



The Great Grid Upgrade

Sea Link

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Descriptions of Other Projects

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1. Descriptions of Other Projects

1.1 Introduction

- 1.1.1 The following appendix provides a description of other developments on the long list for the inter-project cumulative impact assessment of the Kent Onshore Scheme. It details the location of the other developments, a development overview, and developmental and construction timeframes. The information in this appendix is based upon publicly available, third-party information at the time it was gathered.
- 1.1.2 This appendix should be read in conjunction with:
- **Application Document 6.2.3.13 Part 3 Kent Chapter 13 Kent Onshore Scheme Inter-Project Cumulative Effects;** and
 - **Application Document 6.3.1.5.A Part 1 Introduction Appendix 1.5.A Cumulative Effects Methodology.**
- 1.1.3 This appendix is supported by the following Figures:
- **Application Document 6.4.3.13.A Descriptions of Other Developments.**

1.2 Manston Airport (ID10)

Description

- 1.2.1 This development is the planned reopening of Manston Airport by RiverOak Strategic Partners (RSP) as a new international air freight airport (RiverOak Strategic Partners, 2016a). 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 (RiverOak Strategic Partners, 2016b). The Development Consent Order (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 hangars; and
 - 3 recycling hangars and aprons.

Location and Boundary

- 1.2.2 Manston Airport is located next to the settlement of Manston within the Thanet District of Kent, **Application Document 6.4.3.13.A.1 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 Timeframes

- 1.2.3 The DCO was granted by the Secretary of State on 18 August 2022 (Department of Transport, 2022). Construction was originally due to commence in early 2023 with planned opening and air freight operation by 2025 (RiverOak Strategic Partners, 2016a). The Court of Appeal dismissed an application for judicial review of the DCO on 21 May 2024. Construction is now anticipated to commence in 2024 with a duration of 3 years (RiverOak Strategic Partners, 2024).

1.3 Stonelees Golf Course Expansion (ID30)

Description

- 1.3.1 This development is for the expansion of the existing Stonelees Golf Course including the following (Thanet District Council, F/TH/20/06 48 Stonelees Golf Course Expansion, 2020a):
- 10 detached holiday homes;
 - 10 semidetached, 2 storey holiday homes;
 - site office; and
 - associated parking facilities and landscaping.

Location and Boundary

- 1.3.2 The location of this development is shown in **Application Document 6.4.3.13.A.2 Stonelees Golf Course Expansion** and is 0.03 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.3.3 The planning application was validated by Thanet District Council on the 17 June 2020 and is currently awaiting a decision by Thanet District Council (Thanet District Council, 2020a). No construction timeframe is currently available.

1.4 Residential Development, Hoo Farm (ID44)

Description

- 1.4.1 This is a proposed housing development consisting of 23 new homes by Hoo Farm Partnership, situated at Hoo Farm. The development will also involve the demolition of existing buildings as well as associated parking and landscaping (Thanet District Council, 2020b).

Location and Boundary

- 1.4.2 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 **Application Document 6.4.3.13.A.3 Residential Development, Hoo Farm**.

Developmental and Construction Timeframes

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

1.5 Richborough Energy Park (ID79)

Description

- 1.5.1 This development is for the expansion of Richborough Energy Park over a 4.45 ha area by Sheaf Energy (owned by Pacific Green). This includes a 249 megawatt (MW) capacity battery storage facility across 201 shipping container units and also includes associated electrical plant equipment and landscaping.

Location and Boundary

- 1.5.2 **Application Document 6.4.3.13.A.4 Richborough Energy Park** outlines the proposed site location. A 4.45 ha site expansion immediately northwest to the existing Richborough Energy Park, on the northern bank of the River Stour located at (Thanet District Council, 2022a).

Developmental and Construction Timeframes

- 1.5.3 The planning application was approved by Thanet District Council on the 22 September 2022. Construction will commence in 2024 and operational by 2026 (Thanet District Council, 2022a).

1.6 Solar Farm southwest of Solton Manor Farm (ID108)

Description

- 1.6.1 This development is a proposed solar farm covering 29 ha of farm land developed by Greentech Invest United Kingdom (UK) (Dover District Council, 2022b). The development will include battery storage, security fencing and CCTV, with an operational lifespan of 40 years (Dover District Council, 2022b).

Location and Boundary

- 1.6.2 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 400 m northeast of the A258 road (Dover District Council, Land North of Guston and The Lane, Guston Court Farm, 2022b). **Application Document 6.4.3.13.A.5 Solar Farm southwest of Solton Manor Farm** outlines the proposed scheme.

