

MANSTON ENGAGEMENT REPORT

October 2025



CONTENTS

1.	Introduction	4
2.	Background	6
3.	Ongoing Engagement	7
4.	Engagement on Proposals	9
5.	Outcomes of Engagement	12
6.	Conclusions and Next Steps	22

Report Disclaimer

This report should not be relied upon as a basis for entering into transactions without seeking specific, qualified, professional advice. Whilst facts have been rigorously checked, Cushman & Wakefield can take no responsibility for any damage or loss suffered as a result of any inadvertent inaccuracy within this report. Information contained herein should not, in whole or part, be published, reproduced or referred to without prior approval. Any such reproduction should be credited to Cushman & Wakefield.

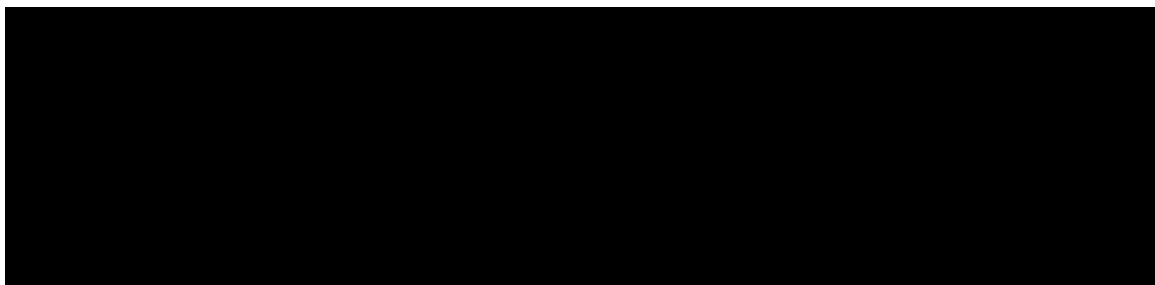
Version	Prepared by	Approved by	Date
Engagement Report	CW	KH	June 2025
Engagement Report October 25	CW	KH	October 2025

1. Introduction

- 1.1 This Engagement Report has been prepared by Cushman & Wakefield (C&W) on behalf of the Home Office (HO) in support of an Application under the Urgent Crown Development Route for the retrospective consent of an Initial Triage Processing Centre (temporary) and the proposed development of a purpose-built facility, the Manston Reception Centre (MRC) and a training facility (hereafter the Proposed Development') at the former RAF Manston, Manston Road, Ramsgate, Kent, CT12 5BS (hereafter referred to as the Site).
- 1.2 The report summarises the engagement that has taken place with stakeholders and how the engagement has contributed to the development of the proposals. The HO has undertaken engagement with key stakeholders who have an interest in the site and its existing and future purpose. This report summarises the engagement which has taken place between June 2023 and June 2025, although the HO propose to maintain engagement with key stakeholders and will continue to do so post submission of the planning proposals and during the lifetime of the development.
- 1.3 This Engagement Report summarises:
- The initial engagement that took place in relation to the planning proposals including [but not limited to] Sir Roger Gale MP; Thanet District Council (TDC); and Kent County Council (KCC);
 - On-going engagement with local statutory stakeholders (**June 2023 – June 2025 and ongoing**);
 - Dedicated Citizen Space webpage, brochure and survey running throughout the duration of the community engagement period (**10 September 2024 – 1 October 2024**);
 - Engagement on the proposals; and
 - Key issues and themes identified from the engagement activity and the outcomes of the engagement on the proposals.
- 1.4 Accordingly, this report is structured as follows:
- **Section 2** provides context for the engagement and background of the project
 - **Section 3** of this report sets out the ongoing engagement
 - **Section 4** of this report sets out engagement on the proposals
 - **Section 5** of this report summarises the outcomes of consultation with stakeholder groups, including technical stakeholders
 - **Section 6** of this report summarises the conclusions of the engagement exercise and outlines the next steps of engagement post submission
 - **Appendix A** of this report are extracts of the dedicated Citizen Space website
 - **Appendix B** of this report is the Manston Reception Centre brochure
 - **Appendix C** of this report is the Manston Factsheet



- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]



2. Background

- 2.1 In early 2022, at the former Ministry of Defence facility (RAF Manston), the Manston Initial Processing and Triage Centre was established at pace, as an alternative site to reduce the pressure of small boats arrivals at the Western Jet Foil (WJF), Dover and nearby beaches. The vision was to develop a facility through phased design, which could process up to 1,600 arrivals in 24 hours of entering the site through biometrics collection, initial asylum screening interview, detention, triage and onward movement.
- 2.2 Manston is a detained facility whereby individuals are held under the Short-Term Holding Facility rules 2018.
- 2.3 Permission is being sought by the HO under the Urgent Crown Development Route, to balance local interests with the overarching critical national interest, and the need to rapidly and securely bring people who arrive in the UK by irregular means into the immigration system.
- 2.4 The current facility is made up of existing buildings that have been repurposed, as well as several temporary structures. The HO has worked to improve facilities, security, equipment; and support services, such as health and welfare capability by working with local partners. However, there is considerable scope to make better use of the site and ensure that activities can be carried out as efficiently as possible. As part of this, the HO plan to build a fit-for-purpose processing centre, increasing efficiency, value for money and compliance with all relevant standards. This site is critical for maintaining security and the effective functioning of the immigration system. It is vital that there is an appropriate and fit for purpose facility at Manston, where arriving people can be securely detained, screened and triaged, within 24 (or exceptionally 96 hours, in the case of those detained in residential holding room accommodation) while their identity and circumstances are ascertained.
- 2.5 The purpose of seeking planning consent by way of the urgent crown development route is to enable the government to expedite seeking planning permission to regularise the existing use of the Site as a temporary initial triage and processing centre that has been operating since December 2021 and to secure consent for a fit-for-purpose Manston Reception Centre and training facility. It is anticipated that the current facility will continue in use until the new facility is completed, estimated to be in 2027/28.
- 2.6 Due to the significant pace at which the temporary operations had to be set up onsite, resourcing issues and uncertainty around the future requirements of the site given the unprecedented arrivals through 2021 and 2022, the HO has not been able to seek planning permission for the continued use of the site until now. Another key factor in this was the rapid evolution of the site which has led to a delayed proposal being sought to regularise the Department's continued use of the site.
- 2.7 It is proposed to seek planning permission via the urgent crown development route due to the national importance of the proposals. These proposals are critical to matters of national and border security, hence it being appropriate to seek consent via this route. The need to seek consent remains urgent to ensure that both existing operations are supported and regularised and that new development can be delivered as quickly as possible (subject to approval).

3. Ongoing Engagement

Manston Transformation Programme (MTP) External Engagement Strategy

- 3.1 The Manston Transformation Programme (MTP) began engagement with local partners in the summer of 2023, initiating discussions with the area's MP Sir Roger Gale regarding plans to upgrade the existing infrastructure at Manston. This engagement progressed to meetings with TDC and KCC in the autumn of 2023, which have continued on an ad-hoc basis since then. Also in autumn 2023, MTP officials started joining existing six-weekly Multi-Agency Forums, to share plans with wider public sector partners including [but not limited to] Police, Fire Service and the NHS.
- 3.2 Ahead of commencing the community engagement, a short factsheet was published on gov.uk (in April 2024 with a further update in October 2024 to reflect the engagement) to outline the plans and share publicly that planning approval for the development would be sought (see at **Appendix C**). Similarly, letters were sent to inform TDC and KCC, local public sector organisations, the MP and the Independent Monitoring Board (which provides external voluntary oversight of operations at the Dover and Manston sites). A series of meetings were held with TDC and KCC, and with District and Parish Councillors to discuss the proposals, planning process and seek their views on how best to structure and tailor the community engagement.
- 3.3 Local statutory organisations and elected officials have broadly been content with the plans to improve the site, providing the scope and scale were not changed significantly to that already in operation, with TDC and KCC keen to see detailed planning documents to help them assess the potential impacts on the area.
- 3.4 Following receipt of TDC's response to the engagement exercise relevant draft surveys and assessments have been shared with them for consideration, as detailed in Table 1. Additionally, the HO hosted joint meetings with TDC and the Environment Agency (EA) on 6 November 2024 and 11 February 2025 to discuss questions about the draft documents shared. On 15 March 2025 HO hosted a site visit for TDC officials, District councillors and the EA to present the proposals and site context.

Table 1 – List of draft documents shared with TDC and the Environment Agency

Document
Parameter Plans
Description of Development
Outline CEMP
Air Quality Assessment
Dover A20 Supplementary Air Quality Assessment
Ground Investigation Report
Noise and Vibration Impact Assessment
Outline Remediation Strategy Approach
Landscape and Visual Impact Assessment
Archaeological Desk Based Assessment

UXO surveys

- 3.5 Following receipt of their engagement response the HO shared draft surveys and assessments (Transport Assessment and Position Statement), and hosted meetings with KCC. Meetings took place with KCC in November 2024, January and March 2025 to discuss the proposal more broadly as well as highways/ transport matters raised in their engagement response and provide an update on the proposals.
- 3.6 This engagement will result in the agreement of a Highways Position Statement, in which KCC confirm agreement with the scope and findings of the Transport Assessment, the suitability of the existing and proposed operational controls to mitigate the highways impacts and the appropriateness of the wider highway improvements. The statement is at an advanced stage and is currently being finalised for agreement.
- 3.7 Parish and District Councillors encouraged the HO to carry out engagement with the community, particularly those living locally close to the site. A site visit to the site was held with the Parish Councillors on 7th May 2025. Councillors requested further clarification on matters including site security, access and highway improvements, numbers of service users, infectious diseases and the method for assessing the age of unaccompanied minors.

Table 2 - Manston Transformation Programme (MTP) Engagement with Partners

Stakeholder	Method
Sir Roger Gale	Meetings (ad-hoc but approx. every few months) and Letters, via email
Thanet District Council	Meetings (ad-hoc but approx. every few months) and Letter, via email
Kent County Council	Meetings (ad-hoc but approx. every few months) and Letter, via email
Manston Multi Agency Forum (includes South-East Strategic Migration Partnership, Local Authorities, NHS, UKHSA, Police and Fire Service)	Meetings (six weekly basis) and Letter, via email
Minster Parish Council	Meetings (two to date) and Letter, via email
Manston Parish Council	Meetings (two to date) and Letter, via email
Dover Independent Monitoring Board	Meeting and Letter, via email
Kent Police	Meetings (three to date) and Letter, via email

- 3.8 Further engagement has also taken place with the Independent Monitoring Board on 14 March 2025, to provide an update on the proposals and next steps in the site development.
- 3.9 The Ministry of Defence have an interest in land within the red line boundary. Notice has been provided to them of the application submission accordingly, alongside details of the proposed development and reassurance that their land and access to it will not be adversely impacted.
- 3.10 The HO also have regular monthly meetings with the RAF museum. The site has provided fencing and helped to manage protests in 2022. A RAF Insignia was donated to the RAF museum and HO will also be providing the parquet floor from the former social club.

4. Engagement on Proposals

Proposed Development

- 4.1 The description of development itemised below provides detail of the proposed scheme which is included in the Planning Proposal Statement and was used as a basis for technical assessment.

Retrospective Development*

Retrospective planning permission for operational development provided in connection with the Initial Triage and Processing Centre. This includes marquees for accommodation of service users and associated services, refurbishment and reuse of existing buildings provided in connection with Initial Triage and Processing Centre including the barrack and mess blocks for interview facilities and holding facilities (known as the Residential Holding Rooms RHRs, and erection of an eight cell temporary confinement unit. Provision of catering or dining facilities, toilet or washing facilities, laundry facilities, worship and religious observance facilities, medical facilities, office and administrative facilities, warehousing and storage, and facilities for those carrying out police and security activities. Engineering works associated with the provision of foul and surface water drainage, provision of temporary generators, installation of additional lighting. Closed Circuit Television and fencing. Remediation works to remove historic asbestos associated with former use of the site. Creation of temporary parking facilities, gatehouses, and hard and soft landscaping,

Proposed Development

Use

A maximum of 1,600 service users will be on the site at any one time. The site will be used for triaging and processing service users comprising of single adult males, single adult females and families, training facilities for and on behalf of the Home Office, for national security facilities / operations and as a base for Border Force personnel.

Demolition

Demolition of existing buildings and structures on site to be undertaken in phases. Phase 1 demolition as detailed in drawing entitled Demolition Plan – Phase 1 Completed Dec 2023. Future phases of demolition as detailed in the Parameters Plan entitled Demolition Plan – Future Phases.

Proposed New Development

New development to include modular buildings, extensions to existing buildings and refurbishment works up to a maximum height of 12m. The maximum development area will be 108,982 sq.m. The development will comprise an arrivals and reception centre, Short Term Holding Unit, ancillary administrative facilities, communal services including indoor and outdoor recreation facilities, catering and dining facilities, laundry, medical facilities, worship and religious observance facilities, storage and warehousing, staff accommodation and gatehouse. New training facilities and classrooms, erection of aircraft fuselages and vehicle simulators.

Proposed Operational Development

Operational development works required in connection with the permanent use of the site as the Manston Reception Centre and Training Facility to process service users including engineering works associated with the provision of foul and surface water drainage, including new waste water treatment centre, solar panels to roofs of buildings, provision of temporary generators, installation of additional lighting and Closed Circuit Television, fencing up to 6m in height, creation of internal roads and hard surfacing areas for parking of cars and operational vehicles, substations and associated landscaping.

**Retrospective development – all new development that has occurred on the site since HO took occupation of the site in December 2021 and up to March 2025*

Community Engagement Plans

- 4.2 There is no legal requirement to run a formal consultation as part of the Urgent Crown Development process. However, community engagement with a broad range of impacted and/or interested stakeholders is encouraged.
- 4.3 The objective of the engagement process was to share information relating to the planning proposal with local residents and property/business owners, elected representatives, local authorities and other bodies and technical engagement partners. This would provide an opportunity for key stakeholders to review the proposals and make comment, in turn, enabling the feedback to influence the planning proposals, where appropriate.
- 4.4 Following feedback from local partners, the decision was made to target the community engagement at those living close to the site and most likely to be affected by the development, with the aim of securing feedback specifically on the planning proposals. Working with the programme's project team, a catchment area of approximately two kilometres surrounding the Manston site was drawn up with a view to inviting feedback from everyone who lived, or owned a property or business, within this area.
- 4.5 The HO decided to use the Citizen Space website, an established forum for seeking public feedback and published a brochure with an overview of the plans (**Appendix A and B**) and a survey which ran for three weeks (**10 September 2024 - 1 October 2024**). Just ahead of the commencement of the three-week consultation period letters were mailed to 1,776 properties within the catchment area providing details about the survey.
- 4.6 In addition, letters were sent to the Herne Bay & Sandwich MP, District and Parish Councillors and technical organisations, to provide details about the engagement window and how they could respond (including a direct email address), and this information was also shared at the September Multi-Agency Forum. During the three-week window, HO officials held meetings for the Councillors to invite their views. The RAF museum were also sent letters providing details of the brochure and survey.
- 4.7 Open channels for discussions were made available with the HO to enable stakeholders to raise any concerns regarding plans for the site and to continue pre-existing commitments to work proactively with partners on the operational delivery of the site. Some of the key dates are listed below for reference.

Table 3 – Key engagement dates

Community engagement timeline	Activity
4 September 2024	Letters sent, via email, to: • Sir Roger Gale MP • Thanet District Councillors (Cabinet and Thanet Villages ward) • Minster Parish Councillors • Manston Parish Councillors • Kent County Council • Thanet District Council

	• Kent Police • Kent Fire & Rescue Service • Kent Resilience Forum • UKHSA • Kent and Medway Integrated Care Board • Maidstone & Tunbridge Wells NHS Trust • South-East Strategic Migration Partnership • Natural England • National Highways • Water Technology Engineering • Environment Agency • Southern Water • RAF museum The Citizen Space webpage also went live, with the online brochure.
10 September 2024	Letters posted to properties within the catchment area.
11 September 2024	Online feedback form opened at midnight.
1 October 2024	Feedback form closed at 11.59pm.

Technical Stakeholder Engagement

4.8 In Summer/Autumn 2024, the HO and the wider project team contacted the relevant technical stakeholders to set out the intention to seek planning consent for the on-going use of the site and associated development via a Special Development Order.

4.9 The table below shows the initial engagement activity with technical stakeholders.

Table 4 – Technical stakeholders contacted by the HO and Project Team

Technical Stakeholder	Method
Natural England	Emails
Environment Agency	Emails
Southern Water (Lead Local Flood Authority)	Emails and Teams meeting
Crown Premises Fire Safety Inspectorate	Letter, via email
TDC / KCC (Heritage/ Archaeology/ Landscape/ Lead Local Flood Authority/ Highways)	Letter, via email and Teams meetings
Historic England	Emails
National Highways	Letter, via email and Teams meetings
UKPN and IPSUM	Emails and calls

5. Outcomes of Engagement

- 5.1 There has been productive engagement with a wide range of impacted stakeholders at national and local levels. This report has set out when this has taken place and through what methods. This section sets out key issues that have been identified, the channel of engagement and how the HO have responded.
- 5.2 In terms of response level to the three-week community engagement process, the HO received a total of 263 responses to the online feedback form, including:
- Two responses from organisations; NHS Kent & Medway ICB and the UK Health Security Agency (UKHSA), which can be founded at Annexes J and N.
 - One of the 263 responses was received via email but was entered manually into the Citizen Space website.
- 5.3 In addition to the online feedback, ten responses from organisations were received by the HO following contact via email, these were as follows and can be found at Annexes D-H and J-L at the end of this report:
- Natural England
 - Historic England
 - Environment Agency
 - Crown Premises Fire Safety Inspectorate
 - Dover Independent Monitoring Board
 - KCC
 - NHS Kent and Medway Integrated Care Board
 - South East Strategic Migration Partnership
 - TDC
 - National Highways
 - UK Health and Security Agency

Community Engagement Feedback

- 5.4 With respect to the online engagement process, of the 263 respondents, the majority (92%) said they lived or owned property in the local area. Although this could not be verified, the likelihood seems high as the details were issued directly to those residents and media/social media coverage was limited to the Kent area. Of these, respondents were centred in the areas of Manston village, Minster and Cliffsend (21%, 10% and 8% respectively). Figure 1 below illustrates the location of respondents for context.

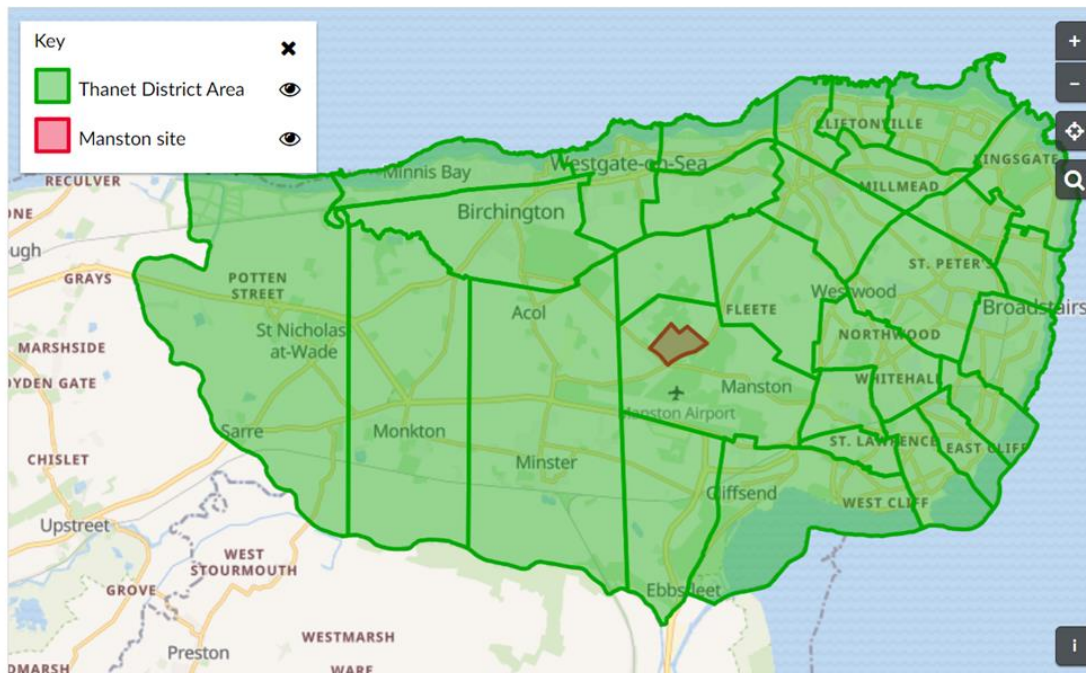


Figure 1 – Map utilised in the online engagement process

Key Themes

- 5.5 As part of the analysis process, ‘tags’ were added to note when a specific issue or theme had been raised. A substantial proportion (**54%**) of the responses commented either in part or in whole on ‘policy’ matters, that is the subject of irregular migration and views on the government’s approach to and management of this. As the issue of ‘policy’ is not specific to the planning proposals which are the subject of the application, this report makes reference to the feedback but does not address the government’s wider response to addressing immigration.
- 5.6 After ‘policy’ the next themes with the highest responses related to the appropriateness of the site use (**24%**), security issues (**20%**), impact on local services (**20%**) and impact on the local economy (**18%**). Again, the majority of these were strongly linked to broader policy issues. Feedback on the themes in the engagement brochure (**Appendix B**) were less frequent.
- 5.7 The bar chart below at Figure 2 provides a visual representation of the key themes raised as part of the community engagement feedback. A summary relating to each of the key themes raised and how the HO have responded, where possible, is set out in paragraphs 5.9 – 5.61.
- 5.8 As the purpose of the community engagement exercise was to gather feedback on the development plans for the Manston Reception Centre, the feedback on each of the themes have been set out in the same order as the information which was shared via the **Manston Reception Centre Brochure**, which is **Appendix B**. Additionally, feedback on each theme is split between the community feedback and that from statutory and technical partners, where provided.

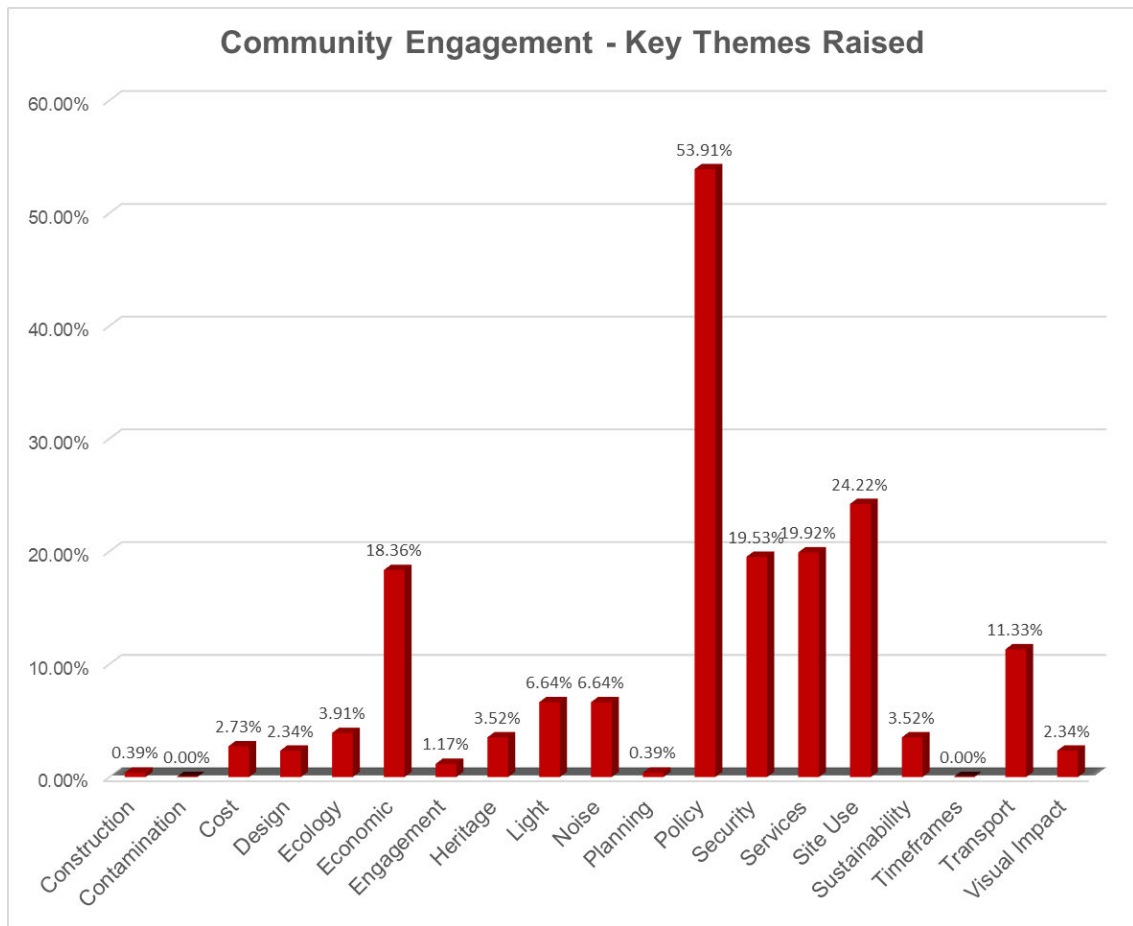


Figure 2 – Community Engagement – Key Themes Raised

Site Use

Community Feedback:

- 5.9 The issues around 'policy' and 'site use' overlap to a degree, but of the 24% of respondents commenting on the current and planned use of the site, a significant proportion disagree with the HO's use of the site for immigration purposes. A number of reasons are given for opposing the site use including:

- Permanency of the facilities and consideration that if there is a reduction in the number of people arriving on small boats, the facility is not a good use of tax-payer money.
- Alternative potential uses, including meeting a shortfall in housing for local people.
- The perception that the location of the facility is not suitable.
- Cumulative impact of other developments including Manston Airport and new housing in the local area.

