



WHY IS THIS THE RIGHT OPTION?

SUSTAINABLE DEVELOPMENT

The objective of national planning policy is to deliver sustainable development. This has economic, social and environmental dimensions and as a core principle supports the reuse of previously developed sites over developing greenfield land. The Council's Sustainability Appraisal has assessed whether the development of this site would be sustainable and has concluded that redevelopment of this site for a housing-led new settlement would represent a more sustainable option than any other site/spatial options. This has underpinned its decision to allocate the site for a new settlement in the draft Local Plan.

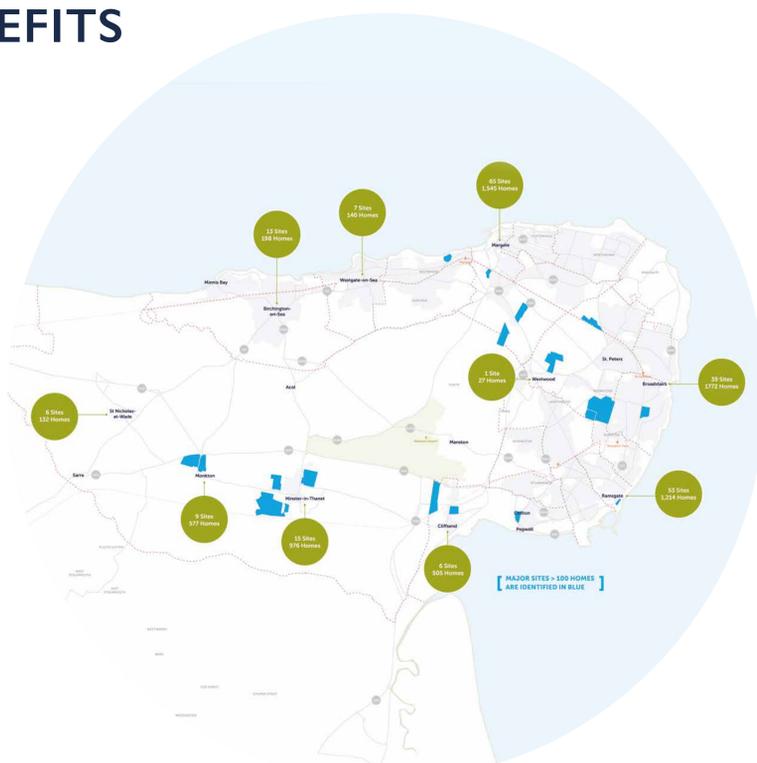
PROTECTS GREENFIELD LAND IN THANET

It allows a large proportion of Thanet's housing needs to be met via the redevelopment of vacant derelict previously developed land. If the former Manston Airport site is not developed for housing, the Council would need to identify other sites in the district for housing development. Due to a lack of other previously developed sites, this would mean the development of hundreds of acres of greenfield land. The council has assessed alternative sites in its Strategic Housing Land Availability Assessment (2013), the locations of the potential sites are illustrated in the plans below:

SIGNIFICANT PUBLIC BENEFITS

The masterplan will realise significant public benefits, including:

- Thousands of much needed homes
- Thousands of jobs and training opportunities
- Aviation heritage attractions
- A new country park
- The East Kent Sports Village



DELIVERABILITY AND ALTERNATIVES

The masterplan is deliverable and Stone Hill Park has a demonstrable track record of similar development such as Discovery Park in Sandwich and Wynyard Park in Teesside.

Initial discussions have confirmed in-principle interest from housebuilders and other developers, operators, and occupiers for the development being proposed.

Expert advisors have confirmed that the well-publicised proposals to re-open the airport for freight aviation uses are simply not deliverable. Therefore Stone Hill Park's plans are the only credible proposals.