

MINSTER PARISH COUNCIL



The Parish Office
John Spanton Sports Pavilion
St Mildreds Road
Minster-in-Thanet
Ramsgate
Kent CT12 4DE

Tel: 01843 821339
Email: clerk@minsterparishcouncil.org.uk

Clerk to the Council: Kyla Lamb - MAAT

17th November 2025

Dear Sirs

Minster Parish Council (MPC) - Interested Party Reference Number: FE1 D 86528

Following on from the Open Floor Hearing at Discovery Park on 12 November, please find enclosed a transcript of my address to the Examining Panel. For clarity, I also enclose the following documents referred to in my address:

MPC letter dated 12 December 2023
MPC letter dated 9 August 2024
MPC letter dated 10 June 2025.

In addition to this, I also enclose a copy of my letter to the applicant dated 13 October 2025 referring to the Government Guidance Community funds for Transmission Infrastructure dated April 2025 which is a key consideration for MPC in the event of permission being given. In the absence of any commitment from the applicant, MPC relies on the Examining Authority (EA) to recognise the Government's expectations and ensure that they are met.

Lastly, the EA indicated at the Open Floor Hearing that Interested Parties should submit any further clarifications or comments; these being required by 18 November.

In this respect, MPC wishes to make comments relating to the following matters:

Several comments were made at the Open Floor Hearings relating to the structural integrity of Minster Marshes and the ability of the location to accommodate development in both the short and long term. MPC urges the EA to have regard to these representations and to be fully assured that Minster Marshes is a structurally sound location to host such development;



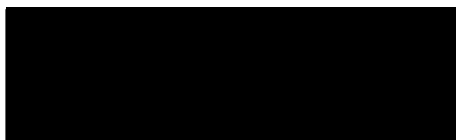
Comments have been made regarding the impact of climate change and flooding. Again, MPC urges the EA to be assured that the location is fit for purpose, noting that other forms of development would be precluded in this location due to potential flood risk liabilities. It is also noted that a local resident has made submissions in this matter under reference S381C7B96 which MPC hopes will be taken into consideration; and

Local residents also highlighted their concerns regarding the impact of construction. Again, MPC stresses that routes through the village are unsuitable to safely accommodate construction traffic and reiterates our request that the EA views these routes into and out of the village during peak hour conditions.

Thanet District Council's Adopted Local Plan provides a number of key policy considerations which MPC considers are relevant to the above points and asks the EA to carefully examine these matters against this background.

Thank you in anticipation for your attention.

Yours faithfully



Cllr Tim Ingleton - Minster Parish Council

Enc.



ADDRESS TO SEALINK HEARING – 12 NOVEMBER 2025

MINSTER PARISH COUNCIL, BEING THE PRIMARY HOST LOCALITY HERE IN KENT, HAS RECEIVED A BRIEFING AS PART OF THE DEVELOPMENT OF THE CURRENT PROPOSALS AND HAS RESPONDED TO THAT PROCESS BY COVER OF LETTERS DATED 12 DECEMBER 2023, 9 AUGUST 2024 AND 10 JUNE 2025.

IN THOSE LETTERS, MINSTER PARISH COUNCIL SET OUT OUR OBJECTIONS AND CONCERNS TO THE PROPOSALS. I DO NOT THEREFORE PROPOSE TO REPEAT OUR EARLIER COMMENTS SAVE AS TO EXPAND ON THOSE WHICH WE BELIEVE ARE RELEVANT TO CONSIDERATION OF THE DEVELOPMENT CONSENT ORDER TODAY.

IN COMMENTING, IT IS WORTH NOTING THAT MINSTER, WHICH DATES BACK TO AD 670, IS ONE OF THE MOST HISTORIC LOCATIONS IN THANET. MINSTER MARSHES, SITTING TO THE SOUTHERN SIDE OF THE VILLAGE, REMAINS ONE OF THE LAST BASTIONS OF UNSPOILT COUNTRYSIDE. IT IS EFFECTIVELY WHERE THE HOLY TRINITY OF LANDSCAPE, ECOLOGY AND COUNTRYSIDE CONTINUE TO PREVAIL WITHOUT THE INCURSION OF CREEPING URBAN DEVELOPMENT. THIS CAN BE EVIDENCED BY REFERENCE TO THANET DISTRICT COUNCIL'S ADOPTED LOCAL PLAN – SEE THE PLAN REFERRED TO IN PARAGRAPH 34 ON PAGE 15. THE THANET INTEGRATED LANDSCAPE CHARACTER ASSESSMENT – A FOUNDATION DOCUMENT TO THE LOCAL PLAN – IS ALSO PARTICULARLY RELEVANT AND PROVIDES FURTHER REFERENCE TO THE UNIQUE SETTING AND CHARACTER OF MINSTER MARSHES ON PAGES 67 THROUGH TO 70.