For those in favour of the facility, comments relate to the need to provide adequate accommodation and humane treatment, as well as noting that, given the site already exists, it is important to ensure it's well maintained.

Technical Partner feedback:

- 5.10 KCC and TDC commented that they were content with the plans so long as the scope was to replace the temporary structures and not changing the current operating model of the facility.

Similar feedback was received from elected representatives such as District and Parish councillors, who noted that the site was a significant employer in the area.

- 5.11 TDC did note that the current use was not covered by prior planning use in their view, and so it was welcomed that the proposal and associated engagement was addressing this and allowing some scrutiny. In their view however, they needed more detail about the proposed scope of development and associated planning surveys and documents. Following the feedback several planning documents have been shared and discussed in a series of calls with officials (as set out above at paragraph 3.6). The HO plan to continue this engagement throughout the development process.

Response

- 5.12 In response, it is considered that the Manston site is assessed to be a highly suitable site available within the east Kent area that could accommodate such a facility, in terms of proximity to points of arrival and the ownership and availability of land.
- 5.13 The facility at Manston continues to play a vital role, enabling the HO to quickly and securely bring people arriving by small boat into the immigration system so that screening can take place and decision made rapidly on their status.

Economic Impact

Community feedback:

- 5.14 The responses regarding the economic impact of the proposal are a more balanced mix of positive and negative, with 18% respondents commenting on this theme. Positive feedback includes the value of the site's role as a local employer as well as the potential for job creation or local business opportunities associated with construction activity.
- 5.15 In contrast, some responses note the negative impact on the local tourism economy, including a few responses from businesses which provide holiday accommodation and fear the facility will reduce the appeal for those holidaying in the locality.
- 5.16 The other main financial issue that is referenced is the potential impact on property prices for those living closest to the site.

Response

- 5.17 A Socio-economic assessment is submitted with the planning proposals; this assessment provides detail on the economic benefits of the proposal. A headline summary of the potential socio-economic benefits that the scheme could deliver to the local Thanet economy include [but not limited to]:
- Up to 1,200 new gross FTE opportunities; up to £100m annual Gross Value Added (GVA) to the local economy;
 - Up to £480m of net additional GVA contribution to the local economy over 10 years of operation;
 - Up to 550 net additional construction job years supporting c.£40m of GVA at the Thanet level through the construction phase; and
 - Potential for up to £1m of additional annual business rates receipts for the local authority.

Design and Visual Impact

Community feedback:

- 5.18 Only 2% of respondents referenced design and visual impact respectively. A small number of people noted the need for the facilities to be adequate, including for women and children, and approved of the proposals to stop using 'tents' and 'marquees'. The need for suitable accommodation was also echoed by some of the elected representatives.
- 5.19 In contrast a small number of respondents felt that current infrastructure should be adequate given the short-term nature of the stay at the facility.

Technical Partner feedback:

- 5.20 TDC questioned whether there would be any difference to what is visible from outside the site, if new buildings were taller or fencing higher.
- 5.21 There was also some feedback in relation to the design of new facilities. Dover Independent Monitoring Board recommended ensuring sufficient recreational space and sanitation facilities.
- 5.22 NHS Kent and Medway Integrated Care Board and the UK Health and Security Agency both noted the importance of incorporating infectious disease control and outbreak management within design plans. The Integrated Care Board also noted the importance of oversight from the appropriate medical bodies of medical facilities for people experiencing mental health crises.

Response

- 5.23 The original military accommodation has been upgraded and repurposed, where possible. In terms of the case to replace temporary infrastructure, this will enable improved operational efficiency, support compliance with all relevant standards, improve environmental sustainability and reduce operating costs.
- 5.24 In respect of health and well-being, there are robust processes in place such as medical screening and the ability to isolate individuals with infectious diseases. Similarly, well-being and mental health form considerations form part of any health screening and appropriate support provided. However, the feedback from partners in relation to detailed design plans and operational processes will be considered and taken forward in further discussions.
- 5.25 In response to concerns about visual impact and the potential height of the structures, a Landscape and Visual Impact Assessment has been prepared in support of the proposals. Existing mature trees and hedgerows will be maintained where possible and new trees and hedgerows will be planted to offset those that will be lost. Critically, this assessment finds that the proposed development would not have a significant adverse visual effect.

Light and Noise Impact

Community feedback:

- 5.26 7% of respondents raised issues or questions concerning light and noise impacts. These comments are mostly from residents living close to the site and reflect the impact the site has had on their properties and lives. Councillors also sought reassurance about potential disruption to residents.

- 5.27 Neighbouring residents have commented on how the lights and noise levels of the site already negatively impacts on them. This includes references to the inability to block out the site lighting at night and noise from generators, machinery, vehicles, dogs and staff.

Response

- 5.28 A Lighting Strategy is submitted as part of the planning proposal and the strategy will be followed during the detailed design phase of the development to reduce the impact of external lighting on residents living next to the site whilst ensuring that the lighting around the site, particularly on the perimeters meets the necessary standards. The lighting strategy will also be developed in consultation with an ecologist to ensure it is sensitive to bats.
- 5.29 Similarly, a Noise Impact Assessment is submitted to support the planning proposal which will set out the noise environment standards that need to be attained and what mitigation can be incorporated into the detailed design. This sets out limits for daytime and night-time operational noise as well as the criteria mechanical plant systems will need to achieve.
- 5.30 Furthermore, measures have been taken on site to reduce reliance on generators and address lighting concerns (for example by switching lights off or redirecting them in response to direct liaison with local residents).

Environment, Sustainability and Heritage

Community feedback:

- 5.31 Only 4% of respondents have made comments relating to the impact of the plans on the environment. This is split equally between those stating that the Thanet area has already been widely developed with a loss of farmland and green spaces, and those concerned about the negative impact on biodiversity. No feedback was received in relation to contamination.
- 5.32 4% of respondents have commented on the issue of sustainability, generally commenting on whether sufficient infrastructure is generally in place to support the site and other new builds in the area and particularly referencing both sufficient water supply and the impact on the sewage system/sewage being released into the sea.
- 5.33 Approximately 4% of respondents have commented on the impact of the plans on the historical nature of the site. There are concerns about the conservation of the history of the site.

Technical Partner feedback:

- 5.34 The potential environmental impacts of the planning proposals have been discussed between the project team and [but not limited to] the Environment Agency, Natural England, Historic England, and KCC and TDC.
- 5.35 Natural England had no objections to the proposed development as there would not be significant adverse impacts on statutorily protected nature conservation sites or landscapes, based on the information shared with them.
- 5.36 TDC and the Environment Agency noted that the location lies within a groundwater source protection zone and that assessments and mitigation should prioritise the protection of groundwater quality. The Environment Agency also noted they would expect wastewater to be discharged via the mains sewer network.

- 5.37 TDC also requested further information with regard to biodiversity in relation to bats and the mechanism for securing the management and monitoring of any on-site biodiversity net gain for at least 30 years. This has been addressed as part of ongoing engagement with them.

Response

- 5.38 It is noted that a full suite of technical assessments and surveys have been undertaken across the site (ecology, ground contamination, UXO, radiation, flood risk and drainage, heritage, highways etc) to assess the impacts of the development on the environment. This has identified mitigation measures which will be incorporated accordingly, including a clean cover layer to areas of soft landscaping; a perimeter bund in specific areas to ensure there is no risk of surface water run-off outside the site; and habitat compensation, a landscape strategy and translocation for Basil Thyme.
- 5.39 Furthermore, an Environmental Impact Screening Report has been completed in support of proposals and the report concludes that the proposal will not result in any significant effects on the environment.
- 5.40 Following feedback, the programme team has shared further assessments and surveys with TDC and the Environment Agency and met to discuss these (including as part of site visits to Manston). The Environment Agency has set out its response to the shared information and potential draft conditions in their engagement responses in October and November 2024 and March 2025 (these are enclosed within the Appendices).
- 5.41 A position statement (Appendix O) was agreed with TDC and the Environment Agency in May 2025, setting out that further targeted ground investigations would be necessary in any additional areas of development. It was agreed that conditions would be used to secure these targeted investigations (and any appropriate remediation).
- 5.42 The programme team has sought further engagement with KCC and the county archaeologist with regards to the correct recording of documents in accordance with the recommendation for historic building recording in the desk-based archaeology assessment. No response has yet been received; contact attempts will continue.

Transport

Community feedback:

- 5.43 Of the responses that addressed issues of relevance to town planning, a significant proportion of these related to transport (11% of respondents). These related to the current and potential impact on local roads around the site and the question of whether the transport infrastructure can handle additional traffic and large vehicles. Several respondents noted the interaction with the airport development plans and new housing and combined impact on traffic.
- 5.44 There are a few references to the risk of accidents associated with the junction that staff use to enter and exit the site (the Spitfire Junction)

Technical Partner feedback:

- 5.45 KCC raised the issue of traffic mitigation, noting that they would like the HO to provide plans to address improvements needed at Spitfire Junction (B2050/Manston Road with Spitfire Way) whilst acknowledging they would require collaboration from the Manston Airport DCO developers.

Response

- 5.46 A Transport Assessment (TA) was completed with input from KCC on the methodology. The TA recommends mitigation where appropriate to ensure that traffic generated by the proposal in cumulation with other committed development does not have an adverse impact on the local road network and highway safety. This mitigation includes proportionate funding (and the transfer of land if needed) from the Home Office to KCC to support highway improvements.
- 5.47 A travel plan is submitted with the proposal, and proposes a range of sustainable travel initiatives, which will aim to reduce reliance on single-occupancy vehicles for staff and visitors:
- Commitment to continue working with Kent County Council and third parties (adjacent developers and landowners) on shared sustainable transport initiatives (i.e. initiatives worked up in conjunction with the previously referred to parties for mutual benefit) to deliver modal choice and reduce reliance on single-vehicle occupancy travel.
 - Development of improved pedestrian routes and cycle paths in collaboration with adjacent developments to enhance to enhance accessibility and promote sustainable transport.
 - Enhancement of public transport connectivity particularly to key rail stations like Thanet Parkway, to reduce car dependence and support increased employment opportunities in the Manston area.
 - Promotion of sustainable transport to the MRC facility and reduce Single Occupancy Vehicles.
 - Parking management and control plans for the MRC site through the provision of:
 - 800 car parking spaces with 25% EV charging points;
 - 58 operational vehicle spaces with 100% EV charging points;
 - 41 motorcycle spaces; and
 - 30 bicycle spaces.
- 5.48 The programme team has met with KCC to discuss the issue of potential improvements to Spitfire Junction on a number of occasions and has made good progress in agreeing the scope of these improvements. The HO has committed to provide an area of land (located in the southwestern corner of the site) as well as proportionate financial contributions (based on a detailed design which is being prepared). The HO has also engaged with River Oak Strategic Partners Ltd regarding DCO proposals to redevelop Manston Airport, and opportunities to provide additional land and a proportionate financial contribution towards Spitfire Way Junction improvements.
- 5.49 This resulted in a Letter of Agreement, signed by RSP Manston Airport and the HO, being sent to KCC on 27 March 2025, The letter sets out the principles that have been agreed by both parties in respect of the disposal of land and provision of proportionate financial contributions to allow delivery of the agreed improvements. The letter also sets out the next steps required, including preparation of detailed design and modelling for the junction, a cost review and identification of the necessary land for transfer to KCC. Engagement continues on this basis.
- 5.50 As summarised at paragraph 3.6, a highways position statement is at an advanced stage of being agreed with KCC and reflects their agreement to the scope of the Transport Assessment, operational controls and sustainable travel initiatives to mitigate the highways impacts and the above described highway improvements.

Security

Community feedback:

- 5.51 A significant theme is security, reflected in around 20% responses. The comments are negative and relate to concerns regarding the presence of migrants in the area, with several commenting on the safety of women and girls.
- 5.52 There are also some concerns expressed about the potential for the centre to harm community cohesion and attract protests.

Response

- 5.53 The Manston facility is a secure facility and asylum seekers are detained whilst on site so there is no opportunity for them to go out into the local community. Existing and proposed security staff provide a 24/7, 365-day presence at the site. All security personnel are appropriately licensed, and security vetted. Access and egress to the site is controlled by the security team on-site and all access gates in use are staffed by security personnel and secured at all times. Furthermore, there is a combination of fixed camera and mobile CCTV at the site, with coverage focused on the access points. CCTV can be accessed remotely and is monitored 24/7.
- 5.54 There are no proposed changes to the existing security procedures at the Manston facility as part of the proposals. However, the proposals do include the potential to increase the security of the site further through additional internal fencing and CCTV.
- 5.55 The feedback demonstrates the potential to dispel 'myths' about site security in any further communications with the community. Furthermore, the HO will continue to ensure there are open channels of communication available with the community to ensure they are able to raise any concerns, inclusive of site security.

Impact on Local Services

Community feedback:

- 5.56 Around 20% of responses relate how the facility will impact on services in the area. The majority of these comments state that public services in the Thanet area are already stretched and that people arriving at the facility will add to this burden. Links are made to the wider impacts and pressures of migrant accommodation in the area and in Kent.

Statutory/Technical Partner feedback:

- 5.57 NHS Kent and Medway Integrated Care Board provided positive feedback on the impact of on-site medical facilities in reducing the impact on local health services; and the importance of this continuing. They and KCC emphasised the on-going importance of effective collaboration with them regarding infectious disease control and provided advice on incorporating this into plans.

Response

- 5.58 The HO does not anticipate any significant changes to the impact on local services as a result of planning proposals.
- 5.59 The majority of healthcare provision for arrivals at the site will continue to be managed by a healthcare supplier commissioned by the HO to provide services on-site. Primary health care needs are provided for at the site, with referrals to local hospitals for further tests or treatment offsite in certain circumstances.

- 5.60 The HO will continue to work closely with NHS partners, Local Authorities and the UK Health Security Agency to manage any urgent healthcare and social care needs, noting that arrivals remain at the site for very short periods of time. The advice on disease control and outbreak management is noted and will be subject to further discussion.
- 5.61 The HO works with Kent Police, Kent Fire & Rescue Service and other public bodies to address any issues in relation to the site appropriately.
- 5.62 The Healthcare Position Statement provides further detail.

Community Engagement

Community feedback:

- 5.63 A handful of the respondents said they were unhappy that they had not been consulted when the site was originally opened.
- 5.64 25% of respondents said they would like to be kept informed about plans, including the results of the engagement, the planning proposal, designs, jobs and commercial opportunities, plans for compensation, and information about all of the issues above including biodiversity, transport, noise and light pollution and security.

Statutory feedback:

- 5.65 As set out above, TDC expressed the desire to see further information about plans; noting that engagement had started, and they anticipated this would continue so that they could fully understand plans.

Response

- 5.66 The HO has taken a proactive and productive approach to external engagement since operations at the site were stabilised following the rapid development of facilities in 2022. Following the completion of the pre-submission stage of engagement activity, the HO is now looking to progress to further stages of communications with key stakeholders, with the aim of ensuring local residents and property/business owners, as well as elected representatives, local authorities and other bodies are kept updated on the progress of development of the Manston site.

Policy

- 5.67 Additionally, over half of the responses provided views or comments on the broader issue of illegal or irregular migration. Many questioned why investment would be made in the Manston facility rather (as perceived) than in solving the problem of stopping the crossings.
- 5.68 Concerns were also based on the idea of public money being spent on Manston in comparison to spending this on other infrastructure or public services, with many references to homelessness, NHS services and winter fuel payments.
- 5.69 A small number of comments acknowledged the legitimate need for the site.
- 5.70 As outlined above, this Engagement Report does not address the wider political matter as it is not considered a material consideration in the determination of the proposals.

6. Conclusions and Next Steps

Conclusions

- 6.1 This Engagement Report has been produced to support the planning proposals for the use of the Manston site for the reception and processing of irregular migrants. The report compiles the engagement that has been undertaken at the time of writing, the stakeholders who have been engaged and the general methods used to engage. The HO identified the key local stakeholders including the local authorities, other statutory organisations such as the NHS, Police and Fire Service, elected representatives as well as the residents and property owners in the vicinity of the site. A range of engagement methods have been used including meetings, written updates, Multi-Agency Forum meetings and a dedicated Citizen Space website and online survey. This exercise demonstrates the HO's commitment to fulfilling the requirements to undertake diligent enquiries for information needed to make a decision.
- 6.2 The report discusses the key points raised through engagement with local and technical stakeholders. Furthermore, ongoing proactive, regular engagement with all relevant stakeholders is proposed for the duration of the programme, until the planning process is completed and through to construction and service transition and for the lifetime of the development.
- 6.3 The report identifies and summarises the key themes that have emerged from the engagement work. These themes are considered to be; Policy; Site Security; Impact on Local Services; Use of the Site; Transport; Economy; and to a lesser degree Light, Noise and Environmental. The report explores the themes and how the HO will address them. As noted, this report is to support the preparation of a Special Development Order for the site's existing and proposed use. A Planning Proposal Statement is submitted in support of the proposal and this document draws upon the engagement that has occurred with stakeholders to ensure appropriate controls for commitments made by the HO are secured through planning conditions or limitations.

Next Steps

- 6.4 Following the completion of pre-submission stage of engagement activity which related to sharing information regarding the planning proposal for the Manston Reception Centre, the HO is now looking to progress to further stages of communications and engagement with key stakeholders.
- 6.5 The aim of ongoing and future engagement is to keep local residents and property/business owners, elected representatives, local authorities and other statutory bodies and technical engagement partners updated on the progress of development of the Manston site.
- 6.6 In support of this, the HO will continue to meet with the TDC and KCC on a regular basis going forward, including environmental matters, transport and historical recording. The HO will continue to update the local MP and District and Parish Councillors. The HO is continuing engagement with the Multi-Agency Forum to share plans with wider public sector partners including Police, Fire Service and the NHS. The HO will also continue to update the Independent Monitoring Board Chair responsible for the Manston site, to ensure they are informed of how developments on the site are progressing.
- 6.7 Subject to any approval and/or planning conditions, further technical discussions with relevant stakeholders will also take place.

- 6.8 Consideration is also being given to engagement with the local community, particularly those living locally close to the site. The HO is looking into how and when to share further updates with them going forward but will want to update as and when plans for the site are further developed and ahead of any construction.

Appendix A - Extract of Citizen Space Website

Citizen Space

Manage Activities

Analyse Activities

Go to this activity's dashboard

Site ▾ Helen Wright ▾ Help

 Home Office

Search 

Home

Find activities



Manston Reception Centre

Overview

The Home Office is seeking the views of local residents and owners of businesses and property on planning proposals to upgrade the infrastructure at the Manston Reception Centre.

Since 2021, the Home Office has been operating a reception and processing centre, based at the former RAF base in Manston, for people arriving by small boat and there are no plans to change its use.

However, we do intend to upgrade the current temporary infrastructure, to provide a more efficient and fit for purpose processing centre, next to the area currently in-use on the Manston site, with protection of the local community's safety given the same high priority as now.

The Home Office will be seeking planning permission for this work, with the planning route still to be determined. We are seeking feedback on the planning proposal from you as residents, and owners of businesses and property in the surrounding area, so that we can review these before the proposal is finalised.

The map below shows the location of the proposed development within the boundary of the former RAF base:

Closed 1 Oct 2024

Opened 11 Sep 2024

Contact

ManstonProgramme@homeoffice.gov.uk



To help you understand our plans, further information is available in the document below:

Please note, the link opens in a new window.

- [Manston Reception Centre - Public Information Brochure](#)

Share your views

You can provide feedback on the plans by [completing the feedback form below](#), which is open from 11/09/2024 until 01/10/2024.

What happens next

The deadline for completing the feedback form has now closed. The feedback will help to inform our planning proposal to upgrade the infrastructure at the Home Office Manston site. We will provide a further update in due course.

 Citizen Space from Delib

Accessibility

Cookies

Privacy

Help / feedback

Appendix B - Manston Reception Centre Brochure



Manston Reception Centre

Public information



Welcome

Since 2021, the Home Office has been operating a reception and processing centre at the former RAF base in Manston, for people arriving in the UK by small boats.

The Home Office is planning to replace the current, temporary infrastructure with a purpose-built Reception Centre.

This will continue to serve the same purpose, next to the area currently in use on the Manston site.

We will be seeking planning approval, with the planning route to be determined.



The existing site

The site is the former RAF Manston base located in north-east Kent, on the Isle of Thanet. The site is located approximately three miles north-west of Ramsgate and around twenty miles from Dover. The main vehicular access to the site is along the southern boundary via Manston Road. There are two secondary vehicular accesses, one to the east of the main access and a second via the B2050 on the north-western site boundary.

The site is assessed to be the only suitable one available within the east Kent area that could accommodate such a facility, in terms of proximity to points of arrival and the ownership and availability of land.

The site area measures approximately 37.6 hectares (ha) and comprises 48 buildings. The existing reception and processing centre at the site was opened in 2021, to strengthen the Home Office capability to bring those who arrive into the UK through small boats quickly into the immigration system.

People arriving that are brought to the reception centre only stay at the facility for a short period of time, usually a maximum of 24 hours, while undergoing welfare, security and identity checks. The site is fully secure, so arrivals cannot freely enter or leave the facility. Once checks are completed, arrivals move on to accommodation around the UK.



3

Why is this development required?

The current facility is made up of old buildings that have been repurposed, and several temporary structures. We have been working hard over the past year to improve facilities, security, equipment; and support services, such as health and welfare capability by working with local partners.

However, there is scope to make better use of the site and ensure that activities can be carried out as efficiently as possible.

We plan to build a more efficient and fit-for-purpose processing centre, with protection of the local community's safety given the same high priority as now.

The facility at Manston continues to play a vital role, enabling us to quickly and safely bring people into the immigration system so that appropriate actions can then be taken.

The development of a purpose-built Reception Centre at Manston will provide a number of benefits, including:

Efficiency: Building fit-for-purpose infrastructure will enable us to create a simpler process for people arriving to move through the facility, which will benefit arrivals and staff. This will enable the whole process to be carried out more efficiently while increasing security.

Improved facilities: On-site facilities for staff and arrivals will be improved, including better interview facilities and short-term accommodation. We also plan to improve the training facilities on the site.

Sustainability: Infrastructure design will aim to meet the Building Research Establishment Environmental Assessment Method (BREEAM) 'excellent' rating. The Building Research Establishment Environmental Assessment Method is a sustainability assessment method that sets standards for the environmental performance of buildings through the design, specification, construction and operation phases.

4

The new infrastructure will be designed with sustainability in mind. This includes improving value for money by reducing running costs (e.g. of heating/cooling buildings and waste and water management), and minimising the impact on the natural environment, such as conservation of wildlife on the site.

More broadly, the site will continue to provide employment opportunities in the local area. This development will increase investment in the local area during construction.

The proposed development

Planning approval will be sought for the following. This represents the maximum extent of any development as plans are not yet finalised.

