

[Redacted]

**From:** [Redacted]  
**Sent:** 03 September 2024 07:59  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** Re: Citadel Site Visit

Hi [Redacted]

I hope you're well

Apologies for the delayed response - let's go with Monday 16th September at 11:30am

Looking forward to showing you all around the Citadel then

Kind regards,

[Redacted]



[Redacted]  
CEO & Founder, TechFort  
+ [Redacted] [Redacted]  
[www.TechFort.com](http://www.TechFort.com)



---

IMPORTANT: The contents of this email and any attachments are confidential and may be privileged. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Statements or opinions in this e-mail or any attachment are those of the author and are not necessarily agreed or authorised by TechFort Group.



Please consider the environment before printing this e-mail!

On Mon, 2 Sep 2024 at 10:51 am, [Redacted] <[\[Redacted\]@doover.gov.uk](mailto:[Redacted]@doover.gov.uk)> wrote:  
Morning [Redacted] - I hope you had a nice weekend.

I wasn't sure if this email was sent. Could you confirm receipt please and let me know a convenient time for us to visit site as discussed at the presentation please?

Thank you [Redacted]



██████████  
**PA to the Heads of Service**

Dover District Council  
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ  
Tel: ██████████  
Int Ext: ██████████  
Email: ██████████  
Web: <http://dover.gov.uk>

 Please consider the Environment before printing this email

**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.**

**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.**

---

**From:** ██████████  
**Sent:** 30 August 2024 11:18  
**To:** ██████████  
**Cc:** ██████████  
**Subject:** Citadel Site Visit  
Hi ██████████ - I hope you are well.

██████████ mentioned to me this morning that you had discussed a site visit to citadel during the presentation a couple of weeks back.

Can i offer you some dates and times and i will extend the invite to those who attended the presentation. I would suggest an hour and a half as per previous site visits if that works for you.

- Thursday 5<sup>th</sup> September 1.30pm
- Monday 16<sup>th</sup> September 11.30am
- Thursday 19<sup>th</sup> September 11.30am
- Wednesday 25<sup>th</sup> September 1.30pm

I can offer further dates if these do not work for you.

Look forward to hearing back.

Many thanks ██████████



[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>

 Please consider the Environment before printing this email

**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. 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](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 September 2024 08:13  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Letter of support  
**Attachments:** 12.09.24 David De Min.pdf

Hi [REDACTED]

Hope you are well.

[REDACTED] has asked me to forward on this letter of support from Cllr Mills.

Best wishes

[REDACTED]



SENT BY EMAIL

Leader's Office  
Dover District Council  
White Cliffs Business Park  
Dover  
Kent CT16 3PJ

Telephone: (01304) 821199  
e-mail: [Cllr-Kevin.Mills@dover.gov.uk](mailto:Cllr-Kevin.Mills@dover.gov.uk)  
Website: [www.dover.gov.uk](http://www.dover.gov.uk)

**Councillor Kevin Mills**  
Leader of the Council

Our Ref: KM/RB/CT  
Your Ref:  
Date: 12 September 2024

Dear [REDACTED]

Firstly, can I please thank you for your time and presentation to Council officers and myself regarding System De Min, your revolutionary eco-building block technology. An innovation from Dover, by a Dover entrepreneur.

Your passion and enthusiasm never fail to impress and your presentation was informative and thought provoking, with the related opportunities far reaching and potential implementation nationally important. The international awareness and support you reported and are receiving is also testament to yourself, your team and your collective ideas and innovation. An innovation that looks to, potentially, offer a timely and viable housing delivery solution that delivers not only build quality and sustainability, but also improved build speeds and reduced build costs. Standards, ideas, outputs and outcomes I am happy to support.

I was especially interested to learn of your previous build in Maidstone and I look forward to hearing of your further progress and to seeing your demonstration build at The Citadel on Monday 16 September 2024.

Yours sincerely

**Kevin Mills**  
Leader of the Council

[Redacted]

**From:** [Redacted]  
**Sent:** 18 September 2024 10:04  
**To:** [Redacted]  
**Subject:** Map of Western Heights

Hi [Redacted]

It was great as always seeing you and your colleagues at the Citadel - thank you again for coming down.

Following up on some of our conversations would you be kind enough to send the ownership map and if you have any other high resolution images of the whole of the Western Heights that would be incredibly helpful

Looking forward to meeting again soon and updating you hopefully soon with some exciting news :)

Thank you as always for your support and enthusiasm!

