

## **Burring, Denise - ST GL**

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**From:** Cooper, Barbara - GT Corporate Director  
**Sent:** 25 October 2017 19:21  
**To:** Smith, David - GT ED (Economic Development); Marchant, Tom - GT EPE; Stewart, Katie - GT EPE; Ratcliffe, Joseph - GT EPE; Wraight, James - GT HTW  
**Subject:** Fwd: Stone Hill Park update - for information  
**Attachments:** SHPupdateOCT2017.pdf; ATT00001.htm

Dear All,

Copy FYI.

Not sure what TDC are looking at tonight but no doubt it will be covered tonight/tomorrow.

Best wishes

Barbara

Barbara

Sent from my iPad

Begin forwarded message:

**From:** "Miranda" <[miranda@pillorybarn.co.uk](mailto:miranda@pillorybarn.co.uk)>  
**To:** "Cooper, Barbara - GT Corporate Director" <[Barbara.Cooper@kent.gov.uk](mailto:Barbara.Cooper@kent.gov.uk)>  
**Cc:** "Lee" <[lee@pillorybarn.co.uk](mailto:lee@pillorybarn.co.uk)>  
**Subject:** Stone Hill Park update - for information

Hello Barbara,

When I saw you last week, I mentioned that we were in the process of updating the Stone Hill Park information.

The attached newsletter is a general update, and I have also shared with Mark Dance and Paul Carter.

All Thanet District and Parish Councillors received a copy today.

In addition, it was sent to East Kent KCC County Councillors.

In advance of TDC Cabinet meeting tonight, there has been coverage in local media today - the bones of it below.

My colleague Lee has also sent the newsletter to [REDACTED] in line with the updates we have supplied to her throughout the project.

FROM KENTONLINE

**‘Thanet council is poised to make a significant change to its strategic planning blueprint for the area by earmarking the site for mixed use development - meaning a combination of housing and businesses.’**

**I hope this update is helpful.**

**Miranda**

# STONE HILL PARK

LIVE WORK PLAY

October 2017 | Welcome to this update from Stone Hill Park

## Stone Hill Park's enhanced masterplan moving ahead

**Our new settlement is best for Thanet and Manston's future - not RSP's 'Cargo Nightmare'**

Stone Hill Park is the team behind exciting mixed-use proposals for the former Manston Airport site.

Over the coming weeks we'll be seeking your help on our enhanced masterplan, including a chance for you to view our latest proposals and discuss with our project team.

We are continuing to progress our plans for this brand new settlement, which will not only answer Thanet's growing housing needs, but deliver

thousands of hi-tech and advanced manufacturing jobs. We will also put Manston on the map as a regional sports and leisure destination.

Inside this update, we go into more detail about our plans. From a new country park to an improved aviation heritage component, our proposals will open a successful new chapter for Manston and a prosperous one for Thanet.



Our pledge to Thanet

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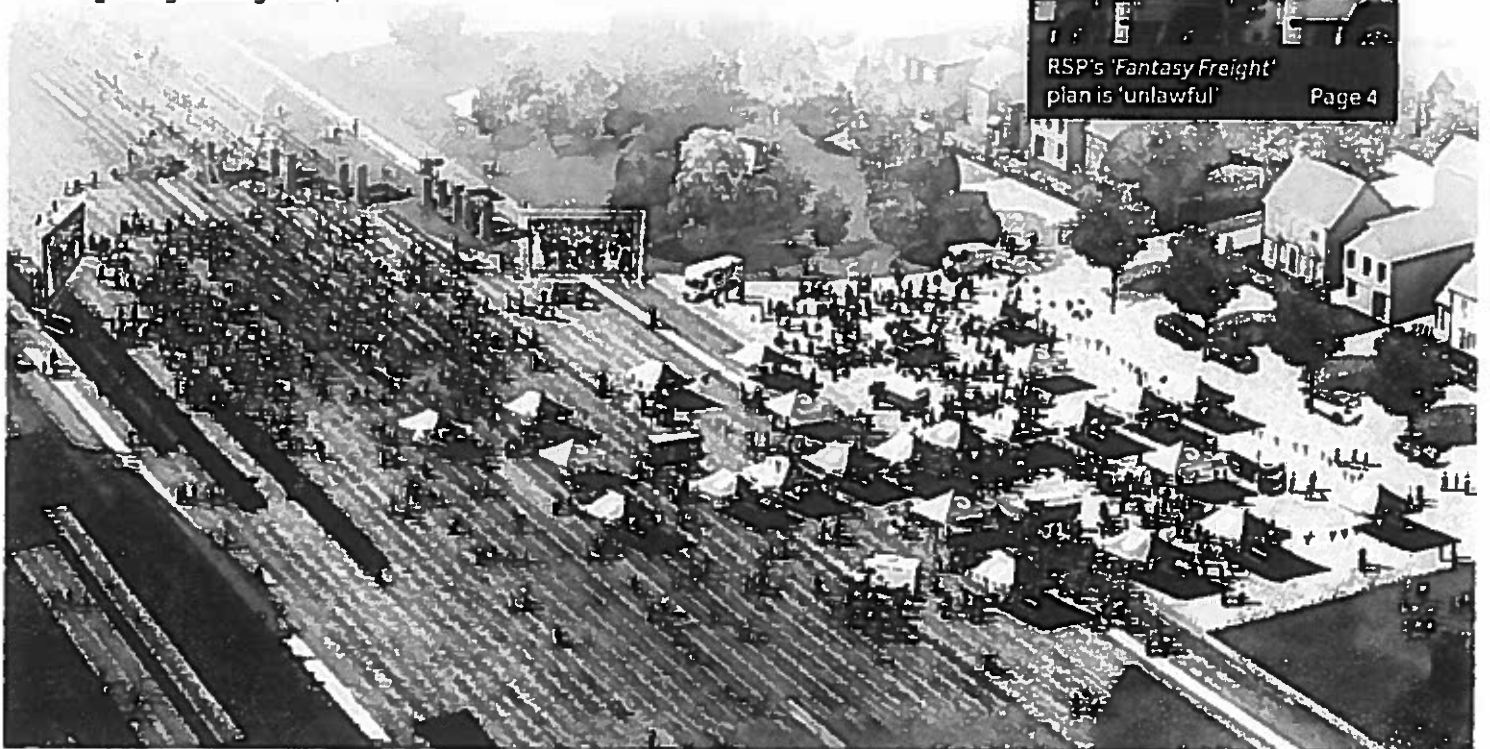
Stone Hill Park  
Our vision