- Phased demolition of at least five existing unused buildings, to allow the new buildings to be constructed.
- Required engineering works.
- Maximum building heights across the site will be 12m.

- Retrospective approval of the existing reception centre and associated facilities and accommodation (on a temporary basis until the new reception centre is available).
- A new Reception Centre to replace the existing centre operating on site, consisting of up to six buildings.
- A new training facility for staff and equipment for training.

The proposals will also include:

- Redevelopment of the existing entrance to assist with traffic management.
- Additional surface car parking.
- Installation of additional lighting, CCTV and utility requirements.
- Installation of new fencing to the site boundary.
- New small-scale on-site waste treatment centre to sustainably manage waste water from the site.

5

What will the new buildings look like?

We are in the process of design work, and so the images below are an indication of the type of building being considered.

The Reception Centre is planned to consist of an arrivals centre and short-term accommodation.

An older building has been demolished, and one of the current portable modular buildings would be removed to make room for the modular office blocks.

Further details will be shared as plans progress. Infrastructure design will aim to meet the Building Research Establishment Environmental Assessment Method's (BREEAM) 'excellent' green building standards.

A landscape and visual impact assessment will be undertaken to assess the proposed development and identify any potential impacts. The proposed development site is set within the wider Manston site and benefits from being screened to the north and west by mature boundary vegetation. The presence of the existing buildings in the wider site also provides a level of screening. These factors will assist the proposed development in being of a similar scale and nature to the existing structures.

These images are illustrative of current designs and are subject to change.

6



Environmental factors

Ecology

The Home Office is carrying out all necessary environmental and ecological surveys. The development will ensure biodiversity is protected and enhanced and appropriate landscaping considered and incorporated into the design.

Through our assessments, one building has been identified as a maternity roost for pipistrelle bats. This building will be retained to protect the wildlife. Investigations are ongoing for any further protected species and flora and any findings will be managed in accordance with regulations.

The design of the development will allow for a landscape design that reflects the current level of tree planting within the site.

Ground conditions

Surveys have identified potential sources of contamination on parts of the site. There is a risk of old munitions (unexploded ordnance) due to the historical Ministry of Defence use of the site.

We are carrying out surveys and technical assessments, and will produce a remediation strategy that addresses any contamination.

Noise

The site area may be subject to temporary, short-term noise impacts during construction, however suitable mitigation measures will be considered to minimise these impacts where possible.

Heritage and archaeology

We have carried out an initial heritage and archaeological assessment, which has identified 'non-designated heritage assets' (i.e. buildings that are not subject to statutory listing) on the site. Non-designated heritage assets do not meet the criteria for designated heritage assets, but the Home Office may record them as historic buildings to ensure that we mitigate the impacts from the development. We will discuss the planned development, demolition and groundworks (to undeveloped land) with the County Archaeologist to agree a suitable approach.

7

Utilities

Surveys have been carried out to establish all utilities infrastructure serving the site and across the site. A CCTV survey of the drainage has been undertaken to establish the condition and capacity of the existing surface and foul drainage infrastructure. More detailed surveys will be carried out during design development.

Designs for utilities infrastructure serving the new development will take account of the existing infrastructure condition, capacity and the requirements of the utility operators.

Waste management

We have not yet finalised the design for the small-scale on-site waste treatment centre, to manage waste water in a sustainable manner. However, we plan to engage with the Environment Agency to develop this, to ensure the design is in keeping with the surrounding area and meets relevant technical standards.

An Operational Waste Management Strategy (OWMS) will be produced for the site to ensure that all waste and recycling is handled correctly,

and sufficient storage facilities are provided to allow for the segregation of general waste, recycling and food waste.

Transport, access and parking

Vehicular access is via Manston Road and the B2050, with local highways including the A299 and B2190 being used.

An assessment is being undertaken to determine the expected impacts of the development and identify any necessary actions to mitigate the impact. This work will also outline approaches to encourage positive, sustainable travel choices. The Home Office is engaging with Kent County Council to discuss the transport assessment.

Traffic volumes are not expected to increase from existing levels, except during the construction period. Plans will be developed to effectively manage construction traffic to minimise the impact on the community and the environment.

8

The planning proposals include a redesign of the site entrance to assist with traffic management, the construction of access roads within the site and additional parking areas for car, coach and operational vehicles. We are currently undertaking modelling to inform the planning requirements and will then be able to determine the overall size of the parking area.

Security measures

The site at Manston will remain fully secure. We plan to install new CCTV and lighting along the boundary fence, and internally within the site, to meet Home Office requirements. The plans for the CCTV and lighting are currently being developed, to ensure that they meet the required standards but do not impact the surrounding environment.

New fencing is proposed to secure the facility. This will include fencing along the site boundary and surrounding the Reception Centre and training facility.

Will there be any impact on local services?

We do not anticipate any significant changes as a result of this development. The site will continue to serve the same purpose.

Healthcare for arrivals at the site will continue to be managed by a healthcare supplier. Primary health care needs are provided for at the site, with referrals to local hospitals for further tests or treatment offsite in certain circumstances. The Home Office works closely with NHS partners, Local Authorities and the UK Health Security Agency to manage any urgent healthcare needs, including infectious disease control, noting that arrivals remain at the site for very short periods of time.

Security for the site will continue to be managed by the Home Office and through its contractor. The Home Office works with Kent Police, Kent Fire & Rescue Service and other public bodies to address any issues in relation to the site.

9

Planning process and next steps

The Home Office will be seeking planning approval to regularise the existing development of the site as a temporary processing centre, and to secure consent for a new Reception Centre and training facility. The route for submission of the planning proposals is still to be confirmed.

Construction timescales

Subject to approval of the development and designs, the construction would be planned in phases, with a target of completion in 2027/28.

Construction activity would be organised using a construction management plan, ensuring any potential impacts arising from the works are appropriately identified and mitigated, including measures to control noise, dust and lighting. These works would be registered under the Considerate Constructors Scheme to demonstrate the commitment to respecting the local community during the construction process.

We will provide further information in due course on the planned construction works, following submission of the planning proposals.

10

Community engagement

The Home Office will be carrying out community engagement to inform local residents, property and business owners located close to the site about the planned developments.

Residents will be able to provide feedback on the plans via a feedback form on our website, to help inform the planning proposal. You can access the feedback form by scanning the QR code on the letter we have sent you and following the link or by visiting our website.

We are keen to keep the local community informed as plans progress, including continuing to engage with elected representatives, local authorities and other key partners.



11



OGL

© Crown copyright 2024

This publication (not including logos) is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit nationalarchives.gov.uk/doc/open-government-licence/version/3

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at www.gov.uk/official-documents

Any enquiries regarding this publication should be sent to us at manstonprogramme@homeoffice.gov.uk

12

Appendix C – Manston Factsheet

Promotional material

Manston: factsheet

Updated 10 September 2024

Contents

[What is changing at the site of the Home Office processing centre in Manston?](#)

[What will be the impact on local communities and services?](#)

[What are the next steps?](#)

[When will the new facilities open?](#)

 [Print this page](#)

The Home Office currently uses the site for initial reception and processing of people arriving by small boat and there are no plans to change its use.

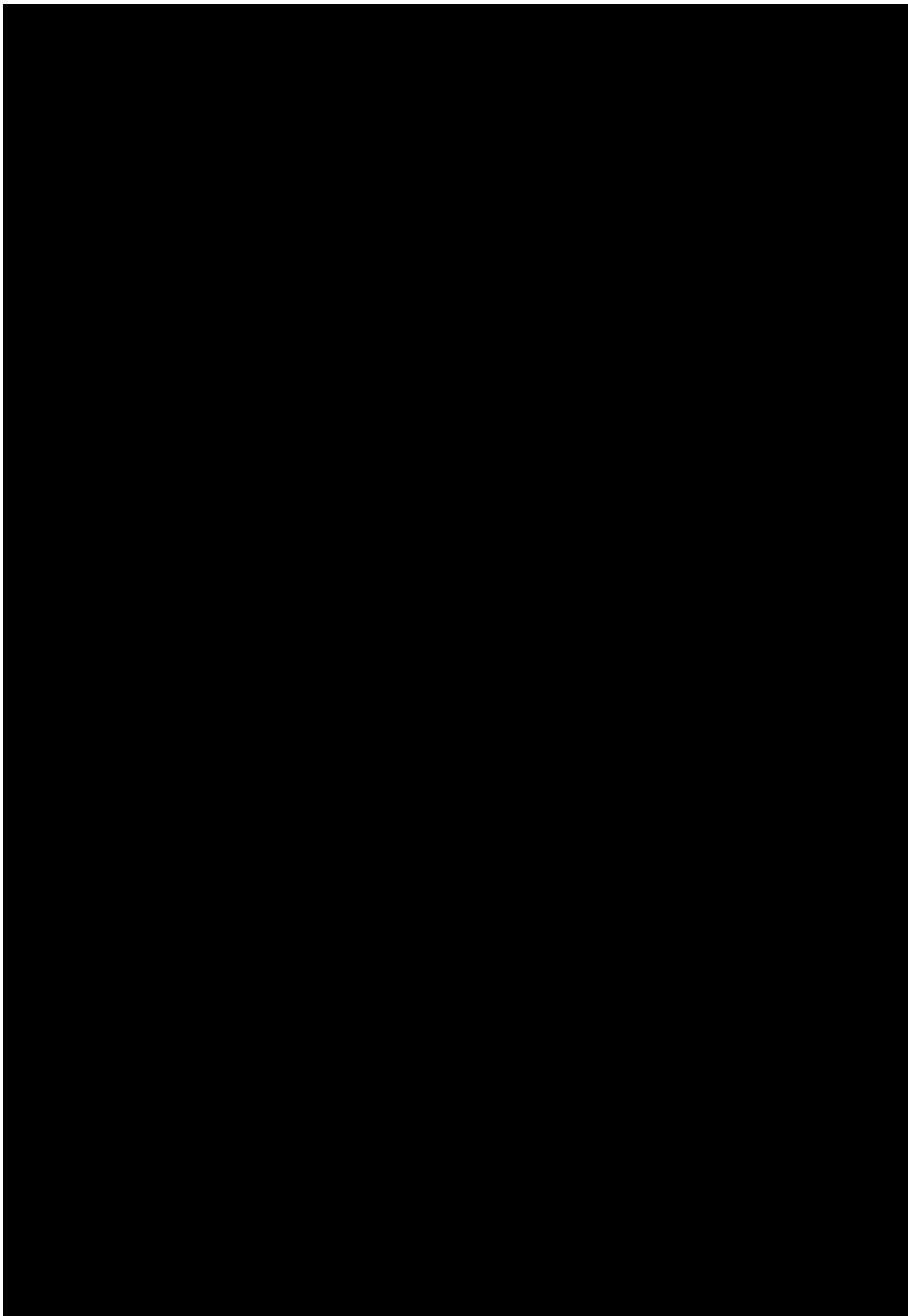
We plan to develop these facilities so processing can occur more efficiently and effectively whilst prioritising security and welfare.

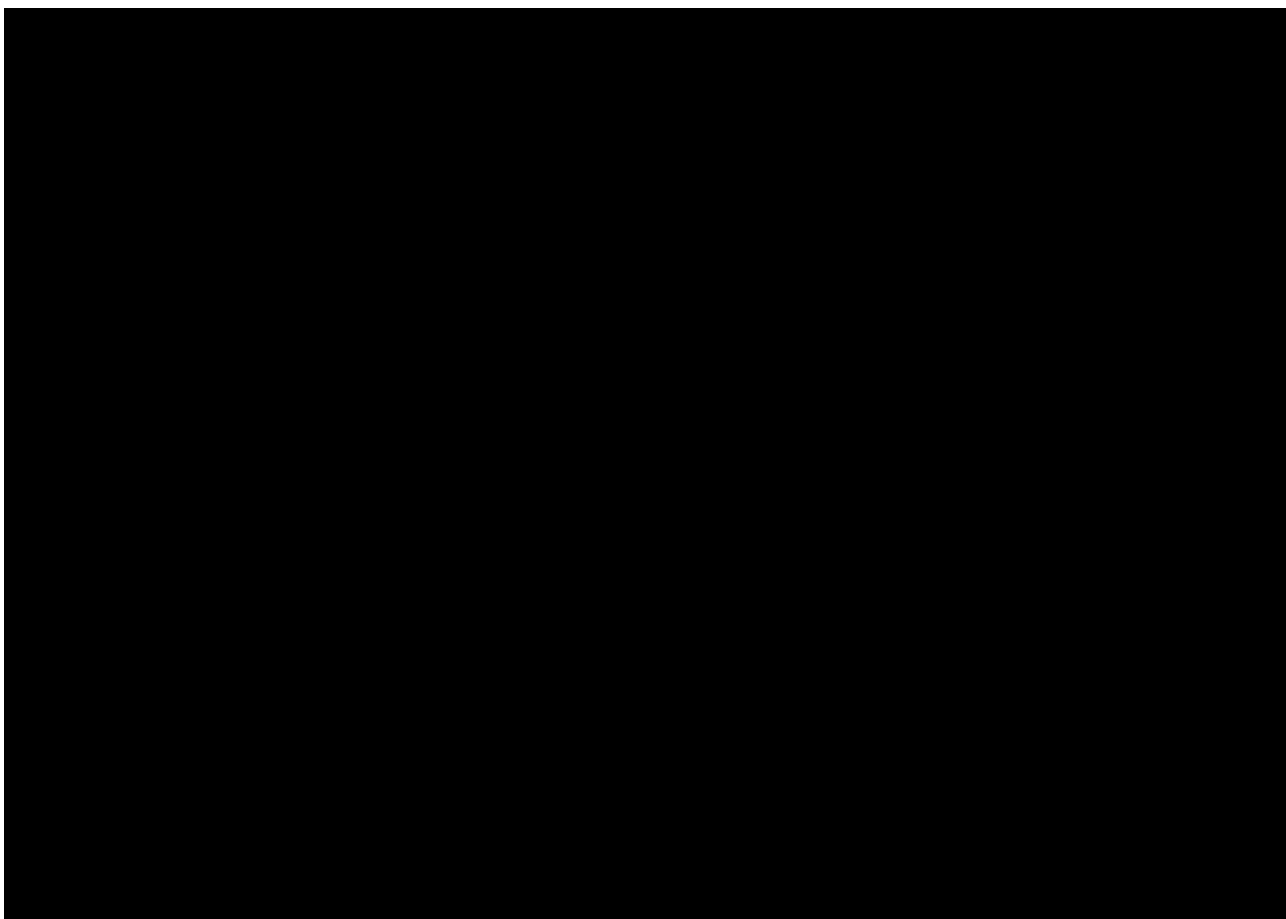
What is changing at the site of the Home Office processing centre in Manston?

The former military base in Manston, Kent, is used by the Home Office as an arrivals and processing centre for people who arrive in the UK by small boat crossings, and there are no plans to change its use.

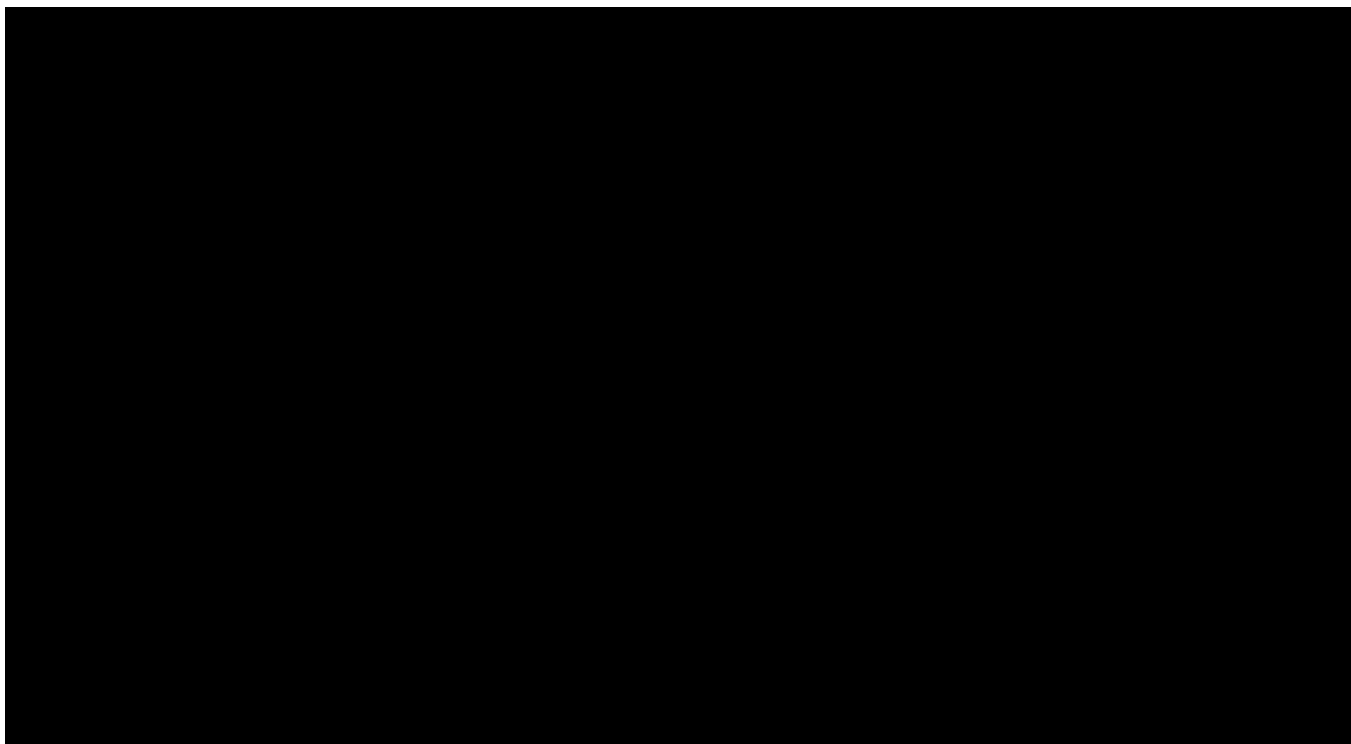
We have been working hard over the past year to improve facilities, security and support services, working with local partners. However the current facility is made up of old buildings that have been repurposed, and several temporary structures.

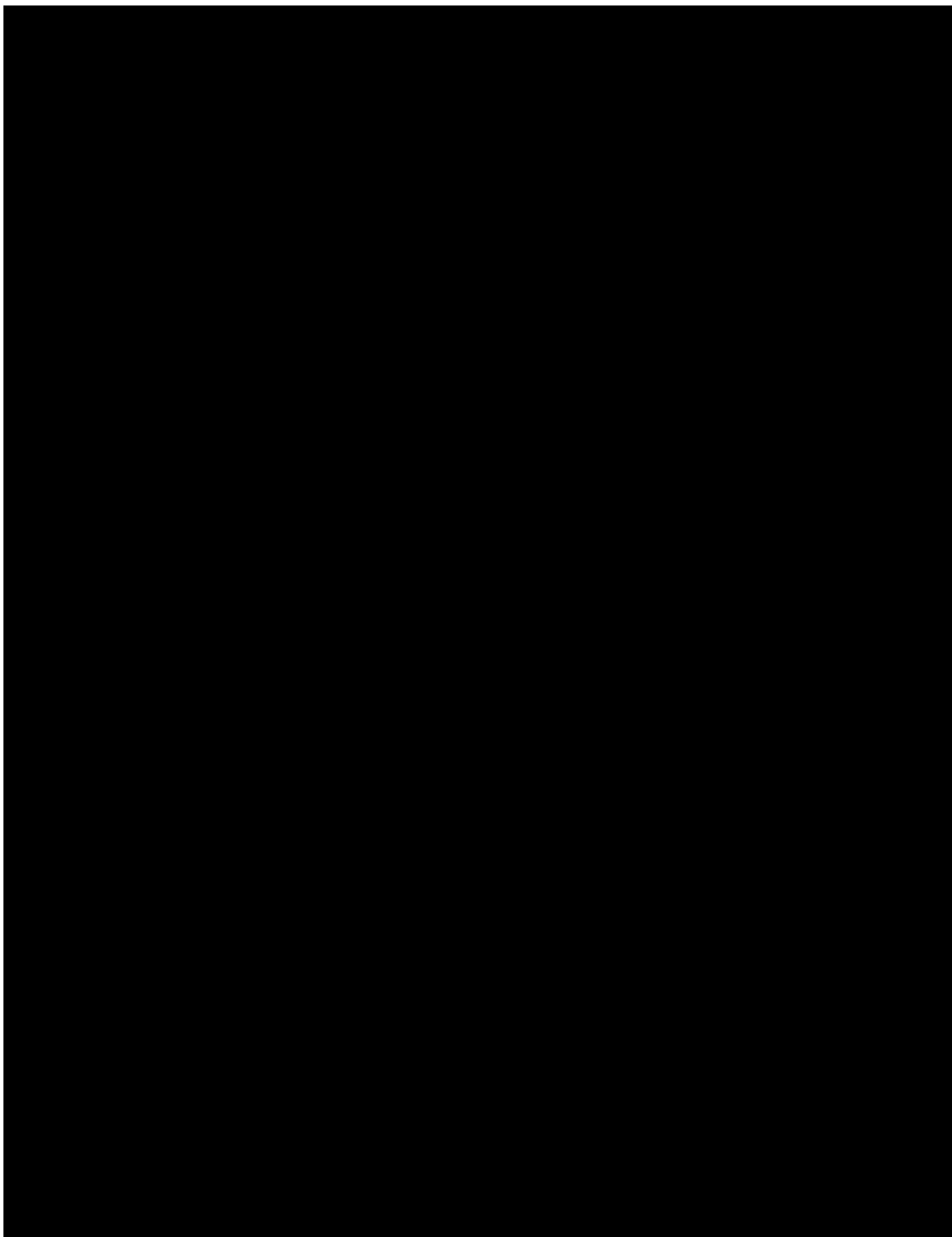
The Home Office is now looking to upgrade the current temporary infrastructure, to provide a more efficient and fit for purpose processing centre next to the area currently in use on the Manston site, with protection of the local community’s safety given the same high priority as now.