THANET DISTRICT COUNCIL, AS THE RESPONSIBLE LOCAL PLANNING AUTHORITY, IN THEIR PRINCIPAL AREAS OF DISAGREEMENT SUMMARY DATED 28 AUGUST HIGHLIGHT A NUMBER OF KEY ISSUES, BASED IN PART ON THE POLICIES IN THE ADOPTED LOCAL PLAN, WHICH THE PARISH COUNCIL WELCOMES AND SUPPORTS. FURTHER POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK WILL ALSO PREVAIL. BEYOND THAT THE PARISH COUNCIL ACKNOWLEDGES THAT OTHER STATUTORY AND REGULATORY BODIES ARE ENGAGING WITH THE PROCESS – THEIR CONSIDERATIONS WILL CLEARLY NEED TO BE ADDRESSED AS PART OF THE BALANCING PROCESS. IN THIS RESPECT, THE PARISH COUNCIL SINCERELY HOPES THAT THE VIEWS OF LOCAL AMENITY GROUPS, RESIDENTS AND OTHERS WHO HAVE RESPONDED TO THE PROCESS WILL ALSO BE TAKEN FULLY INTO ACCOUNT.

HOWEVER, WITHOUT PREJUDICE TO ANY FINAL DECISION THAT THE EXAMINING AUTHORITY MAY ULTIMATELY MAKE TO THE SECRETARY OF STATE, THERE ARE A NUMBER OF POTENTIAL OPERATIONAL IMPACTS AND OBLIGATIONS THAT WE BELIEVE CANNOT BE IGNORED SHOULD THE PROPOSALS ULTIMATELY PROCEED.

BASED ON LOCAL EXPERIENCE, THE PARISH COUNCIL CONSIDERS THAT ACCESSIBILITY, TRANSPORT IMPACT AND SAFETY IS A KEY CONCERN. IN THIS RESPECT, THE PARISH COUNCIL RESPECTFULLY ASKS THE EXAMINING AUTHORITY TO

VIEW AND NOTE THAT PEAK HOUR CONDITIONS AT THE SEVENSORE AND RICHBOROUGH ROUNDABOUTS LEAVE MUCH TO BE DESIRED PARTICULARLY WHEN USING THE RICHBOROUGH LINK ROAD OR JUTES LANE. THE PARISH COUNCIL CONSIDERS THAT ADDITIONAL USE OF THESE ROUNDABOUTS SHOULD BE MINIMISED AND THAT SAFETY AUDITED, FUNCTIONAL ACCESS AND EGRESS ARRANGEMENTS SHOULD BE PROVIDED ON TO THE A256 IN ADVANCE OF ANY OTHER CONSTRUCTION ACTIVITY. DRAWING DCO/K/AC/PS/0610 ILLUSTRATES. ACCESS THROUGH THE VILLAGE OF MINSTER VIA THE MINSTER ROUNDABOUT SHOULD NOT BE PERMITTED PARTICULARLY IN VIEW OF THE RECENT APPEAL DECISION, REFERENCE APP/Z2260/W/24/3351846 WHICH IDENTIFIED SIGNIFICANT SAFETY ISSUES. THE PARISH COUNCIL ASKS THAT THE EXAMINING AUTHORITY UNDERTAKES A PEAK HOUR SITE VISIT ALONG TOTHILL STREET AND HIGH STREET TO THE SOUTHERN END OF THE VILLAGE TO UNDERSTAND THE PRESSURES ON THE LOCAL NETWORK.

