



Manston Parish Council

## **Chairs Report Feb 2026**

**Date:** Monday 09<sup>th</sup> Feb 2026

### **Major issues facing the Parish of Manston.**

Good evening, everyone,

I am happy to report I have not received any issues to disclose this month.

#### **Manton Airport**

##### **Just a reminder to all. Published on our website**

RiverOak Strategic Partners Limited ('RSP') is working to redevelop and reopen Manston Airport as an air freight hub.

RSP is carrying out its Stage 3 airspace change consultation from Monday 16th March to Monday 22nd June 2026. The consultation will provide residents, communities and wider stakeholders with details of proposed changes to flight paths and airspace structure.

The consultation will have several aspects to it, including an online portal where our consultation materials and proposals can be viewed. We will also be running a series of in-person and online engagement events where attendees can view our proposals and talk to members of the project team. Consultees will be able to provide feedback via the online portal, at the consultation events or via our Freepost address (FREEPOST 1616).

To ensure all stakeholders are aware of the consultation, we will be advertising in local press, social media and physical posters. We would be grateful if you could share the information with your constituents when the consultation launches. If you would feel that it we be beneficial, we can provide versions in hard copy or smaller versions to go in local newsletters. We can also support with the distribution of this information to groups who you feel may benefit, which can be arranged by contacting us using the details below.

The consultation will be run in accordance with airspace change standards governed by the Civil Aviation Authority (CAA). All progress regarding the consultation and wider airspace change process is available to view on the CAA's online portal, <https://airspacechange.caa.co.uk/>.

We will write to you and other relevant stakeholders again at the start of consultation when full details of our proposals will be made available on the online portal.



Manston Parish Council

Community events

## BRICKS AT THE MUSEUM

RAF MANSTON HISTORY MUSEUM

DATES: 14TH TO 22ND FEBRUARY 2026 (HALF TERM)  
LOCATED: RAF MANSTON HISTORY MUSEUM  
TIMES: 10 AM – 4PM DAILY (3.30PM LAST ENTRY)

ARE YOU A LEGO ENTHUSIAST? IF SO THEN POP ON DOWN AND ENJOY THE FUN WITH LIKE-MINDED LEGO LOVERS AT OUR ULTIMATE FAMILY FRIENDLY EXHIBITION WEEK! (NORMAL MUSEUM ENTRANCE FEES APPLY) NO NEED TO BOOK!

LEGO FIGURE HUNT  
SEARCH AROUND THE MUSEUM, FIND THE HIDDEN LEGO FIGURES & WIN A PRIZE... ONLY £1.50

PLEASE CONTACT US ON:  
INFO@RAFMANSTON.CO.UK OR  
WWW.RAFMANSTON.CO.UK FOR MORE INFORMATION!

OPTIONAL PRE-BOOKING AVAILABLE  
BOOK HERE

INTERESTED IN DISPLAYING YOUR LEGO MOC? MAIL INFO@RAFMANSTON.CO.UK FOR DETAILS

SUBJECT TO CHANGE DUE TO UNFORESEEN CIRCUMSTANCES INCLUDING, BUT NOT LIMITED TO: WEATHER CONDITIONS, MECHANICAL BREAKDOWNS AND SHORTAGE OF VOLUNTEERS AND/OR EXHIBITORS.

## OPEN COCKPIT WEEKEND 2026

11TH & 12TH APRIL | 10AM TO 4PM  
RAF MANSTON HISTORY MUSEUM CT12 5DF

Fire Engine Rides

Tank Rides

Climb in the Cockpits

Museum Entry

BOOK HERE

RAF MANSTON HISTORY MUSEUM  
CHARITY NUMBER: 1179982

info@rafmanston.co.uk

www.rafmanston.co.uk

## COMICON AT THE MUSEUM

RAF MANSTON HISTORY MUSEUM  
Charity No. 1179982

Cosplay Competitions  
All Ages

NORMAL MUSEUM ENTRY FEE APPLIES

OPTIONAL PRE-BOOKING AVAILABLE

JUNE 20TH-21ST 2026  
10AM - 4PM

ANY QUESTIONS EMAIL INFO@RAFMANSTON.CO.UK

@RAF Manston History Museum  
WHAT THREE WORDS - REMARRIED, MORNINGS, PAVE

BOOK HERE

SUBJECT TO CHANGE DUE TO UNFORESEEN CIRCUMSTANCES INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS, MECHANICAL BREAKDOWNS AND SHORTAGE OF VOLUNTEERS AND/OR EXHIBITORS.

## Skirmish At The Museum

...breathing new life into history

11th - 12th  
July 2026  
10am to 4pm

INTERACTION ENCOURAGED!

SKIRMISHES THROUGHOUT THE DAY!

OPTIONAL PRE-BOOKING AVAILABLE

AIRCRAFT AND VEHICLES

ALL ERAS WELCOME!

Normal museum entry prices apply

BOOK HERE

If you have any questions, please contact us at:  
info@rafmanston.co.uk  
www.rafmanston.co.uk

What3Words: remarried.mornings.pave

Subject to change due to unforeseen circumstances including, but not limited to, weather conditions, mechanical breakdowns and shortage of volunteers and/or exhibitors.

