

# RSP

RiverOak Strategic Partners

## Manston Airport Development Consent Order 2018 Consultation

### Statement of Community Consultation

For consultation  
January 2018

<b>Scheme Name</b>	Manston Airport DCO
<b>Promoter's Name</b>	RiverOak Strategic Partners Limited
<b>Author</b>	RiverOak
<b>Document Number</b>	TR020002/SC2018/06





## Suite of Consultation Documents

**1.1** As part of this second statutory consultation under section 47 of the Planning Act 2008 a suite of consultation documents relating to the proposal to reopen Manston Airport is available to the public. Together, these documents give an overview of the development proposals including information on the potential benefits and impacts of the Project. The documents also provide further information about environmental considerations following further progression of environmental assessments, as well as a draft Noise Mitigation Plan that has been developed as part of the response to the 2,200 consultation responses that were received in response to the first statutory consultation held between 12 June and 23 July 2017 ('the 2017 consultation'). Further information is also provided on how the public can submit their feedback.

**1.2** Similarly to the 2017 consultation, this consultation also forms part of RiverOak's initial engagement on the design of airspace and procedures associated with the airport. As such it is a further opportunity for members of the community to highlight any factors which they believe RiverOak should take into account during that design phase. Having taken all such factors into account, the subsequent proposals for flightpaths and airspace will be subject to a separate round of consultation once the DCO application has been made.

**1.3** The suite of consultation documents includes:

- 1.3.1 an introduction to the consultation;
- 1.3.2 an updated preliminary environmental information report ('PEIR');
- 1.3.3 a non-technical summary of the PEIR;
- 1.3.4 an updated masterplan;
- 1.3.5 a Noise Mitigation Plan;
- 1.3.6 a Statement of Community Consultation;**
- 1.3.7 an updated analysis of air freight and need; and
- 1.3.8 a feedback form.

# MANSTON AIRPORT DEVELOPMENT CONSENT ORDER

## Statement of Community Consultation

January 2018

### Suite of Consultation Documents

- 1.1 As part of the statutory consultation process under section 47 of the Planning Act 2008, RiverOak Strategic Partners Limited ('RiverOak') is carrying out a second statutory consultation, in addition to an earlier statutory consultation carried out between 12 June 2017 and 23 July 2017.
- 1.2 This second statutory consultation will give the public further opportunity to review RiverOak's updated plans for the reopening of Manston Airport ('the Project') and to comment on its proposals. Together with the documentation provided at the first statutory consultation, these documents will give a further overview of the development proposals including further environmental information on the potential benefits and impacts of the Project.
- 1.3 The suite of consultation documents includes:
  - 1.3.1 an introduction to the consultation giving an overview of the proposals and where additional or updated information can be found;
  - 1.3.2 an updated Preliminary Environmental Information Report (**PEIR**); containing preliminary information on the likely environmental effects of our proposals as we have ascertained them so far, including noise, transport and air quality, and how we propose to minimise these effects, as well as how we propose to maximise the benefits of the Project;
  - 1.3.3 a non-technical summary of the PEIR;
  - 1.3.4 an updated masterplan;
  - 1.3.5 a Noise Mitigation Plan;
  - 1.3.6 this **Statement of Community Consultation**;
  - 1.3.7 an updated analysis on air freight capacity and need: *Manston Airport - a Regional and National Asset, Volumes I-IV*; an analysis of air freight capacity limitations and constraints in the South East and Manston's ability to address these and provide for future growth; and
  - 1.3.8 a Feedback Form, in order to collect responses to the consultation;

