

[REDACTED]

From: [REDACTED]@abbeydev.co.uk>
Sent: 03 May 2024 09:52
To: [REDACTED]
Subject: RE: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Good morning [REDACTED] yes the latest report I sent through should supercede the older one. Thanks.

Regards

[REDACTED]
Design and Planning Manager

Abbey House | 2 Southgate Road | Potters Bar | EN6 5DU

IMPORTANT - This document contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or attached documents or for any damage suffered by your computer system caused by any errors or viruses in the email message or any attached documents.

From: [REDACTED]@DOVER.GOV.UK>
Sent: 03 May 2024 09:47
To: [REDACTED]@abbeydev.co.uk>; [REDACTED]>
Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]

I have noticed that a section of the report has been amended from the previous version. Please can you confirm that the previous version is to be supersede by this latest version?

Kind regards,

[REDACTED]



[REDACTED]
Principal Planning Officer (Strategic Sites and Place)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk

Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: [REDACTED] <[\[REDACTED\]@abbeydev.co.uk](mailto:[REDACTED]@abbeydev.co.uk)>
Sent: 26 April 2024 4:57 PM
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>; [REDACTED]
Subject: RE: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]
Attached along with the extra info you'd requested. If you need anything else let me know. Thanks.

Regards

[REDACTED]
Design and Planning Manager

[REDACTED]

Abbey House | 2 Southgate Road | Potters Bar | EN6 5DU

IMPORTANT - This document contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or attached documents or for any damage suffered by your computer system caused by any errors or viruses in the email message or any attached documents.

From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 26 April 2024 16:31
To: [REDACTED] <[\[REDACTED\]@abbeydev.co.uk](mailto:[REDACTED]@abbeydev.co.uk)>; [REDACTED] >
Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]
Sorry, please could you provide a redacted version with the author details removed.

Thank you,

[REDACTED]



Principal Planning Officer (Strategic Sites and Place)

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Tel: [REDACTED]

Email: [REDACTED]@dover.gov.uk



Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: [REDACTED]@abbeydev.co.uk>

Sent: 26 April 2024 4:10 PM

To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]

Subject: RE: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Afternoon [REDACTED]

OK. The person who's written the report lives in the area and wants his name redacted, I trust that's acceptable and that you are able to do that your end but if you want us to provide this let me know.

I should be able to get you the other info you requested later today / Monday.

Have a nice wend.

Regards

[REDACTED]
Design and Planning Manager

[REDACTED]
[REDACTED]

Abbey House | 2 Southgate Road | Potters Bar | EN6 5DU

IMPORTANT - This document contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or attached documents or for any damage suffered by your computer system caused by any errors or viruses in the email message or any attached documents.

From: [REDACTED]@DOVER.GOV.UK>

Sent: 25 April 2024 14:31

To: [REDACTED]@abbeydev.co.uk>; [REDACTED] >

Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]

I have discussed this again with my team leader and we consider that all of the information should be published and does not meet the exemption requirement.

I look forward to receiving the additional viability information.

Thank you,

[REDACTED]



[REDACTED]
Principal Planning Officer (Strategic Sites and Place)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk



Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.
If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.
Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.
All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.
Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: [REDACTED]@abbeydev.co.uk>
Sent: 25 April 2024 1:08 PM
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]>
Subject: RE: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]

OK but if we are able to redact the breakdowns and leave the totals that would be preferable? We're not trying to hide anything but can't see why anyone other than the professionals need to see this information and why they'd want to.

The additional information required by the viability consultant is progressing, I have asked for an update and will let you know ASAP.

Regards

[REDACTED]
Design and Planning Manager

[REDACTED]

Abbey House | 2 Southgate Road | Potters Bar | EN6 5DU

IMPORTANT - This document contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or attached documents or for any damage suffered by your computer system caused by any errors or viruses in the email message or any attached documents.

From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

Sent: 25 April 2024 11:46

To: [REDACTED] <[\[REDACTED\]@abbeydev.co.uk](mailto:[REDACTED]@abbeydev.co.uk)>; [REDACTED] >

Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]

Further to my previous email, we have now discussed this internally and our intention is to publish the entire report. Government guidance sets out that viability report should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. The report will therefore be made public.

Kind regards,

[REDACTED]

Should a viability assessment be publicly available?

Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available. Information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data. In circumstances where it is deemed that specific details of an assessment are commercially sensitive, the information should be aggregated in published viability assessments and executive summaries, and included as part of total costs figures. Where an exemption from publication is sought, the planning authority must be satisfied that the information to be excluded is commercially sensitive. This might include information relating to negotiations, such as ongoing negotiations over land purchase, and information relating to compensation that may be due to individuals, such as right to light compensation. The aggregated information should be clearly set out to the satisfaction of the decision maker. Any sensitive personal information should not be made public.

An executive summary prepared in accordance with the government's data format published by government ([draft available online](#)) will present the data and findings of a viability assessment more clearly so that the process and findings are accessible to affected communities. As a minimum, the government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, costs, as set out in this guidance where applicable, and return to developer. Where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then. It should also set out the proposed developer contributions and how this compares with policy requirements.

See related policy: National Planning Policy Framework [paragraph 57](#)

Paragraph: 021 Reference ID: 10-021-20190509

Revision date: 09 05 2019 See [previous version](#)



██████████
Principal Planning Officer (Strategic Sites and Place)
 Dover District Council
 Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
 Tel: ██████████
 Email: ██████████@dover.gov.uk

Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.
 If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.
 Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.
 All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.
 Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: ██████████@DOVER.GOV.UK>
Sent: 25 April 2024 10:59 AM
To: ██████████@abbeydev.co.uk>; ██████████>
Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi ██████████

Would it be possible for you to provide us with a redacted version that can be available on the public website please? This will ensure that all of the commercially sensitive information is redacted.

Also, is there an update on the additional information requested by the viability consultant please?

Thank you,

██████████



██████████
Principal Planning Officer (Strategic Sites and Place)
 Dover District Council
 Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
 Tel: ██████████
 Email: ██████████@dover.gov.uk

Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.
 If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.
 Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.
 All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.
 Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: [REDACTED] <[REDACTED]@abbeydev.co.uk>

Sent: 24 April 2024 3:26 PM

To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>; [REDACTED]

Subject: RE: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Also all the figures in the tables in section 5 and any numbers associated with our development e.g total revenue which is mentioned after table 5.2.5. probably a good idea if I take a look at the redacted document before this gets issued. Thanks.

Regards

[REDACTED]
Design and Planning Manager

[REDACTED]
[REDACTED]

Abbey House | 2 Southgate Road | Potters Bar | EN6 5DU

IMPORTANT - This document contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or attached documents or for any damage suffered by your computer system caused by any errors or viruses in the email message or any attached documents.

From: [REDACTED] <[REDACTED]@DOVER.GOV.UK>

Sent: 24 April 2024 14:54

To: [REDACTED] <[REDACTED]@abbeydev.co.uk>; [REDACTED] >

Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [REDACTED]

Thank you for getting back to me. Just so we are clear before this is sent out, you request the below is redacted:

- section 6- analysis
- the specific figures in section 7
- all of appendix 1
- all of appendix 2

Please let me know of any other specific sections to redact.

Thank you,

[REDACTED]



██████████
Principal Planning Officer (Strategic Sites and Place)
 Dover District Council
 Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
 Tel: ██████████
 Email: ██████████@dover.gov.uk

Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.
 If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.
 Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.
 All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.
 Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: ██████████@abbeydev.co.uk>
Sent: 24 April 2024 2:43 PM
To: ██████████@DOVER.GOV.UK>; ██████████
Subject: RE: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi ██████████
 We wouldn't object to the report being made public as long as the numbers were redacted as this is financially sensitive information and for the professionals to review.

Regards

██████████
 Design and Planning Manager

██████████
 ██████████

Abbey House | 2 Southgate Road | Potters Bar | EN6 5DU

IMPORTANT - This document contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message or attached documents or for any damage suffered by your computer system caused by any errors or viruses in the email message or any attached documents.

From: ██████████@DOVER.GOV.UK>
Sent: 24 April 2024 13:49
To: ██████████@abbeydev.co.uk>; ██████████>
Subject: Re: Ref 24/00367 Variation of condition 1 (approved plans) of planning permission 21/01683 Land On The East Side Of, Cross Road, Deal, CT14 9LA - PRIVATE & CONFIDENTIAL

Hi [redacted] and [redacted]

We have received an FOI request for the release of the submitted viability report. Can this be released as public, or if it were to be shared, what sections would you request be redacted as commercially sensitive information?

I am happy to discuss.

Kind regards,

[redacted]



[redacted]
Principal Planning Officer (Strategic Sites and Place)

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Tel: [redacted]

Email: [redacted]@dover.gov.uk



Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