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RSP's 'Fantasy Freight'  
plan is 'unlawful'

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## Our pledge to Thanet

# Only Stone Hill Park brings promise of success for Thanet

This update reveals how we are moving ahead with an enhanced masterplan and the benefits this will bring Thanet, before lifting the lid on fantasy proposals from RiverOak Strategic Partners (RSP), confirming the real impact of their 'Cargo Catastrophe' plans.

## pledge to Thanet

- We will respond to Thanet's housing crisis
- We will boost Thanet's economy
- We will honour Manston's heritage
- We will promote sustainable, green living
- We will improve access to sport

Traver Carter, and his long term business partner Chris Hargrave, have combined their experience and successful track record – both locally and elsewhere in the UK – to develop a flagship housing and regeneration plan for Thanet.

## Why Stone Hill Park?

"Our proposals will breathe new life into the area, providing an exciting future for young and old, while continuing to celebrate the history of Manston into the future. Critically, our plans are deliverable."

## Where are you at with your proposals?

"We are moving ahead with significant enhancements to our masterplan, creating a new community for all, including new homes, hi-tech and advanced manufacturing jobs, heritage attractions and a destination sports and leisure village."

## How will building more homes help Thanet?

"There is already a need to build around 17,000 homes in Thanet by 2031, with the Government now suggesting sites for a further 4,000 homes need to be found. Using the former airport site protects hundreds of acres of countryside from development."

## What about preserving the site's heritage?

"We have long promised enhanced facilities for Manston's two museums but want to do a lot more. This includes examining the potential for complementary heritage attractions, which will also diversify the tourist offering of Thanet."

## Our masterplan will deliver

- Thousands of much needed homes
- Thousands of real jobs and training opportunities
- Aviation heritage attractions
- A new country park
- The East Kent Sports Village

## Stone Hill Park: Our vision

## Thanet's unique village for you

Our new village will seamlessly stitch into the fabric of this beautiful corner of Kent with new schools and community centre, shops, cafes, and playgrounds, along with heritage attractions and sports facilities. Our design, made with the highest standards of building design, all within a green parkland setting.

## Future prosperity

This £500m investment boost for Thanet will include a hi-tech and advanced manufacturing business park, creating thousands of permanent and construction jobs with additional opportunities for local companies in the supply chain. We are planning schemes for the long term, providing the ability for job creation for the future generations.

## Homes for all stages of life

Our plans to build the 2,500th homes that Thanet needs to meet the need of the next local plan, with an ultimate capacity of around 4,000 homes, subject to final master planning and design. This will be a 25% increase in the number of homes in Thanet, with the homes to be built in the area of Stone Hill Park. The homes to be built in the area of Stone Hill Park will be a mix of starter homes, family homes and retirement homes, homes for people to buy or rent, including affordable and shared ownership.

## 21st century sports & leisure village

As well as a series of public open spaces, we intend to deliver a regional sports and leisure destination, including the 2012 Olympic stadium and a new parkland lake. This will be a great place for you and your family to enjoy, with an exciting new attraction to Thanet's leisure and tourism offer.