## About this document

- 1.4 RiverOak Strategic Partners ('RiverOak') is proposing to redevelop and reopen Manston Airport in Kent, primarily as a cargo airport. This Statement of Community Consultation ('SoCC') sets out how RiverOak will consult on its proposals with the local community.
- 1.5 Based on the addition of 19 aircraft stands from when the airport previously operated, on the basis that the airport is currently unable to operate, this would increase the capability of the airport by well over 10,000 air freight movements per year. This means that the Project is classified as a 'Nationally Significant Infrastructure Project' by the Planning Act 2008 ('the Act'). As a Nationally Significant Infrastructure Project, we must make an application under the Act for a permission known as a 'Development Consent Order' ('DCO') to construct and operate Manston Airport. The application will be submitted to the Planning Inspectorate which will examine it and make a recommendation to the Secretary of State for Transport, who will then make a decision on whether the Project is granted consent.
- 1.6 Section 47 of the Act requires that consultation is carried out with the local community before an application is submitted. In line with section 47, and further to the first statutory consultation carried out in 2017, this SoCC sets out how the second statutory consultation of the local community will be carried out.
- 1.7 As part of the development of this SoCC, we have consulted Thanet District Council and Kent County Council on the contents of this document and have taken into account their comments and accommodated their suggestions where possible. We have also consulted Dover District Council, Canterbury City Council and 12 nearby parish and town councils as we are aware that this project is of wide interest

## 2 The Project

- 2.1 Manston Airport's aviation role began in 1916 when it became a Royal Naval Station and, most recently, it operated as Kent International Airport until it was closed by its current owners in May 2014. We are proposing to secure the future of this valuable national asset by redeveloping and reopening it as a successful hub for international air freight which also offers passenger, executive travel and aircraft engineering services.
- 2.2 The application site is situated to the west of Ramsgate in Kent and comprises approximately 296 hectares (732 acres). RiverOak's plans to redevelop and reopen Manston as a mixed-use airport are anchored by a significant and much-needed air freight hub able to handle at least 10,000 air freight movements a year.

To achieve this, RiverOak is proposing a multimillion-pound, four-phase construction and redevelopment plan, which will be delivered across an estimated 15 years.

The proposals include both the use of the existing airport infrastructure and the introduction of new facilities. In summary, our proposals include:

- upgrading the runway and improving the parallel taxiway;
- constructing 19 new air cargo stands;

- constructing four new passenger aircraft stands and a new passenger terminal;
- completely re-fitting the airfield navigation aids;
- refurbishing or replacing the existing fire station and constructing a new fire training area;
- building new air cargo facilities;
- developing a new air traffic control service, demolishing the current Air Traffic Control tower;
- an aircraft recycling facility;
- a flight training school;
- a fixed-base operation for executive travel;
- building new aircraft maintenance hangars and developing areas of the 'Northern Grass' for airport related businesses; and
- highway improvement works to ensure improved access to and around Manston Airport, including a new, permanent, dedicated airport access on Spitfire Way which will help to reduce airport related traffic on the local road network.

2.3 RiverOak's proposals also retain and enhance the existing Spitfire & Hurricane Memorial Museum and the RAF Manston History Museum by creating a museum quarter on the site of the former Air Traffic Control tower.

2.4 RiverOak's proposals include passenger and apron facilities for at least one passenger carrier, although the aim will be to attract a number of low cost carriers as well as charter and scheduled flights. We are also keen to work with Dover Harbour Board to receive passengers destined for cruise ships

2.5 The development of passenger services will be distinct and separate from our focus on building the air freight operation. This will ensure the cargo carriers are provided with a dedicated and swift service to maximise the economic potential of Manston Airport.

2.6 Manston Airport no longer has an aerodrome licence. The Airport will need a new EASA Certificate from the Civil Aviation Authority, and potentially other consents, to be brought back into aviation use. The process of obtaining these consents will run alongside the DCO application process and a decision on them will be made by the Civil Aviation Authority rather than the Secretary of State.

### **3 About RiverOak**

3.1 RiverOak is a UK-registered company which owns all rights and interests and has assumed financial and operational responsibility for the DCO in respect of Manston Airport and the anticipated reopening and operation of the airport.

RiverOak is fully resourced and funded to accommodate all costs arising from the DCO application to acquire and reinstate Manston as a fully operational airport

