



Home Office

Border Force
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Kent County Council
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ME14 1XX

27 October 2025

Dear [REDACTED],

Highway Improvements (Spitfire Way/B2050 junction)

I write on behalf of the Home Office following our ongoing positive engagement on the matter above.

This letter sets out the principles agreed between Kent County Council (KCC) and the Home Office in respect of the potential disposal of land and provision of financial contributions by the Home Office to KCC as the Local Highway Authority. This will be to support the delivery by RiverOak Strategic Partners Ltd (RSP), as owners of Manston airport, of a new roundabout to improve the existing Spitfire Way/B2050 Manston Road junction ('Spitfire Way').

RSP is the undertaker for the purposes of The Manston Airport Development Consent Order (DCO) 2022, which grants consent for Manston Airport redevelopment. Under this consent, there is a requirement to deliver highway improvements at Spitfire Way junction, subject to the approval of further details. We understand that RSP intend to commence construction of Spitfire Way roundabout proposals in the first quarter of 2026, subject to approval of detailed design and S278 agreements with KCC.

The Home Office has submitted a planning application via the Urgent Crown Development route to the Ministry of Housing, Communities and Local Government (MHCLG) for immigration processing operations at Manston. The supporting Transport Assessment prepared for this planning application identifies the benefit of improving the above junction. The application is due to be determined by MHCLG in autumn 2025.

In addition to financial and land contributions to the improvements above, the Home Office's planning application is supported by a Travel Plan, which encourages Sustainable Transport Initiatives such as staff car sharing, cycling, use of public transport and preparation of a Car Park Management Plan. Home Office would continue to apply the

robust control measures to encourage staff visiting the site and those using the training facility to minimise travel at peak times, to utilise sustainable transport methods and reduce single occupancy car use. Therefore, the existing and proposed operational controls would ensure that any potential highways impacts arising from the immigration processing operations would be mitigated.

The Home Office and RSP have been working collaboratively to aid these improvements to the benefit of the local community and in support of our respective development proposals at Manston.

The Home Office

The Home Office (through the Manston and Western Jet Foil Transformation Programme) is committed to the transfer of an area of crown land (the precise area is yet to be confirmed and agreed by the Home Office as part of detailed highways design work) within the southwestern corner of the Manston site bordering the B2050 and Manston Road, should such land be required to support the proposed highway works.

The Home Office is aware of emerging proposals by KCC as the Local Highway Authority, for road widening and the provision of walking and cycling infrastructure on Manston Road, located along the southern boundary of the site as part of the Manston to Haine link project. The Home Office understands that this may require land from the Home Office. The Home Office is open to having separate discussions on this matter which would include and be subject to further technical discussions and compatibility with the Manston and Western Jet Foil Transformation Programme and ongoing Home Office requirements for the site.

In addition, the Home Office is committed to providing a reasonable financial contribution towards the costs of delivery of the agreed Spitfire Way roundabout (subject to agreeing a final cost), up to a maximum of £2,000,000. This financial contribution would be prioritised to be used towards Spitfire Way roundabout.

It is currently proposed that any such funding would be provided via a Section 31 Grant from the Home Office to KCC. The funding would be allocated to the new Spitfire Way roundabout. However, in the event that it is agreed between KCC and Home Office that there will be surplus funds from the Home Office financial contribution to the delivery of Spitfire Way, the Home Office is open to further discussions regarding the potential use of this funding by KCC for other local highway improvements which would support the HO Manston operations, such as the Manston to Haine link. Use of the funding for any other local highway improvement other than what has been agreed would be subject to further discussion and agreement by the Home Office.

It should be noted that any funding and land disposal will also be subject to further Home Office internal approval processes.

Delivery of highway improvements by RiverOak Strategic Partners Ltd on behalf of Manston Airport

For information, I attach a previous letter of agreement between RSP and the HO.

Home Office understand that RSP has the power to deliver and construct the proposed Spitfire Way / B2050 roundabout via the Manston Airport DCO 2022.

Next Steps

Home Office will continue to work collaboratively with RSP and KCC, as appropriate, to progress this matter, including the following:

- Feeding into the detailed design by RSP of the proposed Spitfire Way / B2050 roundabout to be agreed with KCC.
- Identification of areas of Home Office and RSP land as required to be transferred to KCC as part of detailed design work.
- Preparation and completion of S31 grant to allocate Home Office funding to KCC in respect of contributions to the Spitfire Way / B2050 roundabout.

Please do not hesitate to contact [REDACTED] if you wish to discuss anything further on this matter.

Signatures

[REDACTED]

[REDACTED]

Manston and Western Jet Foil Transformation Programme
The Home Office