

Crown Casework Team  
Planning Casework Unit  
Ministry of Housing, Communities and Local  
Government

Our ref. Manston Proposal

By Email

26 June 2025

Dear Crown Casework Team,

#### **RAF MANSTON – PLANNING PROPOSAL**

Cushman & Wakefield (C&W) is instructed by the Home Office ('the Applicant') to submit a planning application under the Urgent Crown Route seeking retrospective planning permission for development comprising an Initial Triage Processing Centre ('ITPC') and full planning permission for new development to comprise the Manston Reception Centre ('MRC') and a Training facility (together the 'Proposed Development') at the former RAF Manston, Manston Road, Ramsgate, Kent, CT12 5BS (hereafter 'the Site').

The following information has been submitted:

- Completed Crown Development application form

#### **Plans for Approval:**

- Site Location Plan (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0001-S4-D0100 P05)
- Parameters Plan: Development Zone and Building Heights (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0350-S4-D0100 P12)
- Parameters Plan: Security Fence and Access (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0356-S4-D0100-P06)

#### **Plans for Information:**

- Existing Site Plan – Baseline Prior to December 2021 (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0150-S2-D0100 P10)
- Parameters Plan: Existing accommodation, facilities and ground works (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0151-S2-D0100 P08)
- Demolition Plan Phase 1 Completed (Dec 2023) (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0250-S2-D0100 P08)
- Parameters Plan: Demolition Future Phases (Drawing no. 050836-9834-ATR-ZZZ-XX-DR-A-0251-S2-D0100 P08)

#### **Documents for Approval:**

- Planning Proposal Statement
- Outline Construction Environmental Management Plan
- Transportation Assessment
- Travel Plan

**Documents for Information:**

- Air Quality Assessment
- Arboricultural Impact Assessment, including Tree Protection Plans
- Archaeological Desk Based Assessment
- Badger Survey (**Confidential**)
- Bat Survey
- Bird Survey
- Botany Survey
- Climate Change Resilience Assessment
- Cumulative Effects Assessment
- Dover A20 Supplementary Air Quality Assessment
- Drainage Feasibility Report
- Ecological Appraisal Report
- Ecological Constraints and Opportunities Plan
- Ecological Impact Assessment
- EIA Screening Request (Part 1 and Part 2)
- Engagement Report
- Flood Risk Assessment
- Geophysical Survey Technical Note
- Geotechnical Desk Study
- Great Crested Newt Survey
- Ground Investigation Report
- Habitats Regulations Assessment Stage 1 Screening Report
- Human Health Impact Assessment (and Health Position Statement)
- Landscape and Visual Impact Assessment
- Landscape Strategy
- Lighting Assessment
- National Security Statement (submitted by the Applicant directly to the Crown Casework Team)
- Noise and Vibration Impact Assessment
- Operational Management Plan (**Confidential**)
- Operational Waste Management Strategy
- Outline Construction Traffic Management Plan
- Outline Remediation Strategy
- Radiological and Remediation Plan
- Socio-Economic Impact Assessment
- Statement on National Importance and Urgency (**Confidential**)
- Topographical Survey
- Utilities Survey
- Unexploded Ordnance Risk Assessment
- UXB Clearance Survey
  - Summary Interpretation Plan (ref. P14632-24-DWG01-C)
  - Map of Residual Magnetic Field Strength (ref. P14632-24-DWG02-C)

- Map of 3D Analytic Signal Amplitude (ref. P14632-24-DWG03-C)

The following documents will follow under separate cover no later than w/c 30<sup>th</sup> June:

- Fence and Access Plan (drawing for approval)
- Energy and Sustainability Statement (document for information)

The Home Office was previously intending to seek planning permission via a Special Development Order (SDO) and documents prepared in anticipation of using that route. However, the Urgent Crown Development (UCD) route is newly available for proposals by Government Departments of national importance which are urgent. The Home Office considers that it is most appropriate to seek permission via the UCD now that it is available to us and taking into account the national importance of the proposal and urgency required in terms of a planning decision.

Due to this change, there may be erroneous references in application documents to a SDO which should be disregarded. Similarly, via that route, an Equalities Impact Assessment was to be submitted but is no longer necessary so any references to that document should also be disregarded.

As requested, an electronic copy has been uploaded to the agreed portal. Payment of the agreed application fee of £133,445 has been arranged by the Home Office.

The applicant considers the enclosed information to be sufficient in order to determine whether the proposed development is acceptable in planning terms.

The applicant understands that any permission granted may include conditions, which will require further details to be submitted for approval.

The applicant looks forward to receiving confirmation of receipt of this proposal. Should there be any queries or clarifications required, please do not hesitate to contact the applicant team.

Yours sincerely,

**For and On behalf of Cushman & Wakefield**

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