## **4 Consultation**

- 4.1 Statutory consultation under section 47 of the Act will take place between Friday 12 January and Friday 16 February 2018.
- 4.2 This covers a period of five weeks. The minimum required under the Act is 28 days
- 4.3 This statutory consultation is open to everyone. It will provide an opportunity for both organisations and the general public to scrutinise and comment on our proposals, which include more detailed information than was available during our earlier first statutory consultation held between 12 June and 23 July 2017. It will include details of the proposed noise mitigation plan, as well as further information on environmental matters and how the proposals have developed.
- 4.4 We are not consulting on the Government's policies regarding airports as set out in the revised draft Airports National Policy Statement, or the policies of Thanet District Council and Kent County Council.
- 4.5 In line with Regulation 12 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, the Project team will need to carry out an environmental impact assessment. We will therefore be including preliminary environmental information as part of the consultation documents.
- 4.6 Personal information that is supplied to RiverOak in response to this consultation will be treated confidentially and processed and handled in accordance with the Data Protection Act 1998. The information may be disclosed to or shared with RiverOak connected companies, agents, contractors and advisors who provide services to RiverOak in connection with the preparation of an application for development consent under the Planning Act 2008. This will allow RiverOak to fully consider the responses and use them in the preparation of application materials. Upon submission of our application for development consent under the Planning Act 2008 or in connection with our application for any consents or licences from the Civil Aviation Authority, the Secretary of State or the Civil Aviation Authority may require RiverOak to supply copies of all consultation responses received. If a request is made, RiverOak is under a legal obligation to supply copies of the response to the Secretary of State. By submitting a consultation response to RiverOak, a respondent agrees that we may supply a copy of their response to the Secretary of State via the Planning Inspectorate if required to do so, or to the Civil Aviation Authority if requested.

## **5 Publicity**

- 5.1 We will promote the consultation in a number of different ways, including:
- sending the suite of consultation documents to all those properties in the following categories:
    - those whose land would be subject to compulsory acquisition powers in our application should agreement not be reached on acquiring the land voluntarily;

- those whose land would be subject to the compulsory acquisition of existing interests in their land or the creation of new interests in or restrictions over it, should agreement not be reached on acquiring or creating these voluntarily; and
- those whose land is not subject to acquisition but we have been advised that the landowners may be entitled to make a claim for compensation due to either the construction or operation of the project;
- advertising in the East Kent Mercury, Dover Mercury, Canterbury Gazette, Herne Bay Gazette, Whitstable Gazette, Faversham News, and Thanet Gazette during the two weeks before the first week of the consultation;
- sending postcards advertising the consultation to all properties within 3km of the airport boundary and also all properties in the towns of Ramsgate and Herne Bay;
- sending emails to those who have previously expressed an interest in the Project or responded to either of the previous consultations and provided us with an email address;
- sending letters and/or emails to elected representatives in the area including MPs, MEPs, Thanet District and Kent County councillors;
- sending letters and/or emails to local community groups and organisations who we are aware are active in the area and for whom we have contact details. A list of these community groups can be found in Appendix 1;
- providing information about the consultation on our website, [www.rsp.co.uk](http://www.rsp.co.uk);
- issuing press releases to local press. This will be done once at the start of consultation and once later in the consultation to encourage people to get involved; and;
- using Twitter (@RSPManston) and Facebook ([www.facebook.com/RSPManston](http://www.facebook.com/RSPManston)) to send out updates during the consultation period. Please note, feedback will not be accepted through social media.

More details of how to provide feedback can be found in section 9 of this SoCC.

## **6 How we will make the documents available**

6.1 The consultation documents will be made available in the following ways:

- published on our website, [www.rsp.co.uk](http://www.rsp.co.uk) for the duration of the consultation, 12 January 2018 to 16 February 2018;
- printed copies will be available at consultation events to review. Copies of the Feedback Form and Introduction to the consultation will be available to take away; and

- printed copies of consultation documents will be placed in the libraries listed below for review, for the duration of the consultation period. Due to the size of the PEIR, it will only be available to review at Deal, Margate and Ramsgate libraries as well as online and at the consultation events. The other libraries will include all other consultation documents, including the non-technical summary of the PEIR. We will check on a weekly basis that the full suite of consultation documentation remains available and intact at each of these locations.

