

Dear Secretary of State,

It was a relief, and a complete moral victory, to see that the Independent Assessor's Report echoed that of the Planning Inspectorate's previous in-depth report, ergo that this proposal for a large cargo hub, in the furthest corner of the country, is not needed. The location of Manston is the exact opposite of a hub.

Bar RSP's own, obviously biased, report, the Ove Arup report aligns with **all** previous reports which come to the same conclusion that there is no evidence of need for this freight hub.

History, and common sense, tells us that a freight hub in this part of the country would not be a viable proposition. However, any attempts to make a futile go of an airport would cast a polluting shadow over the town of Ramsgate and would have a severely negative impact on lives and jobs.

## hub

[hʌb] 

### NOUN

1. the central part of a wheel, rotating on or with the axle, and from which the spokes radiate.  
*synonyms:* pivot · axis · fulcrum · centre · centre point
2. the effective centre of an activity, region, or network.  
"the city has always been the financial hub of the country" · [\[More\]](#)  
*synonyms:* centre · centre of activity · core · heart · focus · focal point · middle · nucleus · kernel · nerve centre
- a central airport or other transport facility from which many services operate.  
"the airport authority's policy promotes Manchester as an international hub" · [\[More\]](#)



Since both the Arup and the ExA's reports have been published there have been a few new developments in Ramsgate all which would be severely impacted by the frequent, low, noisy, polluting over-flying of large freight aircraft.

- **On 27<sup>th</sup> October 2021 Thanet District Council heard that a £19.8 million Levelling Up Fund bid Ramsgate had been** [REDACTED]

**Cllr Ash Ashbee, Leader of Thanet District Council said:** "This is absolutely fantastic news for the district. Having not one, but both of our funds approved by the Government is the best outcome we could have hoped for. Both of these bids will make a huge difference to the communities, businesses and stakeholders in the district, helping to boost Thanet's economy and provide more jobs and training opportunities for as many people as possible. I am delighted with this result, which had the full backing from both our local MPs, Craig Mackinlay and Sir Roger Gale. I want to thank everyone involved in preparing and submitting these bids for their hard work and valuable contribution, which will have a substantial impact on Thanet's future."

**Package bid for Ramsgate – £19.8m funding ask -** [REDACTED]

*There are three components to the bid for Ramsgate:*

1. **The Port.** Investment in Port Infrastructure will create a Green Port which will provide a hub for innovation and training, allied to a modern hybrid Port, supporting renewable energy and zero carbon maritime logistics. Investing jointly with the private sector we will create a Green Campus including a Centre of Excellence for offshore operations and maintenance, space for innovation in low carbon logistics and a hub for green business. This investment will unlock the opportunity to provide real economic growth, job creation and training places in the heart of Ramsgate.
2. **The Royal Harbour.** We are seeking investment to link buildings within the harbour area to develop new and distinctive visitor assets that will provide important new training and employment pathways for residents. A new boutique hotel and a high end restaurant and a brasserie will provide meaningful apprenticeships and in work training in hospitality. These will be accompanied by vital investment in quayside fishing facilities to enable the local fleet to store and sell their catch, as well as providing new fishing and maritime jobs and training to support the growth and resilience of the town's fishing community. New public realm adjacent to a refurbished clocktower will create a new town square, as well as connecting projects and reducing congestion within the centre.
3. **Assets to Connect to Opportunity.** We are proposing to invest in two community access points including one at Newington and one in central Ramsgate. These will provide the spaces for people to access information and first stage activity as part of wider career development. This will include training kitchens, community teaching space, opportunities for intermediate labour markets and information exchange, as well as space for existing local charities to operate out of.

The Royal Harbour, the only Royal Harbour in the UK, is less than 4kms from the runway and directly under the flightpath. The Levelling Up investment, and the jobs it will provide, will be blighted and jeopardised by the proposed low flying freight aircraft.



- Lonely Planet placed the Kent Heritage Coast number 4 in the top ten places to visit in 2022.

Congratulating Visit Kent on promoting this achievement North Thanet's MP, Sir Roger Gale, said:

*"As domestic holidaymaking is enjoying a boom and as more overseas visitors will once again be able to take their holidays in Britain this well-deserved accolade will be a tremendous boost to the economies of our coastal towns.*

*The glorious beaches of East Kent, the fine chalk cliffs of Thanet and Dover combined with the cultural offerings of The Turner Contemporary, Thanet's galleries and artistic quarters and our theatres combine with our traditional seaside family facilities in Herne Bay and Margate to offer the ideal fun-filled family holiday not only in the summer but throughout the year.*

*Kent's Coast is accessible by rail and coach as well as by car and offers great opportunities for carbon-friendly walking and cycling breaks using assets like the Viking Trail and visitors now enjoy locally produced food and drinks in the coastal towns' many excellent pubs, restaurants and cafés.*

