



Department for Transport

Great Minster House
33 Horseferry Road
London, SW1P 4DR

Email to respond to:
ManstonAirport@planninginspectorate.gov.uk

To:

RiverOak Strategic Partners Limited

11 March 2022

Dear Sir/ Madam

Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010

Re-determination of the Application by RiverOak Strategic Partners Limited (“the Applicant”) for an Order granting Development Consent for the reopening and development of Manston Airport in Kent.

Consultation seeking further clarification from the Applicant on the environmental information submitted in support of the Manston Airport Development Consent Order application, and compulsory acquisition powers.

1. In its Order dated 15 February 2021 the High Court quashed the decision of the Secretary of State for Transport dated 9 July 2020 to grant development consent for the Manston Airport project in Thanet, Kent (“the Development”). The Secretary of State is now taking steps to re-determine the application submitted to the Planning Inspectorate by RiverOak Strategic Partners Limited on 17 July 2018 (“the Application”).
2. On 11 June 2021, the Secretary of State issued a statement setting out the matters to be considered further in the re-determination of the Application (“the Statement of Matters”) and invited Interested Parties to submit further representations on the Statement of Matters by 9 July 2021 (“the first round of consultation”). The responses to the first round of consultation were published on the Manston Airport project page of the National Infrastructure Planning Website on 30 July 2021.
3. The Secretary of State appointed an Independent Aviation Assessor to advise him on matters relating to the need for the Development in redetermining the application and to produce a report summarising those findings. [The Independent Aviation Assessor’s draft report](#) was published on 21 October 2021 and a consultation was initiated on the same day to invite comments on the draft report and to provide the opportunity for Interested Parties to submit comments on the responses received to the consultation on the Statement of Matters (“second round of consultation”).

Request for further information

4. In the Statement of Matters, given the passage of time since the close of the examination, the Secretary of State requested the Applicant to consider the currency of the environmental information submitted to inform the Application and to confirm the continued currency of that information, or to submit updated information where necessary. In the second round of consultation, taking into account the [representation from Natural England](#) dated 21 June 2021, the Secretary of State requested the Applicant to update its air quality assessments to refer to the most current background deposition and concentration datasets from the Air Pollution Information Service as necessary, or explain why no updates are required. In response to these requests, the Applicant submitted the following documents:
 - [Appendix A – Independent Ecological Surveys](#)
 - [Appendix 1 - Effects on air quality impacts of updated APIS data](#)
5. The Secretary of State requests the **Applicant** to confirm how these submissions took account of the works implemented on the development site between 24 January 2019 and 30 June 2021 so that it could operate as a temporary Inland Border Facility, and any environmental impacts from the operation of the site for this purpose that may affect: the conclusions presented in the Environmental Statement and the Water Framework Directive Report; and the information to inform the Habitats Regulations Assessment. In doing so, the Secretary of State requests a summary of the works that have been implemented to assist in understanding the Applicant's response to these matters.
6. In response to the Secretary of State's second round of consultation in which the Secretary of State requested from the Applicant an updated Book of Reference and a schedule to explain any changes since the version of the Book of Reference dated 9 July 2019, the Applicant submitted the following documents:
 - [Updated Book of Reference \(Tracked\)](#)
 - [Updated Book of Reference Schedule of Changes](#)
7. The Secretary of State notes that the updated Book of Reference includes amendments in relation to plots 019c and 050b that are not accounted for within the Schedule of Changes. In light of this response, the Secretary of State requests the **Applicant** to provide an updated Schedule of Changes that explains why plots 019c and 050b are no longer considered to be Crown Land.

Deadline for response

8. The deadline for response is 28 March 2022.
9. Due to Covid-19, submissions sent by post may be subject to delay therefore your response on the information requested above should be submitted, if possible, by email to manstonairport@planninginspectorate.gov.uk.

10. Your response will be published as soon as possible after the deadline on the Manston Airport project page of the [National Infrastructure Planning website](#).

Re-determination correspondence

11. The Secretary of State has received correspondence on the Application between the end of the first round of consultation and the start of the second round of consultation and from the end of the second round of consultation and the date of this letter. As set out in the letter dated 30 July 2021, such correspondence will be treated as “re-determination correspondence” and will be published as such at the end of the re-determination process. Interested Parties who have submitted re-determination correspondence with any comments that they wish the Secretary of State to treat as a formal consultation response should re-submit those comments by 28 March 2022.
12. This letter is without prejudice to the Secretary of State’s re-determination of the application for the Manston Airport application and his decision whether or not to grant development consent for the reopening and development of Manston Airport, and nothing in this letter is to be taken to imply what that decision might be.

Yours faithfully,

Naomi Williams
Transport Infrastructure Planning Unit