

My reference: 20011922

RSP DCO Reference: TRO20002-003503

Dear Sirs,

As a serious matter in this contested DCO examination of the Manston Airport site, I would like you, please, to judge who has interpreted the information correctly between myself and Mr Peter Binding.

On 30th April you published my submission¹, where I questioned the true numbers of homes being proposed by Stone Hill Park, as they quote a variety of numbers from 2,500 to 5000. Quinn Estates, however, boasted the potential of up to 10,000 homes for Manston.

Mr Peter Binding's submission², published on 9th May, strongly denied that what I had said was true. He denied that Stone Hill Park knew anything about the Quinn Estates brochure.

It is important to know that, at the time in question, Trevor Cartner and Christopher Musgrave were the owners of Discovery Park (together with Palmer Capital)³ and the owners of the 800-acre Manston site, under the Company name "Stone Hill Park Limited"⁴.

Every year a 4-day event is held in Cannes France called MIPIM. This is the world's leading property exhibition and the event aims to facilitate business between investors, corporate end-users, local authorities, hospitality professionals, industrial and logistics players and other real estate professionals. On 12th March 2015 one event at MIPIM was advertised as follows:

	Locate Kent – Perfect for Europe. Perfect for Business	Plage Royale, Cannes
	We would like to invite you to an exclusive drinks reception at MIPIM, showcasing Kent as a region for investment and relocation. Be the first to hear about three new and significant opportunities, linked to London by high speed rail.	
18:00-19:00	<ul style="list-style-type: none">- 800 acres of mixed-use development in Kent coming to market at MIPIM- Half a million sq ft of new office space within 50 minutes of London but rents up to 70% lower- 1 million sq ft of existing space for life sciences and professional services, with 1.2 million sq ft more ready for development <p>This event is sponsored by Discovery Park, Quinn Estates, Ashford Borough Council, Berkeley, Clague Architects, kirksaunders associates and Kreston Reeves LLP.</p> <p><i>By invitation only.</i></p> <p>To request an invitation email Natasha@3foxinternational.com or call 0207 978 6840.</p> <p>2015 MIPIM AWARDS</p>	
18:15		Palais de

This event was organised by 3fox International and, as can be seen, is sponsored by Discovery Park and Quinn Estates and refers to "800 acres of mixed-use development in Kent coming to market at MIPIM". Manston Airport?

¹ Submission by Angela Stevens

² Submission by Peter Binding

³ Purchase of Discovery Park

⁴ Purchase of Manston

Shortly after this event a copy of the Quinn Estates brochure appeared on social media and was reported in the press.

“The proposal is to regenerate the former Manston airport site into a circa 800-acre garden city with 5,000 houses, with potential for up to 10,000 houses and commercial ventures and community uses amongst a large area of new parkland.”⁵

When the Quinn Estates brochure became public the following comments were made as highlighted by Mr Binding in his submission to you:

“Speaking for the site’s legal owners, Mr Mallon said:

“This is completely untrue and has no basis whatsoever.” He elaborated on this as follows: “For the avoidance of doubt, we wish to make it quite clear that the owners of the site have absolutely no intention of selling any part of Stone Hill Park to Quinn Estates Ltd or any other third party.”

Speaking for Quinn Estates, Huw Evans said:

“This document that has been circulated on social media was authorised by Quinn Estates for the use of Quinn Estates without the knowledge of the owners of the former Manston Airport site.

Quinn Estates is a speculative property and development company which puts 100’s of documents together a year with a view to securing potential finance to enable an approach to land owners throughout the country.

This document was a private and confidential document drafted for a select number of potential investors, none of which were secured. The ideas have not progressed as they didn’t appear feasible and Quinn Estates has not contacted the owners of the Manston site with the ideas included within this document.

Therefore, it is not the case that Quinn Estates are in negotiation with the owners of Stone Hill Park to purchase any of the land.”

Now it is possible that Discovery Park knew nothing about the Quinn plans and that the assertion by Mr Binding is correct when he says “It’s abundantly clear that the brochure being referred to by Mrs Stevens in her submission had nothing whatsoever to do with the site’s legal owners and does not form any part of their current plans. It is irrelevant.”