**MANSTON PARISH COUNCIL**

**PAYMENTS – March Meeting 2026 Meeting**

February Payments

Payee	Invoice No.	Invoice Date	Description	Payment	Amount	VAT	Total
Elizabeth Carr			Salary	BACS	£ 607.32	£ -	£ 607.32
Elizabeth Carr			Expenses (WFH Allowance)	BACS	£ 25.00	£ -	£ 25.00
Unity Trust			Bank charges	BACS	£ 6.00		£ 6.00
Hugo Fox	INV - 21934	06-Jan	Email addresses	DD	£ 17.49	£ 3.50	£ 20.99
Hugo Fox	INV - 22592	27-Jan	Monthly website fees	DD	£ 19.99	£ 4.00	£ 23.99
Starboard Systems	INV - 15510	01-Feb	Scribe Monthly subscription	DD	£ 32.00	£ 6.40	£ 38.40
Starboard Systems	INV - 15407	24-Jan	Scribe End of Year Health Check	BACS	£ 79.00	£ 15.80	£ 94.80
Wicksteed	830654	09-Feb	Wicksteed annual park check	BACS	£ 150.00	£ 30.00	£ 180.00
Greenaway electrical	INV-000191	12-Feb	Installation of defib at Jolly Farmers	BACS	£ 120.00	£ -	£ 120.00
KALC	9830	02-Feb	CILCA Training	DD	£ 300.00	£ 60.00	£ 360.00
KALC / Eventbrite	142412110573.00	11-Feb	Planning Training for Cllr Elliott	BACS	£ 50.00	£ 10.00	£ 60.00
KALC	BRO004595	04-Feb	Data Protection training part 1	DD	£ 40.00	£ 8.00	£ 48.00
KALC	BRO004596	04-Feb	Data Protection training part 2	DD	£ 40.00	£ 8.00	£ 48.00
KALC	BR0004597	04-Feb	Data Protection training part 3	DD	£ 40.00	£ 8.00	£ 48.00
SLCC Payment	QL208833-1	17-Feb	CILCA Training Elizabeth Carr	BACS	£ 495.00	£ -	£ 495.00
<b>TOTAL</b>					<b>£ 2,021.80</b>	<b>£ 153.70</b>	<b>£ 2,175.50</b>
<b>Receipt</b>							
<b>TOTAL VAT PAID</b>						<b>£ 153.70</b>	

Authorised signatory 1:

Authorised signatory 2:

## PLANNING APPLICATIONS TEAM



Our Ref: PN12/TH/25/1382  
Please Ask For: Planning Applications Team  
Direct Line Number: 01843 577150  
Email: [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)  
Date: 19 February 2026

Manston Parish Council  
C/o Manston Village Hall  
Manston  
Ramsgate  
Kent  
CT12 5BA

Dear Sir/Madam

### TOWN AND COUNTRY PLANNING ACT 1990

**PROPOSAL:** Application to apply for a determination as to whether the prior approval of the local planning authority is required in respect of the installation of solar panels to roof of 2no buildings

**LOCATION:** Birchington Vale Caravan Park , Shottendane Road, Birchington, Kent

I am writing to advise you of an application for planning permission (or associated consent) that has recently been submitted relating to the above site in respect of which I would be obliged to receive your observations.

Details of the proposal, including all submitted plans can be viewed on the web site by accessing <https://planning.thanet.gov.uk/online-applications/>

I look forward to the receipt of your formal comment upon this proposal within 21 days ( 12 March 2026 ) from the date of this letter.

If you are minded to raise no objection to the application subject to any conditions, please be aware that under the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 Thanet District Council will have to seek the applicant's written agreement to any pre-commencement condition(s) it intends to impose if granting planning permission. Therefore please provide full justification for any condition you consider must be a pre-commencement condition.

Should you require any further information regarding this development please do not hesitate to contact this office.

Yours faithfully

**Planning Applications Team**

Thanet District Council  
PO Box 9  
Cecil Street  
Margate  
Kent CT9 1XZ

01843 577000  
[www.thanet.gov.uk](http://www.thanet.gov.uk)



**Manston Parish Council**

c/o Manston Village Hall, Preston Road, Ramsgate CT12 5BA

Telephone +44 (0)7414 515253

E-mail: [clerk@manstonparishcouncil.gov.uk](mailto:clerk@manstonparishcouncil.gov.uk)

**RiverOak Strategic Partners Limited**

Calder & Co  
30 Orange Street  
London  
WC2H 7HF  
United Kingdom

26<sup>th</sup> February 2026

Dear Sir/Madam,

**Re: Unauthorised Motor-Racing Activities and Noise Disturbance at Manston Airport (21–22 February)**

Manston Parish Council is writing to raise a formal complaint regarding the motor-racing and rally-driving activities undertaken by PMD Racing at the Manston Airport site over the weekend of Saturday 21 and Sunday 22 February. These activities caused significant and prolonged noise disturbance to residents and appear to be in breach of planning regulations.

Residents reported — and councillors witnessed — a continuous and intrusive drone of cars and motorcycles throughout Saturday from approximately 10:00 until after 16:30. Similar noise began again at 10:00 on Sunday and was still ongoing at 13:40. This level of disturbance is wholly unacceptable for a residential village and surrounding rural area.

In addition, a beach buggy/rally-type vehicle was observed driving at speed along a soil/mud track laid parallel to the airport perimeter fence at the lower end of the High Street near Bush Farm. The vehicle was travelling fast enough to become airborne over a rise in the ground. This raises serious concerns about safety, land use, and the nature of the activities being permitted on the site.

Several residents approached councillors in the High Street on Saturday to express their distress and frustration. The Council shares their concerns and is extremely disappointed that such activities were allowed to take place without proper consideration of their impact on the local community.

