

Changes to the Local Plan Proposed Revisions

- p2, Policy SP05 – amend to “2,500 new dwellings”

First para of Policy SP05 would therefore read:

Land is allocated for a mixed use settlement at the site of the former Manston Airport as defined on the policies map. The site has the capacity to deliver at least ~~3,000~~ 2,500 new dwellings, and up to 85,000sqm employment and leisure floorspace.

- p5, Table 2:
 - Strategic sites heading: add “sites of 500+ dwellings”;
 - amend former Airport site to 2,500
- p6, table heading:
 - amend to “Other housing sites/areas”;
 - delete rows relating to Westwood and Eurokent;
 - amend total to 17,837

Table would therefore read:

Period	2011-2031
Strategic Sites (sites of 500+ dwellings)	
Westwood	1450
Birchington on Sea	1000
Westgate on Sea	1000
Manston Green	700
Land at Manston Court/Haine Road	700
Former Airport Site	2500
Non-Strategic Other Housing Sites/Areas	

Westwood (has planning permission)	0
Eurokent (200 additional units to current allocation but has planning permission)	0
Land at Manston Road/Shottendane Road	250
Margate & Cliftonville	816
Ramsgate	793
Broadstairs & St Peters	304
Birchington on Sea	101
Westgate on Sea	36
Rural Settlements	375
Windfall Sites (based on 225 units per year, discounted for years 1-3 to avoid double counting)	2700
Completed since 2011	1555
Extant planning permissions	3017
Empty Properties	540
Total	18337 17,837

- p7, Potential Capacities table – amend former Airport site to 2,500, and Total to 4000

Table would therefore read:

Site	Potential Capacity	Policy implications
Land at Manston Road/Shottendane Road	250	New non-strategic housing policy
Eurokent	Up to 550 (200 additional dwellings)	Policy SPO7 to be updated to reflect additional housing capacity as per recent appeal decision

Land at Manston Court Road/Haine Road	700	New strategic housing policy
Former airport site	3000 2500	New strategic policy for a mixed use development to replace Policy SP05
	Total 4500 4000 additional dwellings	

- p9, land at Manston Court Road/Haine Road – policy should make reference to mixed uses, including leisure, as well as housing

First section of new policy would read:

Strategic Policy - Land at Manston Court Road/Haine Road

Land is allocated for **a mixed-use development, comprising** up to 700 new dwellings at a maximum density of 30 dwellings per hectare net, **and leisure uses**. This allocation adjoins other sites allocated for residential development (strategic sites S141, S511, S553 & S447 and ~~non-strategic~~ **other housing** sites S535 & S549). Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site integrating with development at the adjoining sites.

- p22, Appendix B – amend titles and phasing as necessary to reflect other changes above