However, I do not believe that the evidence backs this up. It is also worth noting that Quinn Estates continued to have a close working relationship with Discovery Park after this episode as indicated by an advert that appeared in the Thanet Extra on 8th December 2015.⁶ In addition Discovery Park and Quinn Estates were joint sponsors of an event at MIPIM in 2016.⁷

⁵ Quinn Plans

⁶ Discovery Park Advert

⁷ MIPIM 2016

I would therefore like the Planning Inspectorate team to examine the information I have provided and to decide if Stone Hill Park are possibly deceiving not only Thanet District Council plus all the Thanet residents about the true housing plans for the Manston Airport site, but the Planning Inspectorate too.

Many thanks for your time.

Kind regards,

Angela Stevens.

From: Angela Stevens [REDACTED] >

Sent: 30 March 2019 07:23

To: manstonairport@pins.gsi.gov.uk

Subject: Housing Numbers Query at Manston Airport

My reference [20011922](#)

RSP DCO Reference to upgrade and reopen Manston Airport - TRO20002-003503

Dear Sirs,

I fully support the RSP DCO Application and am concerned at the lack of clarity in the Stone Hill Park housing plans for the Manston Airport site, especially as the site has been quoted in the past by TDC as a windfall.

Regarding the TDC draft Local Plan, which has been highlighted in the Documents previously, it seems that the Manston Airport site has the potential for up to 10,000 homes to be built by Stone Hill Park. A selection of differing numbers of new homes at Manston Airport has been previously quoted by SHP, whose plans include a school, wave park, leisure facilities, etc.

Is it possible to discern exactly how many houses SHP do plan to build on the airport site, should the DCO not be granted to RSP? Neither of the 2 Stone Hill Park planning applications lodged with Thanet District Council (also previously published on your Documents page), state anywhere near 10,000 homes quoted in the Quinn Estates brochure. I asked for permission to submit a copy of the brochure here, but permission was denied.

Thank you.

Kind regards,

Angela Stevens.

From: [REDACTED]
Sent: 30 April 2019 22:04
To: Manston Airport <ManstonAirport@planninginspectorate.gov.uk>
Subject: Quinn Estates brochure was a fishing expedition.

Dear sir/madam,

I would like to respond to an additional submission made by a prominent campaigner for reopening the airport, Mrs. Angela Stevens, published on 30/04/2019.

The first thing to say is that this submission appears to be all about the legal owners' plans to redevelop the site. I fail to see how this is relevant to the DCO and why the Planning Inspectorate has accepted the submission. Can you explain the relevance of this submission?

The nub of Mrs. Stevens' complaint seems to be that there is a perceived discrepancy between the numbers of houses which the legal owners have applied to build in a series of outstanding planning applications, and a brochure which was produced by a Canterbury-based property developer called Quinn Estates.

In any such case I would have thought it obvious that the numbers applied for in the formal planning applications are the correct ones, and any spurious figures dreamed up elsewhere should be ignored. However, in this specific case there is an even better reason to discount the figure of 10,000 houses produced by Quinn Estates.

The Quinn Estates brochure suggested that the site's legal owners had offered to sell part of the site to Quinn Estates. Shortly after the brochure was published the site's legal owners, Stone Hill Park, and Quinn Estates issued a joint statement to explain what was going on.

Speaking for the site's legal owners, Mr Mallon said: "This is completely untrue and has no basis whatsoever." He elaborated on this as follows: "For the avoidance of doubt, we wish to make it quite clear that the owners of the site have absolutely no intention of selling any part of Stone Hill Park to Quinn Estates Ltd or any other third party."

Speaking for Quinn Estates, Huw Evans said:

"This document that has been circulated on social media was authorised by Quinn Estates for the use of Quinn Estates without the knowledge of the owners of the former Manston Airport site.

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Therefore, it is not the case that Quinn Estates are in negotiation with the owners of Stone Hill Park to purchase any of the land."

It's abundantly clear that the brochure being referred to by Mrs Stevens in her submission had nothing whatsoever to do with the site's legal owners and does not form any part of their current

plans. It is irrelevant. You should be aware that the joint statement from which I have quoted was widely reported in the local press and has been regularly brought to the attention of members of the pro-airport campaign who persist in citing the Quinn Estates brochure as evidence of some secret conspiracy. Please don't waste the limited time you have left on this examination chasing your tail.

