

The Great Grid Upgrade

Sea Link

Preliminary Environmental Information Report

Volume: 2

Part 3 Kent Onshore Scheme

Appendix 3.14.A Descriptions of other projects

Version A

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3.14.A Descriptions of Other Projects

3.14.A.1 Introduction

3.14.A.1.1 The following appendix provides a description of other developments on the long list (detailed in **Volume 2, Part 1, Appendix 1.5.B: Inter Project Cumulative Effects Long List**) that have been scoped into the inter-project cumulative impact assessment of the within the Kent Onshore Scheme. It details the location of the other developments, a development and construction timeframes. The information in this appendix is based upon publicly available, third party information at the time it was gathered..

3.14.A.1.2 This appendix should be read in conjunction with:

- **Volume 1, Part 3, Chapter 14: Kent Onshore Scheme Inter-Project Cumulative Effects;** and
- **Volume 2, Part 1, Appendix 1.5.A: Cumulative Effects Methodology.**

3.14.A.1.3 This appendix is supported by the following Figures:

- **Volume 3, Figure 3.14.1 Inter-Project Cumulative Effects - Major Developments;**
- **Volume 3, Figure 3.14.2 Manston Airport;**
- **Volume 3, Figure 3.14.3 Residential Development, Canterbury Road, Ramsgate, Kent;**
- **Volume 3, Figure 3.14.4 Stonelees Golf Course Expansion;**
- **Volume 3, Figure 3.14.5 Residential Development, Hoo Farm;**
- **Volume 3, Figure 3.14.6 Richborough Energy Park;**
- **Volume 3, Figure 3.14.7 Goshall Valley Solar Farm;** and
- **Volume 3, Figure 3.14.8 Solar Farm southwest of Solton Manor Farm.**

3.14.A.2 Manston Airport (ID10)

Description

3.14.A.2.1 The planned reopening of Manston Airport by RiverOak Strategic Partners (RSP) as a new international air freight airport (Ref 3.1). It aims to increase and facilitate import and export of goods in the London and Southeast area and have capacity for 10,000 air freight flights annually (Ref 3.2). The DCO application includes:

- 19 widebody parking stands;
- 4 narrow body passenger stands 65,000 m² of cargo terminal;
- 100 ha of non-aircraft pavement;

- 57 ha of aircraft pavement;
- 105,000 m² of landside development;
- 8 business aviation hangers; and
- 3 recycling hangars and aprons.

Location and Boundary

- 3.14.A.2.2 Manston Airport is located next to the settlement of Manston within the Thanet District of Kent, **Figure 3.14.2 Manston Airport** outlines the proposed red line boundary. It is 1.6 km from the Kent coast and 20 km from the main settlement of Canterbury.

Developmental and Construction Timeline

- 3.14.A.2.3 The DCO was made by PINS on 18 August 2022 (Ref 3.3). Construction is due to commence in early 2023 with planned opening and air freight operation by 2025 (Ref 3.1).

3.14.A.3 Residential Development, Canterbury Road, Ramsgate, Kent (ID17)

Description

- 3.14.A.3.1 A proposed housing development consisting of 141 new homes along with landscaping and open space across by the developers, Monson Homes Ltd. It will be situated on the north side of Foxborough Lane, Ramsgate, Kent (Ref 3.4).

Location and Boundary

- 3.14.A.3.2 The residential development is located on 5.9 ha of land to the south of Canterbury Road West, Ramsgate, Kent and the A299 (Ref 3.4). **Figure 3.14.3 Residential Development, Canterbury Road, Ramsgate, Kent** outlines the proposed red line boundary.

Developmental and Construction Timeline

- 3.14.A.3.3 The planning application was validated by Thanet District Council on the 19 November 2021. Currently waiting for a decision by Thanet District Council. Currently, there is no construction schedule available. (Ref 3.4)

3.14.A.4 Stonelees Golf Course Expansion (ID30)

Description

- 3.14.A.4.1 An expansion of the Stonelees Golf Course including the following (Ref 3.5):
- 10 detached holiday homes;
 - 10 semidetached, 2 storey holiday homes;

- Site Office; and
- Associated parking facilities and landscaping.

Location and Boundary

- 3.14.A.4.2 The location of this development is shown in **Figure 3.14.4 Stonelees Golf Course Expansion**.

Developmental and Construction Timeline

- 3.14.A.4.3 The planning application was validated by Thanet District Council on the 17 June 2020. Currently waiting for a decision by Thanet District Council (Ref 3.5). No construction timeframe is currently available.

3.14.A.5 Residential Development, Hoo Farm (ID44)

Description

- 3.14.A.5.1 A proposed housing development consisting of 23 new homes by Hoo Farm Partnership. It will be situated at Hoo Farm. The development will also involve the demolition of existing building as well as associated parking and landscaping (Ref 3.6).