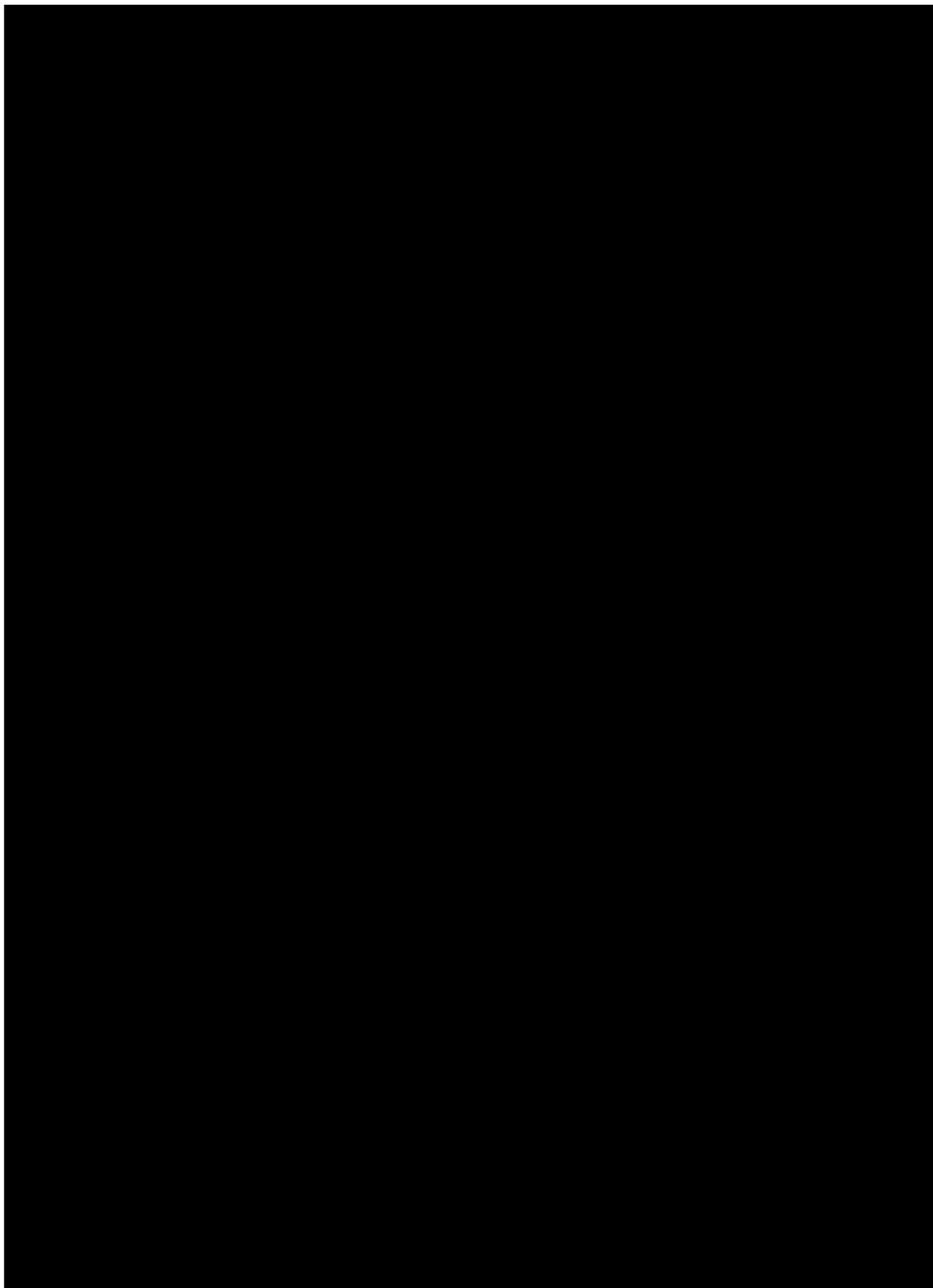


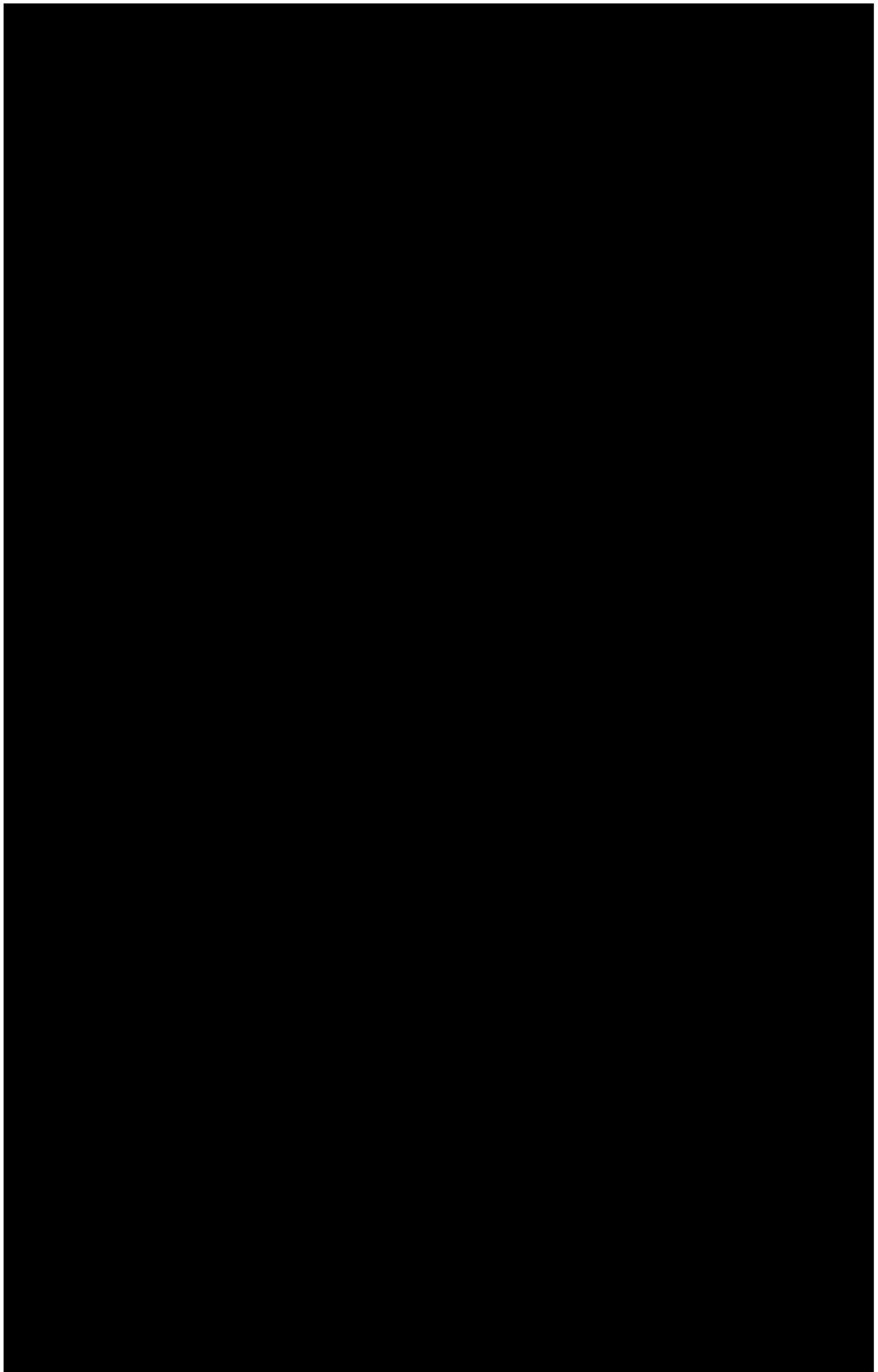


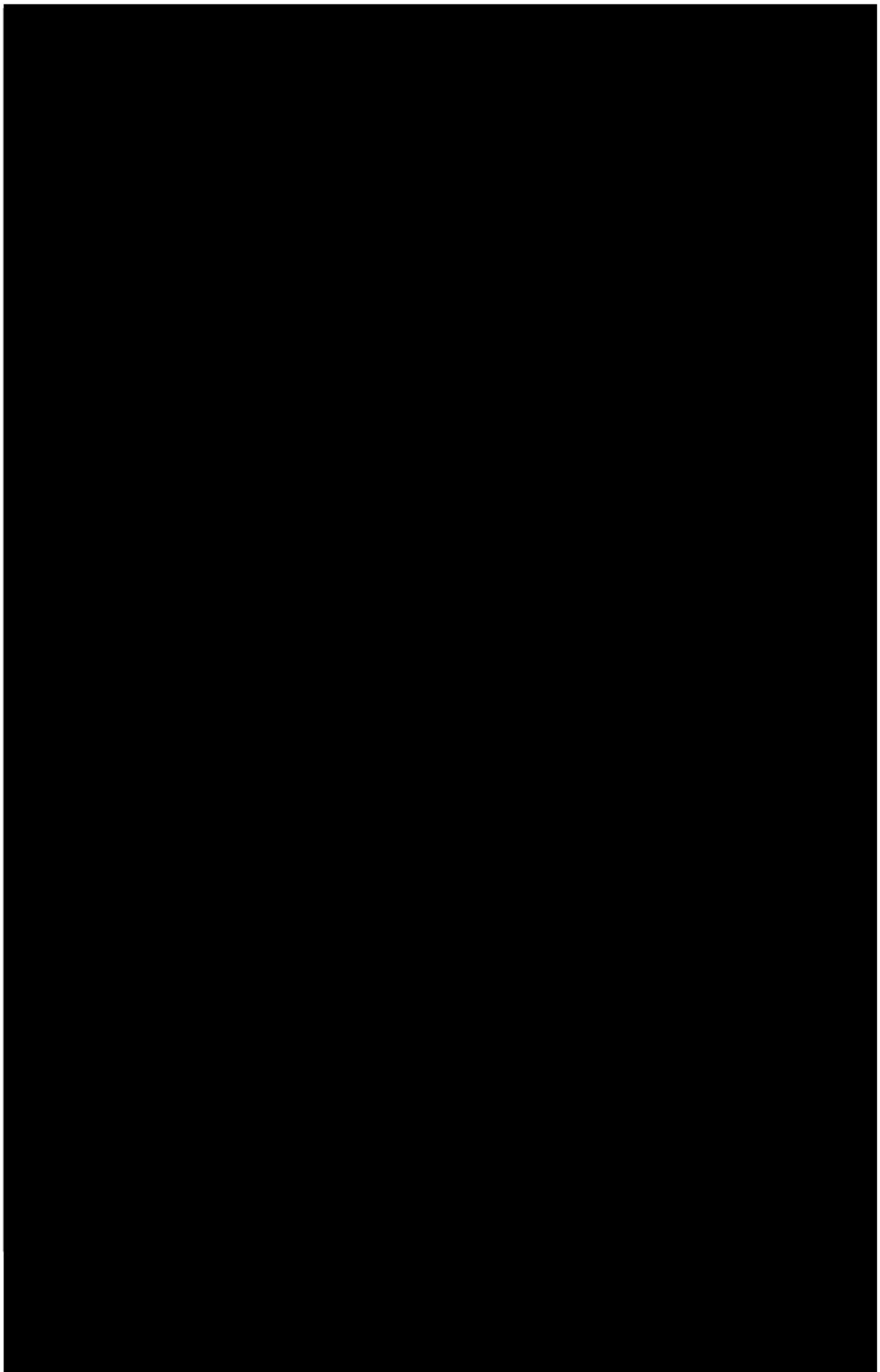
Appendix E – Historic England

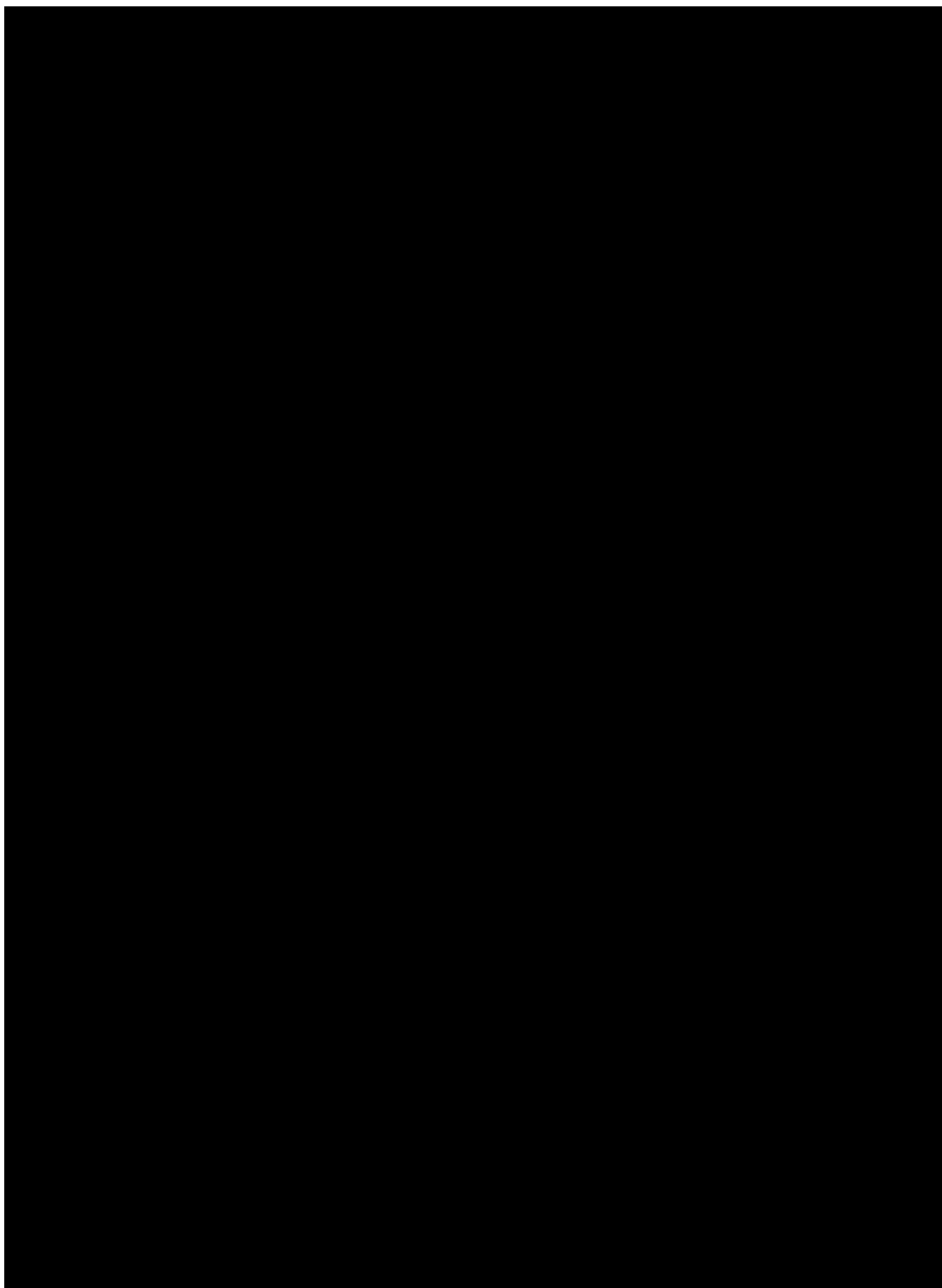


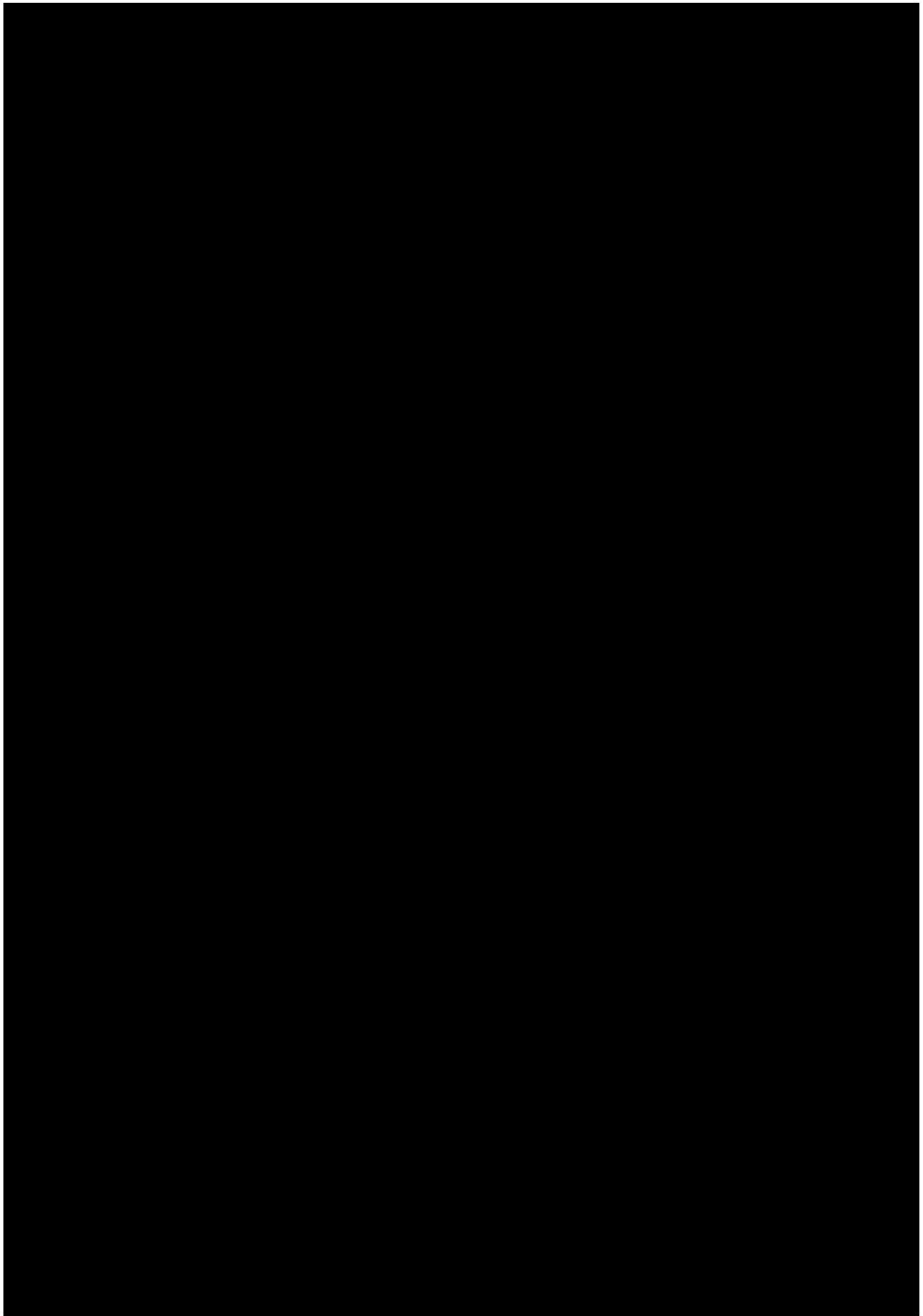


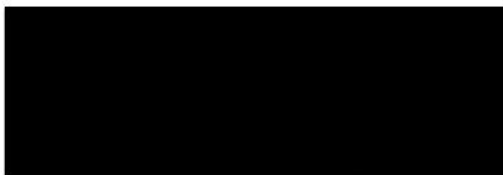
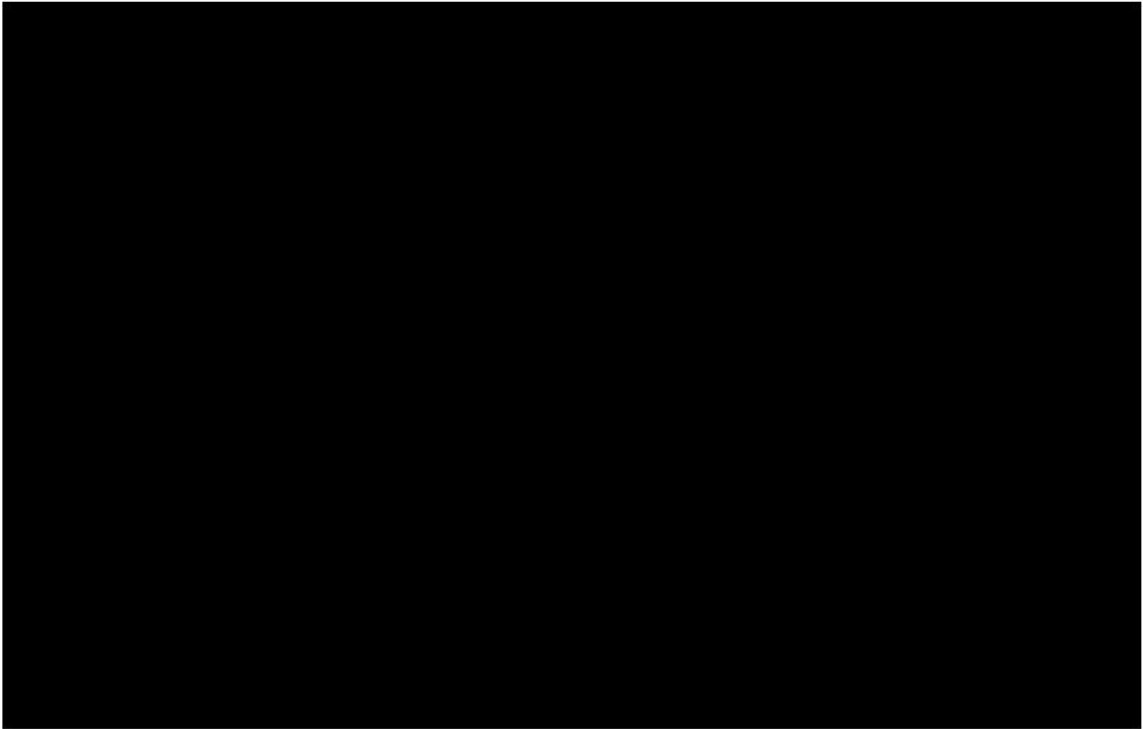


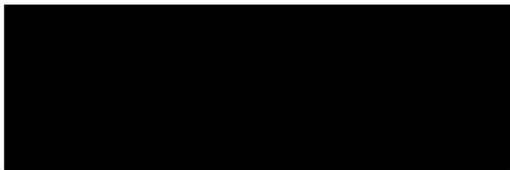
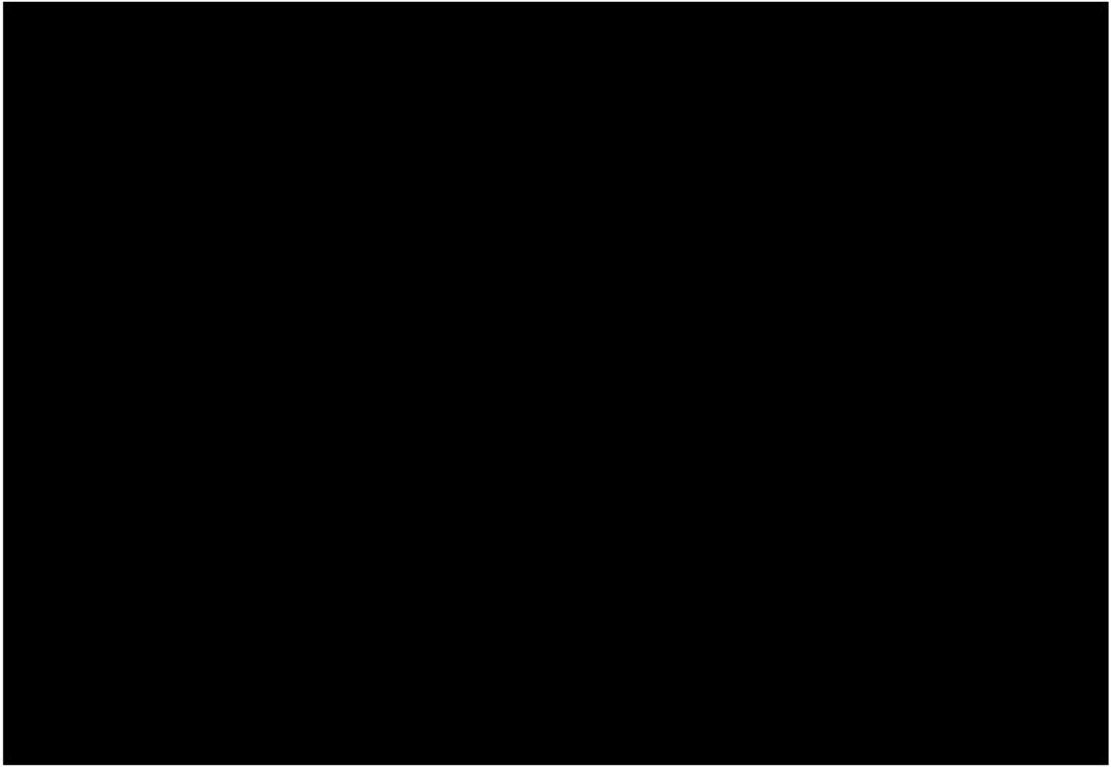