It is our understanding that Thanet District Council had previously ordered these activities to cease. We therefore seek urgent clarification on the following points:

- Has any previous enforcement action expired, or are the organisers operating in defiance of TDC's instructions?
- Was any assessment undertaken by RSP or its partners regarding the level of vehicle noise, tyre screeching, or general disturbance likely to be generated?

**Elizabeth J. Carr BA(Hons) MBA – Clerk to Manston Parish Council**



**Manston Parish Council**

c/o Manston Village Hall, Preston Road, Ramsgate CT12 5BA

Telephone +44 (0)7414 515253

E-mail: [clerk@manstonparishcouncil.gov.uk](mailto:clerk@manstonparishcouncil.gov.uk)

- Does RSP have any staff on site monitoring noise levels or compliance with planning controls during such events?
- On what basis has PMD Racing been permitted to operate, given that RSP does not have planning permission for motor-racing events at Manston Airport? Nothing in the Development Consent Order authorises such use; the DCO relates solely to reopening Manston as a cargo airport.

Cllr Abi Smith has contacted the Planning Enforcement Officer at Thanet District Council to request confirmation of the enforcement position and what action is being taken in response to this apparent breach.

Manston Parish Council expects RSP, as site owner and DCO applicant, to act responsibly, transparently, and within the law. Allowing unauthorised motorsport events that cause severe disruption to residents is incompatible with those expectations.

It is our understanding, according to your website, that further activities of a similar nature are planned over the next few months <https://rsp.co.uk/community/>

We request an urgent meeting with RSP to discuss this matter, understand how this situation has arisen, and agree immediate steps to prevent any recurrence.

We look forward to your prompt response.

Yours faithfully,

**Manston Parish Council**

**Elizabeth J. Carr BA(Hons) MBA – Clerk to Manston Parish Council**

HTE Email, 18<sup>th</sup> February 2026

Hope you are well. Please see a list of comments/questions that I submitted to the HTE company in a word document before deadline of 14Feb26. The contact I sent these to acknowledged receipt of the document.

If can please circulate to councillors. There are 2 additional question I will flag during planning stage (which I believe planning application will be submitted in March 2026)

- The residential area CT94GS is very close to the proposed site and I'm not even sure if the company are aware this is a residential area. Another resident was looking at boundary map which showed no one living in Vincent Farm Mews/Courtyard CT94GS which is incorrect. That would need to be checked. CT94GS is not an industrial area - it is residential and that need to be fully acknowledged with full mitigations put in place (noise/light etc)
- The other key question I will ask when planning application is submitted is the accountability if in case of an accident that could affect residents. I understand there will be safeguards that minimise this but also importantly it is a brand new facility (first of its kind I believe) so if there was an accident I would need to understand who would be accountable (company/KCC/local authority) and routes to resolving disputes/compensation. Being very close to a hydrogen facility its reasonable to assume increase risk of residents being directly affected if there was an accident/incident. If the risk is not increased then would be interested in written statements to that affect.

The company have not yet confirmed the proximity of CT94GS in relation to the site boundary. I sent this question to them at [HTEManston@devcomms.co.uk](mailto:HTEManston@devcomms.co.uk) in January prior to the public engagement meeting which I attended.

Thanks  
Glenn

## **Proposed HTE Waste-to-Hydrogen Facility, Manston**

### **Impacts on Residential Amenity for Homes within 50 - 100 metres**

- This document outlining some key comments and questions concerning environmental considerations for residential properties in the post code area of CT94GS (Vincent Farm Mews).
- I attended the engagement meeting in Jan 2026 with another resident to ask key questions. We understand the need for these type of facilities and I am supportive, but the reality is that it will be extremely close to residential properties in CT94GS so we need to ensure impacts to our daily life are minimised and noise/light/environmental impacts are fully assessed/balanced. I think that is reasonable as we also have the possibility of detrimental impact on house valuations/prices as well.
- I've sent a request to the company via email Project - Thanet Hydrogen [htemanston@devcomms.co.uk](mailto:htemanston@devcomms.co.uk) prior to the engagement meeting to find out the boundary of the new hydrogen plant relative to the residential properties situated at CT94GS. Awaiting response but I think my original assessment in the email was wrong. **Looking at the shot of the current perimeter on company website the nearest part of perimeter I think is approx. 50 metres from CT94GS. At this point I do not know how close the noise generating parts of the facility will be to the residential area so this requires specific confirmation - but it is very close in terms of proximity looking at the map on the website.**
- Please note that points were discussed at the engagement meeting that were positive, some answers were given and with some outstanding, but wanted to ensure written confirmation/clarification. I have reviewed the Manston HTE Frequently Asked Questions (FAQ) document.

### **General**

- Vincent Farm Mews residential area CT94GS is situated at the junction at Vincent Road with Manston Road so a short distance from the new plant.
- I was told that the access road to the facility will not be opposite the Vincent Road junction it will be further situated along Manston Road. This is consistent with what is presented on the map of the plant at the meeting, awaiting confirmation on distance from CT94GS (as above).

### **Odour and Residential Amenity**

- Risk: I had a concern that there could be intermittent odour episodes may arise during waste deliveries or door openings and can cause significant nuisance. I

was given assurances there will be no odour from the facility – it will be completely contained (including the transfer from vehicles to the plant and this is covered by the FAQ document).