Kind Regards,

Mr. Peter Binding

<http://www.stonehillpark.co.uk/statementstonehillparkandquinnestates>

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Home > Thanet > News > Article

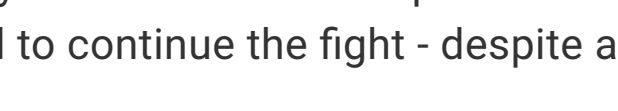
Manston Airport sold to Trevor Cartner and Chris Musgrave - specialists in regeneration - who developed Discovery Park at Pfizer

KENT TRAVEL NEWS

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By KentOnline reporter
multimediadesk@thekmgrou.co.uk

Published: 07:00, 24 September 2014



A firm which has bid to buy out the Manston Airport site and keep it as a fully working airport has vowed to continue the fight - despite an announcement it has been sold.

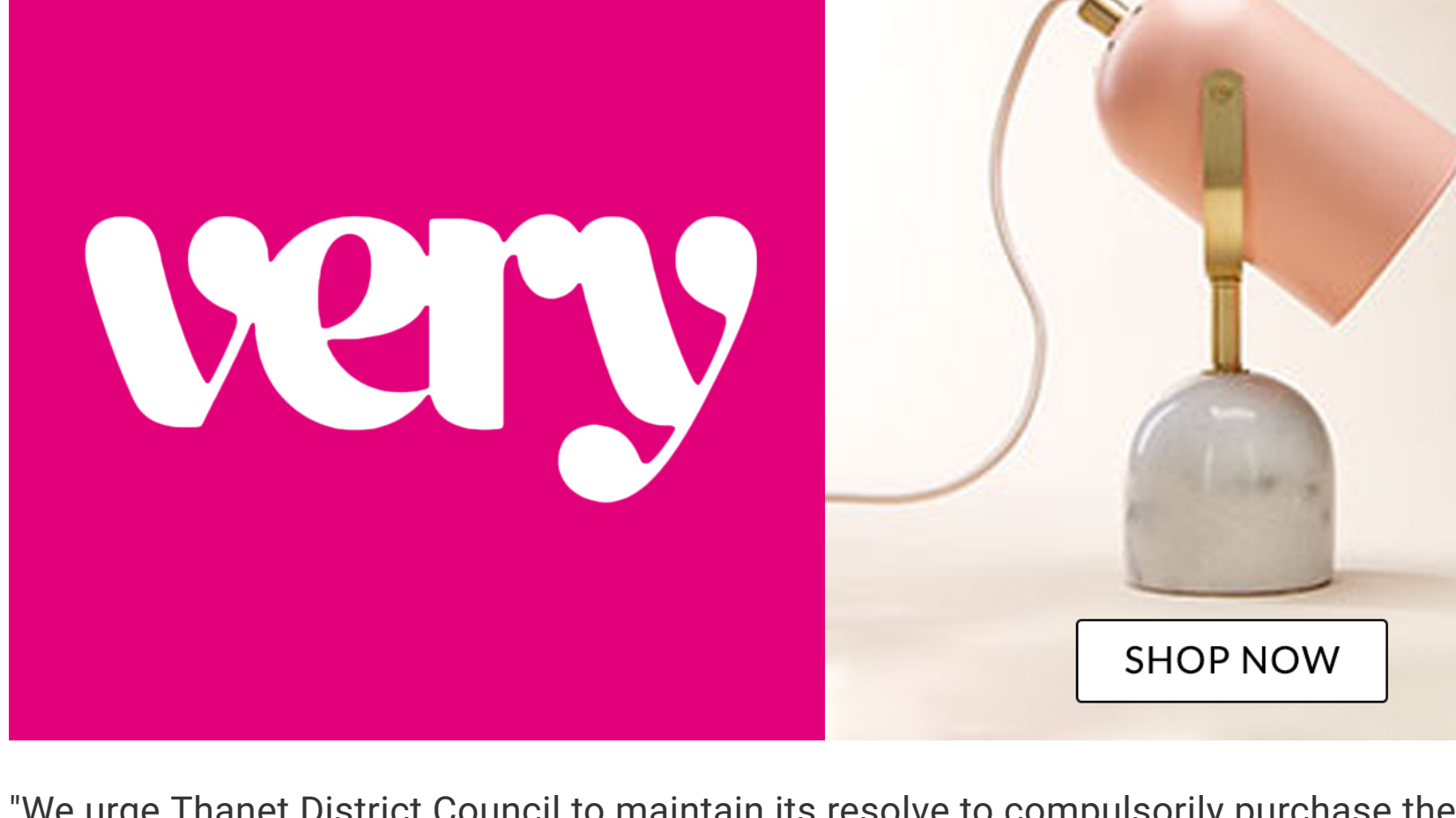
Riveroak, which had bids rejected earlier this year to take over the site after its owner Ann Gloag shut it in May, has said it will continue to push for a compulsory purchase of the site.

