



MDSC

23<sup>rd</sup> April 2026

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Offices also at:  
CANTERBURY  
ST NICHOLAS AT WADE

Dear Madam

**Sealink – Response for Deadline 7 – Your Ref: EN020026**

Planning Act 2008 (as amended)

Infrastructure Planning (Examination Procedure) Rules 2010

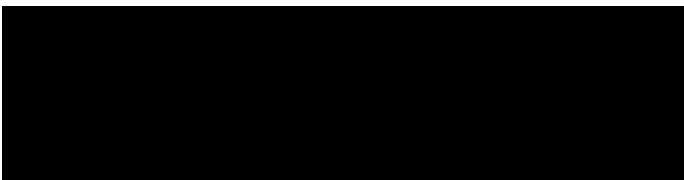
I am in receipt of your letter dated 21<sup>st</sup> April and would respond as follows in respect of our clients St Augustine's Golf Club and Ebbsfleet Minster Ltd (Mr S Ray).

As outlined, the plan is to expand the current golf course (St Augustine's) onto land owned by Ebbsfleet Minster Ltd and Mr E Spanton. I have attached a topographical plan showing the land in question, identified by the pink contour lines. Inert fill will be imported by Thanet Waste, a company owned and operated by Mr Ray, to raise levels in order to create a varied range of additional holes. At present the Applicant is seeking to restrict the amount of fill over certain areas, albeit these specific areas have not yet been identified. Clearly these restrictions could prejudice the expansion of the current course and result in significant financial loss for all three parties, Mr Ray, Mr Spanton and St Augustine's Golf Club.

Currently the Applicant has provided a draft Statement of Common Ground, but is yet to provide any information relating to the exact position of the transitional joint bay (TJB) or the areas where they will seek to restrict fill volumes and heights. Until this information has been provided it is not possible for my clients to gauge the potential impact on the extension project. Therefore, the objections are lodged on this basis. Should the Applicant be able to accommodate the extension, then the objections are likely to be withdrawn.

I hope that the required information has been provided, however should you require further information please do not hesitate to contact me.

Yours faithfully



Enc.

Appendix 1 – Topographical Plan

Finn's is the trading name of Finn's (1865) Ltd. and incorporates Amos Dawton & Finn.

Registered in England and Wales.  
Registered Number 3231108

# St. Augustine's Masterplan - Revised 2017

PROPOSED CARD FOR THE FINAL COURSE

Hole	Yards	Par	Comments
1	557	5	New Hole 1
2	183	3	New Hole 2
3	459	4	New Hole 3
4	510	5	New Hole 4
5	148	3	New Hole 5
6	524	5	New Hole 6
7	197	3	New Hole 7
8	341	4	New Hole 8
9	465	4	New Hole 9
Out	3383	36	
10	389	4	Existing 1st over filled ground to new green position
11	151	3	New Par 3 reversing on 3rd Fairway on filled ground
12	507	5	Existing 9th but filled and doglegged out onto the 7th
13	348	4	Extended 10th to existing green
14	319	4	Reversed 14th to 13th green site
15	425	4	New hole played to existing 6th tee position
16	153	3	Existing 16th
17	490	5	Existing 17th over filled ground
18	279	4	Existing 18th extended slightly
In	3062	36	
Out	3383	36	
Total	6445	72	