- The FAQ document states that no harmful emissions will be released and carbon dioxide is captured. Can you confirm if there will be any type of emissions released and quantities (*interested in any emissions not just what is defined as harmful due to close proximity of houses at CT94GS*)
- Can you confirm there are no other factors that would potentially affect air quality

#### Noise, Vibration and Disturbance

- Risk: FAQ states noise assessments will be completed so assume this cover industrial plant, compressors, fans and associated traffic which have the potential to cause adverse effects on residential amenity, particularly at night.
- It was stated at the meeting that noise level would be under the 3dB but;
  - what noise standard are being applied?
  - the company to confirm predicted **day and night-time noise levels at the nearest homes in CT94GS Vincent Farm Mews**
  - how these compare to existing background noise under regulation **BS 4142?**
  - whether tonal or impulsive noise is expected?
  - what enforceable mitigation and monitoring will be in place if limits are exceeded?
- Also want to understand what will be done to minimise noise/vibration. The land is flat in the area where plant is being built and very open with no foliage/natural barriers so noise will carry. If trees are going to be planted as a barrier it will take some years for these to have any effect, so what other mitigations are going to be put in place to reduce impacts for local residents?
- I understand HGV/delivery vehicles not arriving during night time. Please confirm times of operation.

#### Light Pollution

- There are already bright lights from the nearby storage depot and so will lights 1) have dampening affects at night and 2) lights should be pointing downwards to minimise light pollution.

### Traffic and Highway Impacts

- Risk: Increased HGV movements can give rise to adverse impacts on residential amenity and highway safety.
- Planning conditions should include limits on daily HGV movements, defined routing to avoid homes, and restricted delivery hours.

#### ***When facility built and in operation:***

- Please re-confirm the times of operation for HGV vehicles arriving and leaving the facility during week-days and weekends.
- During conversation with different representatives I was told there were specific hours of operation (7.30-6pm?) but also that it would be 24 hours (***which I hope would not be the case***). I may have got that wrong so this point to be clarified.

#### ***When facility is in construction phase:***

The biggest concerns are more along the construction phase of the work and looking for assurances as this part of the process to ensure noise disturbance / disruption is within normal limits.

- How long is construction phase due to last?
- How much traffic will be coming from the direction of Margate along Manston Road to the facility and times of operation (I believe this will be local contractors).
  - Assume this would not be 24 hours so please advise times (earliest and latest times).
  - What will be the earliest and latest delivery times for HGVs delivering materials from both the Margate and Manston airport directions
  - How many daily deliveries are expected?
  - I assume this will not be 7 days a week but please clarify
- Speed restrictions would need to be put in place if there is an increase in heavy vehicles travelling at speed from Margate towards the junction at Vincent Road/Manston Road (I believe this was being looked at?).
- The quality and strength of Manston Road would need to be looked at as it has required multiple repairs for pot-holes particularly near the junction. Road would certainly need improvement for continuous heavy vehicles.
- Time of plant construction work during weekdays and weekends to be confirmed. I believe that Sat mornings and weekdays there will be specific times of operation/building. No work would take place on Sunday. Please confirm.

In the FAQ there is a statement in the Traffic and Assess Question that does not make sense to me. Under section 'Will this development increase traffic on local roads' and the answer states that traffic would be **re-distributed** rather than add new traffic. I would think you would need specific vehicles and increased traffic to bring waste to the facility. The Margate refuse centre as I understand it would not provide appropriate materials for recycling. Therefore, materials would need be coming from the direction of the A299 into Thanet and unless there is a new access road that absorbs/distributes traffic this facility would need to rely on increased traffic on Manston Road. Can you please clarify.

### **General Points**

In the FAQ document there are general statement that cover the points below so I'm sure in hand but just a few more specifics

#### Hydrogen Storage and Major Accident Hazards

The production and storage of hydrogen introduces accident hazard considerations. Information should be provided on the maximum hydrogen inventory, whether the development falls under COMAH regulations, and a published Quantitative Risk Assessment showing individual risk contours in relation to homes within 50 metres.

#### Fire, Smoke and Emergency Planning

Emergency response arrangements must explicitly consider nearby residents. This includes assessment of smoke plume impacts, containment of contaminated firewater, and clear advice on sheltering or evacuation. Evidence of consultation with emergency services should be provided.

Manston Parish Hall,  
Preston Road,  
Manston,  
Ramsgate,  
CT12 5BA

18th January 2026

Re: Proposed Waste to Hydrogen facility Manston.

Dear Parish Councillors,

The people proposing this development state on their website

“HTE is a British clean-tech company focused on addressing waste management and carbon emissions challenges currently faced by the UK. It is a leading developer in the delivery of a cleaner, smarter future by transforming non-recyclable waste into clean, Fuel Cell grade hydrogen. “

According to the planning and infrastructure rules developers must contribute or pay for the road and infrastructure costs associated with their proposals and also complete impact assessments on the local community.

A quick look at the history of this company it appears to be a “start-up” rather than an experienced energy company, and also their published accounts show they actually had no employees on the books, indeed they also have no money, rather the opposite. The project timeline shows completed actions as the “acquisition of development site”, this is simply not true, they may have an option but the land by DDS has not been sold.

Unless a golden parachute is on the horizon it would appear that the company is hoping for future stakeholder/Government investment, which may well be dependant on positive reactions from the planning authorities and local community.

Of course, there is nothing wrong in principle with this method of operation and it is how many start-ups flourish, however, given that Manston Airport planning took several years to resolve, the same scenario could well exist for this proposal, can the company provide any evidence of financial capability to even commence this project?

I write this in the light that the airport costs have risen from estimated 400million to some 750million over the past few years with investors drifting in and out and a huge amount of uncertainty for the local community.