Location and Boundary

- 3.14.A.5.2 The residential development will be located on 0.7 ha of land on the northern side of Monkton Road near the village of Minster. The land is immediately east of Hoo Farm and is outlined in Figure on **Figure 3.14.5 Residential Development, Hoo Farm**.

Development and Construction Timeline

- 3.14.A.5.3 The planning application was approved by Thanet Council on the 21 August 2020. No construction timeframe was provided as part of the application.

3.14.A.6 Richborough Energy Park (ID79)

Description

- 3.14.A.6.1 The expansion of Richborough Energy Park over a 4.45ha area by Sheaf Energy (owned by Pacific Green). This includes a 249MW capacity battery storage facility across 201 shipping container units. Along with this the planning application includes associated electrical plant equipment and landscaping (Ref 3.7)

Location and Boundary

- 3.14.A.6.2 **Figure 3.14.6 Richborough Energy Park** outlines the proposed site location. A 4.45ha site expansion immediately northwest to the existing Richborough Energy Park, on the northern bank of the River Stour located at (Ref 3.8):

Developmental and Construction Timeline

- 3.14.A.6.3 The planning application was approved by Thanet District Council on the 22 September 2022. Construction will commence in 2024 began in 2023 and operational in 2026 (Ref 3.8).

3.14.A.7 Goshall Valley Solar Farm (ID100)

Description

- 3.14.A.7.1 A request for an EIA Scoping Opinion for a proposed 73.15ha solar farm with a electricity generation capacity of 49MW submitted by Statkraft UK Ltd (Ref 3.10). The proposed development includes (Ref 3.11):
- Photovoltaic modules 2.5m to 4.49m above the ground;
 - Gravel access roads;
 - Security measures including CCTV cameras;
 - Inverters and transformers;
 - A Distribution Network Operator (DNO) substation; and
 - Meteorological and communication equipment.

Location and Boundary

- 3.14.A.7.2 A 73.15ha site is located in the Goshall Valley, Ash north of the A257 between Ash and North Poulders and south of Richborough. It is 1.5km northwest of Sandwich, Kent (Ref 3.10). The proposed boundary of the Solar Farm is shown on **Figure 3.14.7 Goshall Valley Solar Farm**.

Developmental and Construction Timeline

- 3.14.A.7.3 An EIA Scoping Opinion was issued by Dover District Council on the 25 February 2022 with the decision that an Environmental Statement (ES) is required on the 1 April 2022 (Ref 3.11). A subsequent application and accompanying ES has not yet been submitted.

3.14.A.8 Solar Farm southwest of Solton Manor Farm (ID108)

Description

- 3.14.A.8.1 A proposed solar farm covering 29 ha of farm land developed by Greentech Invest UK (Ref 3.12). The development will include battery storage, security fencing and CCTV, with an operational lifespan of 40 years (Ref 3.12).

Location and Boundary

- 3.14.A.8.2 The planned solar farm is southwest of Solton Manor, East Langdon, Dover CT15 5FF and north of The Lane, Guston Court Farm, Guston, Dover, CT15 5EX. It is

situated 400m northeast of the A258 road (Ref 3.12). **Figure 3.14.8 Solar Farm southwest of Solton Manor Farm** outlines the proposed scheme.

Developmental and Construction Timeline

- 3.14.A.8.3 A Request for EIA Screening Opinion was submitted to Dover District Council, who determined on 26 June 2020 that an EIA was not required. (Ref 3.13). Subsequently, the planning application was approved in November 2022 (Ref 3.11). Since this date no information is available regarding the progress of this development's construction.

3.14.A.9 References

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Ref 3.3: Department of Transport (2022). Planning Act 2008 Application for the Proposed Manston Airport Development Consent Order. [online] Available at: <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR020002/TR020002-006369-220818%20-%20Manston%20Airport%20PA08%20Decision%20Letter.pdf> [July 2023].

Ref 3.4: Thanet District Council (2021). F/TH/21/16 71 Residential Development. Canterbury Road, Ramsgate, Kent Planning Application. [online] Available at: <https://planning.thanet.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> [July 2023].

Ref 3.5: Thanet District Council (2020). F/TH/20/06 48 Stonelees Golf Course Expansion. [online] Available at: <https://planning.thanet.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> [July 2023].

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Ref 3.11: Dover County Council (2022). Goshall Valley Solar Farm Planning Application. [online] Available at: <https://publicaccess.dover.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7P59QFZMIR00> [July 2023]

Ref 3.12: Dover District Council (2022) Land North of Guston and The Lane, Guston Court Farm, Guston, CT15 5EX [online] Available at: <https://publicaccess.dover.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCCBSVFZIEV00> [July 2023].

Ref 3.13: Dover District Council (2020) Request for EIA Screening Opinion for proposed solar farm [online] Available at: <https://publicaccess.dover.gov.uk/online-applications/applicationDetails.do?keyVal=QAY080FZ01W00&activeTab=summary> [July 2023].

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