



The Planning Inspectorate Yr Arolygiaeth Gynllunio

Meeting note

File reference	TR020002
Status	Final
Author	Louise Evans
Date	23 August 2017
Meeting with	Manston Airport
Venue	Teleconference
Attendees	Planning Inspectorate Gareth Leigh – Infrastructure Planning Lead Richard Price – Case Manager Richard Hunt - Senior EIA and Land Rights Advisor Louise Evans – Case Officer The Applicant Niall Lawlor – RiverOak Strategic Partners (RSP) George Yerrall - RSP Tony Freudman - RSP Rob Grinnell - RSP Suzanne Burgoyne - Amec Foster Wheeler Angus Walker - BDB Law Monika Weglarz - BDB Law
Meeting objectives	Project Update
Circulation	All

Summary of key points discussed and advice given:

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project Update

The period of statutory consultation for the Proposed Development concluded on 23 July 2017.

The Applicant noted that change of use applications had been determined for the airport buildings and that the refusals had been upheld at appeal.

The Applicant noted that the owner of the site of the former Manston Airport, Stone Hill Park, is required to provide further housing needs and environmental information in relation to its application for mixed use housing at the airport site prior to determination.

Statutory consultation - responses from statutory bodies

The Applicant stated that no major concerns had been raised in the consultation responses from the statutory bodies. Natural England had raised issues relating to discharge of water from a pipeline into Pegwell Bay, and the Environment Agency had discussed the implications of locating a fuel farm on site, as well as measures to protect an underlying aquifer from contamination. The Applicant confirmed that meetings had been arranged with both organisations to discuss these issues.

The Applicant was also considering the issue of the programming of its airspace change application, made to the Civil Aviation Authority (CAA), in conjunction with making the Development Consent Order (DCO) application to the Planning Inspectorate. The Applicant had commissioned Osprey to prepare a submission to the CAA regarding the implications of the overlapping airspace change and DCO processes.

The Applicant was also in contact with the Ministry of Defence in respect of the continued operation of the High Resolution Direction Finder (HRDF) located on the site.

The Applicant confirmed that responses from the local authorities had raised issues relating to noise, landscape and visual impacts and traffic/ transport. Dover District Council, Kent County Council and Thanet District Councils had requested that the Applicant enter into a Planning Performance Agreement and the Applicant was considering those requests.

Statutory consultation - responses from the public

The Applicant confirmed that nearly 2,000 submissions had been received in response to its statutory consultation, which had consisted of six public events (more were added after requests were received); advertisements in local media; and the provision of project documents on its website. Responses to the statutory consultation from members of the public were currently being analysed.

The Applicant stated that although they had received complaints from the public related to the publicity of its consultation, the public events had been well-attended.

The Inspectorate confirmed that it had received a large volume of correspondence which raised concerns relating to the statutory consultation events, and that a Frequently Asked Questions document had been produced and published in order to advise local communities about the Pre-application procedure and community consultation.

The Applicant stated that it had met its statutory requirements as set out in the PA2008, and that it considered its statutory consultation to have been robust and comprehensive.

Access to land

The Applicant confirmed that a voluntary access licence had been agreed with Stone Hill Park Limited until 16 December 2017.

Submission of draft documents

The Applicant stated its intention to provide draft copies by the end of September (or in the case of the ES, mid-October) 2017 of the Consultation Report; DCO; Habitats Regulations Assessment; the introductory chapters of the Environmental Statement covering the project description, parameters and Environmental Impact Assessment methodology; Works and Land Plans; Statement of Reasons; Funding Statement and Book of Reference for the Inspectorate to review.

Pre-application timetable

The Applicant stated that it intended to submit the formal application for the project in advance of Christmas 2017.

Specific decisions/ follow up required?

- The Inspectorate and the Applicant agreed that the next project update meeting would be a teleconference.
- The Inspectorate agreed to consider further the possibility of arranging an outreach event to be held in the vicinity of the location of the Proposed Development in order to provide information on the DCO process to the local community.