Speaking in a statement after the sale to developers was announced yesterday, the firm said it believed the development would result in a large housing development on the site.

Manston Airport

The new owners say they are looking to transform the 800-acre site with a £1 billion redevelopment, over a 20-year period, into a mixed-use scheme helping to create more than 4,000 jobs.

The Riveroak statement said: "Given Manston's strategic location and the urgent need for additional runway capacity in the south east, it remains important to reopen Manston as an airport as soon as possible.



"We urge Thanet District Council to maintain its resolve to compulsorily purchase the site.

"Our commitment to underwriting the costs of the CPO remains firm, as does our long term plan to invest in the airport, redeveloping it in a sustainable way for the community.

"Our plans will ensure Manston can not only play its part in reviving the East Kent economy, but also support the thousands of current jobs, in airport-related firms around Manston, that have been left in limbo by Ms Gloag's abrupt closure of the airport."

The now-closed Manston airport

The statement comes after it was announced Trevor Cartner and Chris Musgrave bought the former Manston Airport site in a bid to re-develop it.

The partnership has experience of large-scale regeneration projects and is part of the Discovery Park consortium transforming the former Pfizer facility in Sandwich.

They claimed any future development would be aimed at providing space for a range of businesses, with a focus on attracting companies interested in manufacturing, as well as the provision of housing, shops, schools and community facilities.

Chris Musgrave said: "Whilst it is too early to be specific about our plans, we will be looking to comprehensively redevelop the whole site to create a mixed-use community.

"This is in light of the fact that the airport has closed, the equipment has been sold and it will not reopen.

"We are aware that there were a number of job losses when the airport closed and a far greater number will replace these, and that the benefits will reach the whole of east Kent.

"We will assemble a first class team to produce and deliver high quality plans for the site."

“

"This is in light of the fact that the airport has closed, the equipment has been sold and it will not reopen" - Chris Musgrave

The plans are likely to include production and warehousing space, which will meet a shortage of space in Thanet for companies to grow and expand.

It will also complement the Discovery Park scheme at Sandwich, where occupancy is already over 50% after two years.

Trevor Cartner and Chris Musgrave are the team behind successful regeneration projects at Wynyard Park in the north-east of England, built on a site vacated by Samsung, and Discovery Park, where a new 220-acre science and technology park is being built on the site of Pfizer's former headquarters.

But the announcement has caught Thanet council on the hop - staff there only heard about the sale this morning.

A statement issued today said the authority was only part-way through reviewing whether compulsory purchase of the site was an option.

Cabinet members will review a marketing exercise to look at possible partners to cover the costs of a purchase on October 16.

The council will then undertake a wider review of the options for the site.

KCC leader Paul Carter

A report outlining all of the options for the future of the privately-owned site will then be brought to a full council meeting.

Speaking about the plans for Manston, Kent County Council leader Paul Carter said: "Chris Musgrave and Trevor Cartner have a fantastic track record in taking over large and difficult sites following the demise of earlier uses, and regenerating them to create jobs and bring economic benefits to the wider area.

"Their team has done this at Wynyard Park in Billingham, where they have created 2,000 jobs and attracted £200 million of private investment, and at Discovery Park here in Kent where more than 1,000 new jobs have been added to the 600 that Pfizer left behind."

He added: "I have every confidence that they can do even more at Manston."

But Thanet North MP Sir Roger Gale was less enthusiastic for the buyout.

Charles Buchanan speaks to MP Sir Roger Gale on the day Manston airport closed in May

He said he met with Mr Cartner today to discuss his plans.

Sir Roger added: "Mr Cartner has suggested the possibility of significant investment and the creation of 'up to 4,000 jobs' over a 20-year period, which to me sounds remarkably like opportunist land-banking.

