans presented by Riveroak Strategic Partners for opening a new airport on that site. Surely the only relevance of alternative plans for the site is in relation to the compensation which will be payable to the legal owners should the DCO be awarded?

If the DCO is awarded, surely Mrs. Stevens is doing Riveroak no favours at all, because the Quinn Estates plans suggest the site has potential for a far greater number of houses than has been applied for. I would like to suggest that this ought to be taken into account when examining Riveroak's funds to make sure they have put aside enough money to fully compensate the legal owners. I would have thought that the £7.5 million they have mentioned in their application is nowhere near enough to compensate for a site which could accommodate a sizeable village.

To put some numbers on it, the Manston site is approximately 280 hectares. According to government figures residential land in Thanet was £2.5 million per hectare in 2017 (See Excel spreadsheet in the attached link). So, if just half of the site were allocated for residential development its value would be £350 million. This is approximately fifty times more than Riveroak claims to have set aside to compensate the legal owners.

Before making any recommendation to accept the DCO, please can you check that Riveroak has several hundred million pounds set aside in an escrow account to properly compensate the legal owners of the site?

Kind Regards,

Mr. Peter Binding

From: [REDACTED]
To: [Manston Airport](#)
Subject: SMAa
Date: 16 May 2019 07:29:39

Dear Sir/madam,

I note that the Save Manston Airport Group has made a submission in which they deny having been funded to pursue their campaign by the DCO applicants. On the contrary they claim to have raised and spent many thousands of pounds assisting the applicant with positive and, in some cases, misleading publicity to promote the development. They hold regular meetings with senior directors of the company in attendance. When considering submissions from the Save Manston Airport Group I trust you will take into account their very close links to the applicant and the fact that they have been helping to fund the application,

Kind Regards,

Mr. Peter Binding