This development is what we used to call a “hot potato” in as much as the controversy over the storage and transport of the raw materials may well

outweigh the benefit to the local community and indeed blight house prices nearer to the site, certainly housing developers would not want to build adjacent to this, which only promotes the expansion of sprawling industrial estates.

Faithfully

James Winters

A handwritten signature in black ink, appearing to read 'J Winters', written in a cursive style.



Home Office  
2 Marsham Street  
London  
SW1P 4DF  
United Kingdom  
Tel: 020 7035 4848

Web Site: [www.gov.uk/home-office](http://www.gov.uk/home-office)

Manston Parish Councillor

26 February 2026

Dear Councillor,

We are writing to update you on the Home Office facilities at Manston.

We wrote to you on 23 October 2025 to let you know that we had submitted the planning proposal for the Manston Processing Centre via the Urgent Crown Development route. The Ministry of Housing, Communities and Local Government (MHCLG) have now reviewed and approved the application. Details of their decision will be published on [www.gov.uk](http://www.gov.uk).

Since submitting the planning proposal the outcomes of the June 2025 Spending Review for the Home Office have meant we have had to reconsider the plans for the processing centre. We will not currently be building the new centre but will instead use available funds to continue delivery of enhancements on site. This will include upgrades to utilities and improvements to transport infrastructure.

Please do contact us if you have any questions or would like to discuss this.

Yours sincerely

Donald Smith  
Programme Director  
Manston and Western Jet Foil Transformation | Home Office



## Highway Improvements Team working in Partnership with Manston Parish Council Highway Improvement Plan (HIP)

**Please read before completing:**

- Your HIP is for new initiatives/measures/schemes in your community – it is NOT to be used as a maintenance log, as these MUST be logged using the online reporting tool via this link <https://www.kent.gov.uk/roads-and-travel/report-a-problem>
- Highway Improvement Plans will only be accepted if they are in this prescribed template format. PLEASE DO NOT ALTER IN ANY WAY.
- KCC is unable to guarantee that all your requests will be deliverable, but your Community Engagement Officer will advise this once they have been fully assessed/investigated.

HIP Version	Submitted by (Name)	HIP Submission Date	Record Of Meeting Dates with KCC Virtual or Face to Face	County Member	
1		19/03/25	Luke Mockeridge 25 Oct 2021 Toby Butler 24 <sup>th</sup> August 2016 Andy Corcoran 12 April 2016 Nicola Carter & Annaliese Mortlock-Allan 9 <sup>th</sup> April 2023. 20 <sup>th</sup> February 2024 LC. 20/03/25 LC Virtual.	<b>Luke Evans and Amelia Randall</b>	
<b>Are you an active member of the Speedwatch Scheme?</b>		<b>Yes</b> <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/>	<b>Are you an active member of the Lorry Watch Scheme?</b>		
		<b>Yes</b> <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/>			
<b>Name of HIP Representative</b>	Mr Paul Bell	<b>Contact Telephone Number</b>	07812 813469	<b>Email Address</b>	cllr.Bell@manstonparishcouncil.gov.uk
<b>Name of Clerk</b>	Mrs Elizabeth Carr	<b>Contact Telephone Number</b>	07414515253	<b>Email Address</b>	clerk@manstonparishcouncil.gov.uk
<b>Name of Chair</b>		<b>Contact Telephone Number</b>		<b>Email Address</b>	
<b>KCC Project</b>	East Kent Community	<b>Contact</b>	03000 418181	<b>Email</b>	<a href="mailto:east.highwayimprovements@kent.gov.uk">east.highwayimprovements@kent.gov.uk</a>

## Highway Improvements Team working in Partnership with Manston Parish Council Highway Improvement Plan (HIP)

Manager Team	Engagement Team	Telephone Number		Address	
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### Live Priorities Record

Priority	Location	Has this issue been raised previously?	Problem/Concern	What are your objectives/ what options would you like KCC to consider?	KCC Comments
Please prioritise issues in the order of most importance	Please be as specific as possible	Y/N	Please provide details of any evidence that you have	Please refer to the Highway Information Pack. Whilst we will investigate specific requests, it is essential to be clear on what the problem is that is trying to be resolved so that we can work with you to ascertain the most suitable solution	<b>This column is to be completed by the Community Engagement Officer ONLY</b>
1.	B2050 – at the chicane entering the village from Haine Road, and near the current ‘Manston’ village sign when entering from the airport/Spitfire junction	Y	There are persistent concerns about vehicle speeds through the village on the B2050. Despite existing measures (30mph limit and a chicane), traffic continues to travel at excessive speed, creating safety concerns for residents and pedestrians	Installation of a <b>Gateway Treatment</b> at both village entry points to increase driver awareness that they are entering a residential area and to reinforce existing speed controls.	
2.	B2050 – at the chicane entering the village from	Y	As above, vehicle speeds remain high despite current traffic-calming measures.	Installation of <b>high-visibility speed roundels</b> on the carriageway to provide an additional visual prompt to reduce	

## Highway Improvements Team working in Partnership with Manston Parish Council Highway Improvement Plan (HIP)

	Haine Road, and near the current 'Manston' village sign when entering from the airport/Spitfire junction			speed and support the existing 30mph limit.	
3.	Pedestrian crossing at the War Memorial junction (B2050)	Y	Previous proposals for a pedestrian crossing were constrained by insufficient footway width at the preferred location. This continues to limit safe crossing opportunities for residents, particularly during peak traffic periods.	The Parish Council now has an opportunity to acquire additional land to widen the footway. With this increased space, we request that KCC <b>reassesses the feasibility of installing a pedestrian crossing</b> at this location.	
4.					
5.					