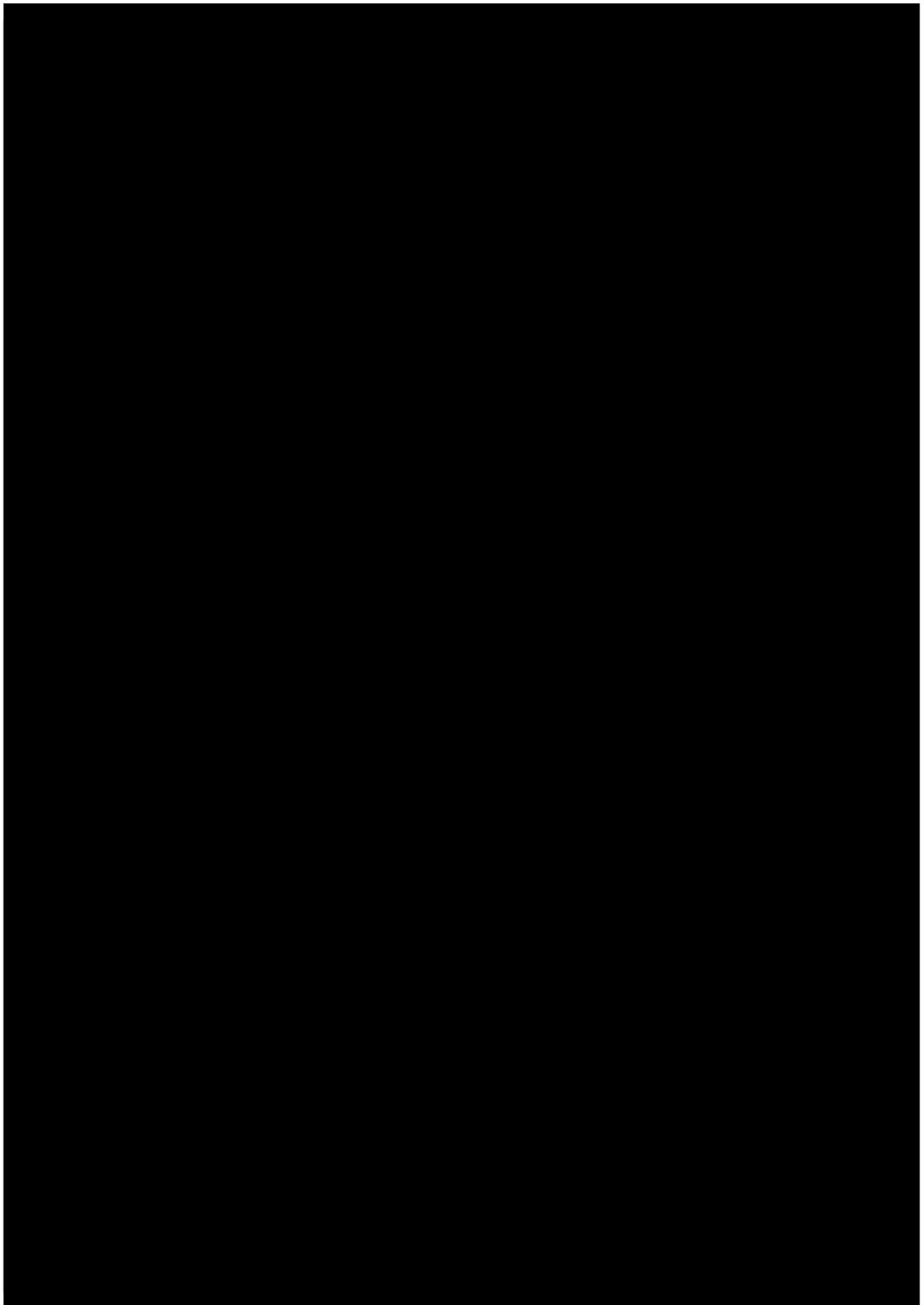


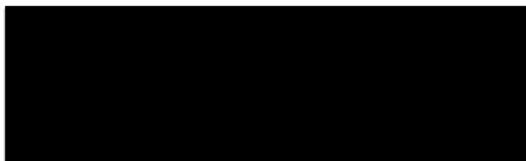
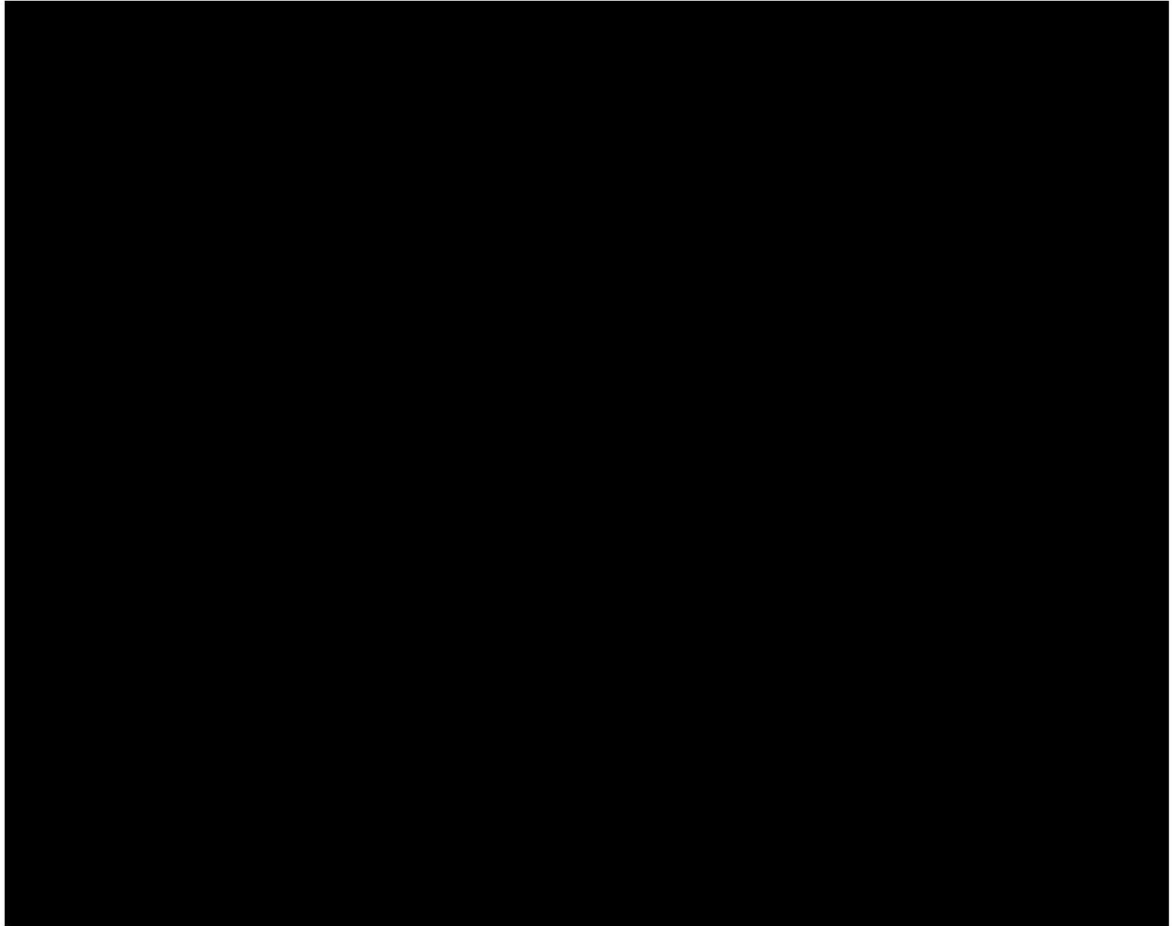


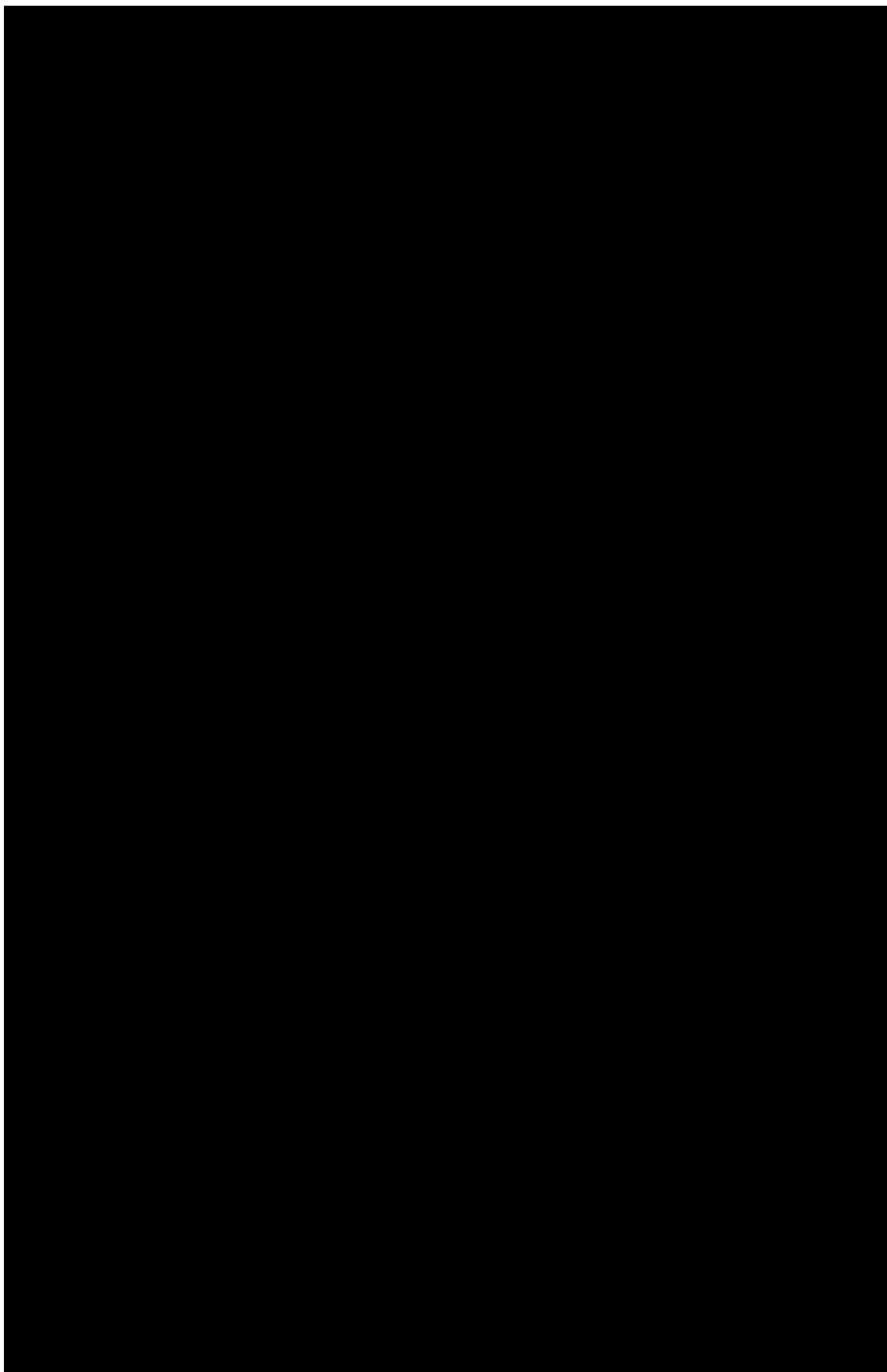


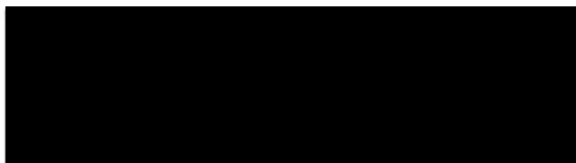
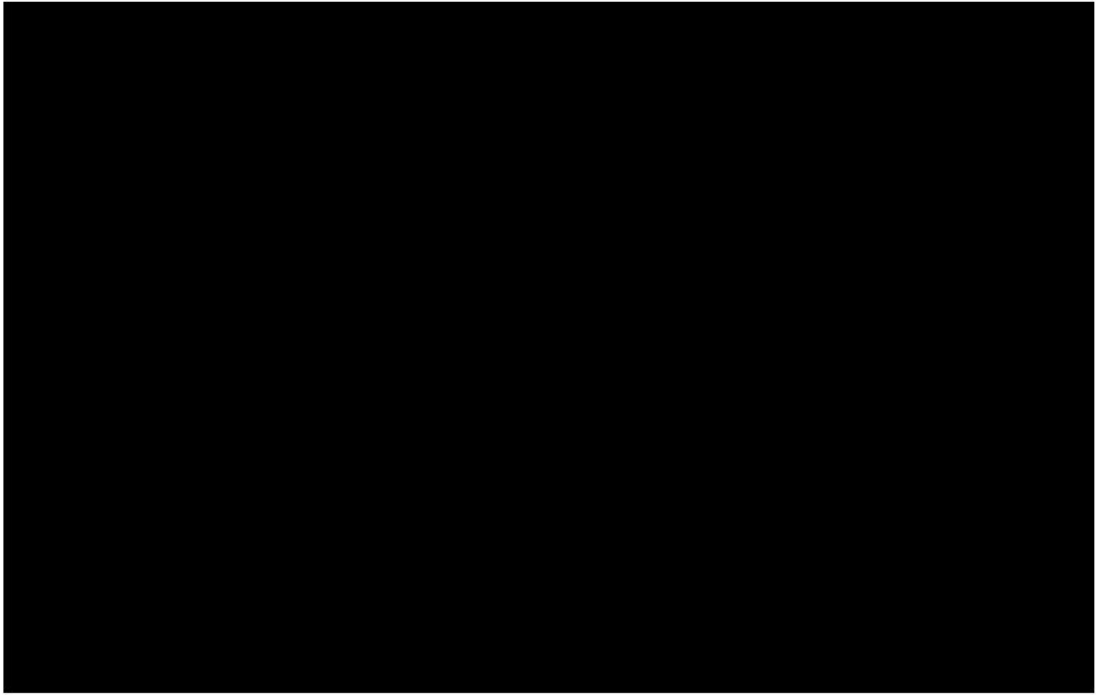


