

[REDACTED]

From: [REDACTED]
Sent: 18 February 2023 10:40
To: [REDACTED]; [REDACTED]
Subject: Fwd: Your payment for planning application PP-11946405v1 has processed successfully.

Dear [REDACTED] and [REDACTED]

I hope you've been well.

As promised when we last met at The Citadel I'd share the application once submitted as we are looking to build the most eco and sustainable barn in the UK with our materials [REDACTED]. It would be great to keep you in the loop of the conversion as thought it may be of interest.

Should we look to have a catch up soon to follow up on our other discussions too? Let me know some dates that would work for you

I look forward to speaking soon.

Kind regards,
[REDACTED]

----- Forwarded message -----

From: <noreply-payments@planningportal.co.uk>
Date: Fri, 17 Feb 2023 at 5:01 pm
Subject: Your payment for planning application PP-11946405v1 has processed successfully.
To: <Supportassistants@dover.gov.uk>
Cc: [REDACTED]

Payment received

Dear [REDACTED],

Thank you for your payment for application PP-11946405v1. The details of your payment are shown below.

The payment was made online using a credit or debit card and processed on 17/02/2023 17:00:17.

The application and fee will now be submitted to Dover District Council.

To discuss your application please contact Dover District Council directly as the Planning Portal is not involved in the decision-making process. You can find the contact details for your Local Authority by using our [local authority search](#).

Payment details

VAT number: GB 207 4030 52
Company name: PortalPlanQuest Limited
Company address: Suite 4C, Spectrum Building, Bond Street, Bristol BS1 3LG
Date and time: 17/02/2023 17:00:17
Description of service: Payment for planning application service.
PP reference: PP11946405v1SKL
Site Address Easting: 628424 Northing: 146602
Applicant Name: [REDACTED]
Applicant Email Address: [REDACTED]
Application fee: £206.00
Service charge (excluding VAT): £26.83
Service charge VAT @ 20%: £5.37
Total (including VAT): £238.20
Transaction number: 16766532895508324
Registered Office: Quayside Tower, 252-[260 Broad St, Birmingham B1 2HF](#)
Registered in the United Kingdom No : 04653583

If a refund is required at any point, please contact Dover District Council who will initiate the process with us.

Please do not reply to this email as the mailbox is not monitored.

For answers to common questions, please [browse our FAQs](#).

Kind regards,

Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Ministry of Housing Communities & Local Government (MHCLG) and TerraQuest Solutions Limited.

TerraQuest Solutions Limited is owned by Apse Capital Limited (reg no. 11620219).

www.planningportal.co.uk

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[REDACTED] Min
CEO & Founder, TechFort

[REDACTED]
www.TechFort.com



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[REDACTED]

From: [REDACTED]
Sent: 09 March 2023 09:32
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Further Dates: DDC On Site Visit: The Citadel

Hi [REDACTED]

Sincere apologies for the delay in getting back to you, I've been in and out of meetings in London closing on a project which we just got the green light on, so thank you for your patience.

Do you have any availability this month, [REDACTED]
[REDACTED]

Failing any earlier dates, let's provisionally block the 11th of April at 3:30pm

Thanks for arranging this [REDACTED] looking forward to sharing some very exciting updates regarding the projects in Dover.

Kind regards,
[REDACTED]

On Thu, 9 Mar 2023 at 9:16 am, [REDACTED] <[\[REDACTED\]@dover.gov.uk](mailto:[REDACTED]@dover.gov.uk)> wrote:

Morning – one more try as [REDACTED] would like to join this site visit and March isn't achievable.

[REDACTED] – would you be kind enough to advise if convenient for DDC team to visit Citadel on any of the following dates please:

Tuesday 11th April 3.30pm

Monday 17th April 3.30pm

Monday 24th April 3.30pm

Many thanks [REDACTED]



[REDACTED]
PA to the Heads of Service

Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [REDACTED]

Int Ext: [REDACTED]
Email: [REDACTED]
Web: <http://dover.gov.uk>

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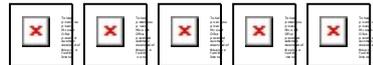
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[REDACTED]
CEO & Founder, TechFort

+ [REDACTED] [REDACTED]

www.TechFort.com



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[REDACTED]

From: [REDACTED]
Sent: 12 April 2023 06:14
To: [REDACTED]
Subject: Citadel - DDC Visit with [REDACTED]

Hi all,

I'd like to thank you again for making time for me to come visit us at The Citadel. I hope you join me in the excitement in the progress we are making! We have more good news to follow, but I didn't want to overwhelm!