Developmental and Construction Timeframes

- 1.6.3 A Request for Environmental Impact Assessment (EIA) Screening Opinion was submitted to Dover District Council, who determined on 26 June 2020 that an EIA was not required (Dover District Council, 2020). Subsequently, the planning application was approved in November 2022 (Dover District Council, 2022b). No further information is available regarding the progress of this development's construction.

1.7 Land On The West Side Of Tothill Street (ID 329)

Description

- 1.7.1 This a development of '...up to 214no. dwellings, cemetery expansion, and associated access, with all other matters reserved.' (Thanet District Council, 2024a).

Location and Boundary

- 1.7.2 Land On The West Side Of Tothill Street, South-west of Minster Cemetery, Ramsgate, Kent. The location of this development is shown in **Application Document 6.4.3.13.A.6 Land On The West Side Of Tothill Street** and is 1.26 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.7.3 Development must commence within 3 years of the decision date of 03 September 2021 (Thanet District Council, 2024a) but it is not clear if development has yet commenced.

1.8 Land Southwest Of Canterbury Business Park (ID 342)

Description

- 1.8.1 This development is the expansion of Canterbury Business Park comprising detailed a proposal for 11,900 sqm winery with associated parking and landscaping. It is a hybrid planning application with an outline proposal, with all matters reserved, except access for up to 8,000 sqm of warehousing (Canterbury City Council, 2023).

Location and Boundary

- 1.8.2 Land Southwest Of Canterbury Business Park, Highland Court Farm, Coldharbour Lane, Bridge, CT4 5HL with a site area of 10.91 hectares (Canterbury City Council, 2023). The location of this development is shown in **Application Document Land Southwest Of Canterbury Business Park 6.4.3.13.A.7** and is 13.52 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.8.3 Development must commence within 3 years of the decision date of 08 September 2023 (Canterbury City Council, 2023) but it is not clear if development has yet commenced.

1.9 Land East And West Of Hengrove Farm (ID 362)

Description

- 1.9.1 This development is a renewable energy generating solar farm (41.55 ha) together with substations, parts workshop, security measures, associated infrastructure together with landscaping (Thanet District Council , 2024).

Location and Boundary

- 1.9.2 Land East and West Of Hengrove Farm, Shottendane Road, Margate, Kent, CT9 4NH with a site area of 41.55 hectares (Thanet District Council , 2024). The location of this development is shown in **Application Document 6.4.3.13.A.9 Land East And West Of Hengrove Farm** and is 4.09 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.9.3 Development must commence within 3 years of the decision date of 28 August 2024 (Thanet District Council , 2024) but it is not clear if development has yet commenced.

1.10 Land To The East Side Of Preston Road (ID 365)

Description

- 1.10.1 This development is for up to 500 new homes, associated open space, landscaping, infrastructure work (including a new spine road) and a 6 form entry secondary school (all matters reserved apart from access) (Thanet District Council, 2023a).

Location and Boundary

- 1.10.2 Land To The East Side Of Preston Road And South Of Manston Court Road RAMSGATE Kent (Thanet District Council, 2023a). The location of this development is shown in **Application Document 6.4.3.13.A.10 Land To The East Side Of Preston Road** and is 2.67 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.10.3 This development is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Thanet District Council, 2023a).

1.11 Land To The East Of New Haine Road (ID 366)

Description

- 1.11.1 This development is for up to 9,253sqm of commercial floorspace (use class E(g) and B8), and a Health Campus comprising the erection of a primary medical care facility (Use Class E(e)), an extra care/assisted living building accommodating 70no. self-contained flats (Use Class C2), a 80no. bed care home (Use Class C2), and a childrens nursery (Use Class E(f)); together with associated amenity and open space provision,

infrastructure works and parking provision. This has outline permission (with all matters reserved except access) (Thanet District Council, 2024c).

Location and Boundary

- 1.11.2 Land To The East Of New Haine Road RAMSGATE Kent (Thanet District Council, 2024c). The location of this development is shown in **Application Document 6.4.3.13.A.11 Land To The East Of New Haine Road** and is 2.6 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.11.3 Development must commence within 3 years of the decision date of 24 September 2024 (Thanet District Council, 2024c).