"My own position, which remains as before and which I have stated in terms to Mr Cartner, is that I believe that it is in both the national and the local interest for Manston to remain open as an airfield, that if he wishes to pursue that route alongside airport related industries then he will have my support and that if he wishes to tear up the airfield and smother the land in industrial premises that can and should be located elsewhere in Thanet, or to assist Ms. Gloag in the realisation of her plan to create a significant housing development , then I shall oppose his plans in the interests of those that I represent."

Businesswoman Ann Gloag owns 20% of the site along with Trevor Cartner and Chris Musgrave. Picture: Craig Watson/ SWNS.com

Commenting on the sale Ann Gloag said today: "Trevor and Chris are a credible team with a proven track record in creating high quality jobs through redevelopment opportunities.

"Their business plan looks thorough, considered, and viable and, with the support of the local community, will deliver thousands of local jobs and many community benefits in the coming years.

"This development is an exciting opportunity for Manston, Thanet and beyond and can transform the future of East Kent."

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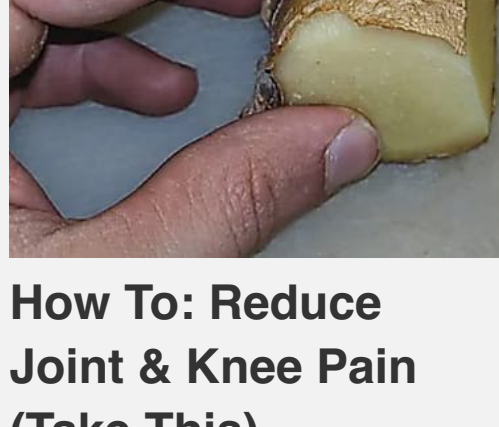
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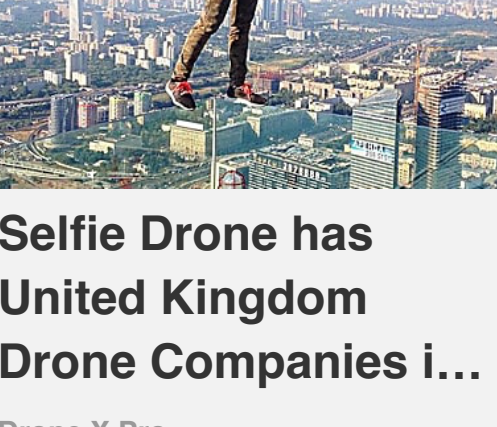
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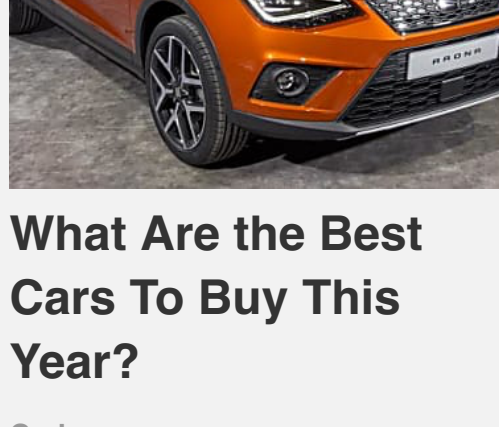
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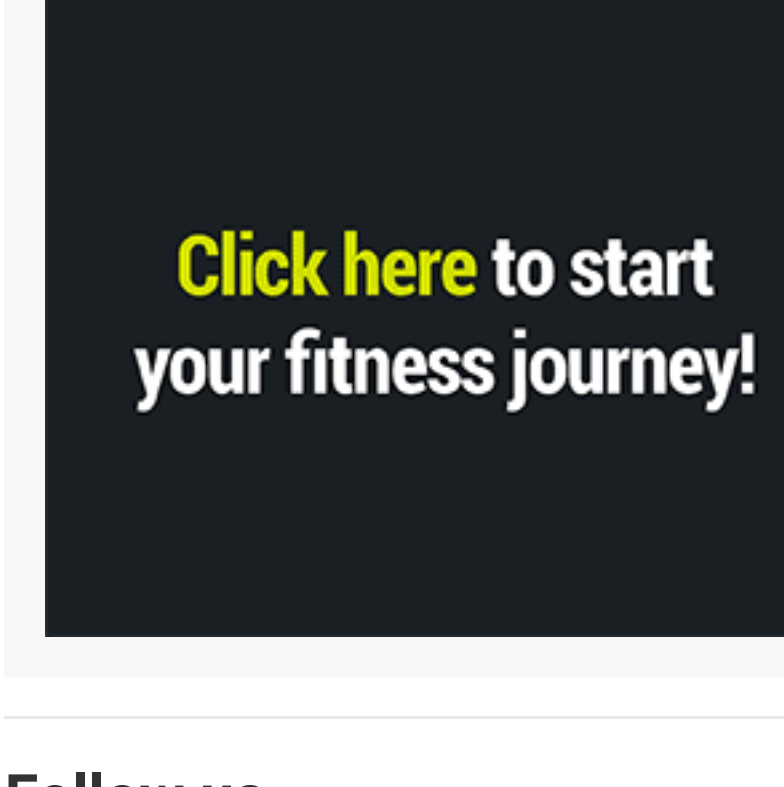
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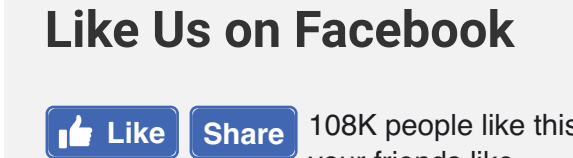