Libraries with consultation documents		
Name	Address	Opening hours
Note: All libraries can be contacted by telephone on 03000 41 31 31 and are closed on public holidays. Opening hours are correct at the time of publication.		
Note: Due to the size of the PEIR, it will only be available at Deal, Margate and Ramsgate libraries.		
Birchington Library	Alpha Road, Birchington CT7 9EG	Mon, Tue, Thu, Fri: 9am-6pm Sat: 10am-2pm, Wed, Sun: closed
Broadstairs Library	The Broadway, Broadstairs CT10 2BS	Mon, Tue, Wed, Fri: 9am-6pm Thu: 9am-8pm, Sat: 9am-5pm, Sun: closed
Cliftonville Library	Queen Elizabeth Avenue, Margate CT9 3JX	Mon, Tue, Thu, Fri: 9am-5pm Wed, Sat: 9am-1pm, Sun: closed
Deal Library	Broad Street, Deal CT14 6ER	Mon-Fri: 9am-6pm, Sat: 9am-5pm Sun: 10am-4pm
Herne Bay Library	124 High Street, Herne Bay CT6 5JY	Mon-Fri: 9am-6pm, Sat: 9am-5pm Sun: closed
Margate Library	Thanet Gateway Plus, Cecil Street, Margate CT9 1RE	Mon, Tue, Wed, Fri: 9am-6pm Thu: 9am-8pm, Sat: 9am-5pm, Sun: closed
Minster-in-Thamet Library	4A Monkton Road, Minster, Ramsgate CT12 4EA	Mon, Tue, Thu: 9am-1pm & 2pm-5pm, Fri: 9am-5pm, Sat: 9am-1pm, Wed, Sun: closed
Newington Library	Marlowe Academy, Marlowe Way, Ramsgate CT12 6NB	Mon, Tue, Thu, Fri: 9am-6pm Sat: 10am-2pm, Wed, Sun: closed

Ramsgate Library	Guildford Lawn, Ramsgate CT11 9AY	Mon-Fri: 9am-6pm, Sat: 9am-5pm, Sun: closed
Sandwich Library	13 Market Street, Sandwich CT13 9DA	Mon, Tue, Thu, Fri: 9am-5pm, Wed: 9am-1pm; Sat: 10am-1pm Sun: closed
Westgate Library	Minster Road, Westgate-On-Sea CT8 8BP	Mon, Wed: 9am-5pm, Tue, Fri: 9am-6pm, Sat: 10am-2pm, Thu, Sun: closed

6.2 One copy per person of all consultation documents, except for the PEIR, will be made available, free of charge, by emailing [manstonconsultation@bdb-law.co.uk](mailto:manstonconsultation@bdb-law.co.uk) or by telephoning 0800 030 4137 Mondays to Fridays between 9am and 5pm. A hard copy of the PEIR can be provided but this will incur a charge of up to £500 for printing and delivery. A USB copy of all consultation documents, including the PEIR, can also be provided free of charge.

## 7 Consultation events

7.1 During the consultation period we will hold two further events, which anyone who is interested in the Project can attend, read the consultation documents, see visual displays of our proposals, talk to our professional team, and leave feedback. These events will be staffed by members of the RiverOak team and their professional advisors.

The events will take place as follows:

Location	Address	Accessibility	Date & time
Ramsgate	Comfort Inn Victoria Parade, Ramsgate, CT11 8DT	Ramsgate harbour is served by the 9, 38 and 39 bus routes and also the Thanet Loop bus service, with a short walk to the venue from the closest bus stop. There is one disabled parking space available at the rear of the venue. There is step free access into the hotel and event room. Please note there is no disabled toilet at this venue.	Tuesday 23 January 2018 12noon - 8pm
Herne Bay	The King's Hall Beacon Hill, Herne Bay, CT6 6BA	The Kings Hall is served by the number 6 and TRIAN route bus services. There are disabled spaces available in the car park a short distance from the venue and a drop off point directly outside. There is step-free access to and within	Wednesday 24 January 2018 12 noon - 8pm

Location	Address	Accessibility	Date & time
		the venue and accessible WCs for sole disabled use.	

## 8 How to respond to the consultation

8.1 There are various ways that you can respond to the consultation. All consultation responses must be received no later than 11.59pm on Friday 16 February 2018, or we may not be able to take them into account.

**Online:** A copy of the Feedback Form will be available to fill in at the Project website, [www.rsp.co.uk](http://www.rsp.co.uk);

**By email:** Consultation responses can be emailed to [manstonconsultation@bdb-law.co.uk](mailto:manstonconsultation@bdb-law.co.uk) ;

**By post:** Feedback Forms and any other consultation responses can be posted to Manston Airport Consultation, Bircham Dyson Bell, 50 Broadway, London, SW1H 0BL; and

**At the consultation events:** Feedback Forms will be available at the consultation events and can be left at the event or returned by post to the address stated above.