1.12 Goshall Valley Solar Farm (ID 372)

Description

- 1.12.1 This development is for a 67.26 ha solar farm with associated access and infrastructure, with an electricity generation capacity of 49.9 MW (Dover District Council, 2023).
- 1.12.2 The proposed development includes (Dover District Council, Goshall Valley Solar Farm Planning Application, 2022a):
- photovoltaic modules 2.5 m to 4.49 m 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

- 1.12.3 The site is located in the Goshall Valley, Ash north of the A257 between Ash and North Poulders and south of Richborough. It is 1.5 km northwest of Sandwich, Kent (Barton Willmore, 2022). The proposed boundary of the Solar Farm is shown on **Application Document 6.4.3.13.A.12 Goshall Valley Solar Farm** and is 1.24 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.12.4 This development is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Dover District Council, 2023).

1.13 Land At Bodkin Farm (ID 386)

Description

- 1.13.1 This development is for a mixed use development including secondary school (including sixth form) with indoor and outdoor sports provision, up to 300 dwellings, a care home, a Local Centre comprising up to 500 m² of retail space (Class E) and associated works including landscaping, drainage, engineering operations, pumping station, open space and play areas together with demolition of existing buildings including two vehicular access points from Thanet Way. An outline planning application with all matters reserved except access has been submitted (Canterbury City Council, 2024a).

Location and Boundary

- 1.13.2 Land At Bodkin Farm Thanet Way Whitstable CT5 3JD (Canterbury City Council, 2024a). The location of this development is shown in **Application Document 6.4.3.13.A.13 Land At Bodkin Farm** and is 16.72 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.13.3 This development is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Canterbury City Council, 2024a).

1.14 Land On The North East Side Of Nash Road (ID 398)

Description

- 1.14.1 This development is for up to 1,461 residential units (use Class C2 and C3); two form entry primary school (use class F1); mixed use centre (use classes E, F1 and F2); and associated infrastructure including provision of a new strategic link road along Nash Road including demolition of buildings, alterations to existing junctions from Nash Road and Manston Court Road; green infrastructure including public open space and associated facilities, landscaping, formal and informal play areas, utilities (including drainage), and associated ancillary works and structures including access. An outline planning application has been submitted. (Thanet District Council, 2023b).

Location and Boundary

- 1.14.2 Land On The North East Side Of Nash Road MARGATE Kent (Thanet District Council, 2023b). The location of this development is shown in **Application Document 6.4.3.13.A.14 Land On The North East Side Of Nash Road** and is 3.96 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.14.3 This development is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Thanet District Council, 2023b).

1.15 Land At Brooklands Farm Whitstable (ID 406)

Description

- 1.15.1 This development is a mixed use development for up to 1400 dwellings, older person accommodation, two form entry primary school, local centre and community facilities,

Business space, associated infrastructure including access from south street and the new West/East on A299 slip roads to the south of Chestfield, open space and landscaping (Canterbury City Council, 2024b).

Location and Boundary

- 1.15.2 Land At Brooklands Farm Whitstable (Canterbury City Council, 2024b). The location of this development is shown in **Application Document 6.4.3.13.A.15 Land At Brooklands Farm Whitstable** and is 18 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.15.3 Development must commence within 3 years of the decision date of 07 June 2024 (Canterbury City Council, 2024b).

1.16 Land West Of Aylesham Road (ID 413)

Description

- 1.16.1 This development comprises approximately 792 residential units and flexible non-residential floorspace and associated infrastructure and other works incidental to the proposed development. Outline planning application (with all matters reserved apart from access) has been granted (Dover District Council, 2024a).
- 1.16.2 The key components of the Proposed Development of the allocation comprise the following (Dover District Council, 2024a):
- up to around 792 new residential units at an approximate average density of 35 dwellings per hectare (dph);
 - a local centre comprising a mixed-use community hub of up to 1,100 m² of floor area;
 - hard and soft landscaping;
 - new infrastructure for pedestrians, cyclists, public transport and vehicles;
 - new vehicular and non-motorised (pedestrian and cycle) access from Spinney Lane and Aylesham Road; and
 - associated infrastructure and works

Location and Boundary

- 1.16.3 The Site is located to the south of Aylesham, Kent and extends to approximately 48.9 hectares comprises four arable fields currently in agricultural use. The Site lies within the administrative boundary of DDC with the western boundary abutting the administrative boundary of Canterbury City Council (CCC) (Dover District Council, 2024a). The location of this development is shown in **Application Document 6.4.3.13.A.16 Land West Of Aylesham Road** and is 11.5 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.16.4 Development must commence within 3 years of the decision date of 23 September 2024 (Dover District Council, 2024a).

1.17 Land Adjacent To Southern Water Waste Water Treatment Site (ID 414)

Description

- 1.17.1 This development is for the installation of a grid stability facility consisting of synchronous compensators and associated electrical infrastructure, underground cabling, access tracks, drainage, and ancillary infrastructure and has planning consent (Thanet District Council, 2023b).