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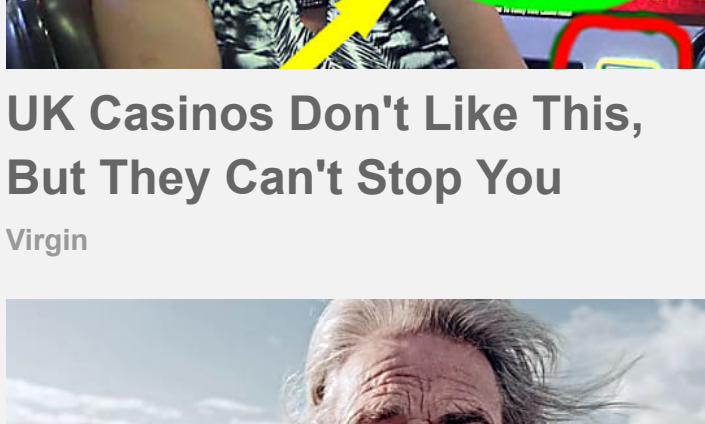
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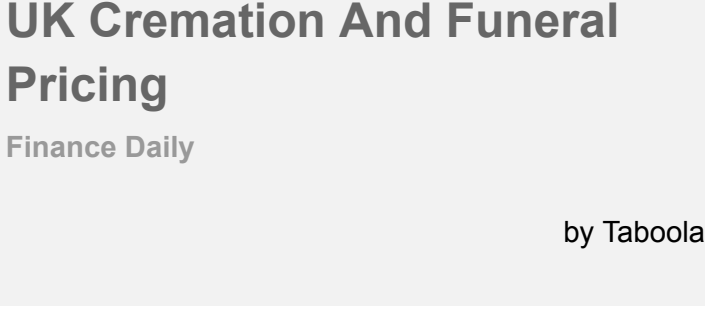
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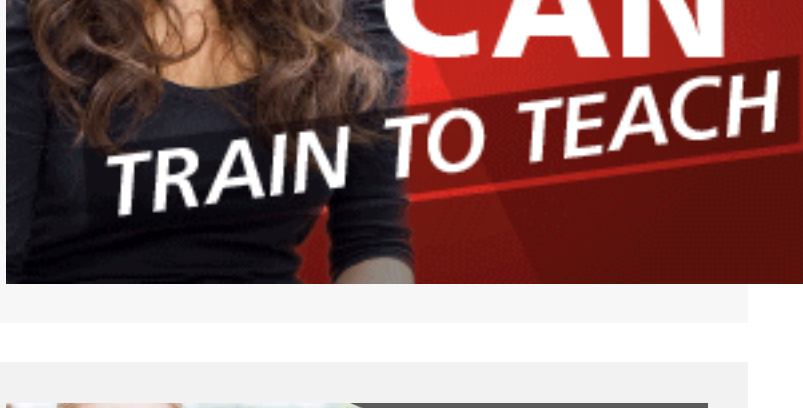
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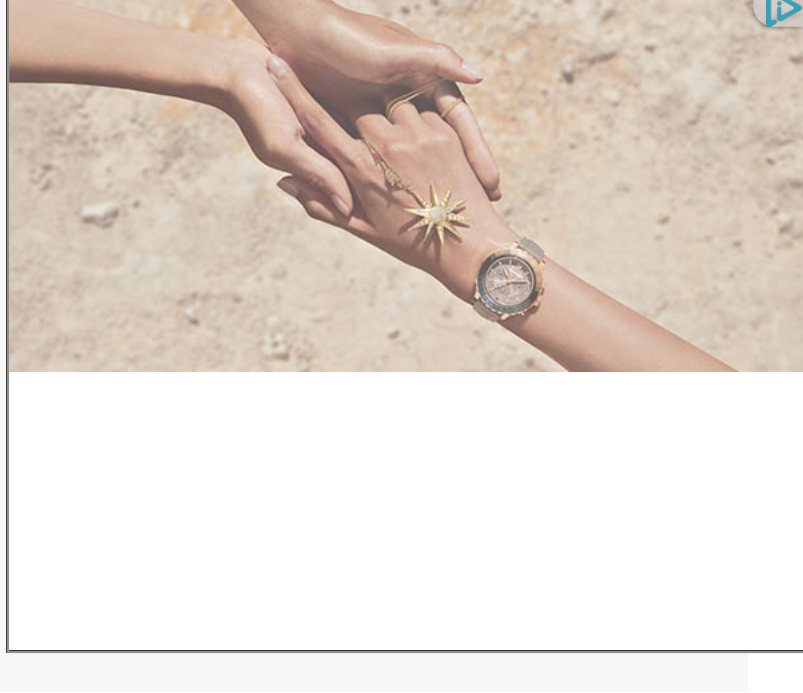