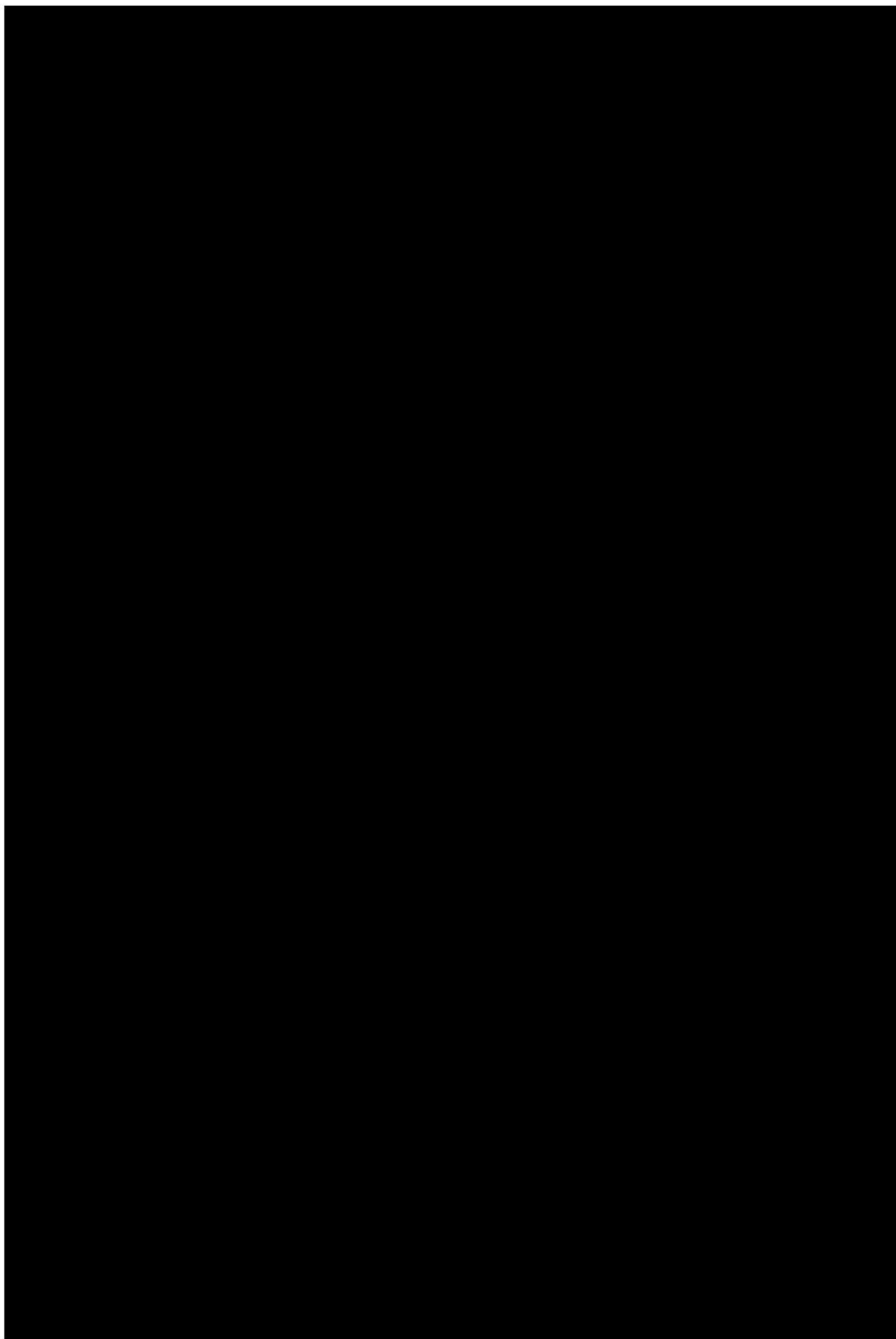


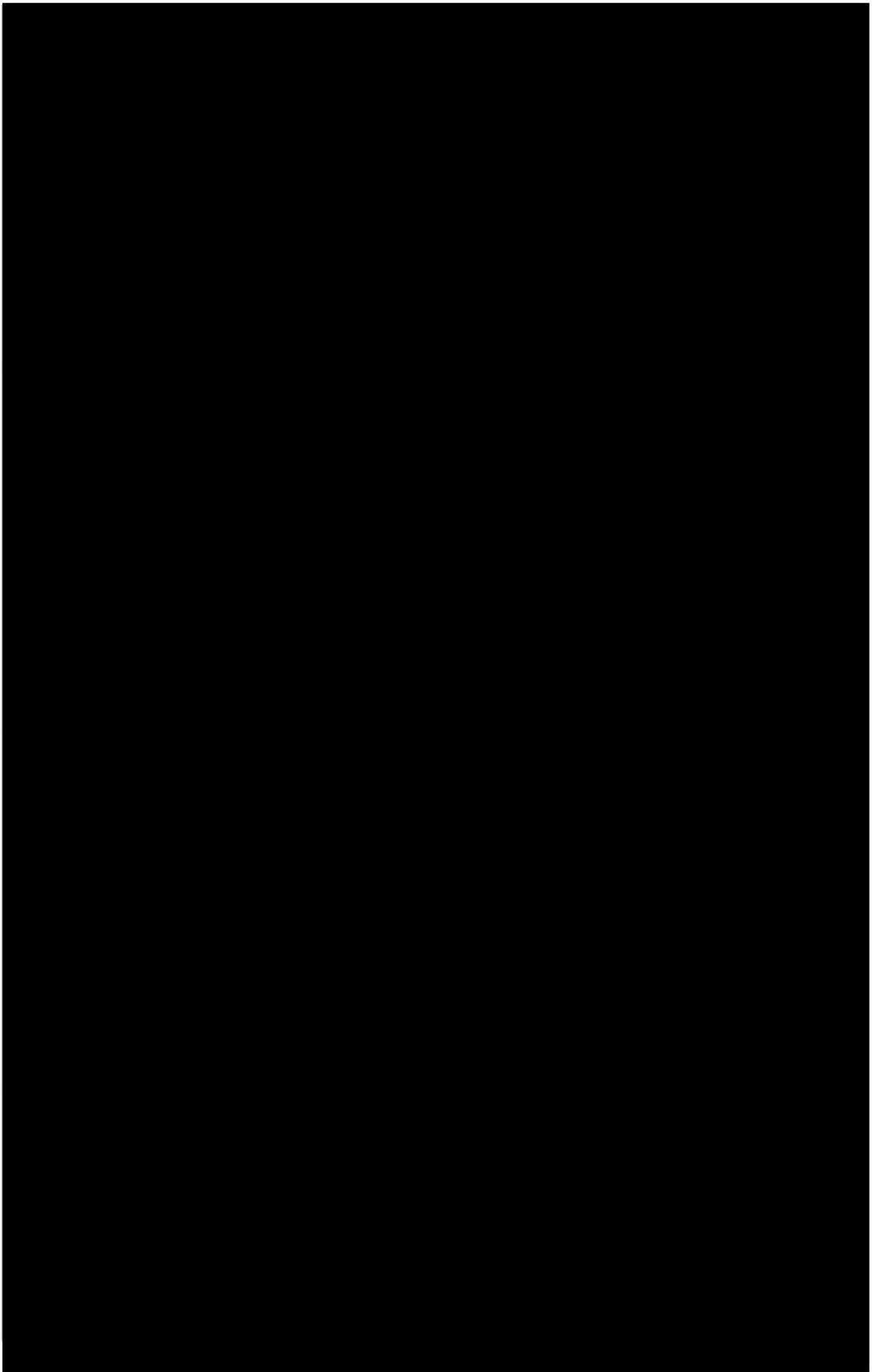


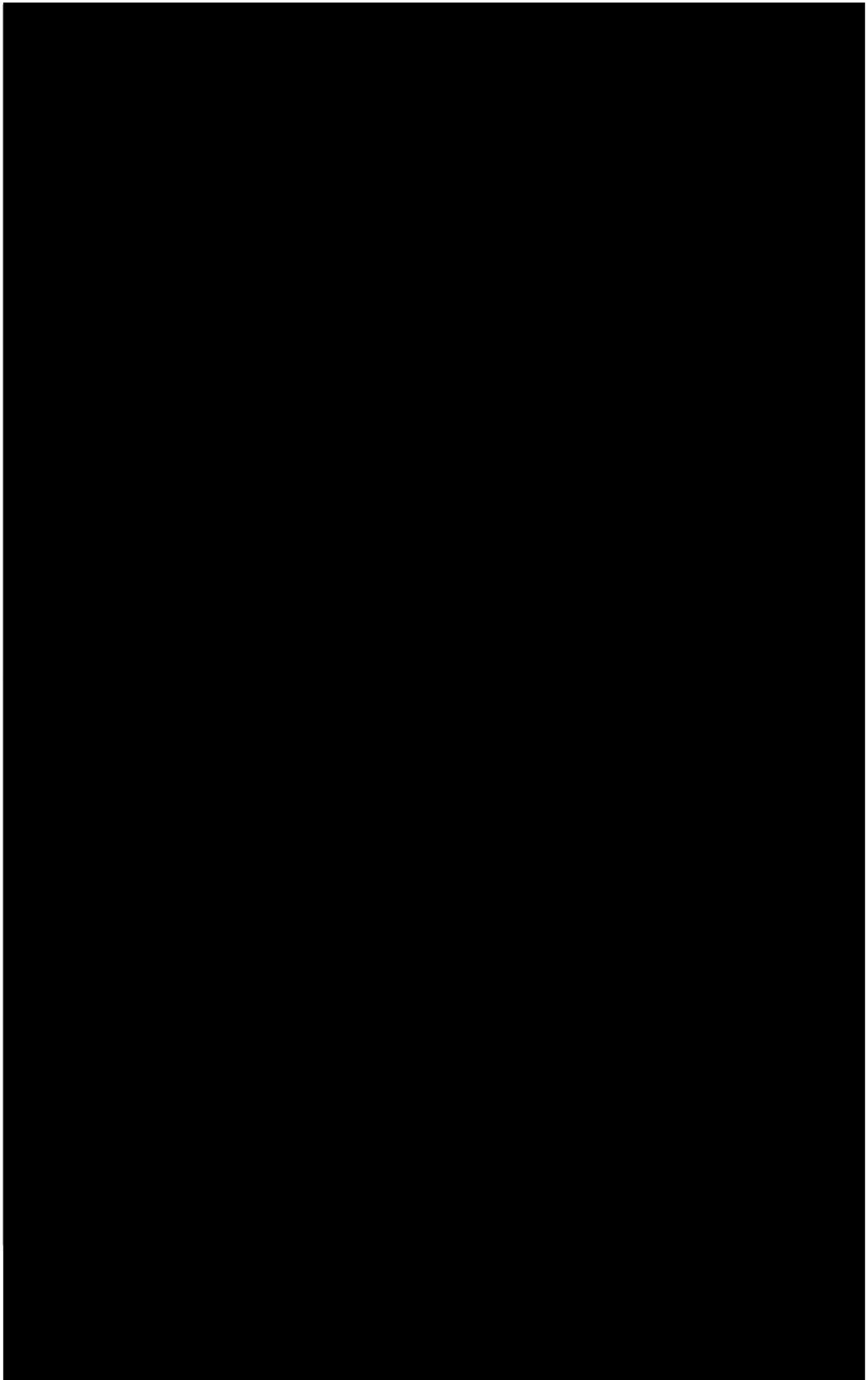


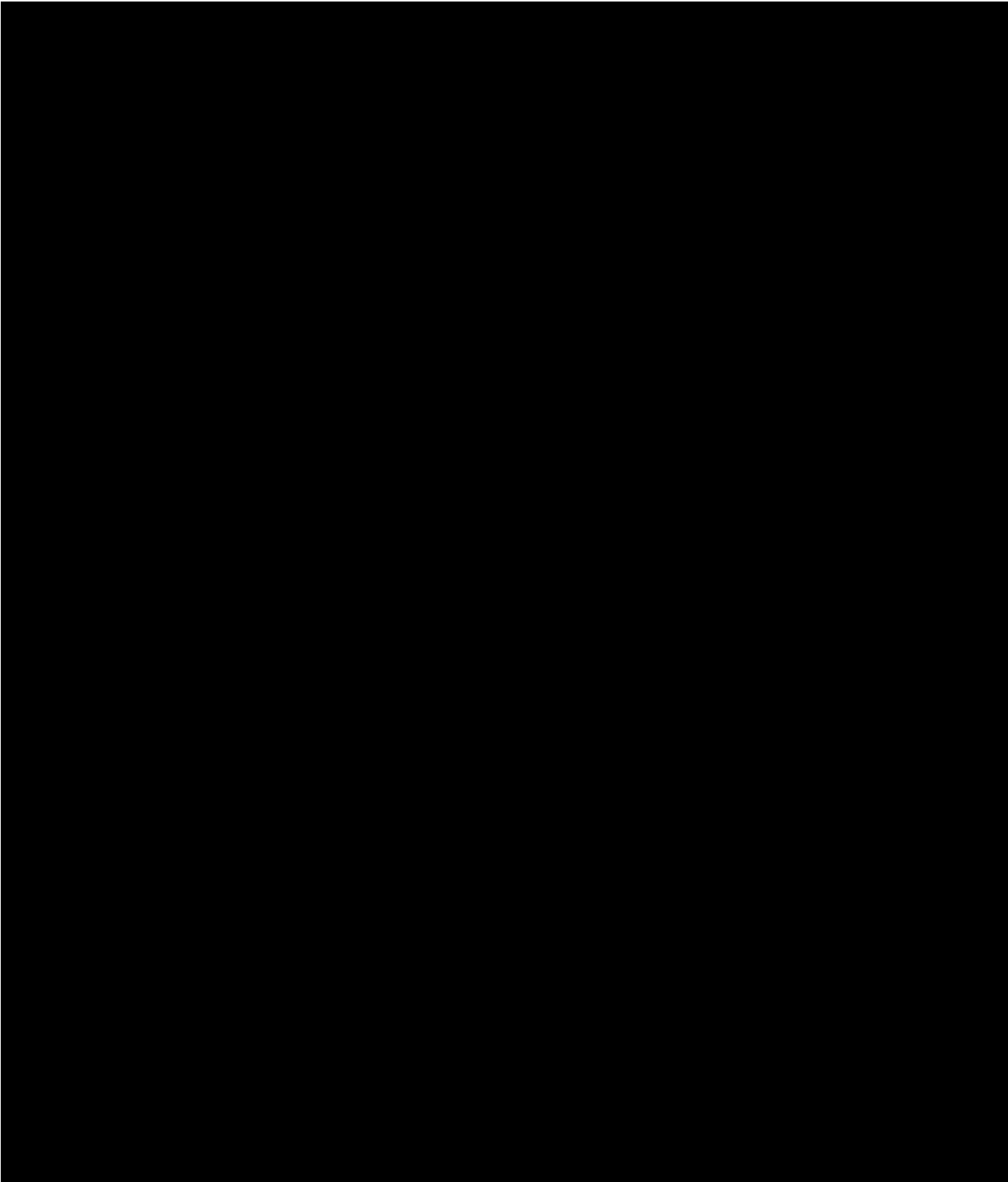


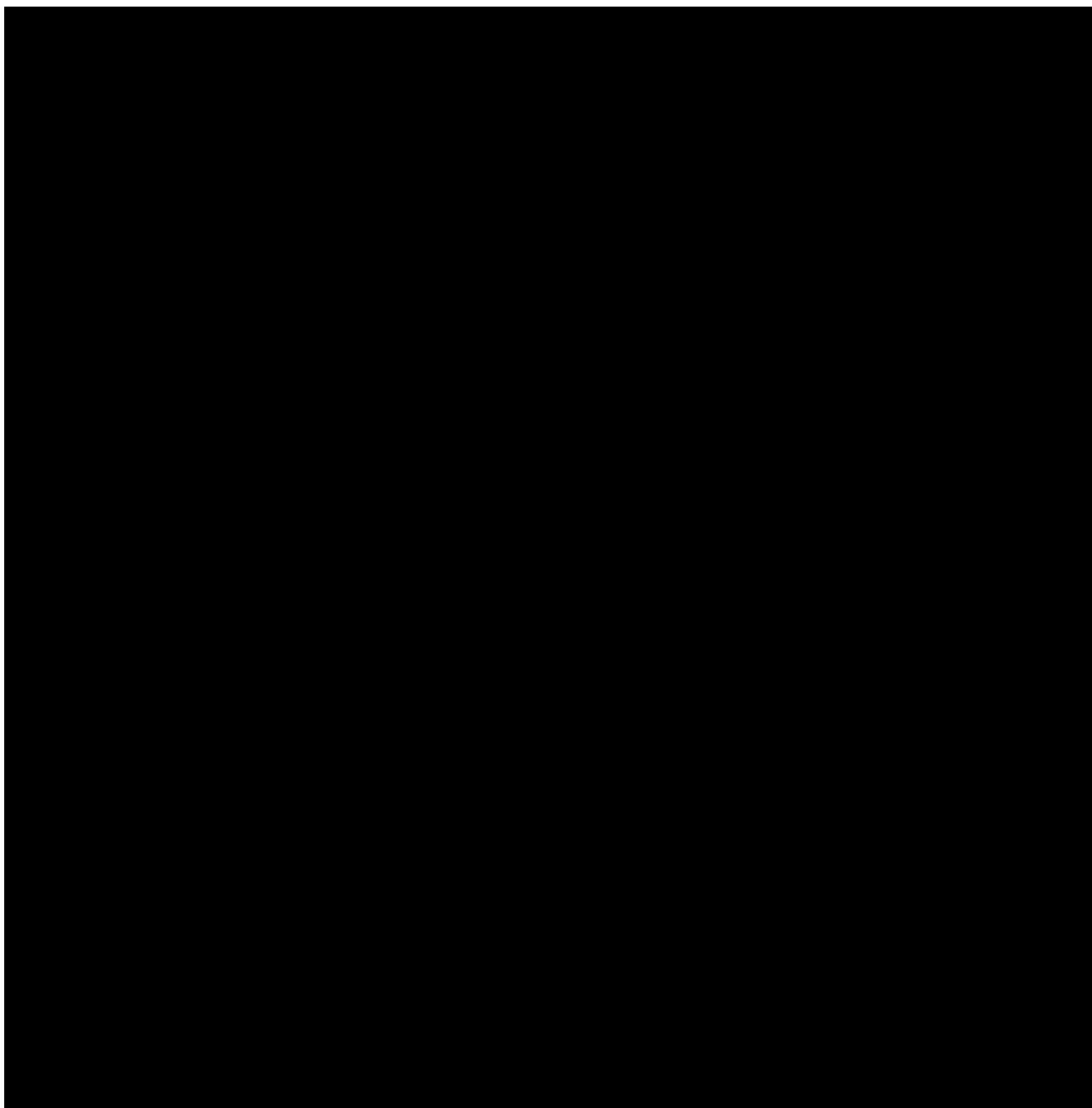


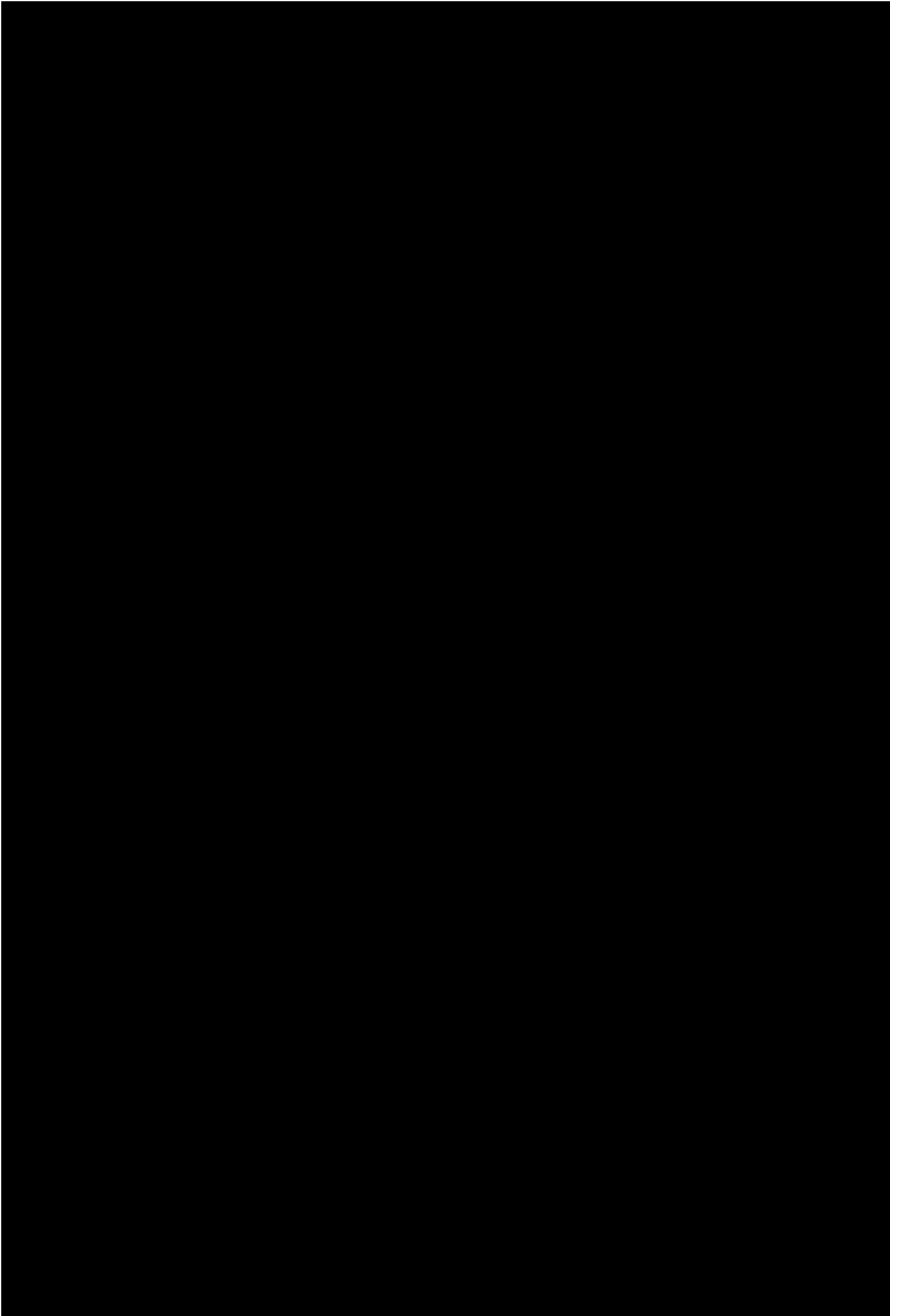


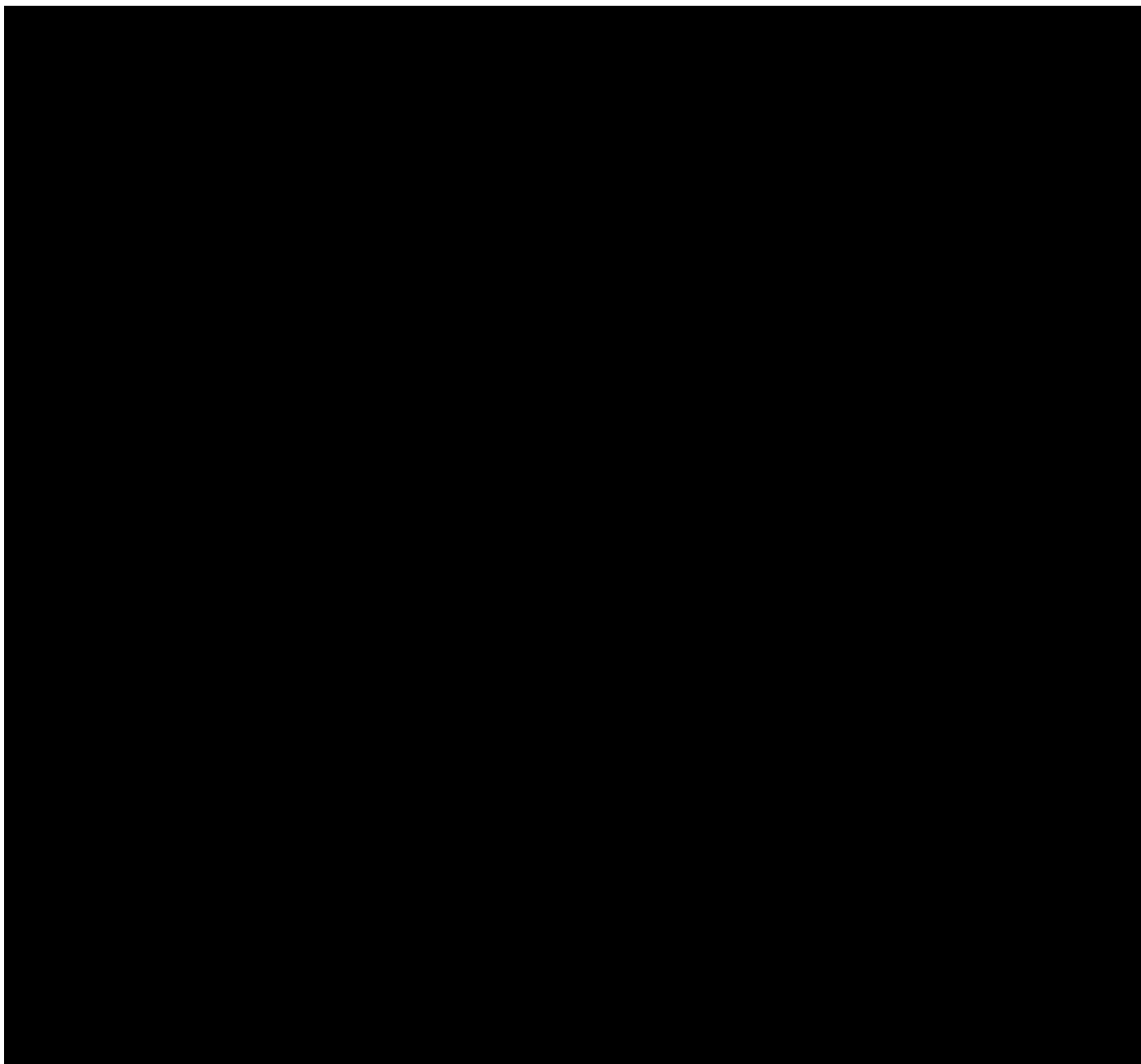


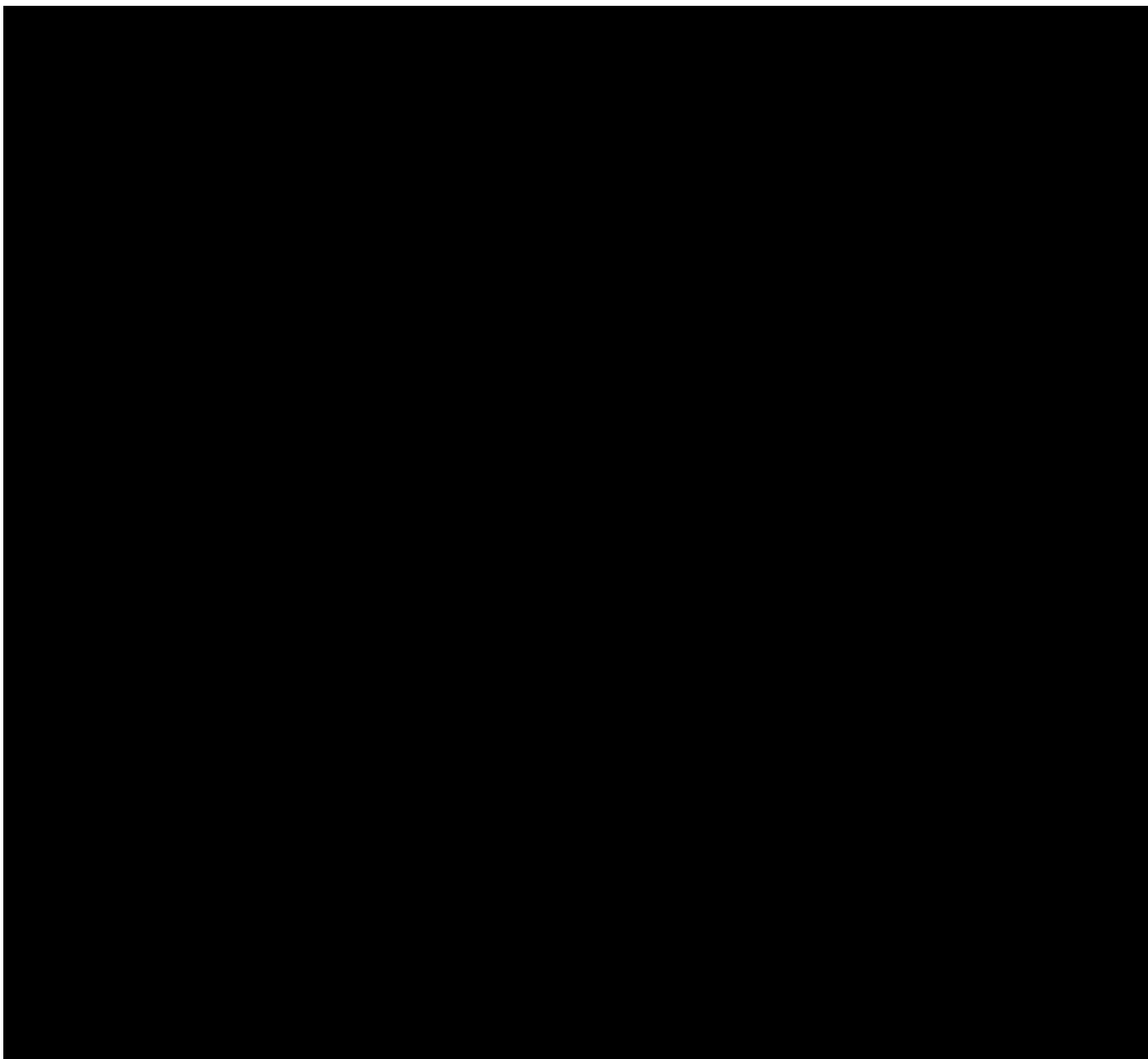


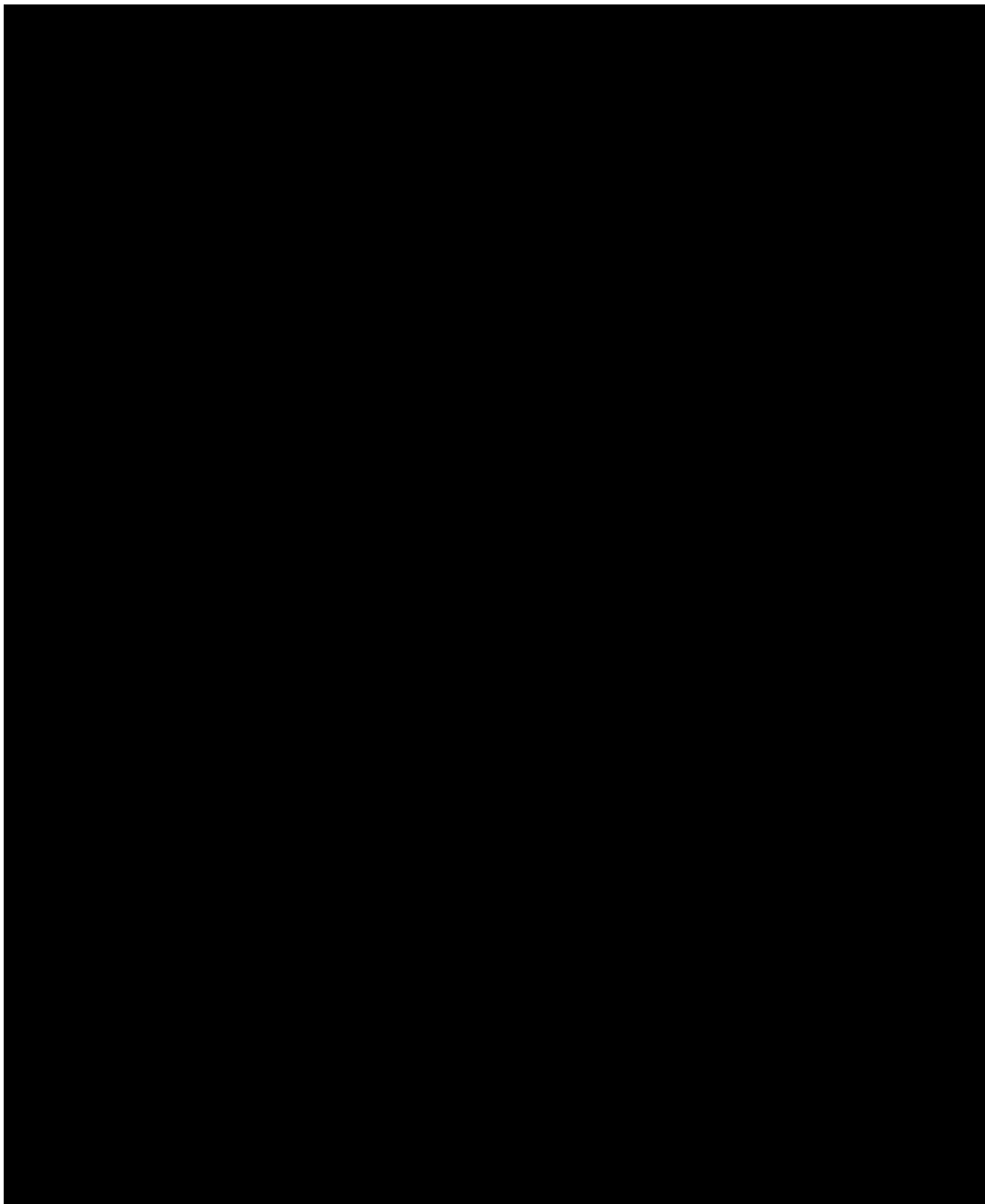


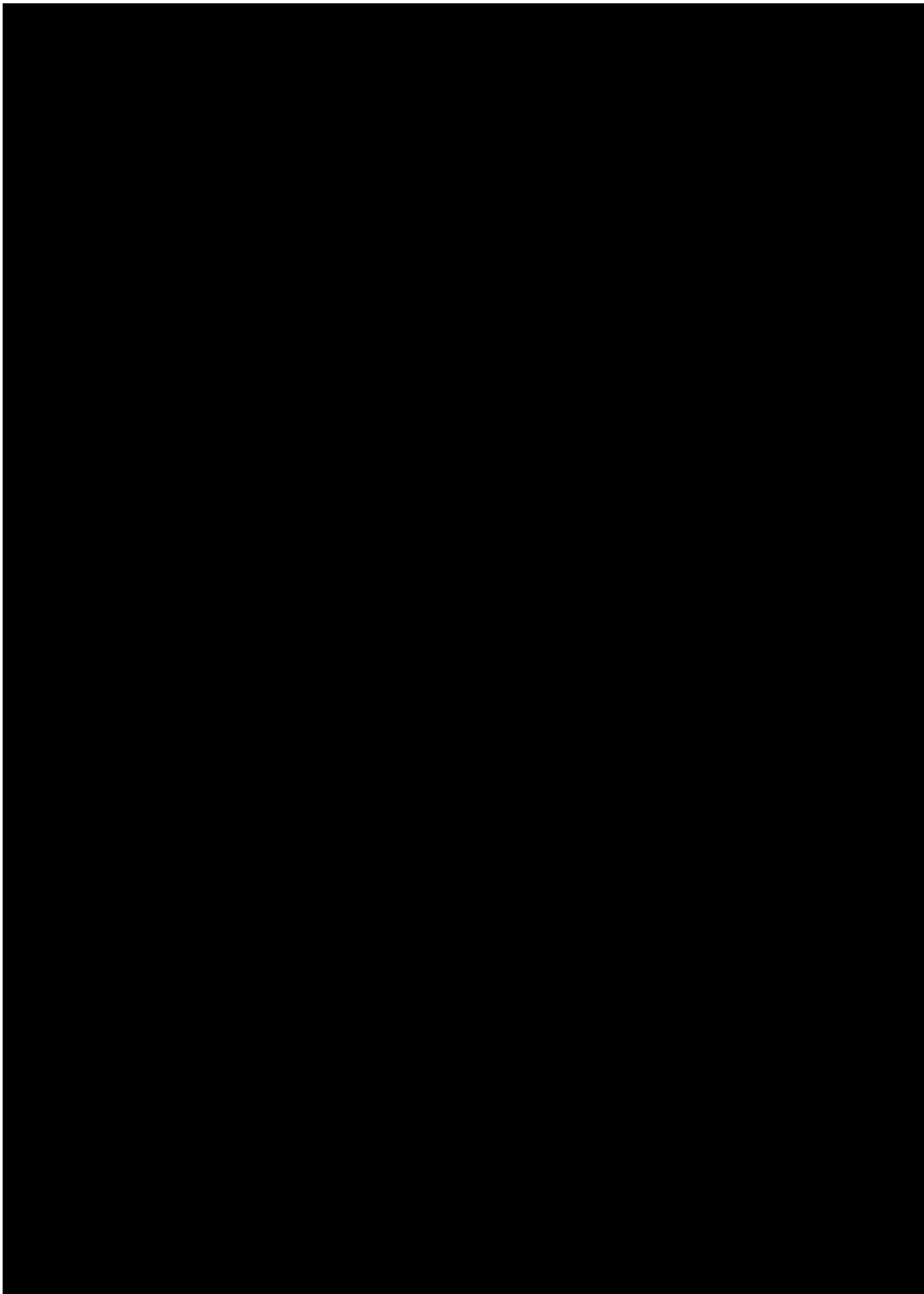


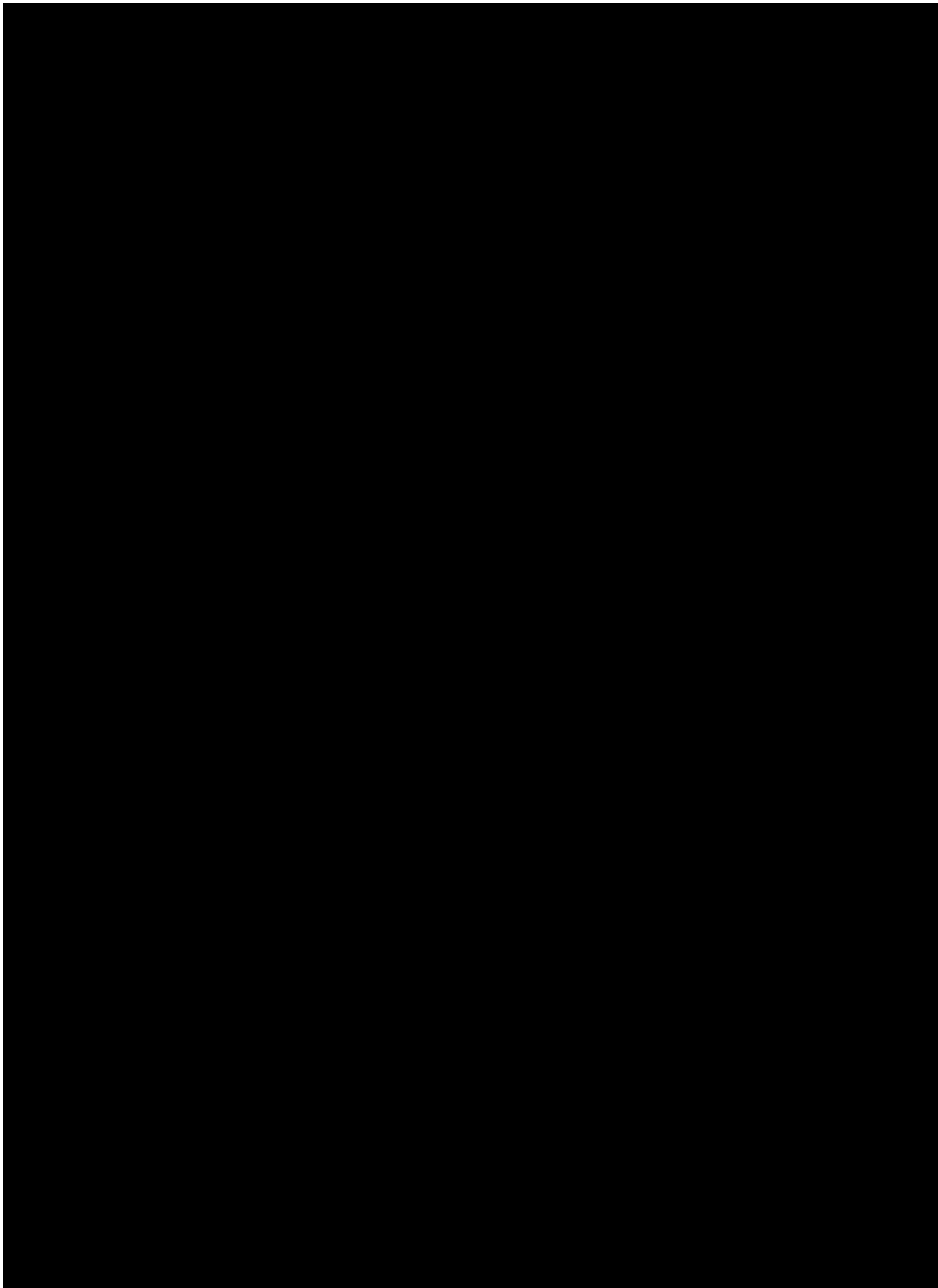


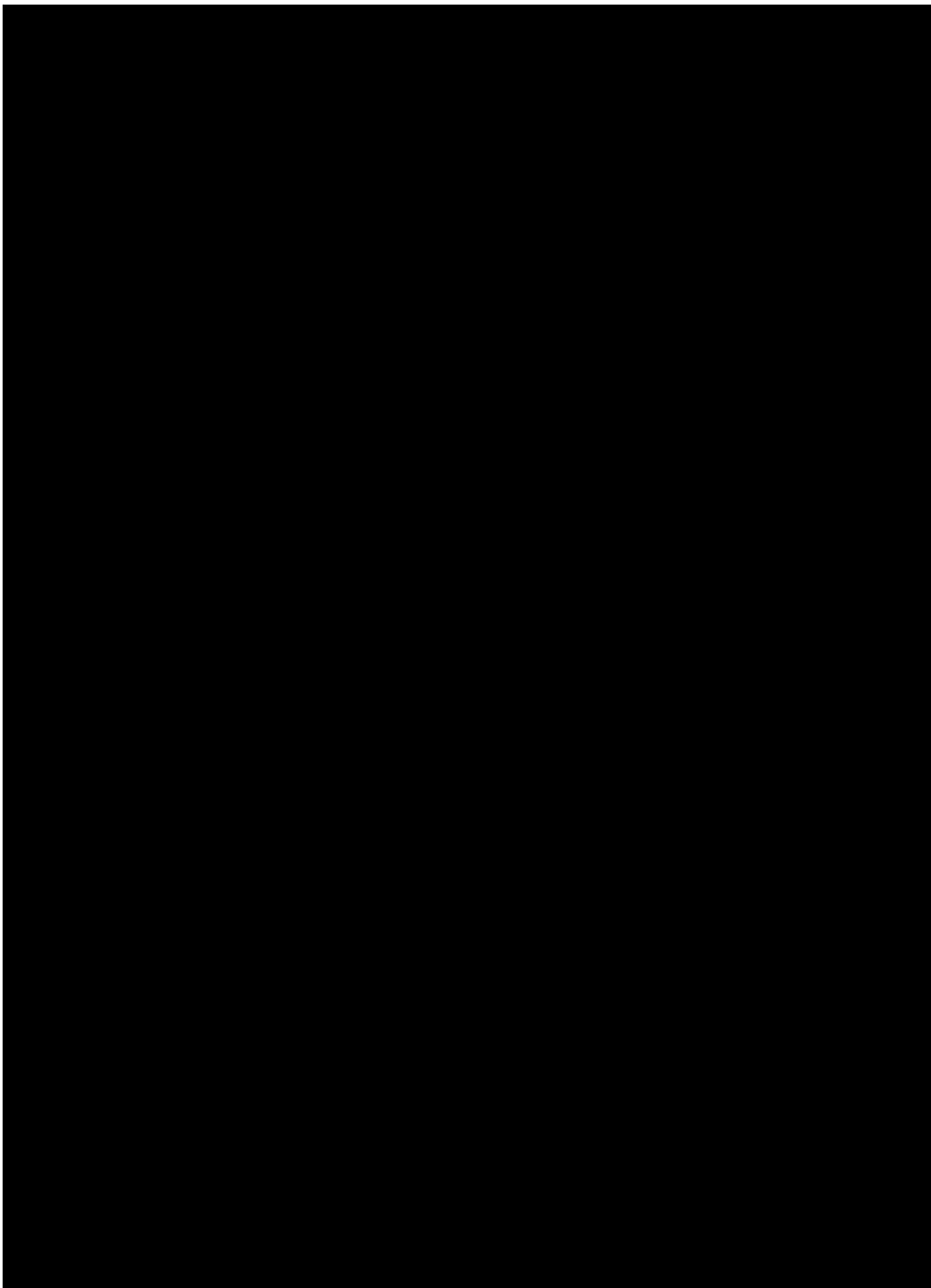


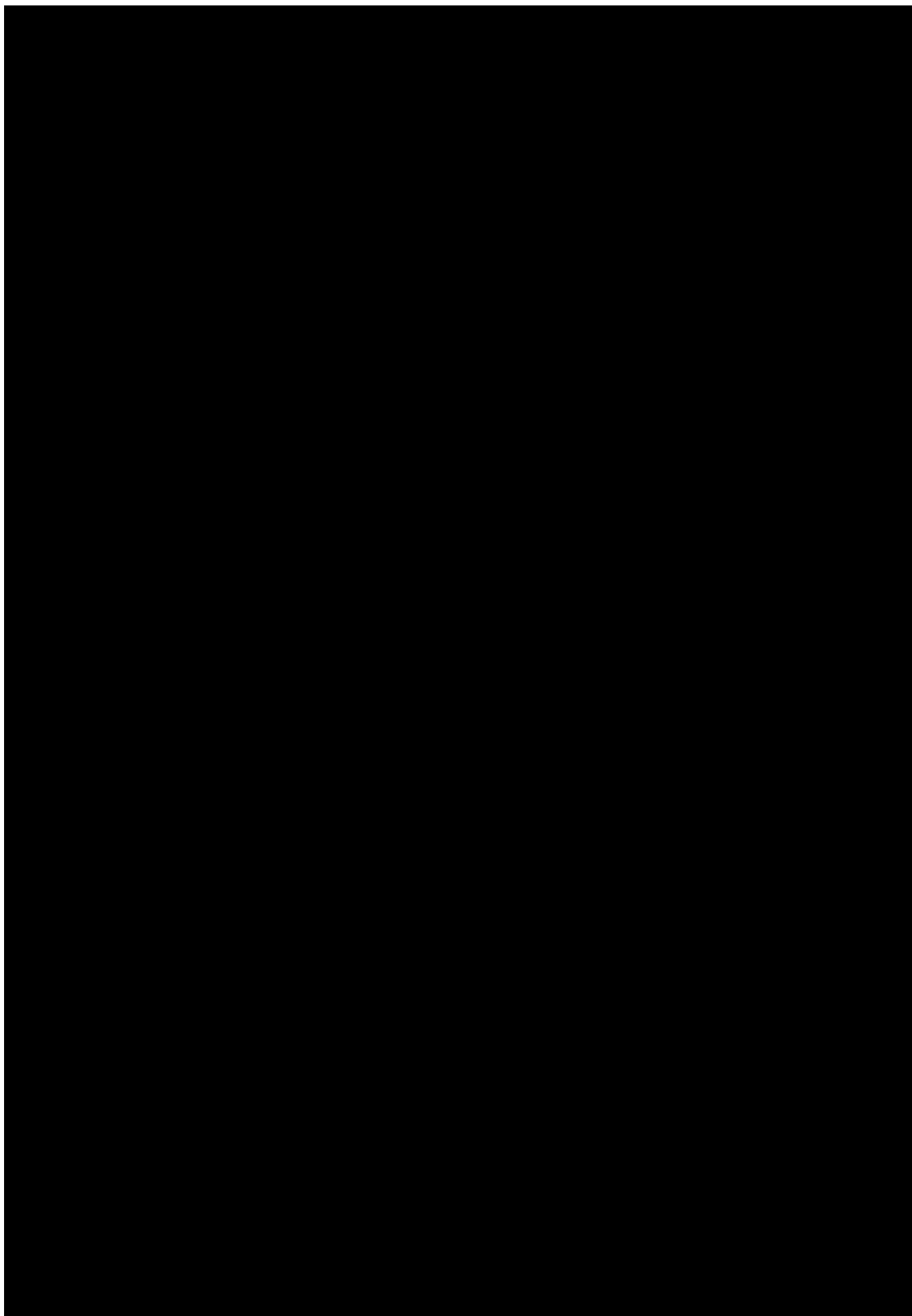


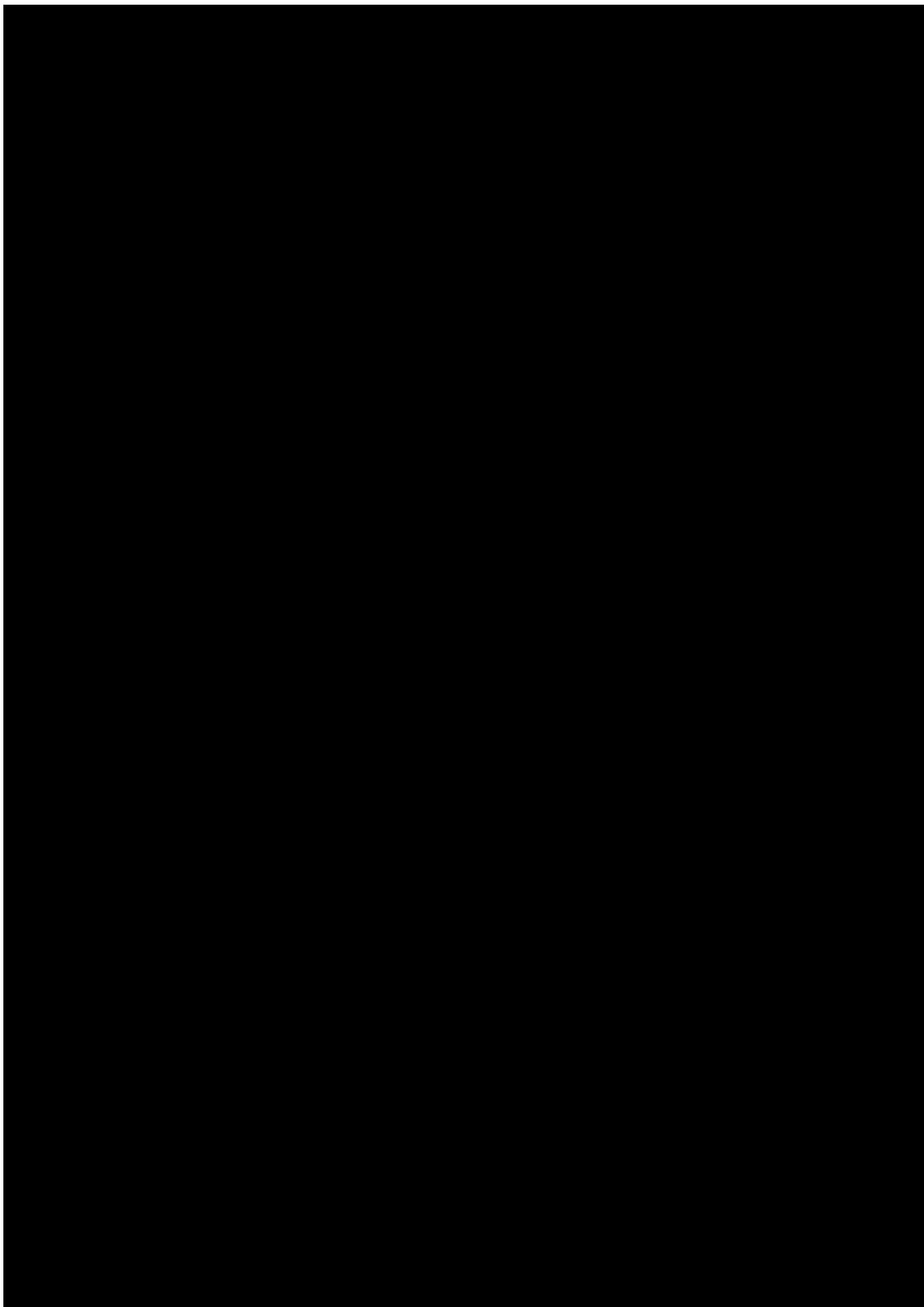


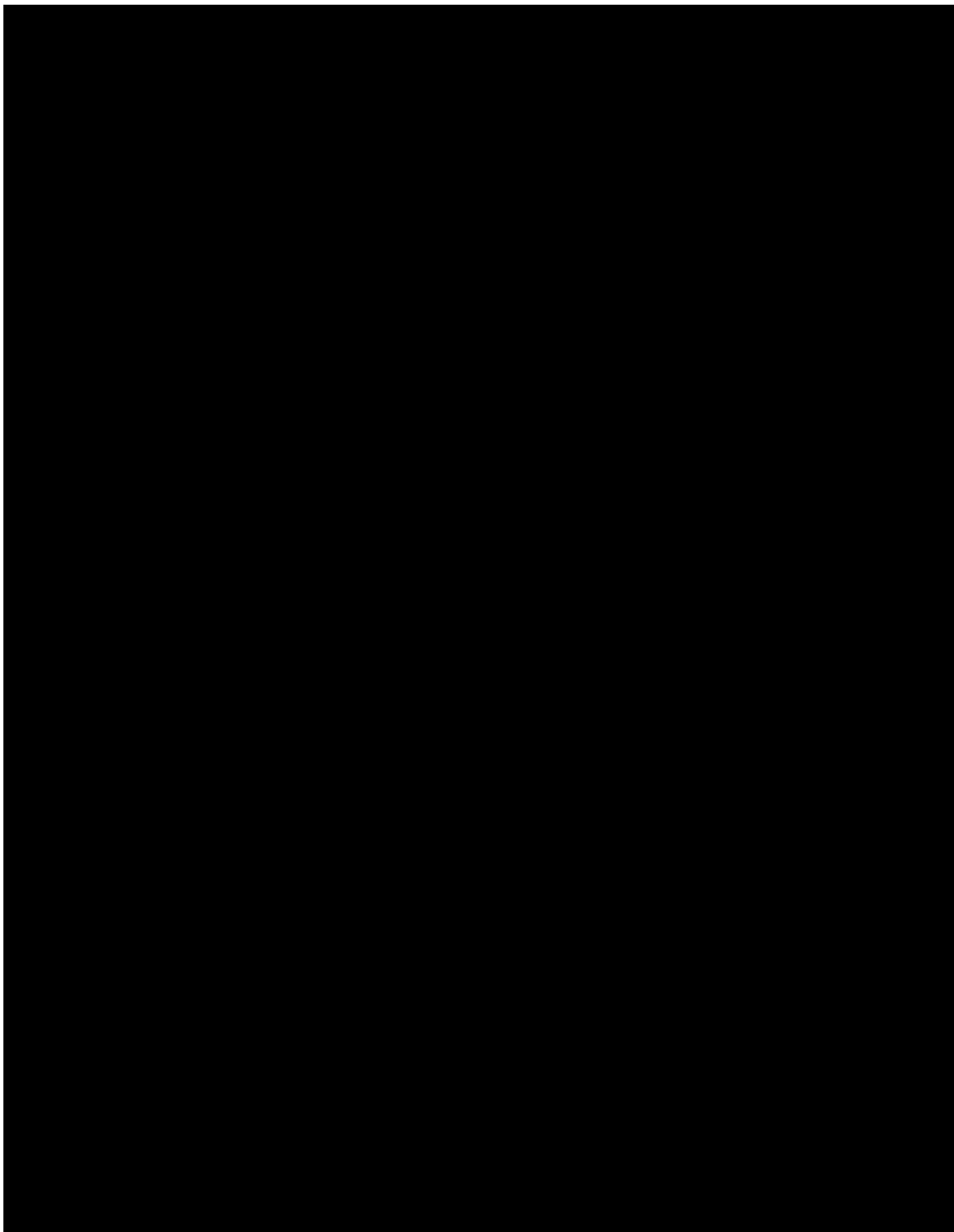


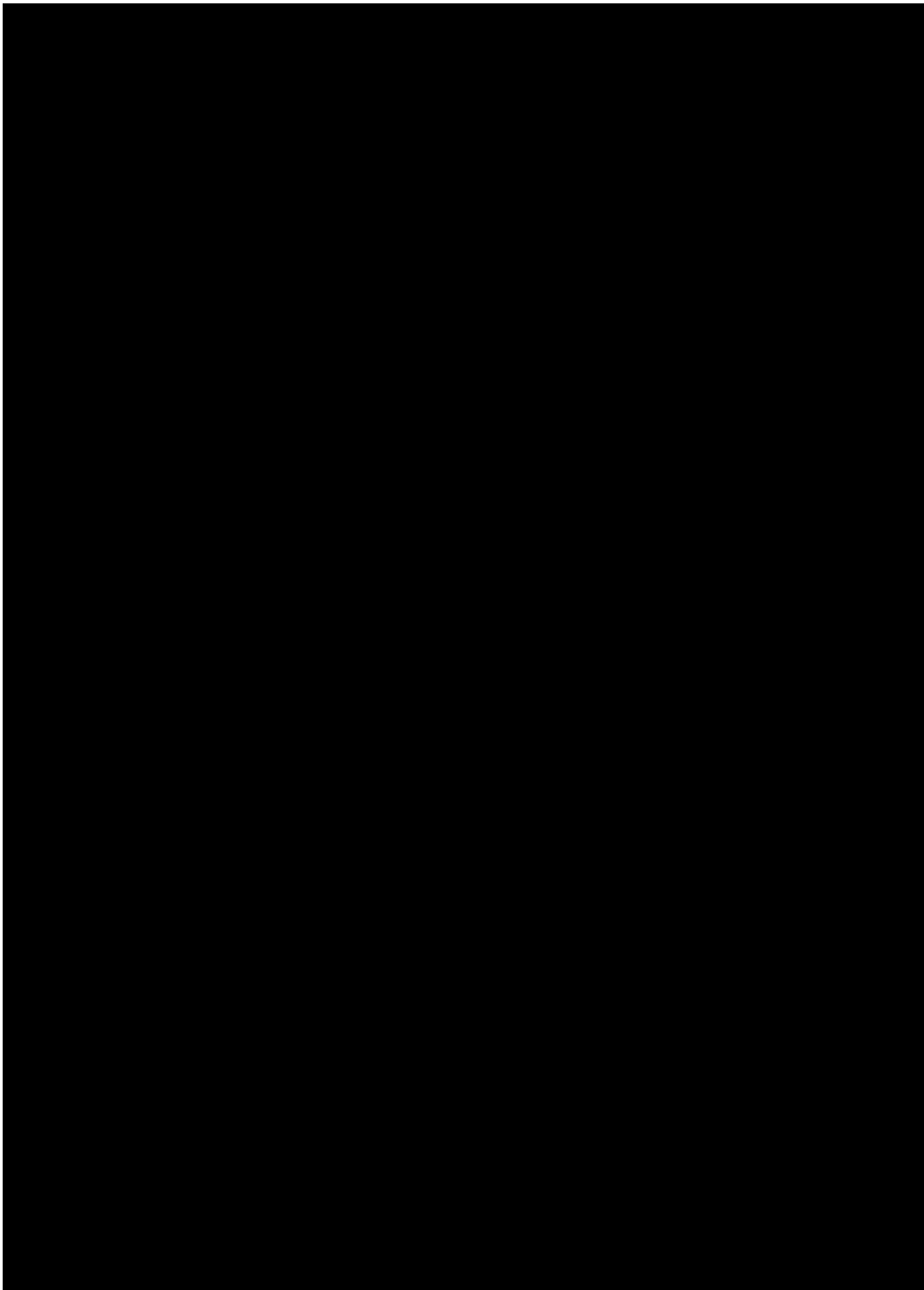


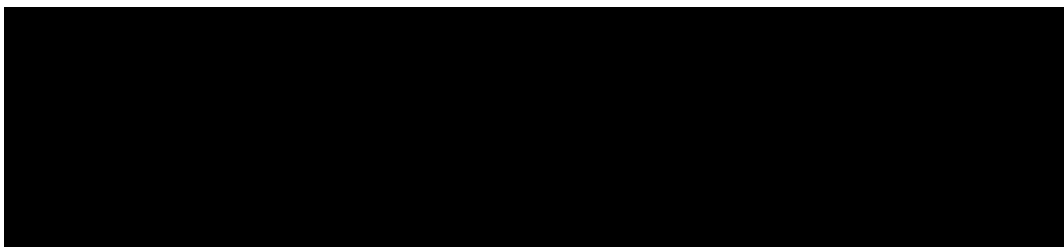


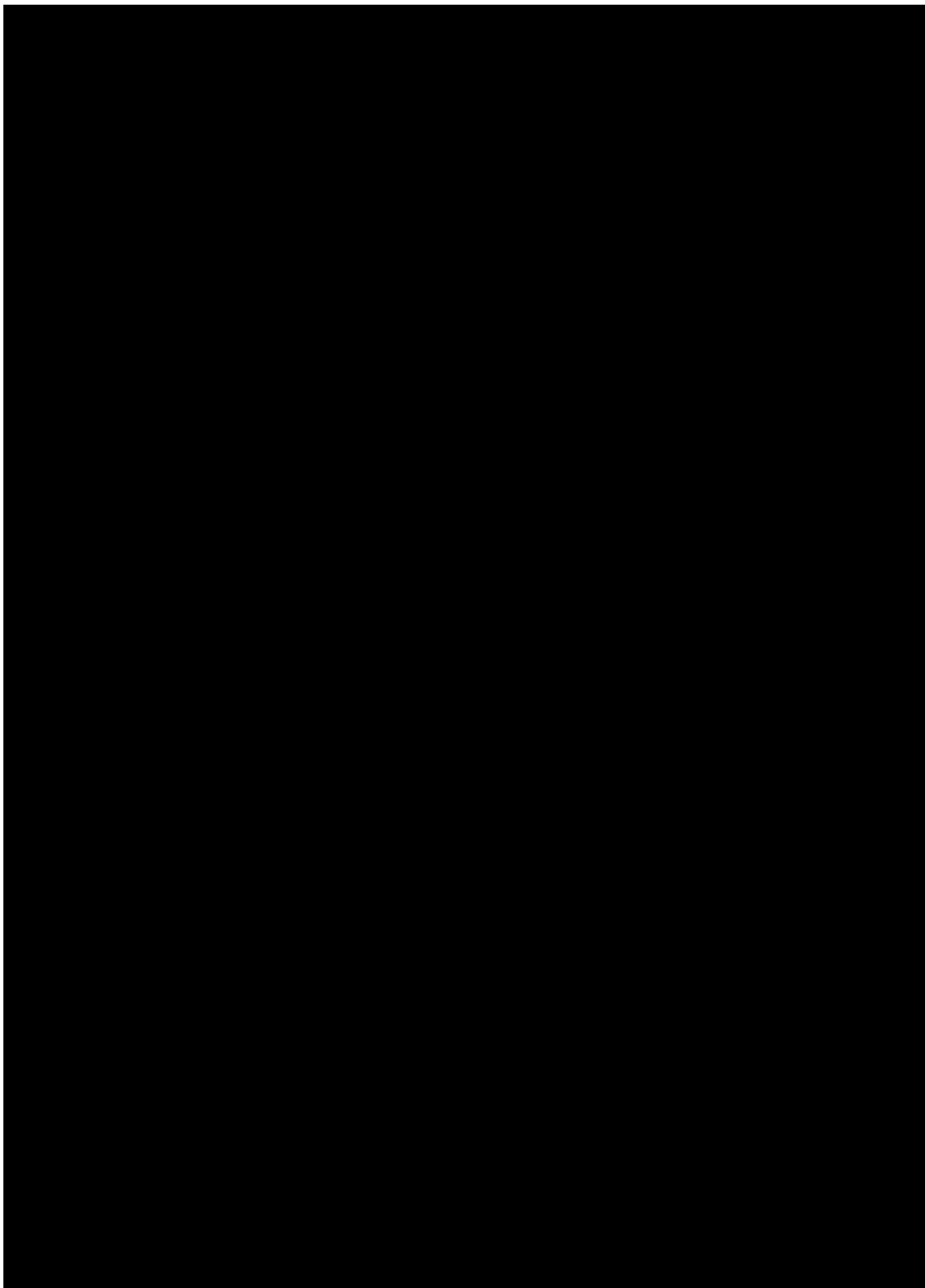


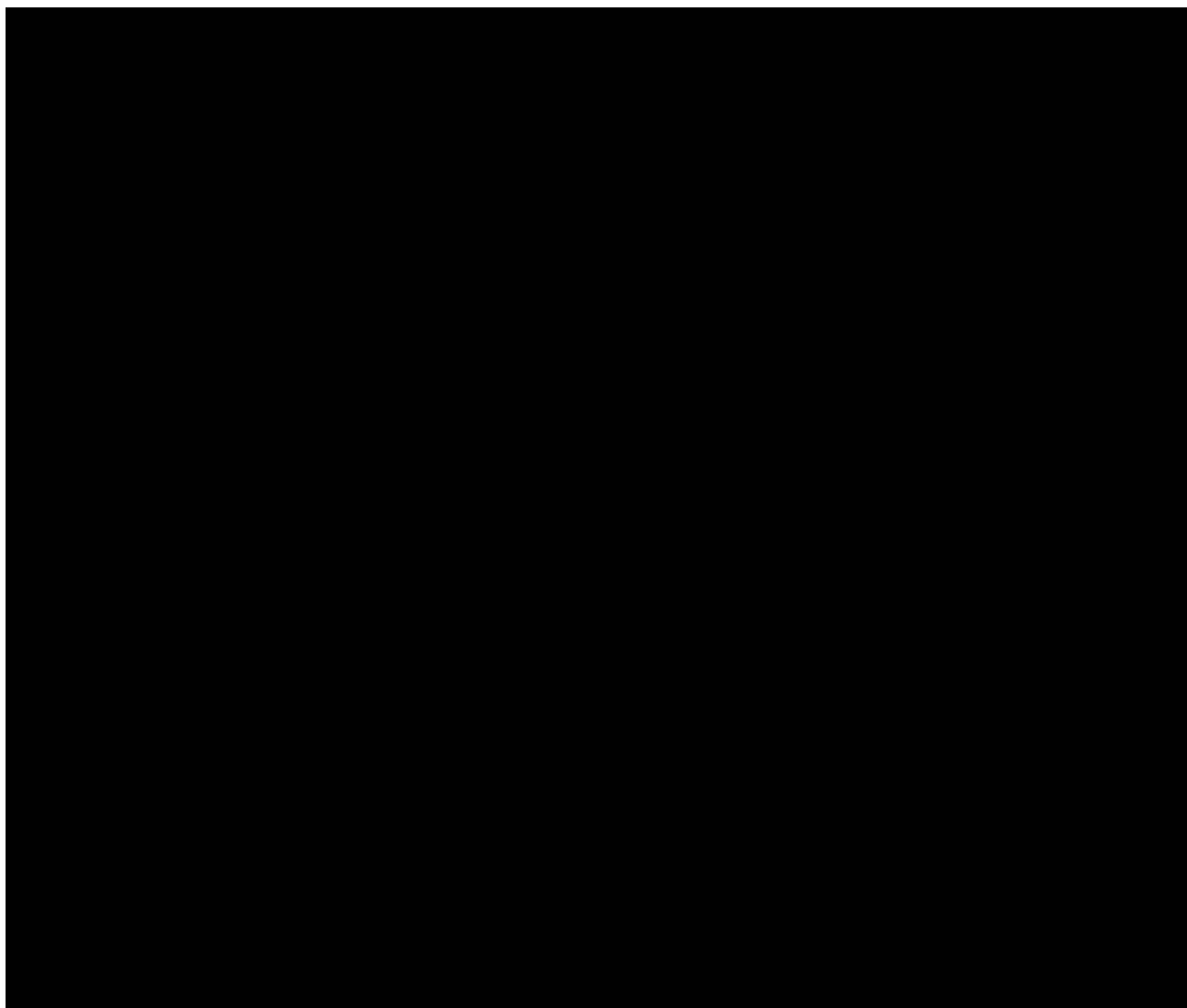


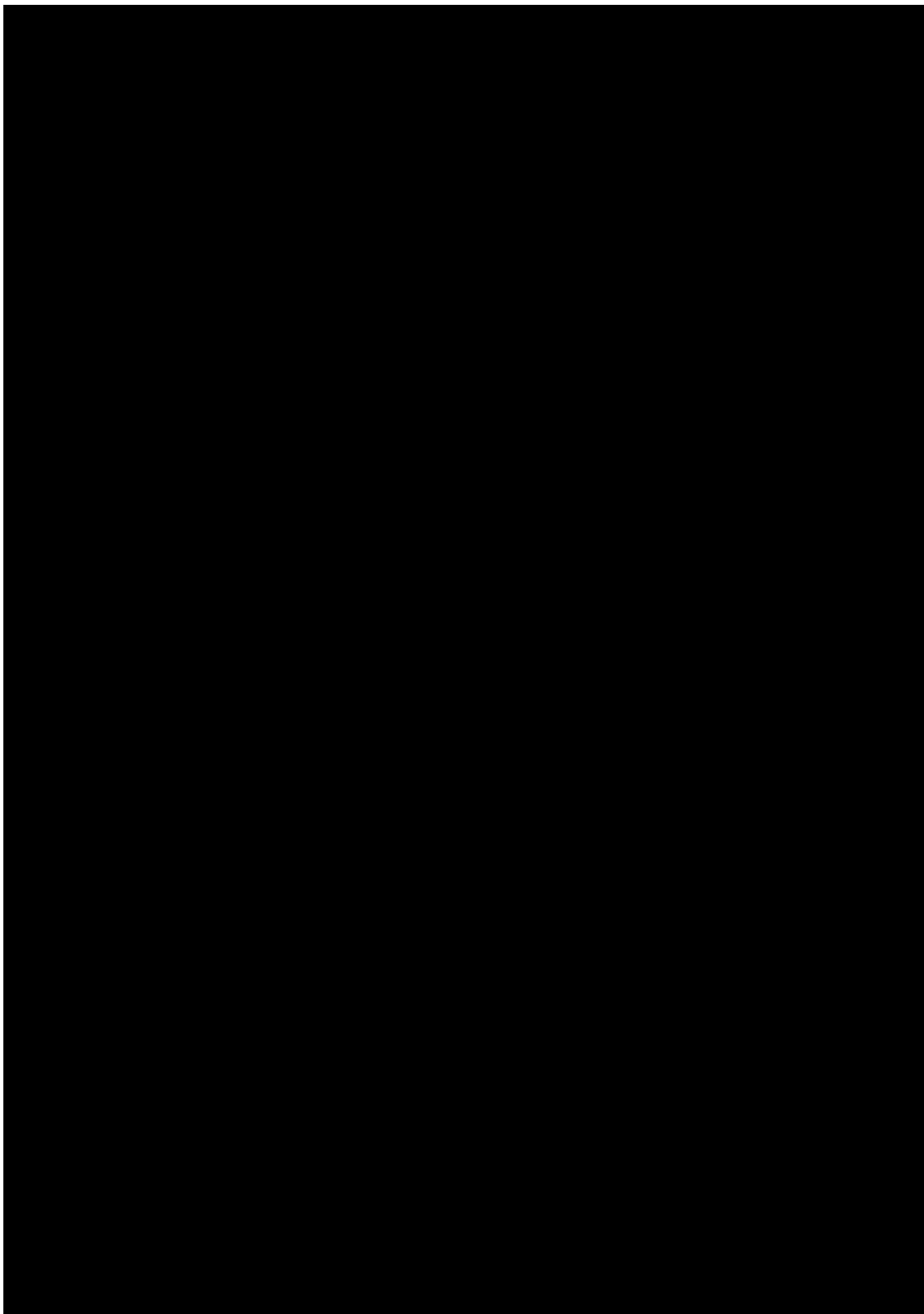












[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

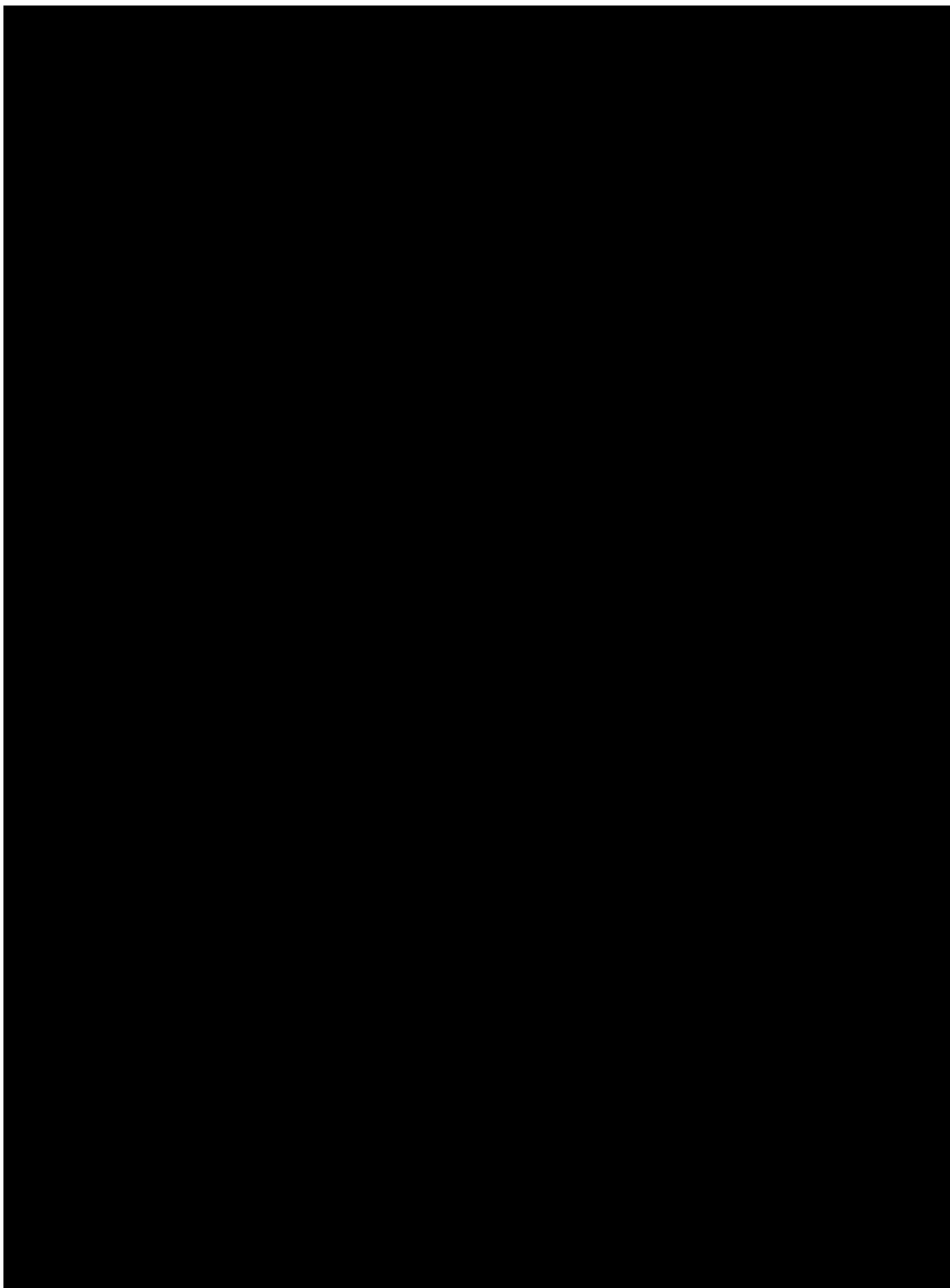
[REDACTED]

[REDACTED]

[REDACTED]

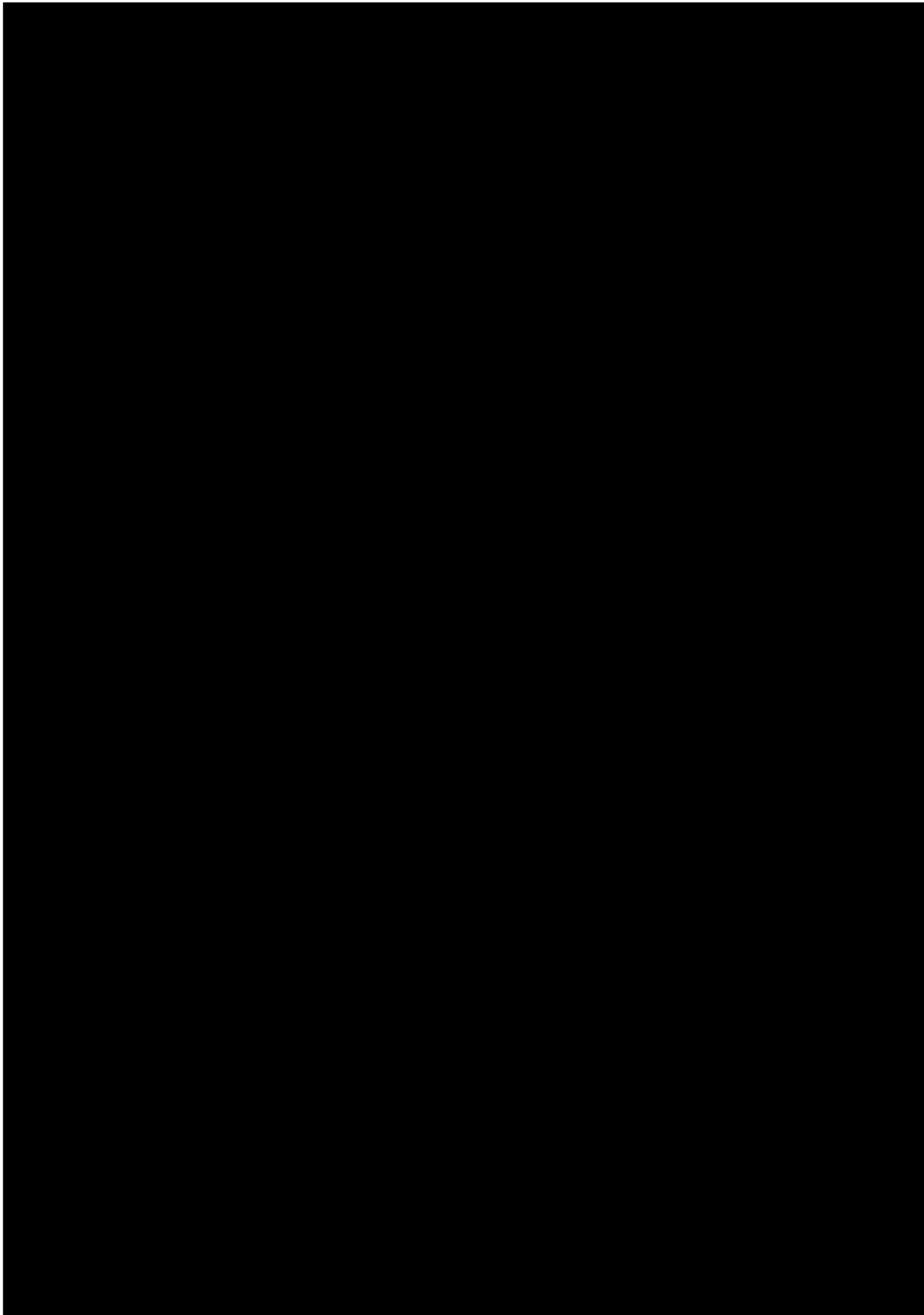
[REDACTED]

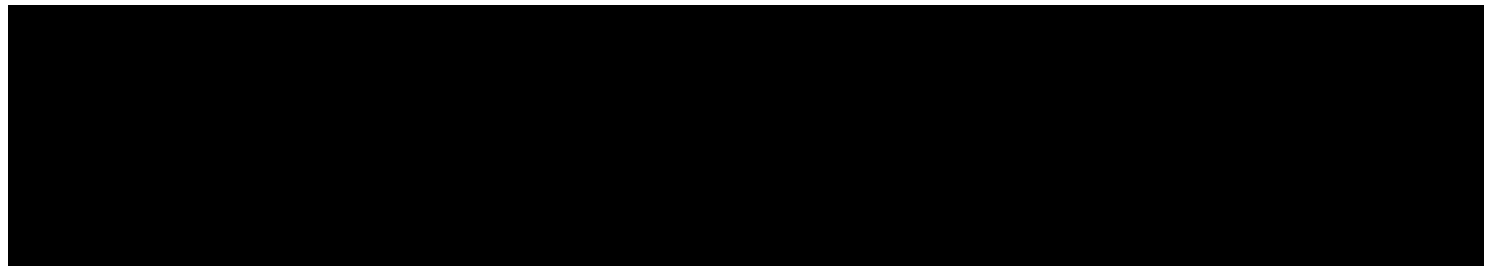
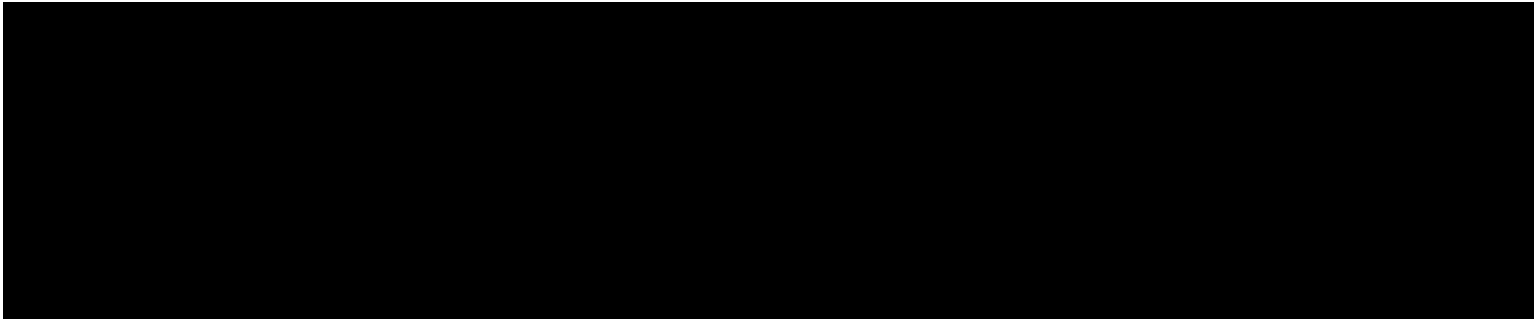
[REDACTED]