Location and Boundary

- 1.17.2 Land Adjacent To Southern Water Waste Water Treatment Site Jutes Lane Ramsgate Kent CT12 5FH (Thanet District Council, 2023b). The location of this development is shown in **Application Document 6.4.3.13.A.17 Land Adjacent To Southern Water Waste Water Treatment Site** and is 0 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.17.3 Development must commence within 3 years of the decision date of 11 August 2023 (Thanet District Council, 2023b).

1.18 Weatherlees Hill Wastewater Treatment Works (ID 415)

Description

- 1.18.1 This development is a solar photovoltaic array. A request for a Screening Opinion was made to determine whether the development requires an Environmental Impact Assessment (Kent County Council, 2023).

Location and Boundary

- 1.18.2 Weatherlees Hill Wastewater Treatment Works, Jutes Lane, Weatherlees Hill, Ramsgate, Kent, CT12 5DJ (Kent County Council, 2023). The location of this development is shown in **Application Document 6.4.3.13.A.18 Weatherlees Hill Wastewater Treatment Works** and is 0.03 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.18.3 On 18 April 2023 it was decided that an Environmental Impact Assessment would not be required. It is understood that an associated planning application has yet to be submitted (Kent County Council, 2023).

1.19 Land North And East Of Canterbury Road (ID 441)

Description

- 1.19.1 This development is for a mixed-use urban extension comprising:
- up to 1,600 residential units (use class C3);
 - residential care home (use class C2);
 - two form entry primary school (use class F1);
 - land for the expansion of the existing Birchington medical centre; mixed use centre (use class E, F1 and F2);
 - associated infrastructure including provision of a new strategic link road between Minnis Road and Manston Road, alterations to existing junctions and new access arrangements from Minnis Road, Park Lane, Canterbury Road and Manston Road/Acol Hill, a new recreational and leisure shared-use link between Minnis Road and Park Lane,
 - green infrastructure including public open space and associated facilities, landscaping, formal and informal play areas, utilities (including drainage) and associated ancillary works and structures
- 1.19.2 An outline planning application, with all matters reserved except for access has been made for this development (Thanet District Council, 2021).

Location and Boundary

- 1.19.3 Land North And East Of Canterbury Road , Birchington, Kent (Thanet District Council, 2021). The location of this development is shown in **Application Document 6.4.3.13.A.19 Land North And East Of Canterbury Road** and is 3.73 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.19.4 This development is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Thanet District Council, 2021).

1.20 Land South Of Westgate And Garlinge Description (ID 443)

- 1.20.1 This development would include:
- up to 2000 residential units (including up to 100 Extra Care units),
 - care home (Use Class C2),
 - two form entry primary school (Use Class F.1(a)),
 - health facility (Use Class E(e)) and mixed use centre (Use Classes E(a-g),
 - Sui Generis (drinking establishments and hot food takeaways)/C2/C3/F.1(a-g) and F.2 (a-d);
 - with vehicular access onto Dent de Lion Road, Garlinge High Street, Minster Road, Shottendane Road, Briary Close, Victoria Avenue, Belmont Road, and Brooke Avenue, along with new Primary Route Corridors between Shottendane Road and Minster Road and Shottendane Road and Dent De Lion Road.

- 1.20.2 A hybrid application for outline permission with all matters reserved, except access, has been submitted (Thanet District Council, 2020c) including a full application for the erection of the first 120 residential units (within Class C3) forming Phase 1, including parking, access, landscaping, equipped play area, and other associated works.

Location and Boundary

- 1.20.3 Land South Of Westgate And Garlinge MARGATE Kent (Thanet District Council, 2020c). The location of this development is shown in **Application Document 6.4.3.13.A.20 Land South Of Westgate And Garlinge Description** and is 4.94 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.20.4 This development is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Thanet District Council, 2020c).

1.21 Land On South Side Of Manston Court Road And West Side Of Haine Road (ID 447)

Description

- 1.21.1 This development is a mixed development of up to 900 dwellings together with a mix of use classes A1 (retail) A2 (Financial and professional services) A3 (restaurants and cafe) A4 (drinking establishments) A5 (hot food takeaways) B1 (business) C1 (Hotel) D1 (non-residential institution) D2 (assembly and leisure) and a two form entry primary school, together with ancillary and associated development including new and enhanced pedestrian / cycle routes and open spaces, car parking and vehicular access with all matters reserved except for access (Thanet District Council, 2020d).