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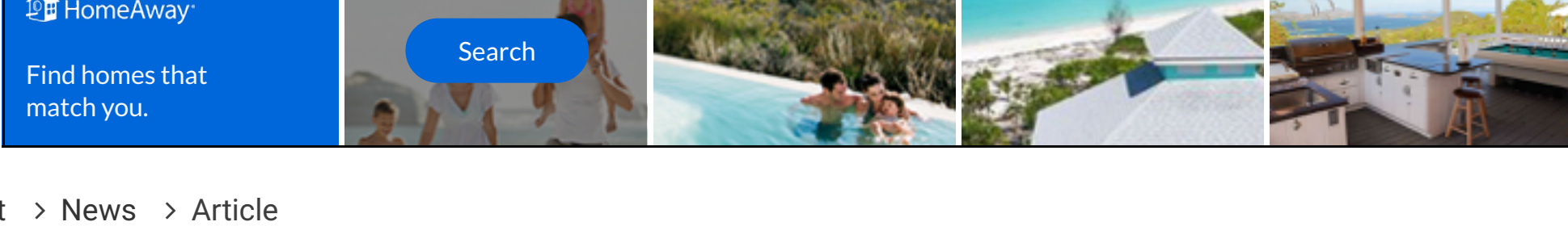
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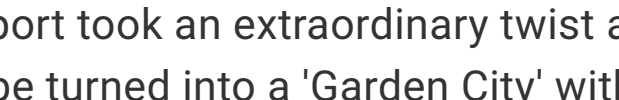


Manston Airport homes plans denied

KENT TRAVEL NEWS SIGN ME UP FOR NEWS ALERTS

By Paul Francis pfrancis@thekmgroun.co.uk

Published: 12:03, 09 August 2015 | Updated: 21:49, 09 August 2015



The future of Manston airport took an extraordinary twist after a document was leaked indicating it could be turned into a 'Garden City' with up to 10,000 homes.

The two-page document, put together by Kent-based developers Quinn Estates, outlined how it had been offered a third share in what is described as "one of the most important regeneration opportunities in the south east."

But Ray Mallon, on behalf of airport owners Stone Hill Park Ltd, immediately dismissed the claims as 'completely untrue' and without basis.



The Quinn Estates document, which was posted on Facebook, said: "The proposal is to regenerate the former Manston airport site into a circa 800-acre garden city with 5,000 houses, with potential for up to 10,000 houses and commercial ventures and community uses amongst a large area of new parkland."

It describes how Stone Hill Park will be "a series of new communities living, working and playing in an outstanding setting in an architecturally designed mixed use community in close proximity to existing conurbations and infrastructure.



It adds: "The rationale is compelling. Boris Johnson has stated that London is failing to meet its objectively assessed housing need and has earmarked Kent as the area that can cope with the shortfall."