## Highway Improvements Team working in Partnership with Manston Parish Council Highway Improvement Plan (HIP)

### Historical Priorities Record (to be completed by the Community Engagement Officer ONLY)

Location	Has this issue been raised previously?	Problem/Concern	What are your objectives/ what options would you like KCC to consider?	KCC Comments
Manston Village B2050:: install pedestrian crossing		Daytime traffic heavy. Cars and traffic slows to allow pedestrians to cross, this includes parents with small children. This is a major hazard.	The PC would like to see a pedestrian crossing installed. The PC have investigated this and approached KCC a number of times for this. Residents are unanimously in favour.	As discussed in the meeting the location does not meet the criteria for a crossing point – see info sent with all the relevant specifications on what is required to have a pedestrian/Zebra crossing installed ( page 16-18 Highways Pack ) As discussed, can always revisit when there are further new developments at Manston Airport and suitable location
Manston Road – Vincent Road Junction		Speeding on blind bend	Reduce speed limit to 30mph, installing 30mph signs in vicinity of the junction	11.01.23 - Sent info on setting local speed limits from DfT –Engineering methods already in place- 2 x junction warning signs on approach to Vincent Road both direction with SLOW markings in road – Vincent Road is a STOP junction. Will speak to planning and advise to see if there are any further engineering methods. LC – 16/5/23 Discussed if any further methods possible and as this was classed as CRM Site previously, all methods have been explored and installed already.
Preston Road, Manston		Lack of signage showing speed limit, pedestrian safety. The only 30 mile speed signs are:- Spratling Lane leading onto Spratling Street and in Preston Road just before Preston Park Holiday Park leading towards Manston Road. This one is obscured by the parked vans one side of the road and it is now in the wrong direction. On the side of the solar park it	Increase the signage showing 30mph along the whole of the road. Speeding is an issue as for 400 yards it is national speed limit. Investigate if traffic calming is an option.	11.01.23 -Will install a 30mph roundel at the start of the 30mph by Preston Holiday Park. ( KCC will fund ) 30mph toolkit info sent Hadms – speed data sent for Preston Road – sent Any maintenance issues such as overgrown vegetation, road lining refreshing please report via <a href="https://www.kent.gov.uk/roads-and-travel/report-a-problem">https://www.kent.gov.uk/roads-and-travel/report-a-problem</a>

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		<p>can't be seen because the hawthorn hedging is totally overgrown.</p> <p>There are no 30 mile speed signs coming into Preston Rd via Manston Rd or the turning into Spratling Street via Preston Road.</p> <p>There are no pavements for pedestrians to walk on in Preston Road other than from the church to the beginning of "The Leys" and Spratling Street only has limited pavements.</p> <p>From Spratling Street leading onto Preston Rd is totally blind to turn left or right.</p> <p>Residents of the caravan park use the road for their vehicles as no parking on site, making it difficult for residents to access their drives.</p>		
Reduction in speed limit through the village of Manston on Manston Road, B2050,		<p>The speed limit through the village is currently 30mph.</p> <p>This area is a residential area with limited paths, war memorial and a church.</p>	<p>We would like to see the speed limit through the village to be reduced to 20mph, in line with other villages in the district.</p>	<p>LC 24/4/23 – Advised MPC that the existing speeds exceed that required to meet the criteria for a 20mph reduction.</p> <p>11/7/23 LC – ATC results received and Manston Road results do not show compliance with a reduction to 20mph. Preston Road does comply and I will liaise with P&amp;A to ascertain if and which side roads can be reduced to a 20mph limit/zone.</p>
Re-situation of the 30mph of sign due to extended village boundary. B2050 by the new estate 'The		<p>The 30mph sign at the entrance of the village is now within a new housing estate. This estate has extended the boundary of the village and motorists</p>	<p>Relocation of the 30mph sign to the entrance of the village following a new development.</p>	<p>LC 24/4/23 – Advised MPC that moving the sign would be subject to a TRO at £2850 and may be less visible on the bend than where already sited.</p>

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Meadows' Entering the village from the airport side.		entering the village are not informed of the reduction in speed limit from 60-30mph		
B2050 in Manston Village		Frequent speeding and reckless driving is putting residents at risk.	Install 4 or 5 full width speed humps in village section of B2050, Manston Road.	21/02/24 LC – LC to liaise with D&D to discuss feasibility and if so, suggested height of humps. 05/03/25 LC – Traffic calming is not appropriate for A or B class roads and so will not be installed on Manston Road.
Flete Road		Excessive speed of vehicles travelling south once they leave the last speed hump.	Install 4 <sup>th</sup> speed hump – we are in the process of purchasing a strip of land which will be passed over to KCC to enable a lamp post to be erected. The 4 <sup>th</sup> speed hump can be then installed.	11.01.23 -Parish is still in the process of purchasing the land –will contact the officer (James Wraight) who was involved in the original design for speed humps on Flete Road. 03.01.24 – Parish – On Cllr Dearing's request, Land Registry is now expediting land ownership process. 21/02/24 – LC to meet with James Wraight to gather all information from KCC. 20/03/25 LC – Cllr Dearing to provide photo of newly installed lamp column. LC to obtain estimate for speed hump from Design & Delivery. 29/10/25 LC – Works ordered and to be funded by S106. 20/02/26 LC – Due to be installed on 16/03/26
Manston Village B2050, install pedestrian crossing		Daytime traffic heavy. Cars and traffic slows to allow pedestrians to cross, this includes parents with small children. This is a major hazard.	The PC would like to see a pedestrian crossing installed and / or a means of slowing the traffic. Possibility of a pedestrian refuge island? Pedestrian warning and SLOW marking.	20/03/25 LC – Forms of pedestrian crossings have been investigated and unfortunately ruled out. The carriageway looks to be too narrow to accommodate a refuge island but I will seek further information/confirmation on this. LC to see if pedestrian warning signs and accompanying SLOW markings can be installed on approaches to High Street. LC to send toolkit information. 29/10/25 LC works ordered and toolkit previously delivered. 20/02/26 LC Pedestrian warning signs and SLOW markings complete.

