



RiverOak Strategic Partners

Manston Airport Statement of Community Consultation

NOTE: This document has been prepared in
accordance with section 47 of the Planning Act 2008

May 2017





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1 About this document

- 1.1** RiverOak Strategic Partners ('RiverOak') is proposing to redevelop and reopen Manston Airport in Kent, primarily as a cargo airport ('the Project'). This Statement of Community Consultation ('SoCC') sets out how RiverOak will consult on its proposals with the local community.
- 1.2** The airport would include the ability to handle at least 10,000 air freight movements per year, which means 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.
- 1.3** 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, this SoCC sets out how that consultation will be carried out.
- 1.4** 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 Alpha parallel taxiway;
 - constructing 19 new air cargo stands;
 - 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;
 - 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** In addition to the air freight hub RiverOak proposes to develop:
- an aircraft teardown and recycling facility;
 - a flight training school;
 - a fixed base operation for executive travel; and
 - business facilities for aviation related organisations.
- 2.7** 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.

Shaping a stronger economic future for East Kent

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4 Consultation

- 4.1** Statutory consultation under section 47 of the Act will take place between 12 June and 23 July 2017.
- 4.2** This covers a period of six weeks (42 days). 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, non-statutory, consultation in Summer 2016. It will include details of the potential benefits and impacts of the Project, as well as how we propose to deal with them.
- 4.4** We are not consulting on the Government's policies regarding airports as set out in the Draft Airports National Policy Statement, or the policies of Thanet District Council and Kent County Council.
- 4.5** In line with Regulation 10 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 as amended, 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** 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 an 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.
- 4.7** 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's agents, contractors and advisors who provide services to RiverOak. This will allow us to fully consider the responses and use them in the preparation of application materials. Upon submission of our application for development consent under the Act 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 our Consultation Leaflet and Feedback Form to all residential and business addresses within two kilometres of the airport, extended in some places to logical boundaries such as main roads. These addresses will be drawn from the Royal Mail database. A map of this area can be found in Appendix 2. Information will be sent by post;
 - advertising in the Isle of Thanet Gazette, Folkestone Herald, Dover Express and Canterbury Times during the week before and during the first week of the consultation;
 - sending emails to those who have previously expressed an interest in the Project 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;
 - 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 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 Consultation documents

- 6.1** The suite of consultation documents will include:
1. a Consultation Leaflet giving an overview of the proposals and details of where more information about the Project can be found;
 2. a Feedback Form in order to collect responses to the consultation;
 3. an Overview Report giving a summary of the proposals including the potential benefits and impacts of the Project, how we propose to mitigate against potential impacts, and a non-technical summary of the Preliminary Environmental Information Report;
 4. a 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;
 5. a draft Masterplan for Manston Airport;
 6. 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;
 7. an Outline Business Case;
 8. this Statement of Community Consultation;
 9. a Location Plan; and
 10. an Interim Consultation Report, setting out the details of the first stage of consultation and how feedback received has been used to help develop the proposals.

7 How we will make the documents available

- 7.1** The consultation documents will be made available in the following ways:
- published on our website, www.rsp.co.uk for the duration of the consultation, 12 June to 23 July 2017;
 - printed copies will be available at consultation events to review. Copies of the Feedback Form and Overview Report will be available to take away; and
 - printed copies of consultation documents will be placed in the libraries listed on page 9, 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 contained in the Overview Report. 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-6pm Sat: 10am-2pm, Wed, 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: 2pm-6pm, Tue, Thu: 9am-1pm and 2pm-6pm, Fri: 9am-6pm, Sat: 10am-2pm, 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-6pm, Sat: 10am-2pm, Wed, 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

- 7.2** We will provide one copy of each of the consultation documents, free of charge, to those unable to access them via the internet or the deposit locations, with the exception of the PEIR. We will also have USB sticks containing all of the consultation documents available at consultation events and on request.

Due to the size of the PEIR, a charge may need to be included to cover printing and delivery costs (up to £500). Please call our helpline 0800 030 4137 or email us at manston@communityrelations.co.uk to request documents.