"The location of Manston is supported by the £11bn HS1 and the proposed Manston Parkway which is less than 100m from the boundary of the former Manston airport and that would provide train times to London St Pancras of 57 minutes."



Manston airport owners Chris Musgrave, left, and Trevor Cartner

But Mr Mallon said it was 'extremely unfortunate that such inaccurate information has entered the public domain'.

He added: "I am aware of a document circulating on social media which suggests that part of the Stone Hill Park site has been offered for sale to Quinn Estates Ltd. This is completely untrue and has no basis whatsoever.

"The document also contains a number of other inaccuracies with regard to what is planned for the site and it is extremely unfortunate that such inaccurate information has entered the public domain.

"We have always been open about our plans for the site and the broad details of our intentions for Stone Hill Park can be found on our website, www.stonehillpark.co.uk



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to Thanet District Council next year.

"For the avoidance of doubt, we wish to make it quite clear that the owners of the site have absolutely no intention of selling any part of Stone Hill Park to Quinn Estates Ltd or any other third party.

"The ideas have not progressed as they didn't appear feasible and Quinn Estates has not contacted the owners of the Manston site with the ideas included within this document..." - Huw Evans, Quinn Estates

"The owners are here for the long term and intend to develop the site into an outstanding location where people can work, live and spend their leisure time in an environment of the highest quality.

A statement from Huw Evans of Quinn Estates Ltd added: "This document that has been circulated on social media was authorised by Quinn Estates for the use of Quinn Estates without the knowledge of the owners of the former Manston Airport site.

"Quinn Estates is a speculative property and development company which puts hundreds of documents together a year with a view to securing potential finance to enable an approach to land owners throughout the country.

"This document was a private and confidential document drafted for a select number of potential investors, none of which were secured.

"The ideas have not progressed as they didn't appear feasible and Quinn Estates has not contacted the owners of the Manston site with the ideas included within this document.

"Therefore, it is not the case that Quinn Estates are in negotiation with the owners of Stone Hill Park to purchase any of the land."

The developments come after Thanet council issued the American consortium RiverOak, which wants to be its partner in a forced buyout of Manston, with a final demand to provide it with financial details needed before it can consider a CPO.

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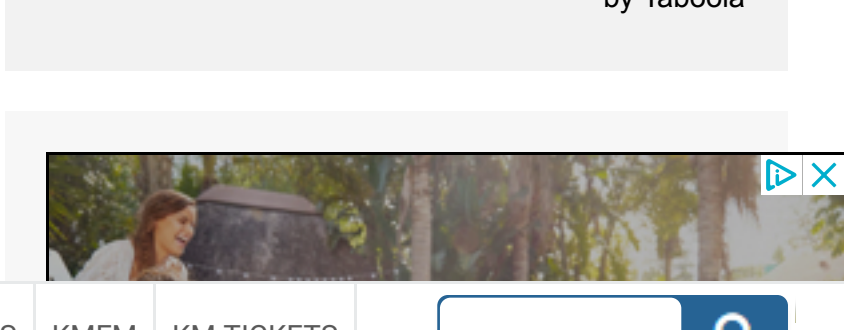
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- Purchasers own requirements can be incorporated into the units
- Part exchange deals available on your current business space

3Fox worked with investment promotion agency [Locate in Kent](#) and a group of its business partners to create and manage two events at the global property show, MIPIM.

Locate in Kent @ MIPIM 2016



Locate in Kent MIPIM Dinner



Locate in Kent MIPIM drinks reception



EVENT

find out more
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3Fox and Locate in Kent identified a group of Kent businesses interested in either attending MIPIM, or helping Locate in Kent to use MIPIM to attract investment to the county. Main sponsors Discovery Park and Quinn Estates were supported by Berkeley Group, Clague Architects, kirksaunders associates and Kreston Reeves.

[top^](#)

Working with the group, we designed a drinks reception for up to 60 guests followed by a dinner for up to 20 VIP guests. We crafted an invitation list, hand-picked from the 3Fox database, MIPIM delegate lists and suggestions from sponsors and Locate in Kent.

An email and telephone marketing campaign was designed and delivered, focusing on Kent announcements due to be made at MIPIM and building a sense of excitement around the the delegation.

3Fox secured the venues, catering, a/v and handled the logistics around event materials, keynote speaker liaison, on-the-day security and reception services.