## Heritage at heart

Our plan is to transform key parts of the airport runway to an exciting recreational and events space, which will be set alongside new and enhanced heritage attractions that will celebrate the history of Manston. We are working on these proposals in further detail and will consult with you next year.

## Green and sustainable

Our plan is to deliver Thanet's most green and sustainable development to date. New homes will be energy and water efficient and designed for a long life span. A new country park will provide plenty of open space to explore on foot or by bike. Stone Hill Park will be a place for everyone to exercise, play and enjoy.

'Fantasy Freight' plan exposed

## 'Cargo Catastrophe' airport would be a disaster for Thanet

**X** SHP dossier concludes DCO attempt is unlawful

**X** RSP's airport plans exposed as a 'Freight Fantasy'

**X** Cargo hub plan falls 'Nationally Significant' threshold

From putting Thanet's countryside at risk of destruction to noise, pollution and traffic congestion, this page gives some of the key reasons why, in our view, RSP's DCO attempt will fail.

Our 41-page legal letter to the Planning Inspectorate, produced by our legal and aviation experts, concludes that RSP's DCO is both 'unlawful' and 'undeliverable'.

Read our full summary at [www.stonehillpark.co.uk](http://www.stonehillpark.co.uk)

### RSP is not RiverOak Investment Corporation

As a separate and unconnected entity RSP has not complied with its obligations under the Planning Act 2008. RSP lacks both relevant experience and credibility, with financial backers shrouded in mystery.

### RSP cannot deliver on their plan

RSP needs to put up money to demonstrate they can fund their proposals; afford the costs of compulsorily acquiring SHP's land; provide noise mitigation to businesses and residents; and compensate people for loss of property value. They haven't done so.

### Cargo hub plan falls 'Nationally Significant' threshold

Leading planning lawyers and QC have concluded RSP's 'Fantasy Freight' proposals are unlawful and cannot proceed.

### Aviation industry reports inaccurately represented in RSP's case

RSP has been criticised by leading aviation experts, York Aviation, for selectively quoting their previous work, without proper context, and seeking to draw inappropriate conclusions to support RSP's case.

### RSP attempting to avoid tough new environmental rules

New environmental regulations came into force this year that requires a raft of new assessments to be carried out. RSP argues scoping work, carried out last year by a different US company, excuses it from having to comply. It doesn't and RSP cannot proceed without complying.

### The DCO consultation process was flawed

The DCO consultation process has been manifestly inadequate and non-compliant, with the public not given enough information about widespread aircraft noise, traffic gridlock, risk to health, house and business blight or environmental impact.

# EXPOSED

### Thanet's housing crisis made worse by RSP

An analysis of RSP's plan to build 1,000 new homes for Thanet, published by the DCO team, has revealed that the proposed development would create a housing crisis for the area.

The DCO team's analysis of the proposed development, which would create 1,000 new homes, has revealed that the proposed development would create a housing crisis for the area.

### Thanet's economy damaged by RSP

RSP's 'Fantasy Freight' plan to build a new airport, which would create 1,000 new jobs, has revealed that the proposed development would create a housing crisis for the area.

### Thanet's environment destroyed by RSP

RSP's 'Fantasy Freight' plan to build a new airport, which would create 1,000 new jobs, has revealed that the proposed development would create a housing crisis for the area.

### Manston's heritage derelict under RSP

RSP's 'Fantasy Freight' plan to build a new airport, which would create 1,000 new jobs, has revealed that the proposed development would create a housing crisis for the area.

### New experts appointed

Stone Hill Park has bolstered its project team to further improve its proposals and fight off attempts by RSP to settle the site through a DCO.

The newly appointed legal and aviation experts include:

International recognised Aviation consultants, York Aviation, Airside Aviation and Dura Consulting.

Former Air Marshall Cliff Spink, appointed as heritage aviation advisor.

The UK's Number 1 planning and DCO law firm, PricewaterhouseCoopers.

Leading Planning O.C. Martin Kingston.

✓ At a glance -

## Stone Hill Park's enhanced masterplan will deliver:

- ✓ Thousands of much needed homes for all stages of life
- ✓ Thousands of real jobs and training opportunities
- ✓ Aviation heritage attractions
- ✓ A new country park
- ✓ The East Kent Sports Village



Stone Hill Park is the only choice for Thanet, protecting the past and delivering a strong, sustainable and better future.

We'll be asking for your views on the enhanced masterplan proposals soon.