8 Consultation events

8.1

During the consultation period we will hold a series of 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
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 the venue and accessible WCs for sole disabled use.	Wednesday 14 June 2pm - 8pm
Broadstairs	The Pavilion Harbour Street, Broadstairs, CT10 1EU	The Pavilion is served by the number 56 and also the 8A, 9, 33, 38 and 40 bus services, with a short walk to the venue from the closest bus stop. Disabled parking is accessible and the venue is wheelchair accessible. Please note there is no disabled toilet at this venue.	Thursday 15 June 2pm - 8pm
Cliffsend	Cliffsend Village Hall Foads Lane, Cliffsend, CT12 5JH	Cliffsend Village Hall is served by the number 88 bus, with a short walk to the venue from the nearest bus stop. There is no specific disabled parking area but the village hall has 15 spaces as well as on road parking in the local area. Please note there is no disabled toilet at this venue.	Friday 16 June 2pm - 8pm
Margate	The Sands Hotel 16 Marine Drive, Margate, CT9 1DH	There are several bus routes, including numbers 8/8A/8X, 32, 34 and 36, which include Margate and stop at nearby Marine Terrace adjacent to Dreamland. There are three disabled parking spaces available at the venue and there is both step free access into the hotel and disabled toilet facilities.	Saturday 17 June 10am - 2pm
Sandwich	The Guildhall Sandwich, CT13 9AP	The Guildhall is served by several bus routes including numbers 13/13A, 14 and 88/88A. There is a car park adjacent to the venue which includes spaces for disabled parking and there are also disabled toilet facilities at this venue.	Tuesday 20 June 2pm - 8pm
Canterbury	ABode Canterbury 30-33 High St, Canterbury, CT1 2RX	ABode Canterbury is served by the X15 Diamond bus route service, although there is a walk of 400m from the bus stop to the venue. Disabled parking is available in the library car park opposite the venue. There is a single step into the main reception and wheelchair access is via a portable ramp located at reception. There is step free access within the ground floor where the event is being held and a disabled toilet within the venue.	Thursday 22 June 2pm - 8pm
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.	Saturday 24 June 10am - 2pm

9 How to respond to the consultation

9.1

There are various ways that you can respond to the consultation. All consultation responses must be received by 11.59pm on the last day of the consultation, Sunday 23 July 2017, or we may not be able to take them into account.

- **by post:** Feedback Forms and any other consultation responses can be posted to PO Box 3297, Bristol, BS1 9LL;
- **online:** A copy of the Feedback Form will be available to fill in at our consultation website, www.rsp.co.uk;
- **by email:** Consultation responses can be emailed to manston@communityrelations.co.uk; and
- **at the consultation events:** Feedback Forms will be available at the consultation events referred to in Section 8 and can be left at the event or returned by post.

9.2

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.

9.3

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

10 Hard to reach

10.1

We have identified a range of community organisations with a potential interest in the Project, including representatives of local 'hard to reach' groups. 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.

10.2

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 Consultation Leaflet, Feedback Form and Overview Report can be made available in alternative forms on request (e.g. large print, Braille, languages other than English);
- a Consultation Leaflet and Feedback Form will be sent directly to people's addresses within the area identified in appendix 2; 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 manston@communityrelations.co.uk or call 0800 030 4137.

11 Next steps

- 11.1** 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.
- 11.2** 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.
- 11.3** If, as a result of the feedback, the Project changes to the extent that it is necessary to undertake further statutory consultation, this will be undertaken, with those likely to be affected, in accordance with the principles set out in this SoCC.
- 11.4** We intend to submit our DCO application later in 2017. 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.
- 11.5** Further information about the DCO process is available on the Planning Inspectorate’s website at <http://infrastructure.planningportal.gov.uk>
- 11.6** If there are any queries about this consultation they can be made to our email address, manston@communityrelations.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.

Manston Airport interest groups

- Kent Needs Manston Airport
- Kent International Airport Consultative Committee
- Manston Pickle
- No DCO for Manston
- No Night Flights Over Ramsgate
- Save Manston Airport
- Save Manston Airport association
- Supporters of Manston Airport
- Think Support Manston
- Why Not Manston?

