



## Meeting note

<b>File reference</b>	TR020002
<b>Status</b>	<b>Final</b>
<b>Author</b>	Kate Mignano
<b>Date</b>	26 January 2017
<b>Meeting with</b>	RiverOak
<b>Venue</b>	Temple Quay House
<b>Attendees</b>	<b>RiverOak</b> Tony Freudmann - RiverOak Niall Lawlor - RiverOak George Yerrall - RiverOak Angus Walker – Bircham Dyson Bell Alex Hallatt - Bircham Dyson Bell <b>The Planning Inspectorate</b> Susannah Guest Richard Hunt Richard Price Kate Mignano
<b>Meeting objectives</b>	Project update
<b>Circulation</b>	All attendees

### Summary of key points discussed and advice given:

The Planning Inspectorate advised on its openness policy, explaining that any advice given would be recorded and placed on the Planning Inspectorate website under section 51 of the Planning Act 2008 (as amended) (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

### Section 53

It was noted that the process had been completed and relevant material published via the website. RiverOak updated that they have notified the landowner of their intention to access the land for environmental survey works.

A meeting has been arranged to take place between RiverOak and their appointed environmental team following access onto the land to discuss findings and a project update. The survey work and subsequent discussion will likely inform the project programme going forward.

## **Project Update**

RiverOak confirmed environmental work is progressing including noise and air quality surveys which will contribute to the Preliminary Environmental Information Report (PEIR). RiverOak confirmed an ongoing dialogue with Natural England, Southern Water and the Environment Agency, amongst others, regarding this.

RiverOak described their phasing approach for the planned works, with an initial phase of 7 or 8 stands building up to a maximum of 16 stands. The Inspectorate advised RiverOak that in seeking to apply the Rochdale Envelope approach to the proposals, they should provide a justification as to the level of detail included. The Inspectorate suggested that careful consideration should be given to the phasing approach in the Development Consent Order and the delivery of elements of the development within the most appropriate phase to ensure that this is appropriately assessed.

There was a discussion about the potential for solar panels to the south of the runway and potential issues of visibility and glint and glare which appear to rule it out.

## **Consultation**

RiverOak plan to consult local authorities during February on the contents of the draft Statement of Community Consultation (SoCC). Following non-statutory consultation, RiverOak have taken comments on-board from a range of parties and individuals, noting that input from local parish councils has led them to either hold events or offer presentations in all 9 parishes of Thanet District Council when carrying out the statutory consultation (s.42, 47 and 48) which is anticipated to take place April / May 2017.

RiverOak provided an overview of their land referencing approach including the mechanism by which potential Part 1 claimants will be identified.

RiverOak expressed concerns about suitable options should comments not be forthcoming from key parties in respect of the draft SoCC and other elements of the proposals. The Inspectorate stated the importance of engagement with local authorities throughout the process particularly in their role as community representatives. The Inspectorate suggested looking at Thanet's Statement of Community Involvement and the on-going Local Plan consultation.

The possibility of the Inspectorate holding pre-application outreach in Thanet was discussed and The Inspectorate suggested it might speak with Thanet District Council and Kent County Council on this matter.

## **Other developments**

The findings in Avia's Manston Airport Viability Report which form part of the evidence for Thanet District Council's emerging Local Plan were discussed as well as updates on the Stonehill Park application, related planning appeals and the current consultation for the emerging Local Plan.

RiverOak summarised local policy context as well as noting upcoming local elections and the implications of the proposed creation of a new unitary authority for East Kent.

The discussion queried the longevity of Thanet District Council's draft / adopted Local Plan in these circumstances.

Other potential developments in the area were noted, for example Kent County Council's work on a Parkway station in the vicinity of the former airport site.

### **Civil Aviation Authority (CAA) Licence**

RiverOak explained that they were hoping to submit their CAA licence application shortly and suggested the CAA may want to participate in future pre-application meetings with the Inspectorate. In order to confirm a CAA licence RiverOak would need legal ownership of the airport and have apparatus in place as required by the conditions of any licence. Therefore a licence could not be confirmed until after the Development Consent Order process was completed.

RiverOak noted wider discussions in respect of the security handling facilities for airborne freight, noting that this may contribute to the evolving design of the Manston proposals. The Inspectorate noted that any potential development and/or operational use on the site as proposed through a DCO should be fully assessed through the EIA process.

PINS agreed to RiverOak's offer to set up a meeting between PINS, RiverOak and the CAA. The intention of this meeting would be to discuss the coordination of the DCO and CAA processes.