I've copied in [REDACTED] who will follow up with some action points how we can move the project we discussed forward. We are very lucky to have [REDACTED] on our team who will drive these projects forward for us all collectively. He's also available for consulting if you needed a second opinion on anything. It's taken me a long time to put this new team together!

Once again, thank you for your support. It means a great deal knowing that I have a Forward Thinking council on my side.

And, may the 4th be with us all! Or was it the 5th ;) #DestinationDover

Best wishes,
[REDACTED]

Citadel - DDC Visit with David De Min
Scheduled: 11 Apr 2023 at 3:30 pm to 5:00 pm, BST
Location: Citadel, Western Heights, Drop Redoubt Road, Dover, CT17 9TH
Invitees: [REDACTED]

[REDACTED]
CEO & Founder, TechFort
[REDACTED] | [REDACTED]
www.TechFort.com

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

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From: [REDACTED]
Sent: 12 April 2023 15:56
To: [REDACTED]
Cc: [REDACTED]
Subject: Fwd: Dover

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dearest all,

A big thank you to everyone for coming yesterday and sharing in the exciting news, with that in mind, may I please share with you some more :-)

Please see the email thread below.

I'd very much like to propose, with your permission, [REDACTED] to lead a design review of the Barracks (and general Western Heights Master plan). Although [REDACTED] is a great architect, unfortunately I've wasted over £100k+ in fees on a scheme that is simply unviable, and I'm very concerned about what has been proposed for collectively our site, The Western Heights.

[REDACTED] who is the Executive Director of the Princes Foundation is proposing a new "Settlement" in Dover with my full backing, which may be the first settlement under King Charles' rein. I don't need to expand on the potential on this as you can only imagine what this would do for Dover and it's local community uplifting the image to help your agenda of sustainability, and more importantly delivering on yours, and my vision of **Destination Dover**.

I fully appreciate we may need to wait till the 4th of May, but I'd like to be proactive and lay the foundations for a kick off meeting shortly thereafter.

I would welcome your comments and thoughts and hope we can make this become a reality.

Oh and please don't forget to put 24th of June in the diary, and do extend the invite out to all of the DDC members. It will be a day to remember!

Kindest regards,
[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 12 Apr 2023 at 3:43 pm
Subject: Re: Dover
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]

Dear [REDACTED]

Thank you again for getting in touch.

As mentioned we have made a significant amount of progress, and coincidentally, we had a site meeting at the Citadel with the leaders of the council and the planning department talking about the next few projects!

I have just spoken with both the leader Cllr- [REDACTED], and deputy leader, Cllr- [REDACTED] and they have shared their enthusiasm about re-engaging on this. We may need to wait until 4th of May to speak with Dover District Council due to elections, but we can at least talk about the principle and prepare ourselves.