*In the year before the pandemic Kent's tourism contributed £4.1 billion to the economy: in 2022 I hope and expect that we shall have bounced back to exceed that figure through a job-creating tourism, entertainments and hospitality industry. Lonely Planet has sent out a clear message: Kent's Coast is open for business – come and enjoy."*

**Visit Kent says - The Isle of Thanet is sprinkled with exciting galleries, quaint independent shops, cosy cafés and innovative artists with Broadstairs, Margate and Ramsgate proudly standing as some of the most exciting creative hubs in the UK.**

*These accolades from Lonely Planet (and others) significantly come after the airport has closed. Freight aircraft flying low over the coastline every 10-12 minutes will be detrimental to tourism, the growing creative hubs and café culture of Ramsgate and will certainly do nothing to enhance the beauty of our wonderful coastline nor protect our precious wildlife.*

- **The Royal Sands development**

The new Royal Sands development is nearing completion. The programme to build 106 luxury apartments, a 60-bed hotel, leisure facilities, restaurants and shops in a £50 million redevelopment project right on the seafront is under, what would be, the direct flight path from Manston.

*Out of 20 seaside towns, Ramsgate was listed as the number one most desirable area to relocate to from London in the latest Property Market Index Rating*

*Blueberry Homes sees the rise in coastal property demand coinciding with the regeneration of Ramsgate's seafront, saying: "The seafront is becoming a vibrant, culturally rich place to enjoy, there's a great buzz about the seafront and Royal Harbour, which just celebrated 200 years of royal ascent in September, and it definitely seems to be heading to a new dawn."*

- **Ramsgate Arts Barge**

Planning permission has just been granted by Thanet council for a 130-year-old barge to have a permanent mooring in Ramsgate Royal Harbour, with the vessel to be used for mixed use including exhibition, event, performance and community space, artist studios, bar and kitchen and a top deck garden seated area.

- **Thanet District Council has Launched the Ramsgate Conservation Area Public Consultation**

*A six-week public consultation opened 1 November 2021 on the draft Ramsgate Conservation Area Appraisal. This has been prepared by Alan Baxter Ltd as part of the Ramsgate Heritage Action Zone scheme, with funding from Historic England. The Ramsgate Conservation Area covers most of the town centre, from the listed buildings near the top of the High Street down to the Royal harbour, and spans west to include Pugin's The Grange and east to the Pulhamite-bordered Winterstoke Gardens. The Ramsgate Conservation Area has not been appraised since its designation in the 1970s, and has clearly evolved since then.*

- **Air space change application for Manston airport**

Meanwhile, in addition to the new developments highlighted above, RSP has failed, for the second time, to gain approval from the Civil Aviation Authority to pass through the second gateway assessment stage for the necessary air space change approval needed to reopen the airport.

*In our Gateway Assessment, the CAA concluded that the submission did not meet Criterion 3 and Criterion 5 above for the reasons set out below:*

*1. Criterion 3 (Design Principles Evaluation): The development of the baseline ("Do Minimum") scenario and comparative assessment of the suggested design options against the design principles did not evidence clearly that the design options had been adequately assessed against the design principles. (CAP 1616 - Step 2A Para 128 and Para E21).*

*2. Criterion 5 (Initial Options Appraisal): In Step 2B, the presentation of the Options Appraisal (which built on Step 2A) did not allow us to conclude that it had been correctly undertaken. (CAP 1616 - Step 2B Para 133 and Appendix E Para E12).*

*The Civil Aviation Authority has informed the change sponsor of this decision. In line with CAP1616, the change sponsor is now able to reconsider its submission before resubmitting it for further review by the Civil Aviation Authority at a future Develop & Assess Gateway*

- **As regards the Jet Zero Consultation the Depart of Transport's Jet Zero Consultation: Evidence and Analysis, July 2021, sums it up as follows -**

*The **Jet Zero Consultation** sets out the principles for delivering aviation net zero by 2050 and outlines the range of solutions needed to reach this goal. It is expected that net zero will be achieved through a mix of different technologies, including the adoption of sustainable aviation fuels (SAF) and the use of zero emission flight (ZEF) and all parts of the sector will need to work together. **However, many of the technologies needed to achieve net zero aviation are in the early stages of development and there is significant uncertainty regarding the expected cost, availability and uptake of these technologies over the coming decades.***

*The costs of Sustainable Aviation Fuel (SAF) are high and uncertain. A recent ICCT report suggested that, in general, SAF is around two to three times the cost of kerosene, and potentially up to eight times the cost of kerosene for certain pathways.*

The modelling is based on short to medium haul passenger aviation not freight. There is still much uncertainty as shown in this document -

- **In conclusion**

Please reflect on these new progressive and exciting initiatives for Ramsgate town, port and harbour. The government money being poured in will provide real, non-polluting jobs. Consider how detrimental a large cargo hub would have on this promising future.

In general, whilst I think that the Report covered the lack of need for this project I think that there could have been a more in depth analysis of the negative issues this proposal would have on Climate Change, both locally and globally, particularly given the ongoing COP26 agenda.

Yours Sincerely,  
Mrs R Starling