
To: Secretary of State for Transport
% Planning Inspectorate,
National Infrastructure Planning

Date: 5 September 2023
Our Ref: Manston2
Your Ref: TR020002

Email: manstonairport@planninginspectorate.gov.uk;

Background

- A. On 1 September 2023 the Department for Transport issued a consultation letter seeking comments from the Applicant and all Interested Parties on the representations received.

Comments on the Representations

National Grid

- B. A representation was submitted by the National Grid¹ in response to the consultation.
- C. We respectfully draw to the attention of the Secretary of State for Transport that the National Grid was not mentioned in the Applicant's Book of Reference².
- D. We respectfully draw to the attention of the Secretary of State for Transport that the Applicant did not submit a Statement of Common Ground with the National Grid during the Examination³.
- E. We respectfully draw to the attention of the Secretary of State for Transport that the Applicant did not invite the National Grid to be part of the Examination⁴ in any way.

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-006461-National%20Grid.pdf>

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-002388-3.3%20-%20Book%20of%20Reference.pdf>

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-002558-Manston%20Examination%20Library%20Template.pdf>

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-005347-TR020002%20Final%20Recommendation%20Report%20to%20DfT.pdf>

Emma and Andrew Hargreaves

- F. A representation was submitted by Emma and Andrew Hargreaves⁵ in response to the consultation.
- G. It is very distressing to read that they have had “*people at the start of this on [their] doorstep trying to force [them] to sign over land on appalling terms with no compensation*”.
- H. We are aware as per the Book of Reference⁶ that there are many landowners in the same position as the Hargreaves and one can only assume that they have faced similar situations.
- I. This calls into question whether any such property owners have also had no value attached to their property as part of the CBRE valuation cited by the Applicant in its Supporting Statement at paragraph 2.2⁷.

Summary

- J. In light of these two representations it must be right that if:
 - a. Such a significant body as the National Grid was excluded; the accuracy of the Book of Reference⁸ must be questioned and therefore also the CBRE valuation must be questioned.
 - b. Several of the representations submitted to the consultation requested a copy of the CBRE valuation. In light of the above, this must be in sufficient detail to be able identify which properties have or have not been included from the Book of Reference in the cited CBRE valuation.

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-006453-Emma%20and%20Andrew%20Hargreaves.pdf>

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-002388-3.3%20-%20Book%20of%20Reference.pdf>

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-006429-1.%20Supporting%20Statement%20-%20Manston%20Airport%20Non%20Material%20Change.pdf>

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<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-002388-3.3%20-%20Book%20of%20Reference.pdf>