Business organisations

- Federation of Small Business
- Kent Invicta Chamber
- Thanet & East Kent Chamber
- Thanet Business Forum
- Thanet Premier Business Group

Business organisations

- Coastal Community teams in Ramsgate, Broadstairs and Margate

Further/Higher Education

- Canterbury Christ Church University
- Canterbury College
- East Kent College
- Kent University

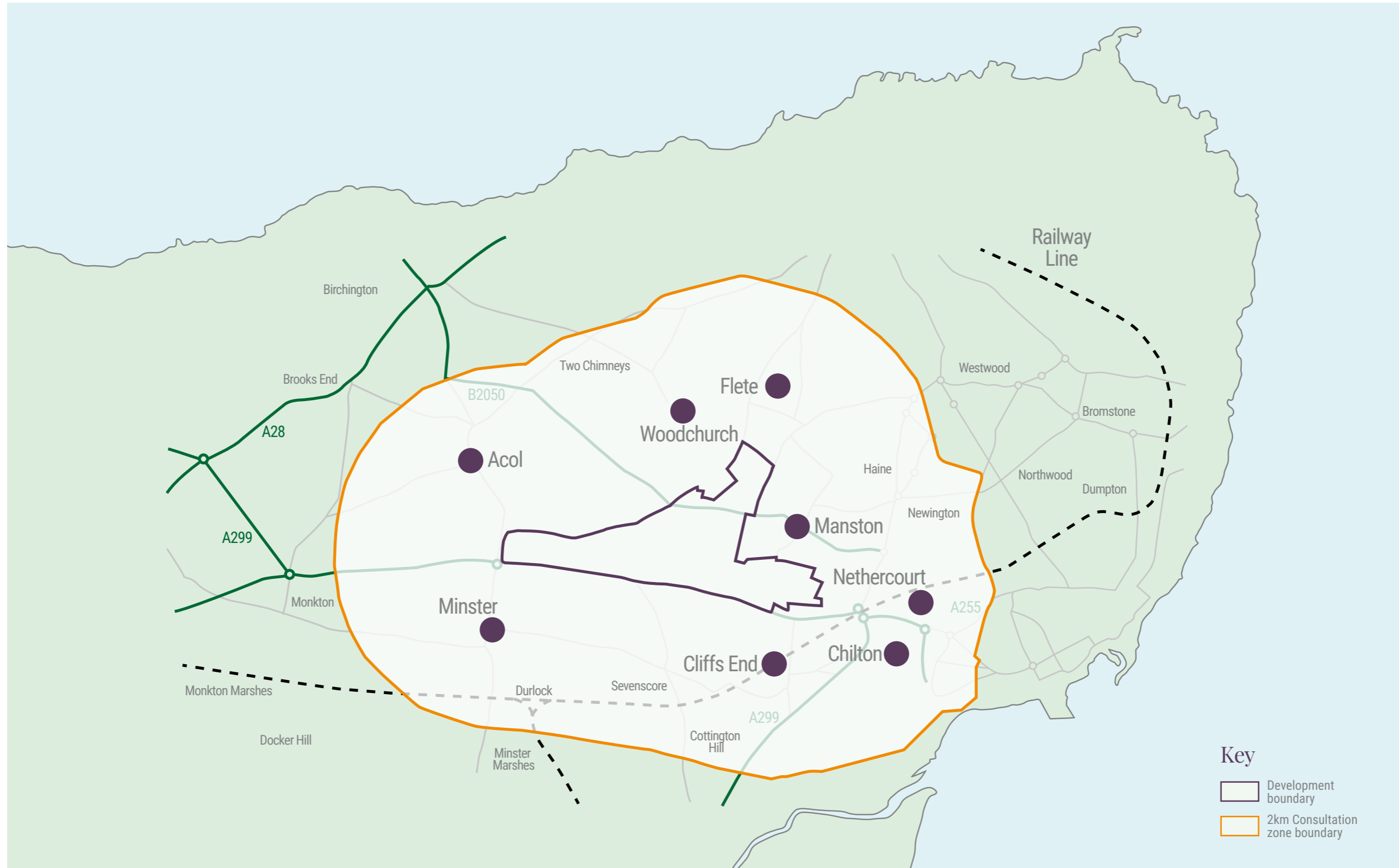
Parish/Town Councils

- Acol Parish Council
- Birchington Parish Council
- Broadstairs and St Peters Town Council
- Cliffsend Parish Council
- Manston Parish Council
- Mayor and Charter Trustees of Margate
- Minster Parish Council
- Monkton Parish Council
- Ramsgate Town Council
- Sandwich Town Council
- St Nicholas-at-Wade with Sarre Parish Council
- Westgate-on-Sea Town Council



Appendix 2

Below is a map showing the area within which residential and business addresses will be sent a Consultation Leaflet and Feedback Form by post.



Realising
Strategic
Potential

with the reopening
of Manston Airport



Contact us at:

Email manston@communityrelations.co.uk

Telephone 0800 030 4137

Visit www.rsp.co.uk