Location and Boundary

- 1.21.2 Land On South Side Of Manston Court Road And West Side Of Haine Road RAMSGATE Kent (Thanet District Council, 2020d). The location of this development is shown in **Application Document 6.4.3.13.A.21 Land On South Side Of Manston Court Road And West Side Of Haine Road** and is 2.33 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.21.3 An outline application was granted and development must commence within 3 years of the decision date of 07 December 2020 (Thanet District Council, 2020d). It is not clear if the development has commenced construction within the required period.

1.22 Land On The North West And South East Sides Of Shottendane Road (ID 449)

Description

- 1.22.1 This development is for up to 450 residential dwellings (including market and affordable housing), structural planting and landscaping, formal and informal public open space and children's play area, sustainable urban drainage, with vehicular access points, including associated ancillary works and operations, from Hartsdown Road, Shottendane Road and Manston Road including access (Thanet District Council, 2022b).

Location and Boundary

- 1.22.2 Land On The North West And South East Sides Of Shottendane Road MARGATE Kent (Thanet District Council, 2022b). The location of this development is shown in **Application Document 6.4.3.13.A.22 Land On The North West And South East Sides Of Shottendane Road** and is 4.42 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.22.3 This outline application was allowed on appeal on 23 February 2022 and development must commence within three years of this date (Thanet District Council, 2022b). It is not clear if the development commenced construction within the required period.

1.23 Ramsgate Port (ID 454)

Description

- 1.23.1 This site is covered under Site L as a safeguarded wharf in the Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024- 39.

Location and Boundary

- 1.23.2 Ramsgate Port, CT11 9FT. The location of this development is shown in **Application Document 6.4.3.13.A.23 Ramsgate Port** and is 2.55 km from the Kent Onshore Scheme Boundary.

Developmental and Construction Timeframes

- 1.23.3 There are no planning applications associated with this safeguarded site at the time of writing.

1.24 Spitfire Green - Land At New Haine Road (ID 511)

Description

- 1.24.1 This development is for up to 322no. residential dwellings with associated open space, infrastructure and earthworks; and full planning for 178no. residential dwellings (Phase 1) with associated open space, equipped play area, landscaping, parking, infrastructure and earthworks (Thanet District Council, 2022c).

Location and Boundary

- 1.24.2 Land At New Haine Road, Ramsgate, Kent and is 1.9 km from the Kent Onshore Scheme Boundary (Thanet District Council, 2020c). The location of this allocation is shown in **Application Document 6.4.3.13.A.26 Spitfire Green - Land At New Haine Road**.

Developmental and Construction Timeframes

- 1.24.3 A hybrid planning application comprising outline planning with all matters reserved (except for access) was approved and development must commence within 3 years of the decision date of 04 April 2022 (Thanet District Council, 2022c).

1.25 Richborough Energy Park (ID512)

Description

- 1.25.1 This development is for the installation of an electrical battery storage facility including the installation of UK Power Networks (UKPN) connection area and equipment, ground raising, landscaping and associated works (Thanet District Council, 2022d).

Location and Boundary

- 1.25.2 Richborough Energy Park Sandwich Road, Ramsgate, Kent CT13 9NL (Thanet District Council, 2020d) and is situated ~ 0.5 km from the Kent Onshore Scheme Boundary. The location of this development is shown in **Application Document 6.4.3.13.A.27 Richborough Energy Park**.

Developmental and Construction Timeframes

- 1.25.3 Planning permission was granted and development must commence within 3 years of the decision date of 06 December 2022 (Thanet District Council, 2022d).

1.26 Connaught Barracks (ID 518)

Description

- 1.26.1 This is a development of up to 300 dwellings, associated internal access, parking, road/footway/cycleway provision, open space, landscaping, surface water drainage, ancillary works (engineering works concerning movement of aggregate), and highway junction works (Dover District Council, 2021).

Location and Boundary

- 1.26.2 Connaught Barracks (Main Site), Dover Road, Guston, Kent (Dover District Council, 2021), and is situated 17 km from the Kent Onshore Scheme Boundary. The location of this development is shown in **Application Document 6.4.3.13.A.28 Connaught Barracks**.

Developmental and Construction Timeframes

- 1.26.3 Outline Permission for this development was sought on 27 September 2021 (Dover District Council, 2021), and a non-material amendment was approved 22 April 2024. A

reserved matters application was validated 18 June 2024 but is currently awaiting a decision. Should it be approved, development must commence within 3 years of the decision date (Dover District Council, 2024b).

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