FOLLOWING ON FROM THIS, A RIGOROUS AND FULLY ENFORCEABLE CONSTRUCTION MANAGEMENT PLAN SHOULD BE APPLIED. THIS SHOULD HAVE THE SURETY THAT THANET COUNCIL AS LOCAL PLANNING AUTHORITY, OR ANY SUCCESSOR AUTHORITY POST REORGANISATION, IS PROVIDED WITH THE NECESSARY RESOURCES AND CAPACITY TO ADMINISTER THAT PROCESS GOING FORWARD. HOURS OF CONSTRUCTION OPERATIONS, NOISE AND VIBRATION TRANSMISSION ASSOCIATED WITH POSSIBLE PERCUSSION PILING ARE ALSO OF PARTICULAR CONCERN TO THE PARISH COUNCIL SITTING ALONGSIDE RIGOROUS TRAFFIC ROUTE MANAGEMENT.

THE PARISH COUNCIL, AS THE PRIMARY HOST, HAS CONSISTENTLY SOUGHT ASSURANCES OVER THE PROVISION OF COMMUNITY BENEFITS, RECENTLY WRITING DIRECTLY TO THE APPLICANT ON THIS MATTER ALBEIT WE STILL AWAIT AN ANSWER. BEING FRANK, THE PARISH COUNCIL'S EXPECTATIONS ON THIS MATTER ECHO THE GOVERNMENT'S EXPECTATIONS SET OUT IN THEIR GUIDANCE COMMUNITY FUNDS FOR TRANSMISSION INFRASTRUCTURE OF APRIL 2025. THE GOVERNMENT'S EXPECTATIONS ARE THERE FOR A REASON AND THE LEVEL OF FUNDING THAT DEVELOPERS SHOULD PROVIDE BY ACTIVITY IS SET OUT IN A TABLE IN THAT DOCUMENT. THE PARISH COUNCIL DOES NOT WANT TO BE SHORTCHANGED IN THIS MATTER AND WOULD BE PREPARED TO ENTER A STATEMENT OF COMMON GROUND SHOULD THE APPLICANT WISH TO AGREE THIS APPROACH. IN THE ABSENCE OF THIS, THE PARISH COUNCIL ASKS THAT THE EXAMINING AUTHORITY PRESSES THE APPLICANT TO MEET THE GOVERNMENT'S CLEAR EXPECTATIONS FOR THE PROVISION OF COMMUNITY BENEFITS THROUGH AN APPROPRIATE OBLIGATION.

LASTLY, THE PARISH COUNCIL NOTES THE RULE 8 LETTER ISSUED TO INTERESTED PARTIES BY EMAIL ON 10 NOVEMBER RELATING TO THE REQUEST FOR LOCAL IMPACT REPORTS FROM LOCAL AUTHORITIES AND HOPE TO RESPOND ACCORDINGLY.

THANK YOU FOR LISTENING.

CLLR TIM INGLETON ON BEHALF OF MINSTER PARISH COUNCIL.

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Consultation Response

Minster Parish Council -Sealink The Great Grid Upgrade Response 12th December 2023

Minster Parish Council (MPC) as the potential host Parish Council area in which the proposed National Grid Electricity Transmission proposals (Sea Link) are to be located – subject to the granting of a Development Consent Order (DCO) – has the following views:

The administrative area of Thanet District is facing an unprecedented level of housing growth, with significant strategic housing allocations being delivered on agricultural land. The Parish of Minster is not immune from this, with an allocation of 250 houses now under process alongside a smaller allocation of 35 units yet to commence. The effects and consequence of the housing growth are such that it places immense pressures on the communities in which it is situated and strengthens the importance of maintaining and enhancing the remaining environment.

MPC considers that Minster Marshes is one the most environmentally sensitive locations remaining in the Thanet area. Consequently, the value of this location cannot and should not be underestimated given the ecology, landscape, biodiversity and wildlife situated in the locality.

The Sea Link proposals have generated a groundswell of objection relating to environmental impact on Minster Marshes which MPC recognises. MPC therefore OBJECTS to the proposals.

In recognising the need for strategic electricity network enhancement, it is felt that a sequential analysis of all other land based options needs to be undertaken with cost benefits being balanced against environmental impacts. The site at Minster Marshes should not be progressed simply because it appears to be the most effective location through cost and operational expediency.