# Highway Improvements Team working in Partnership with Manston Parish Council Highway Improvement Plan (HIP)

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## Repair and refurbishment of the football pitch in Manston Park

This report outlines the current issues with the football pitch in Manston Park. It outlines two options for the future use of the area, providing costs and a brief needs analysis. Councillors are asked to consider the options and agree a recommendation to proceed.

**Option 1:** Approve works to reinstate the goal mouth area, including replacement of topsoil and grass reseeding and to approve the purchase of two full sized goal posts.

**Option 2:** Remove the goal posts and leave the area as an open space for a variety of activities.

### 1) Background

Regular park inspections over the past 6 months have identified progressive deterioration of the football pitch, particularly at both goal mouths. The grass has worn away completely leaving deep depressions that hold water have become slippery, increasing the risk of injury.

The Annual Park Inspection, conducted by Wicksteed in January 2026<sup>1</sup>, highlighted several issues relating to the goal posts, nets and playing surface. A summary of the findings is provided below.

Item	Findings	Risk Level*	Remedial Action
Goal mouth area	Worn eroded and slippery	Risk level 8	Reinstate eroded area
Football goal post	Excessive corrosion, metal perforated	Risk level 10	Replace
Football goal nets	Damaged and incorrectly fitted	Risk level 10	Replace
Football goal posts	The posts loose in the foundations	Risk level 6	Replace or repair

\* Risk Levels represent a low to moderate risk suggesting that there is a risk of injuries such as bruising requiring first aid and or injuries requiring medical attention e.g. cuts requiring stitches.

### 2) Needs Analysis

Manston Park is heavily used throughout the year by residents of Manston and neighbouring communities including Newington, St Lawrence, and the Westwood Cross area. As one of the largest open spaces locally, the park plays a significant role in supporting community wellbeing, physical activity, and informal recreation. The football pitch is a key feature of the park and is used daily by children, young people informal adult groups. The current condition of the goal posts and playing surface represents safety concerns.

Given the combined issues with the posts, nets, and goal mouths, it is both practical and cost effective to address all elements as a single project. The football pitch is a well-used community asset, but current conditions of the pitch and goal posts present a safety risk and detract from the quality of the park and could represent a safety liability to the council. The repairs outlined in the report would ensure the pitch remains safe, accessible, and fit for purpose for all users. **Goal mouth grass and soil repairs**

Supply and installation of 4 tonnes of topsoil, level and reinstatement of goal mouths and reseed the grass. **Total cost included in project summary below**

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<sup>1</sup> The annual inspection report is required to ensure compliance with the 1974 Health & Safety at Work Act, Sections 2,3,4 and 6 and the 1957 Occupiers Liability Act, Section 20 and the Children's Play Standards (EN 1176 & EN1177)

### 3) Football Goal Price Comparisons<sup>2</sup>

Supplier	Price	Type	Supplier link	Delivery	Notes
Networld	£1,014.00	76mm steel (welded corners)	<a href="https://www.networldsports.co.uk/24-x-8-forza-steel76-socketed-football-goal.html+net_stanchion_kit-Frame~+~Standard~Net~+~D~Support+quantity_single_double-Pair">https://www.networldsports.co.uk/24-x-8-forza-steel76-socketed-football-goal.html+net_stanchion_kit-Frame~+~Standard~Net~+~D~Support+quantity_single_double-Pair</a>	Quote provided 2-4 working days Free delivery	Most cost-effective like for like replacement
Soccer Store	£1,195	Heavy duty welded steel (60mm) – includes sockets.	<a href="https://www.thesoccerstore.co.uk/heavy-duty-steel-socketed-package-24x8ft">https://www.thesoccerstore.co.uk/heavy-duty-steel-socketed-package-24x8ft</a>	1 – 2 days, free delivery	Mid-range price
Newitts	£1,921.86	76mm steel, requires construction on site	<a href="https://www.newitts.com/harrod-sport-lock-socketed-super-heavyweight-steel-football-posts-24ft-x-8ft#full-description">https://www.newitts.com/harrod-sport-lock-socketed-super-heavyweight-steel-football-posts-24ft-x-8ft#full-description</a>	6 weeks – free delivery	Longest lead time

#### 4) Installation costs

Removal and disposal of existing posts, ground preparation for new sockets for installation with hardcore and concrete. **Total cost included in project summary below**

#### 5) Project Summary Costs

Item	Cost
Goalposts & nets (Networld Sports)	£1,014
Installation (Paul Hughes)	£1,032
Goalmouth reinstatement (Hughes & Son)	£1,020
<b>Option 1 cost</b>	<b>£3,066</b>
removal and disposal of goal posts	£400
Grass reinstatement	£1,020
<b>Option 2 cost</b>	<b>£1,420</b>

#### 6) Conclusion

Councillors are asked to consider the options and confirm whether to proceed with:

**Option 1** – reinstate the goal mouths, goal posts and nets

**Option 2** - to remove damaged equipment and repair the grass but not replace goal posts.

<sup>2</sup> Price comparisons are provided in compliance with the Financial Regulations, section 5.9 (procurement)

## **Pride in Place Impact Fund – Funding Request for Manston Play Park Redevelopment**

### **Manston Parish Council – 19 February 2025**

Manston Parish Council seeks funding from the Pride in Place Impact Fund to deliver a full redevelopment of the children’s play park at Manston Park. This project directly meets **Criteria 2: Public Spaces**, providing a safe, inclusive, and high-quality recreational space for local families.