Keep in touch – [stonehillpark.co.uk](http://stonehillpark.co.uk)



@StoneHillPark\_



Stone Hill Park

## **Burring, Denise - ST GL**

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**From:** Wraight, James - GT HTW  
**Sent:** 19 October 2017 13:45  
**To:** Sherlock, Justin  
**Subject:** RE: Stone Hill Park

Justin

I have received an invite from Iain - I will try and make it as early as possible

Thanks

James

**James Wraight** | Principal Transport & Development Planner | Highways & Transportation | Kent County Council | Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, Kent, TN24 8AD | Internal: 410446 | External: 03000 410446 | Contact Centre: 03000 418181 | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** Sherlock, Justin [<mailto:Justin.Sherlock@aecom.com>]  
**Sent:** 18 October 2017 18:06  
**To:** Wraight, James - GT HTW  
**Subject:** Stone Hill Park

James

Thanks for the call earlier. We have arranged a meeting with TDC (Iain Livingstone and Adrian Verrell) in Margate at 2:30pm on Friday. If you are able to attend that would be really helpful to introduce you to our revised planning strategy. Even if you are only able to attend for the second half that would help.

We will seek to confirm the time and date of the meeting in the week commencing 30<sup>th</sup> October on Friday.

Regards

**Justin Sherlock**, TPP MCIHT MSoRSA  
Associate Director, Development Planning, Strategic Planning and Advisory  
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## Burring, Denise - ST GL

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**From:** Milimuka, Elizabeth (GVA) <elle.milimuka@gva.co.uk>  
**Sent:** 10 November 2017 16:11  
**To:** iain.livingstone@thanet.gov.uk  
**Cc:** adrian.verrall@thanet.gov.uk; Wright, James - GT HTW; Alston, Nicholas (GVA)  
**Subject:** RE: SHP - rolling pre-apps

Hi Iain,

Below are the dates we can attend pre-apps.

20th November: AM  
23rd November: 3.30pm onwards  
28th November: 3.30pm onwards  
1st December: anytime  
4th December: anytime  
11th December: AM  
12th December: AM  
14th December: anytime

**Elle Milimuka**  
Associate

**GVA**

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## **Burring, Denise - ST GL**

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**From:** Wraight, James - GT HTW  
**Sent:** 22 November 2017 14:16  
**To:** Sherlock, Justin  
**Subject:** RE: pre-app meeting

Ok see you tomorrow.

**James Wraight** | Principal Transport & Development Planner | Highways & Transportation | Kent County Council | Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, Kent, TN24 8AD | Internal: 410446 | External: 03000 410446 | Contact Centre: 03000 418181 | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** Sherlock, Justin [<mailto:Justin.Sherlock@aecom.com>]  
**Sent:** 22 November 2017 14:15  
**To:** Wraight, James - GT HTW  
**Subject:** RE: pre-app meeting

No. We are just planning to confirm the development proposals so I wanted to ensure you were there to discuss.

Justin

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**From:** [James.Wraight@kent.gov.uk](mailto:James.Wraight@kent.gov.uk) [<mailto:James.Wraight@kent.gov.uk>]  
**Sent:** 22 November 2017 14:09  
**To:** Sherlock, Justin  
**Subject:** RE: pre-app meeting

Hi Justin

Yes I have indeed was planning on attending

Anything in particular that you needed to discuss given that we are meeting next week?

**James Wraight** | Principal Transport & Development Planner | Highways & Transportation | Kent County Council | Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, Kent, TN24 8AD | Internal: 410446 | External: 03000 410446 | Contact Centre: 03000 418181 | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** Sherlock, Justin [<mailto:Justin.Sherlock@aecom.com>]  
**Sent:** 22 November 2017 14:08  
**To:** Wraight, James - GT HTW  
**Subject:** SHP: pre-app meeting

James

Can I just check you have been invited and do plan to attend the pre-app meeting for SHP tomorrow in Margate at 3:30?

Justin

**Justin Sherlock**, TPP MCIHT MSoRSA  
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## Burring, Denise - ST GL

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**Subject:** SHP Pre Application Discussion Meeting (Thanet Model & Scoping SHP Note)  
**Location:** Amey | Regus Building | 26 Kings Hill Avenue | Kings Hill | Kent | ME19 4AE

**Start:** Mon 27/11/17 10:00  
**End:** Mon 27/11/17 12:00  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** : Not yet responded

**Organizer:** Wraight, James - GT HTW  
**Required Attendees:** Justin.Sherlock@aeom.com; Whittaker, Stephen (Stephen.Whittaker@amey.co.uk); Elphick, Gareth (Gareth.Elphick@amey.co.uk)

All

As per previous emails.

Justin - Feel free to send through a draft agenda at your convenience.

I will review the Scoping note and we can discuss this too.

Thanks

James

**James Wraight** | Principal Transport & Development Planner | Highways & Transportation | Kent County Council | Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, Kent, TN24 8AD  
| Internal: 410446 | External: 03000 410446 | Contact Centre: 03000 418181 | [www.kent.gov.uk](http://www.kent.gov.uk) |