



Meeting note

File reference

Status	Final
Author	Callan Burchell
Date	01.06.16
Meeting with	RiverOak and Thanet District Council
Venue	Thanet District Council offices, Margate
Attendees	Ian Livingstone – Thanet District Council Abigail Raymond – Thanet District Council Tony Freudmann – RiverOak Alex Hallatt – BDB Angela Schembri – RPS Geoff Dewick – RPS Richard Connelly – Osprey Oliver Gardner – Amec Foster Wheeler (AFW) Susannah Guest – The Planning Inspectorate Richard Hunt – The Planning Inspectorate Callan Burchell – The Planning Inspectorate
Meeting objectives	Inception meeting between Thanet District Council, RiverOak and The Planning Inspectorate
Circulation	All attendees

Summary of key points discussed and advice given:

All attendees were reminded of the Planning Inspectorate's openness policy that any advice given will be recorded and published on the national infrastructure website under s51 of the Planning Act 2008 (as amended by the Localism Act 2011) (PA 2008) and that any advice given does not constitute legal advice upon which applicants (or others) can rely.

Introductions were made by everyone present, and individual roles were explained. The purpose of the meeting was discussed and agreed; the Inspectorate outlined the roles and responsibilities of an applicant and the relevant local authority during the PA 2008 process.

RiverOak noted that the proposed Manston Airport scheme is currently at the Pre-Application stage of the PA 2008 process. The developer also provided an overview of the activity to date and the proposed indicative timetable. As the proposals are currently in the Pre-Application stage, the Inspectorate noted the role of Thanet

District Council (TDC) in assisting with the preparation of any Statement of Community Consultation (SoCC). TDC suggested that consultation should take place when appropriate information was available to comment upon. The Inspectorate noted that they had received correspondence from members of the public who raised concerns over RiverOak's current engagement and future consultation strategies. The Inspectorate explained that they direct individuals to share these concerns directly with RiverOak but also, as TDC may make comments on the draft Statement of Community Consultation and are invited to prepare an Adequacy of Consultation Representation upon submission of any application, to TDC. The Inspectorate also noted that they have received correspondence from individuals who were concerned that RiverOak had not acknowledged their correspondence to date. RiverOak accepted the frustration this may have caused.

TDC asked the Inspectorate whether the proposed Manston Airport scheme has been confirmed as a Nationally Significant Infrastructure Project (NSIP). Reference was made to the provisions of the PA 2008 and in particular s26 in respect of airport related NSIP development. The Inspectorate explained that any application would only be formally confirmed as an NSIP during the Acceptance period that directly follows formal submission of an application. However, The Inspectorate stressed that it does discuss these matters with potential applicants during the Pre-Application stage. The Inspectorate also offers a service for potential applicants whereby they can review a suite of Draft Documents (that may include a draft Development Consent Order, Consultation Report, Funding Statement etc.) and can provide an indication of risks associated with any subsequent submission, this may include noting if there appears to be insufficient information to justify whether the scheme would be considered as an NSIP.

RiverOak confirmed that they believe the proposed scheme is an NSIP and any application would meet the criteria set out in PA 2008 noting that this would be based on cargo movements and not passenger numbers. RiverOak indicated that they intended to use the Planning Inspectorate's Draft Documents review process.

RiverOak's approach to the Environmental Statement was discussed. RiverOak indicated that they would likely be seeking a Scoping Opinion from The Planning Inspectorate in June 2016. The Planning Inspectorate noted the relevant Advice Note and timeframes associated with early submission of the required shapefile.

RiverOak outlined the engagement undertaken to date, noting the conversations held to date with key statutory stakeholders including Kent County Council, the Environment Agency, Natural England, Historic England, Southern Water, parish councils and the Trustees of the Spitfire Museum at Manston Airport.

RiverOak informed TDC that they were looking to submit a s.53 authorisation request to the Inspectorate to gain access to the Manston Airport site for the purposes of carrying out site surveys. TDC queried what the timeframe would be for the Inspectorate to determine any such request and whether this would have an impact on the project's indicative timetable. The Inspectorate noted that there is no statutory timeframe to determine a s.53 request. RiverOak indicated that their current anticipated submission date is Q1 2017.

RiverOak's approach to Compulsory Acquisition (CA) was discussed on the basis that the PA 2008 process allows an applicant to seek to compulsorily acquire land. TDC queried the methodology that the developer has to demonstrate prior to applying for

CA, including demonstrating viability and deliverability. RiverOak noted the provisions of PA 2008 and were aware of the requirement to demonstrate compelling need in the public interest for any plot of land they wished to apply to acquire. RiverOak were aware of the need to justify their proposals for the CA of any land to the satisfaction of the Secretary of State.

RiverOak outlined their proposed approach to scheme consultation; this included a proposed non-statutory pre-consultation during July – August at 6 – 7 centres, including Ramsgate and venues in other parts of Thanet and East Kent. The Inspectorate noted that it was unfortunate that engagement and consultation activities on this scheme might overlap with those on a recently submitted planning application by the current owners of the airport site (the "Stone Hill Park development"), but RiverOak made the point that this preliminary consultation would enable them to bring local residents up to date with progress so far on the DCO ahead of a more formal statutory consultation to take place later this year.

Civil Aviation Authority (CAA) licensing was also explored. RiverOak informed TDC that discussions with CAA are ongoing and briefly outlined the CAA licencing process and procedure, noting that environmental matters would need to be considered in line with CAP725.

Specific decisions / follow up required?

- AFW requested a meeting with the Inspectorate following submission of any request for a Scoping Opinion
- The Inspectorate offered to provide more information to Thanet District Council on the PA 2008 process