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Planning  
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Date: 10th February 2026

Dear Inspectors,

**Action Points – Issue Specific Hearing 2 (ISH2)**

**PINS Ref: EN020026 – Sea Link**

**Application by National Grid Electricity Transmission for an Order Granting Development Consent for Sea Link**

Please find enclosed Dover District Council's responses to relevant Action Points from ISH2 (28<sup>th</sup> January – 30<sup>th</sup> January 2026, published 2<sup>nd</sup> February 2026).

Action 52 - Heritage assets listed by the applicant [REP3-070] which are scoped out of the ES include those which are described as experiencing an adverse impact, though less than substantial at the lower end of this scale. For example, asset ID 1215749 - Buxlow Manor in Suffolk. For this example and the others like it, provide additional information as to the potential impact to the significance of each asset and further justification as to why it was scoped out.

For all relevant Councils and Historic England, is it appropriate to scope out from the ES assessment heritage assets which are considered to have (lower end of) less than substantial impact on their significance?

*Thematic Meetings on heritage were held between the Applicant, KCC Archaeology and Historic England, who agreed the methodology and scope. The Council agrees with this approach and has advised in the SoCG that it would defer matters relating to archaeology to KCC and in relation to Richborough Roman Fort, to Historic England.*

Action 102 - District and County Councils to provide details as to what tourist accommodation may be available for tourists, taking into account Sea Link and other development workers who may be staying in such accommodation within the construction phases.

*At ISH2, the Applicant's Socio-Economics, Recreation and Tourism ES (Part 3, Chapter 10) was discussed and it is understood further information will be submitted by the Applicant at deadline 4 to consider the impact on existing accommodation, amongst other matters.*

*Table 10.16 fails to identify a Starbucks (at Discovery Park, Sandwich) approximately 100m from the Kent Onshore Scheme Order Limits.*

*Paragraph 10.7.31 refers to Dover Local Plan 2015, however the correct document is Dover District Local Plan to 2040 (adopted 2024). Notwithstanding this, there are no housing allocations within the Study Area, however as raised in relation to cumulative impacts, there are several planning applications for residential development pending consideration at Discovery Park, Sandwich*

(envisaged to provide circa 500 homes amongst other development - (Outline planning permission DOV/14/00058 - Outline application for the redevelopment of site to include: demolition of some existing buildings (and associated infrastructure); change of use of some existing buildings (from B1 to use classes: B2, B8, Sui Generis (Energy) and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and Sui Generis) and residential (use class: C3) development; associated site preparation/enabling, infrastructure, and landscaping works; and provision of car parking (with some matters reserved) (Granted); and subsequent residential reserved matters submissions including DOV/25/00460 – Reserved matters application for 32 dwellings (pending consideration); DOV/25/00459 – Reserved matters application for 356 dwellings (pending consideration); and DOV/23/01351 – Reserved matters application for 112 dwellings (granted), amongst other applications at the Discovery Park site).

In respect of accommodation available for Tourists, within the Dover District, information is available to the Applicant at the following website: <https://www.whitecliffscounty.org.uk/stay/all-accommodation>. As raised in previous representations, it is not known if/when The Golf Open may be held in the District (Royal St George's Golf Club hosted the 149<sup>th</sup> Open in 2021), however if this is within the construction period for the development then accommodation within Sandwich and the surrounding area would be particularly in demand. Large scale tourist accommodation is limited in this area, with Travelodge Sandwich containing 75 rooms. Other large scale accommodation is focussed in Dover (including Premier Inn Dover East (40 beds); Premier Inn Dover Central (126 beds); Travelodge Dover (108 beds); and Premier Inn Dover A20 (64 beds), however it should be noted this is also used by tourists to Dover Castle (and other local attractions), as well as visitors to the Port of Dover. Aside from this, smaller tourist accommodation, including hotels, B&B's, boutique accommodation, holiday cottages etc is available across the District, focussed in the Towns of Sandwich, Deal and Dover (as well as in the surrounding villages and hamlets).

Action 115 - All parties (applicant and councils) to meet/liaise to agree suitable wording of article 10 which all parties are content with, with an update on progress and any agreement submitted.

*DDC met with representatives of the Applicant, Suffolk County Council and East Suffolk District Council on 3<sup>rd</sup> February 2026 to discuss the wording of Article 10. It is understood that Suffolk County Council will submit suggested wording in line with the discussion had. If required, DDC will provide comments on this at deadline 5.*

Action 120 - Councils and consultees to provide comments on the table setting out the relevant planning authorities and consultees.

*A comment from DDC will be submitted at Deadline 5 as requested.*

Action 131 - Suggest alternative wording for requirement 3 including which above ground elements of the proposed development should be included.

*Schedule 3, Requirements, 3 (Converter Station Design) requires the submission of details of the layout, scale and external appearance of the Kent Converter Station (to Thanet District Council), with consultation with Kent County Council and Historic England (given the views towards the site from Richborough Roman Fort, shown in image 1 below). There is no provision for consultation with Dover District Council. The converter station would be visible in wider landscape views from the District (including from Richborough Roman Amphitheatre, to the southwest of Richborough Roman Fort) and given the position of the site in proximity to the railway line and River Stour, as well as the location of the proposed pylons, there is limited opportunity for landscaping/screening to be planted to soften views of the development. As such, DDC considers the design and appearance of the development will be important in reducing the visual impact from the southwest and would appreciate the opportunity to also be consulted on this.*

*Whilst this element of the proposals would fall within Thanet District Council's boundary, in line with their comments at ISH2, we would suggest Requirement 3 should also include provision for approval of the external appearance of the substations.*



*Image 1 – View from Richborough Roman Amphitheatre, looking north (the walls of Richborough Roman Fort are visible on the right hand side of the image; the white building centrally located on the ridge line is the converter station at Richborough Energy Park) (image taken 5<sup>th</sup> October 2025 by R. Morgan (DDC)).*

I hope these responses adequately identify DDC's current position in respect of these matters and assist the Examination accordingly.

Yours sincerely

[Redacted]  
Principal Planning Officer

Development Management