8.2 Please note that unless there are exceptional circumstances, the Project team will not accept oral feedback given either at events or via our helpline. All feedback must be provided in writing as set out above.

8.3 We will provide an acknowledgement for consultation responses that include an email address or postal address.

## 9 Hard to reach

9.1 We have identified a range of community organisations with a potential interest in the Project, including representatives of local 'hard to reach' people. To ensure that 'hard to reach' groups are encouraged to get involved in the consultation, the materials will be prepared to be accessible and clear.

9.2 In addition, we will ensure that:

- The contact telephone number and email address are prominent on all published material (including this SoCC) and enable individuals to contact the team directly with questions or requests;
- The Introduction to consultation and Feedback Form can be made available in alternative forms on request (e.g large print, braille, languages other than English); and
- representatives of the identified community groups and organisations will be contacted directly with details about the consultation.

We have sought to ensure that venues are accessible and can be reached by public as well as private transport. For anyone with specific additional requirements in relation to consultation events, please email [manstonconsultation@bdb-law.co.uk](mailto:manstonconsultation@bdb-law.co.uk) or call 0800 030 4137.

## **10 Next Steps**

- 10.1 We will also be carrying out statutory consultation with statutory consultees and those with an interest in the land under sections 42, 43 and 44 of the Act; and publicising the Project in local and national publications under section 48 of the Act.
- 10.2 We will carefully consider all of the issues raised in the feedback and will take this into account when finalising the DCO application. Issues identified from feedback will be included in a detailed Consultation Report submitted as part of the DCO application, where RiverOak will show how each issue has been considered and if it has led to a change in the proposals
- 10.3 If, as a result of the feedback, the Project changes to the extent that it is necessary to undertake further statutory consultation or it is decided to undertake further consultation for any other reason, this will be undertaken, with those likely to be affected, in accordance with the principles set out in this SoCC.
- 10.4 We intend to submit our DCO application after having regard to the responses we receive. The application would be submitted to the Planning Inspectorate who will examine it by seeking evidence from us and other interested parties over a period of six months. The Planning Inspectorate will then make a recommendation to the Secretary of State for Transport, who will make a decision on whether the Project can go ahead
- 10.5 Further information about the DCO process is available on the Planning Inspectorate's website at <http://infrastructure.planningportal.gov.uk>
- 10.6 If there are any queries about this consultation they can be made to our email address, [manstonconsultation@bdb-law.co.uk](mailto:manstonconsultation@bdb-law.co.uk), or call us on 0800 030 4137.

## Appendix 1

Below is a list of community groups and organisations, over and above statutory consultees, that we are contacting directly with details of the consultation.

<p><b>Manston Airport interest groups</b></p> <p>Kent Needs Manston Airport</p> <p>Kent International Airport Consultative Committee</p> <p>Manston Pickle</p> <p>No DCO for Manston</p> <p>No Night Flights Over Ramsgate</p> <p>Save Manston Airport</p> <p>Save Manston Airport association</p> <p>Supporters of Manston Airport</p> <p>Think Support Manston</p> <p>Why Not Manston?</p>	<p><b>Further/Higher Education</b></p> <p>Canterbury Christ Church University</p> <p>Canterbury College</p> <p>East Kent College</p> <p>Kent University</p> <hr/> <p><b>Parish/Town Councils</b></p> <p>Acol Parish Council</p> <p>Ash Parish Council</p> <p>Birchington Parish Council</p> <p>Broadstairs and St Peters Town Council</p> <p>Cliffsend Parish Council</p> <p>Manston Parish Council</p> <p>Mayor and Charter Trustees of Margate</p> <p>Minster Parish Council</p> <p>Monkton Parish Council</p> <p>Preston Parish Council</p> <p>Ramsgate Town Council</p> <p>Sandwich Town Council</p> <p>St Nicholas-at-Wade with Sarre Parish Council</p> <p>Westgate-on-Sea Town Council</p> <p>Wingham Parish Council</p> <hr/> <p><b>Business organisations</b></p> <p>Coastal Community teams in Ramsgate, Broadstairs and Margate</p>
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