It is also noted that Minster Marshes are situated in an area that is subject to significant future flooding risk associated with Climate change indicators illustrating that the locality will be



under water by 2050. The recent National Audit Office Report issued in November 2023 highlighted that the government acknowledges that building new flood defences and maintaining existing ones is no longer enough and that a wider range of interventions is now needed to build resilience against increasing flood risk. MPC suggest that one such intervention is not to build in locations subject to future flood risk such as Minster Marshes; water and electricity are not good bedfellows.....

MPC understands that the DCO process, if agreed, includes a Compulsory Purchase regime which will secure the land and rights needed to implement the development. MPC is concerned that the possible loss of agricultural land will inevitably impact on the viability of the remaining agricultural holding. Consequently, MPC wish to be assured that full compensatory arrangements would be enacted for any party affected by the proposals.

In the event that Sea Link proceeds on Minster Marshes, MPC also wish to see a fully detailed scheme of operations outlining how the construction, operation and subsequent maintenance of the facility will be conducted. It is inevitable that there will be a range of disruptions to Minster and on Minster Marshes particularly. Significant assurance will be needed to mitigate the impacts of the project and to protect the locality while works are being carried out. MPC considers that, in offsetting the harm to the locality, a Community Infrastructure Fund should be provided by the applicant. This should be provided for the benefit of MPC and used for projects that provide compensatory environmental benefit in the parish. One such measure could relate to the provision and retention of a footbridge across the River Stour for walkers linking Richborough to Minster Marshes and through to Minster and Thanet generally.

In conclusion, MPC, requests that our comments are recorded as a formal response to the current consultation and are formally recorded in the Consultation Report.

Yours faithfully

Cllr Caroline Fleming – Planning, Highways and Transportation Committee



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MPC considers that Minster Marshes is one the most environmentally sensitive locations remaining in the Thanet area. Consequently, the value of this location next to Minster Marshes cannot and should not be underestimated given the ecology, landscape, biodiversity and wildlife situated in the locality.

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The Chancellor of the Exchequer recently indicated that local communities should seek to obtain benefits from Nationally Significant Infrastructure Projects. Consequently, without prejudice to any future decision, MPC requests that an enduring, annualised community legacy fund is provided in the event that the Sealink project is implemented.

In conclusion, MPC, requests that our comments are recorded as a formal response to the current consultation and are formally recorded in the Consultation Report.

Yours faithfully

Cllr Caroline Fleming – Planning, Highways and Transportation Committee



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10th June 2025

National Grid (Sealink) Development Consent Order (Application Reference:EN020026)

Representation on behalf of Minster Parish Council – Interested Party

Minster Parish Council (MPC) wishes to confirm their registration as an interested party in respect of the application by National Grid Electricity Transmission for the Sea Link Project.

MPC has participated in the Pre-application phase of the proposal and has submitted letters dated 12 December 2023 and 9 August 2024 (further copies of which can be supplied on request) outlining the issues that underpin Parish Council's objections. Such concerns continue to prevail.

It is noted that both Thanet District Council, as Local Planning Authority, and Kent County Council, as Local Highway Authority, are effective consultees to the process. MPC understands that Thanet District Council will identify the Policies from their Adopted Local Plan which they consider relevant in relation to the planning balance informing their response. It is also anticipated that National Planning Policy Framework Policies will be identified. MPC also expects that Kent County Council will assess the strategic and local traffic and transport impacts arising from the proposal.

MPC will wish to participate in the Examination going forward as relevant to the objections outlined at the Pre-application stage and as may be amplified by either Thanet District Council or Kent County Council's submissions or those made by others.

Subsequent to the earlier letters of objection, MPC has been alert to concerns around the operational integrity and serviceability of the Sevenscore Roundabout and wish to be fully assured that the Sea Link project will not compromise the situation at this location. In addition to this, MPC has also experienced a drag on developers complying with conditions on a major development with the Parish. Consequently, MPC would also wish to be fully assured



that any conditions or obligations that may be applied to any Development Consent Order, should this be permitted, would be fully complied with and how such matters can be rigorously enforced in the event of non-compliance.

