

From: [REDACTED]
Sent: 20 June 2025 19:30
To: [REDACTED]
Cc: [REDACTED]
Subject: The Regent, Deal - as requested

Hi [REDACTED]

As discussed please find my contact details below and the details of [REDACTED] (Strategic Place, Tourism & Town Centres Manager; cc'd).

As requested, here are links to the strategies and documents we discussed:

- Dover District Council's (DDC's) Local Plan: [Dover District Local Plan / V2_Dover District Local Plan to 2040 \(Low Resolution for viewing 7.68 MB\)](#)
- DDC's Corporate Plan: [Corporate Plan 2023 to 2027 \(dover.gov.uk\)](#) / [Our Strategic Priorities](#)
- DDC's Tourism & Visitor Economy Strategy: [Tourism and Visitor Economy Strategy \(2020\) \(doverdistrictlocalplan.co.uk\)](#)
- DDC's Economic Growth Strategy: [Economic Growth Strategy - \(2021\) \(doverdistrictlocalplan.co.uk\)](#)
- DDC's Heritage Strategy: [Revised Heritage Strategy \(2020\)](#)
- DDC's Climate Change Strategy: [Climate-Change-Strategy-January-2021-web.pdf](#) / [Climate Change](#)
- DDC's Cultural Strategy (emerging) – See Jayne

- Dover District Profile: [Dover District Profile](#)

- Deal Town Walking & Cycling Audit: [Deal Town Walking and Cycling Audit 2020](#)
- Three Towns Walking & Cycling Audit: [Walking and Cycling Final Three Towns report 2020](#)

- Local Cycling and Walking Infrastructure Plan (LCWIP): [Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#)

- Parking Strategy, draft, from May 2025 Cabinet: [Councillors and Elections](#) / [PowerPoint Presentation](#)

All the best,

[REDACTED]



Head of Place & Growth

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meeting
agent, [REDACTED]

complement wider community - not detract from
Toilet block - dilapidated
Proposed toilet block - special security key access for
disabled members of public.

20.06.25

Applicant time = conclude over next weeks. with:
Business plan
- commitment to [REDACTED] email + validity
- Review planning list - can it be rationalised? eg lighting,
landscaping.

Cabinet - on the land

never been in cabinet

Not before September 8th - Then monthly after September

Business - income/outcome

employment

land value uplift

community impact

may need to go to

Then, Scouting

Public consultation - with submission

- does valuations

Right of Access - fire escape -

corporate plan having

economic growth strategy etc.

Design SE

Planning

Need FRA - sequential test

lighting + landscaping - setting on hillball tower - could be
condemned but an idea of impact - need this info

great weight to heritage assets + impact on it

Design Review - not compulsory - Design Review we do

strongly recommend this - would go in favour of committee

front facade - need it - pre-app for previous app - officer said
it would rather be removed

closeness of Regent + windows of new properties

Regent could be built first then the houses

There is probably scope

24/817 The Regent.

20/6/25.

* Structural stability of front facade & justification
4 replacement. - conflict in app. as to intention

* Business case ✓

To ensure community facility will be viable.

* How will facilities work? ✓

③ amenity issues / lighting - town houses ✓ (*)

③ hard/soft landscaping details ✓ (*)

* doors & drags need amending.

* Sequential test as flood zone 2 & 3

* FRA reqd by EA ✓

* Design Review process. ✓

* Is DDC on board with it as a project? b4 commission WK? *

Is some of the plg reqts needed?

This is best scheme they are going to get from site?

It will complement the community

How can streamline the process?

Need to have conversation re: acquisition of the car pk.

welcomed opportunity to develop the toilets so

raise problem from Council. Security Key.

What next steps looks like?

had to discuss re-sale of land.

With Cabinet (would like to engage with TC)

could open a can of worms.

- what is their timeline?

Steps - what bus-plan looks like - 4 plg + cabinet
From then - need commitment to [redacted] email
in parallel - review list what can be
rationalised?
- do we need lighting
1'scaping.

* [redacted] - looking at September. 8th. *
What is land value uplift?
What is 2 driven in econ. sense -
corporate values. eg Walmer Castle to
have dementia customers.
losing pkg spaces - balance elsewhere.

[redacted] can send over template of key things he looks
for. ↓ tie in2 their Corporate Plan.

[redacted] says pub. a 2 stage approach.

chicken & egg - needs to go to Cabinet b4 commits
to land & submit plg information.

covenant on land - primary use predom. used as
a cinema. *

rights of access to rear of site - fire escape.
(been addressed in application?)

after September - Cabinets are monthly.
need statement to press

↓
Cld be called to a
Scrutiny after
following Cabinet.

y all goes to plan - y anything cld be rationalised ?

original permission allowed removal of front facade
rebuild is cheaper.

what is on each floor of the townhouses facing
the sea.

send [REDACTED] a copy - of original email.