The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights how cultural differences can influence the interpretation of data and the design of the study. The author argues that researchers must be sensitive to these differences and adapt their methods accordingly. This is particularly true in cross-cultural research, where the researcher is often working in a foreign environment. The paper then moves on to discuss the challenges of conducting research in a non-Western context. It notes that many of the assumptions and methods developed in Western countries may not be applicable in other cultures. For example, the use of individualistic questionnaires may not be appropriate in collectivist societies. The author suggests that researchers should use a more holistic approach, taking into account the social and cultural factors that influence the behavior of the participants. This may involve using qualitative methods, such as interviews and focus groups, to gain a deeper understanding of the cultural context. The paper also discusses the importance of building trust and rapport with the participants. In many cultures, it is essential to establish a relationship with the community before conducting research. This may involve spending time with the community and learning about their customs and traditions. The author argues that this is not only a practical necessity but also an ethical requirement. Researchers must ensure that their research is respectful and does not harm the community. Finally, the paper discusses the importance of sharing the results of the research with the community. The author argues that research should not be conducted for the sake of knowledge but should be used to improve the lives of the people. This means that the results of the research should be shared with the community in a way that is understandable and useful. The author suggests that researchers should work with the community to develop interventions that are based on the findings of the research.





Cushman & Wakefield
St Paul's House
23 Park Square South
Leeds LS1 2ND

About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. The firm's 45,000 employees in more than 60 countries provide deep local and global insights that create significant value for our clients. Cushman & Wakefield is among the largest commercial real estate services firms, with core services of agency leasing, asset services, capital markets, facility services, global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation and valuation & advisory.

To learn more, visit www.cushmanwakefield.com
or follow @CushWake on Twitter.

© Cushman & Wakefield 2024



**CUSHMAN &
WAKEFIELD**