

From: [Thanet Greens](#)
To: [Manston Airport](#)
Subject: Fwd: Updates for Manston Airport
Date: 25 August 2023 15:52:31

Dear PINS

In response to the non-material changes currently proposed by RSP Ltd, Thanet Green Party, a registered Interested Party, wishes to state the following:

3.1.1: We wish to object to the proposed non-material change at 3.1.1, to amend the security figure at Article 9(1)(a) from £13.1 million to £6.2 million to reflect the Applicant's acquisition of the main airport site prior to the making of the DCO.

Our reasons for this are as follows:

- RSP's initial valuation of the airport land was £7 million, but the amount they paid Stone Hill Park was twice that. On the assumption that RSP's approach to land valuations was consistent, they will also have undervalued the other land that they wish to compulsorily purchase – so the extra £7 million will be needed to ensure they are in a position to pay full and realistic prices for this land if the DCO succeeds.
- We understand that RSP is arguing that its expected figure of £1.1m for the value of the remaining land they need is based on a valuation by CBRE, although no evidence of this is provided in supporting documentation. However, during the examination, CBRE estimated the value of the whole airport site at £2.5m, just over 1/8 of the amount RSP in fact ended up paying for it, thus at the very least casting some doubt on the reliability of CBRE's figures.
- Land values have risen over the past four years, so the expectation is that amounts payable will in fact have increased significantly since the original estimates. A proposal to reduce the amount available for land purchase at this point therefore seems extremely short-sighted.
- Meanwhile, with the well documented increases in the cost of living, other associated costs for this work, from materials to wages to supply chain costs, will also have increased considerably – so it is surely only prudent to retain in full the funds set aside to ensure all costs can be covered?

We are particularly concerned to note that Thanet District Council is one of the main landowners involved here. Like all Councils, TDC is facing severe difficulty with increasing demand for its services as a result of the current cost of living crisis affecting many residents, at the same time as the Government is reducing its funding allocations to local Councils. It is therefore vital that if land belonging to the Council is compulsorily purchased, the Council receives the full market value for it. Any reduction in the security figure will reduce the funds available to TDC in compensation for its land, which will further limit the funds available to the Council to run its important services, adversely affecting the community across Thanet.

There is a further concern that specifically affects the community in Ramsgate. RSP's own

documentation recognises that its plans will have a 'significant adverse effect' on the town of Ramsgate – specifically in terms of noise. (We would argue that Ramsgate is also likely to suffer many other adverse effects if RSP's plans come to fruition, from air pollution to considerably increased road traffic with its own further noise implications - and that these will also entail further ongoing costs for our Local Authorities - but these are not germane to the current discussion.) So it is vital that, if the company is allowed to proceed with its plans despite the Planning Inspectorate's initial advice, the people of Ramsgate can be sure RSP has ample funds available to pay for noise mitigation for many affected properties, including schools, health facilities and businesses.

Once again, costs for providing such mitigation will have gone up with inflation, increased costs of materials, labour etc, since the costings were originally produced. We expressed concerns in a previous submission that funds allocated for noise mitigation were already insufficient, and that the area RSP has designated as likely to be adversely affected by noise was far too small. It would be completely inappropriate at this time, therefore, to permit RSP to reduce the security figure set aside to cover CPO compensation and noise mitigation.

This proposal has generated serious worries in Thanet that RSP is seeking to reduce the funds it needs to have available to honour its obligations under the DCO because it does not in fact have the cash reserves available to do what is required. An examination of such financial information as is available about the company – which as we know is very limited, despite frequent requests for greater transparency about the finances of RSP and its offshore parent companies – would support the belief that this company has a financing or at least a cashflow problem, and may find itself unable to honour its commitments if the DCO is granted. In this case, those who would suffer would once again be residents, schools, health facilities and our Local Authorities. We cannot risk this happening and would this urge PINS to insist on retaining the existing security figure as agreed.

3.1.2: We also wish to express concern about this proposed change, which we understand to mean a possible extension of a year to the deadline for starting compulsory purchase processes. We believe this simply prolongs the agony for individuals and organisations affected by CPO proceedings, blighting their land holdings for even longer, which we regard as unfair and inappropriate.

Throughout the DCO process RSP has presented itself as a company that wants the best for the local community and wishes to work with residents and local organisations to achieve its aims. Its actions, however, including bringing forward the current proposals without, as far as we can tell, any prior discussion with local bodies, suggest strongly that the concerns and benefit of local residents, organisations, businesses and our Councils carry no weight whatsoever with RSP, who appear once again here to be proposing to continue to do just as they like regardless of potential significant negative impacts on local communities.

We urge you to turn down both these proposed changes.

Regards

Branch Secretary, Thanet Green Party

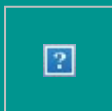
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From: **NI Mail Distribution** <ni.mail.distribution@notifications.service.gov.uk>

Date: Tue, Aug 1, 2023 at 4:15 PM

Subject: Updates for Manston Airport

To: <thanetgreenparty@gmail.com>



TR020002: Manston Airport Updates

Hi Thanet Green Party

An application for a non-material change to the [Manston Airport](#) Development Consent Order has been made by RiverOak Strategic Partners Ltd. The deadline for receipt of representations is Friday 25 August 2023

[Cover letter to Secretary of State](#) (PDF, 173KB)

[Supporting Statement](#) (PDF, 500KB)

[\(Amendment\) Order](#) (PDF, 77KB)

[Regulation 6 Notice](#) (PDF, 89KB)

[Regulation 7 SoS Response](#) (PDF, 128KB)

A [Consultation and Publicity Statement](#) (PDF, 108KB) has been published today, 1 August 2023. This document is supplemental to the included with the Application.

Please email responses
to manstonairport@planninginspectorate.gov.uk

See [Manston Airport](#) for more information.

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<https://infrastructure.planninginspectorate.gov.uk/email-unsubscription.php/?email=thanetgreenparty@gmail.com&project=TR020002&code=f5d5353706735109970d722c324443bb>

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(Cllr) Tricia Austin
Branch Secretary & Election Agent, Thanet Green Party

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