Lastly, at this stage, and without prejudice to any decision. MPC in the letter of 9 August 2024, referred to the Chancellor of the Exchequer indicating that local communities should seek to obtain benefits from Nationally Significant Infrastructure Projects. In this respect, MPC is aware of the Government Guidance Community funds for transmission infrastructure Updated 9 April 2025. MPC notes that this Guidance indicates that "Community benefits are monetary and non-monetary benefits provided to enhance the economy, society and /or environment in a local area. There are a wide variety of community benefits that can be delivered, but broadly they cover funding for local projects and programmes, investments in the local area or direct benefits to individuals in the area....."

It is further noted that the Guidance is aimed at transmission network project developers and communities, setting out a list of non-exhaustive assets and the government's expectation of the level of funding that developers should provide.

MPC therefore expects that the Government Guidance should be applied and that an obligation should be attached to the Development Consent Order to this effect for the benefit of Minster.

Cllr Tim Ingleton – Planning, Highways and Transportation Committee



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Clerk to the Council: Kyla Lamb - MAAT

13th October 2025

Dear Sirs

Application by National Grid Electricity Transmission (NGET) for an order granting development consent for the South East Anglia Link (Sea Link) Project.

I refer to the above.

Having reviewed the documentation on the National Infrastructure Planning website, I would be grateful if you could confirm the position with possible community benefits.

The Government's Guidance Community funds for transmission infrastructure Updated 9 April 2025 indicates among other matters that:

"Where new infrastructure does need to be built, impacts will be reduced and mitigated through strategic network planning and the planning system. We are committed to ensuring communities can provide their views on the design and development of a project as set out in the relevant planning system.

Alongside these measures and, as set out in our manifesto, we want to build support for developments by ensuring communities benefit. One way in which we are delivering on this commitment is through providing community benefits that are developed with communities who host network infrastructure, and that are tailored to their needs.

Community benefits are monetary and non-monetary benefits provided to enhance the economy, society and/or environment in a local area. There are a wide variety of community benefits that can be delivered, but broadly they cover funding for local projects and programmes, investments in the local area or direct benefits to individuals in the area. These are in addition to any natural benefits that accrue through development and construction (e.g. local employment opportunities)."

and

"At present, some developers of electricity transmission network infrastructure already offer community funds, though this is often on an ad-hoc and inconsistent basis. Given the increase in the scale and pace of the need to roll-out electricity transmission infrastructure, we consider now is the right time to provide a fairer, more ambitious and consistent approach to community funds for communities living near new electricity transmission infrastructure through this guidance.



Kent Winner 2009 Minster in Thanet

The guidance sets out the government's expectations for how communities that live near onshore electricity transmission infrastructure developments should benefit from the development of this infrastructure. The guidance includes common principles that we expect communities and developers to take on board whilst developing their own arrangements and provides them with the flexibility to deliver community funds in a way that best suits their needs and priorities. We aim to help developers and communities understand what good practice looks like in the process of planning and delivering community funds, and to set expectations to deliver high-quality community funds."

The Guidance sets out the following expectations around funding:

Level of funding

To achieve a more equitable and transparent outcome for communities across the country, this guidance sets out the government's expectation of the level of funding that developers should provide. The recommended levels of funding are set out in the below table.

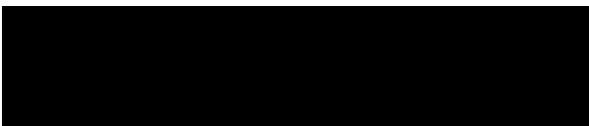
Recommended levels of benefit (provided as a total sum rather than an annual payment):

Asset type	Unit	Value
Overhead line	Per KM	£200,000
Substation	Per substation	£530,000
Converter station	Per converter station	£530,000
Switching station	Per switching station	£530,000

Given the guidance allows flexibility on when funding is to be spent within a 15 year window from construction starting, the funding will not be index linked in order to avoid additional unintended electricity bill impacts. This decision will be kept under review.

Having regard to the above, could you please direct me to the National Grid's confirmation of the community funding to be provided to Minster on a without prejudice basis in the event that the Development Consent Order is approved and the process to be undertaken to secure such payment.

Yours faithfully



Cllr Tim Ingleton – Planning, Highways and Transportation Committee