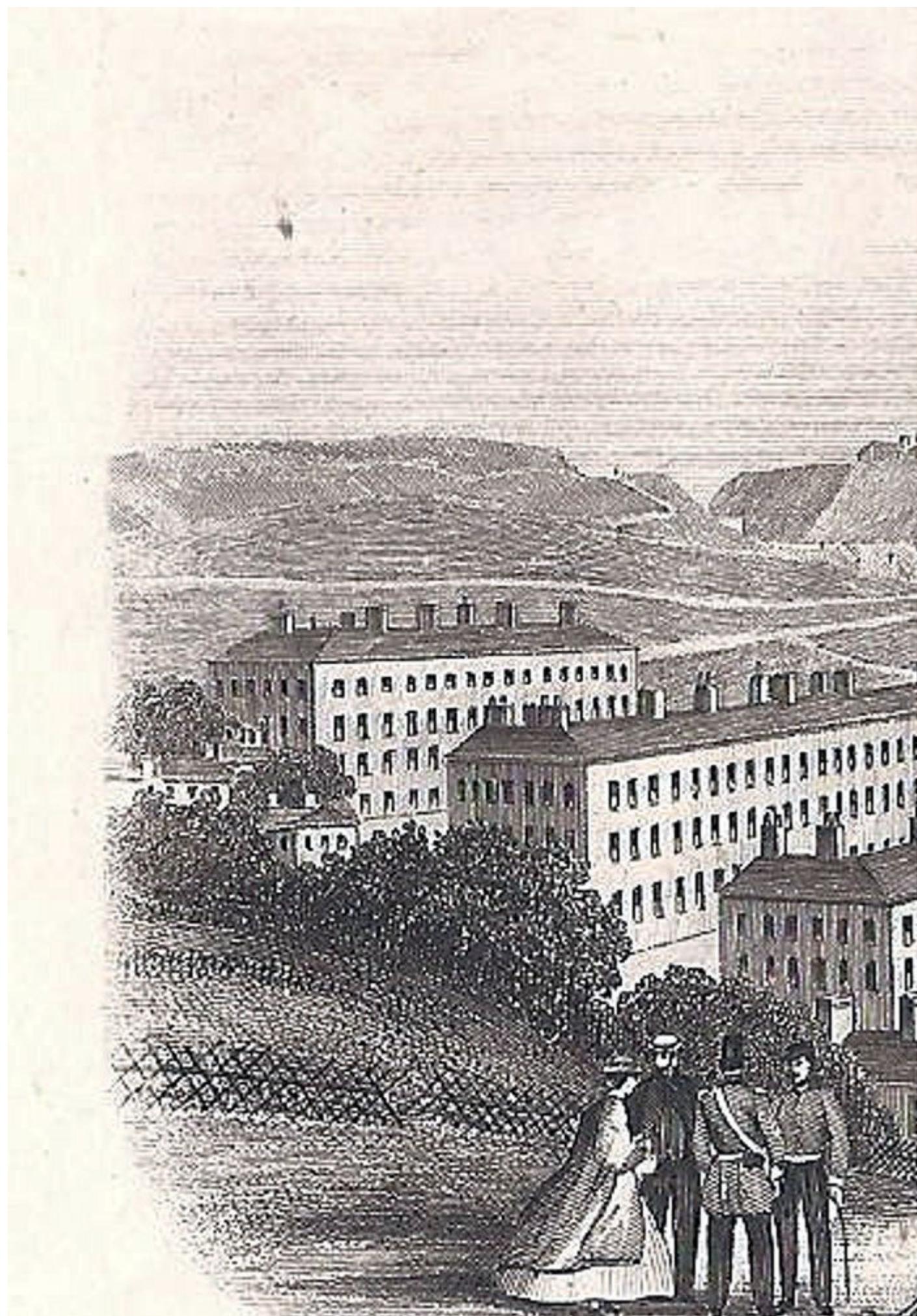
The two projects that I believe we should look at are reinstating the Barracks (photo attached), which has always been my idea since 2019. The second project would be building a demo of 10 homes, as part of a larger 500 eco settlement.

As discussed, I've also copied in [REDACTED] who is our development director that I'd also like on the call next week when [REDACTED] is back. Please do suggest some times that work for you and [REDACTED] so we can get something in the diary.

I look forward to speaking again soon.

Kind regards,

[REDACTED]



On Wed, 12 Apr 2023 at 3:16 pm, [REDACTED] > wrote:

Dear [REDACTED]

Good to chat and I look forward to hearing more about your future plans and if we can help in any way.

As you know I love the citadel site and the eco village also sounds interesting.

[REDACTED] the masterplanning and landscape Director, is [REDACTED] this week and next but hopefully we can catch up shortly after that.

Best

[REDACTED]

[REDACTED]
Executive Director - Projects Team
[19-22 Charlotte Road, London, EC2A 3SG, United Kingdom](#)

[REDACTED]
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[REDACTED]

From: [REDACTED]
Sent: 09 May 2023 17:59
To: [REDACTED]
Subject: Re: Go kart track

Hi [REDACTED]

All is good thanks / yes feel free to pass on my contact details. I've copied in [REDACTED] who is assisting managing the influx of tenant enquiries

Kind regards,
[REDACTED]

On Tue, 9 May 2023 at 5:49 pm, [REDACTED] > wrote:

Hi [REDACTED]

How are you?

A local business owner is thinking about buying a 2nd hand go kart track and was asking about some land that we have.

If he is interested in the Citadel is it ok if I give him your email address please?