#### **Deliverability**

The Council has been actively developing refurbishment plans over recent months and has obtained an initial quote of **£120,000** for the full scheme (attached). The scope of works is clear, costed, and ready to proceed. With funding support, the project can be delivered well within the required timeframe and completed before **March 2027**.

#### **Need and Impact**

The existing play equipment is over **25 years old**, in poor condition, and no longer meets modern safety or inclusivity standards. The original manufacturer has ceased trading, and alternative suppliers have confirmed that repairs are no longer viable. The surfacing is uneven, damaged, and presents trip hazards, and the wider play area requires significant groundworks to restore it to a safe standard.

A full refurbishment is essential to:

- Provide safe, modern, and inclusive play opportunities for children of all ages and abilities
- Remove long-standing safety risks identified through monthly inspections and the January 2026 Annual Park Inspection
- Improve the quality and accessibility of one of the largest open spaces serving Manston and the surrounding areas of Newington, St Laurence, and the Westwood Cross area
- Support physical activity, social interaction, and community wellbeing
- Address safety concerns relating to the heavily used football pitch, including worn goalposts and surface deterioration

Appendices A and B illustrate the transformative potential of the proposed redevelopment.

#### **Business Case**

Manston Park is a vital community asset, used year-round by local families, young people, and informal sports groups. The current play area no longer meets community needs and cannot be sustained through piecemeal repairs. A comprehensive upgrade represents the most cost-effective and future-proof solution.

Without investment, the Council will face increasingly limited options. The deteriorating condition of the equipment and surfacing may ultimately require **closure of the play area on safety grounds**, removing a key community facility. In the longer term, the Parish Council may be forced to consider **returning the park to Thanet District Council**, as maintaining it to a safe standard would no longer be financially viable. This would represent a significant loss of local control over a valued community space.

## Value for Money

The proposed redevelopment represents excellent value for money by delivering long-lasting, inclusive, and safe play provision for a relatively modest capital investment. The current equipment is beyond economic repair, and piecemeal replacement would result in higher long-term costs, continued safety risks, and limited community benefit. A full refurbishment ensures that all elements—equipment, surfacing, and groundworks—are upgraded together, reducing future maintenance liabilities and extending the life of the play area for decades.

The project will:

- **Maximise impact per pound spent** through durable, low-maintenance equipment designed for heavy community use
- **Reduce ongoing repair costs**, which have risen as equipment has aged and spare parts have become unavailable
- **Improve safety and compliance**, reducing the risk of injury and associated liabilities
- **Increase usage and community benefit**, supporting physical activity, social interaction, and wellbeing across Manston and neighbouring areas
- **Provide a long-term asset**, ensuring the park remains a high-quality public space that supports local growth and community pride

Investment now prevents escalating maintenance costs, avoids the risk of park closure, and ensures that Manston Park continues to serve as a vital, accessible, and safe community space for many years to come.

*Figure 1, sample images of our current park equipment.*





Appendix A

**WICKSTEED**  
Equipment

- A. Crusader
- B. Wicksteed Flyer
- C. Tom Thumb
- D. Holly Hedgehog
- E. Viking swing – 2 bay  
– 1 flat, 1 cradle & 1 Basket Seat
- F. Wicksteed Carriage

(Age Range – All)

Lead Time – 8-10 weeks

Manston PC –  
Play Area

A

D

B

C

E

F

Inclusive
 Interactive
 Role Play
 Imagination
 Social
 Climbing
 Balancing
 Agility
 Coordination
 Upper Str...

**WICKSTEED**

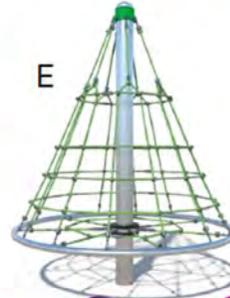
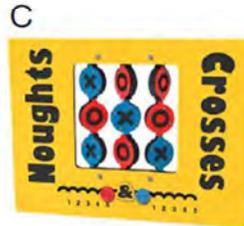
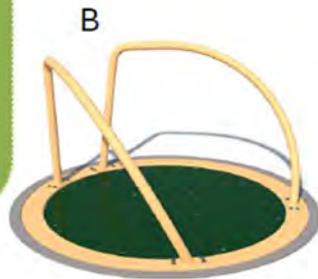
Equipment

- A. Sensory Fidget Panel
- B. Unity Spinner
- C. Nought & Crosses Panel
- D. Train Ticket Office Play House
- E. Rotaweb 2.4m
- F. Communication Panel
- G. Holly Hedgehog
- H. Tree Tops Kamba - TS

(Age Range - All)

Lead Time - 8-10 weeks

Manston PC -  
Play Area



Inclusive



Interactive



Role Play



Imagination



Social



Climbing



Balancing



Agility



Coordination



Upper Strength