Many thanks
[REDACTED]



[Redacted]

Strategic Place, Tourism and Town Centre
Manager

Dover District Council

[Redacted]

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[REDACTED]

From: [REDACTED]
Sent: 17 November 2023 11:47
To: [REDACTED]
Subject: TechFort Site next with anchor tenant

Hi [REDACTED]

I hope you've been well.

We have some very exciting news that Kent's first billion dollar start up is coming to our site and they are coming for a site visit next Tuesday 21st.

I would very much like to invite yourself, [REDACTED], [REDACTED] (as suggested by [REDACTED] [REDACTED] to show DDC support for Laser Light coming to Dover.

Here is a press release from yesterday;

<https://www.laserlightcomms.com/single-post/us-capital-global-to-provide-100mm-in-debt-financing-for-laser-light-companies>

Let me know if you would be free to come down and any of your colleagues you'd suggest. I left you a voice mail, but feel free to call me anytime on [REDACTED]

Looking forward to hearing from you

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 November 2023 22:07
To: [REDACTED]
Subject: Re: Projecting on to the Citadel for a short period of time

DDC superstar 🌟 thanks 🙏

On Thu, 30 Nov 2023 at 9:57 pm, [REDACTED] wrote:

Yeah sure, I'll copy you in

From: [REDACTED]
Sent: Thursday, November 30, 2023 9:56 PM
To: [REDACTED]
Subject: Re: Projecting on to the Citadel for a short period of time

If you wouldn't mind doing intro, always better with council support 🙏 😊

It's just projecting onto the officers mess

Thanks

[REDACTED]

On Thu, 30 Nov 2023 at 9:52 pm, [REDACTED] > wrote:

Crikey, wow! I think we need to ask [REDACTED] Would you like me to ask him or would you like to? He might want more details. His email is [REDACTED]

Where will the projector be?

[REDACTED]

From: [REDACTED]
Sent: Thursday, November 30, 2023 9:50 PM
To: [REDACTED]
Subject: Re: Projecting on to the Citadel for a short period of time

Much appreciated [REDACTED]

Do you know if we'd need to contact the port authority or aviation authority? We're looking at making quite an impressive temporary attraction, also an international Covid memorial where people can leave a message for their loved ones and it's projected onto the building. We even had a message from [REDACTED]! It should be a fun community project too!

Thanks again for your help on this! We'd like to have some nice positive PR for Dover on the run up to Christmas :)

Kind regards,

[REDACTED]



[REDACTED]
Founder & CEO
[REDACTED]
www.thecitadel.co.uk
[REDACTED]
The Citadel, Citadel Road, CT17 9DP

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On 30 Nov 2023, at 9:41 pm, [REDACTED] > wrote:

Hi [REDACTED]

This is the response from planning (sorry it is quite long):

The projection of light doesn't fall under the definition of development, so wouldn't require planning permission. I assume the light itself wouldn't be fixed to the ground/a building and would be freestanding – it's unlikely, but if it was fixed in place, this could constitute development.

Whilst, as the proposal isn't development, the planning department would not have a role in assessing the acceptability of the proposal, those carrying out the project should be aware of their responsibilities regarding ecology.

Bats and their roosts are protected at all times by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended). It is illegal to deliberately take, injure or kill a wild bat and to intentionally or recklessly disturb a bat in its roost, or damage or destroy a breeding or resting place for bats.

The citadel and tunnels are known to support important summer and hibernation roosts for a range of bat species and there is a need to ensure that the potential for impacts is considered so that offences against bats and their roosts can be avoided. This should include consideration of the timing, location and extent of the illumination:

1. during winter (Oct/Nov – March/April) bats will be hibernating so illumination of the outside of the citadel is less likely to result in impacts (as long as there is no illumination of potential roost entrances, including cracks in the building structure and doorways / tunnel entrances).
2. during the active season (April – September), avoiding the period around dusk when bats will be emerging from their roosts would help to avoid impacts (as long as there is no illumination of roost entrances). The most sensitive time is when bats are rearing their young (May – August).
3. During the active season, limiting the duration of the illumination will help to reduce lighting impacts, including attraction of insects to the lighting, and changes in bat behaviour (some species are light averse, others are more tolerant).
4. There will be areas of the citadel that are more sensitive because of the potential for bat presence, these should be avoided.

The operators may wish to appoint an ecologist to advise them and to ensure that they do not commit an offence.

I'll forward this to [REDACTED] and [REDACTED] in case they have anything to add.

[REDACTED]

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