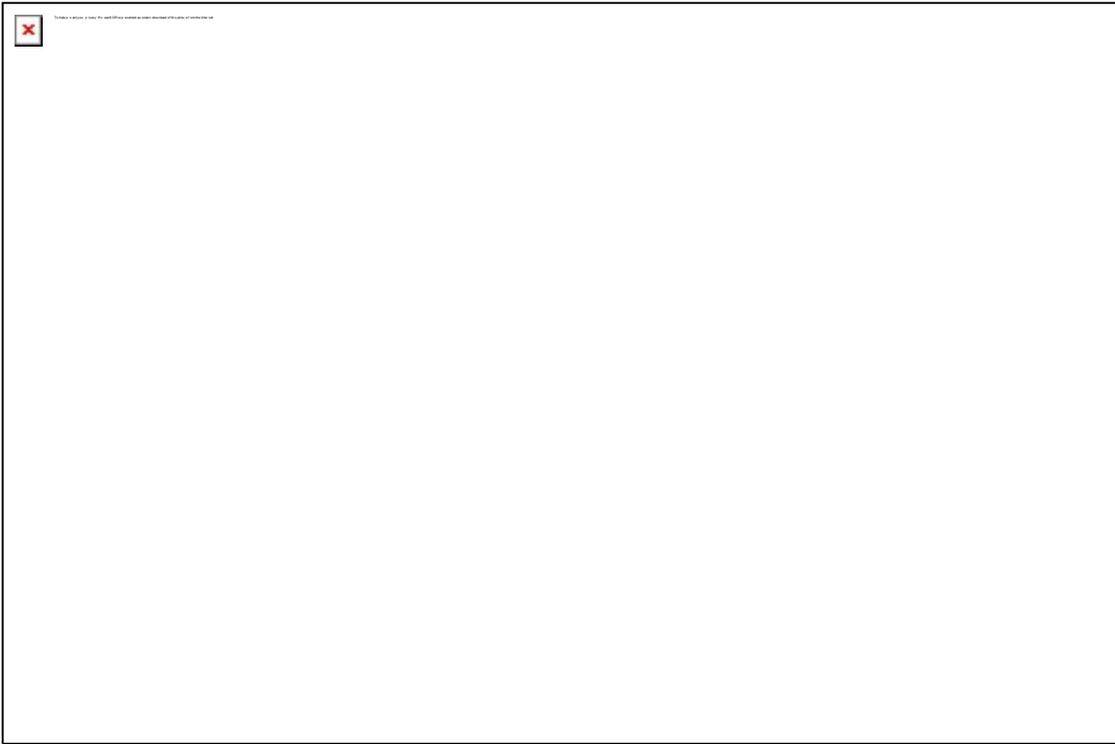
Best wishes,

[Redacted]



[Redacted]  
**Founder & CEO**





---

This email and the information it contains are confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, this email should not be copied, forwarded, or printed for any purpose, or the contents disclosed to any other person. If you have received this email in error, please notify us by responding to this e-mail with one of your own.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Meeting with [REDACTED] : DDC Availability November 2024  
**Date:** 21 October 2024 11:00:24  
**Attachments:** [image001.png](#)  
[Outlook-ndpmho55](#)

---

Hi [REDACTED]

Many thanks for the quick response

Could we please go ahead and book Monday 11th at 3:30pm please

Looking forward to it

Kind regards,

[REDACTED]

photo



[REDACTED]  
**Founder & CEO**

- [REDACTED]
- [www.thecitadel.co.uk](http://www.thecitadel.co.uk)
- [REDACTED]
- [The Citadel, Citadel Road, CT17 9DP](#)



On Mon, 21 Oct 2024 at 10:00 am, [REDACTED]@dover.gov.uk> wrote:

Morning [REDACTED] - following [REDACTED] email, below, i can confirm the following availability for [REDACTED] and [REDACTED]

- Monday 4<sup>th</sup> November 3.30pm
- Monday 11<sup>th</sup> November 3.30pm
- Tuesday 12<sup>th</sup> November 2pm or 3pm
- Wednesday 13<sup>th</sup> November 4pm

Please let me know which day/time suits you and your guests, I can offer more dates from week commencing 25<sup>th</sup> November if needed.

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>



Please consider the Environment before printing this email

**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.**

**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.**

---

**From:** [REDACTED]@DOVER.GOV.UK>  
**Sent:** 18 October 2024 15:48  
**To:** [REDACTED]@DOVER.GOV.UK>  
**Cc:** David [REDACTED]  
**Subject:** Meeting early November

Hi [REDACTED]

Would it be possible to arrange a meeting for [REDACTED] [REDACTED] and me with [REDACTED] (copied in) and 3 associates early November please? Do you think [REDACTED] office is big enough for 7 people?

Many thanks



[REDACTED]  
Strategic Place, Tourism and Town Centre Manager

Dover District Council  
[REDACTED]

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](http://www.dover.gov.uk/privacy) explains how we use and share 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](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

[Redacted]

**From:** [Redacted]  
**Sent:** 25 October 2024 10:47  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** Re: Catch Up

Dear [Redacted] and [Redacted]

Just wanted to send a quick note to thank you again for yesterday - lovely to see you all as always! Both your infectious enthusiasm is always inspiring and we are very lucky to have you in the Council!

If you're able to help find which buildings were destroyed on the Western Heights with floor plans that would be most helpful - hopefully [Redacted] may be able to help, so thank you also for that suggestion if you'd be kind enough to facilitate that to look into the records.

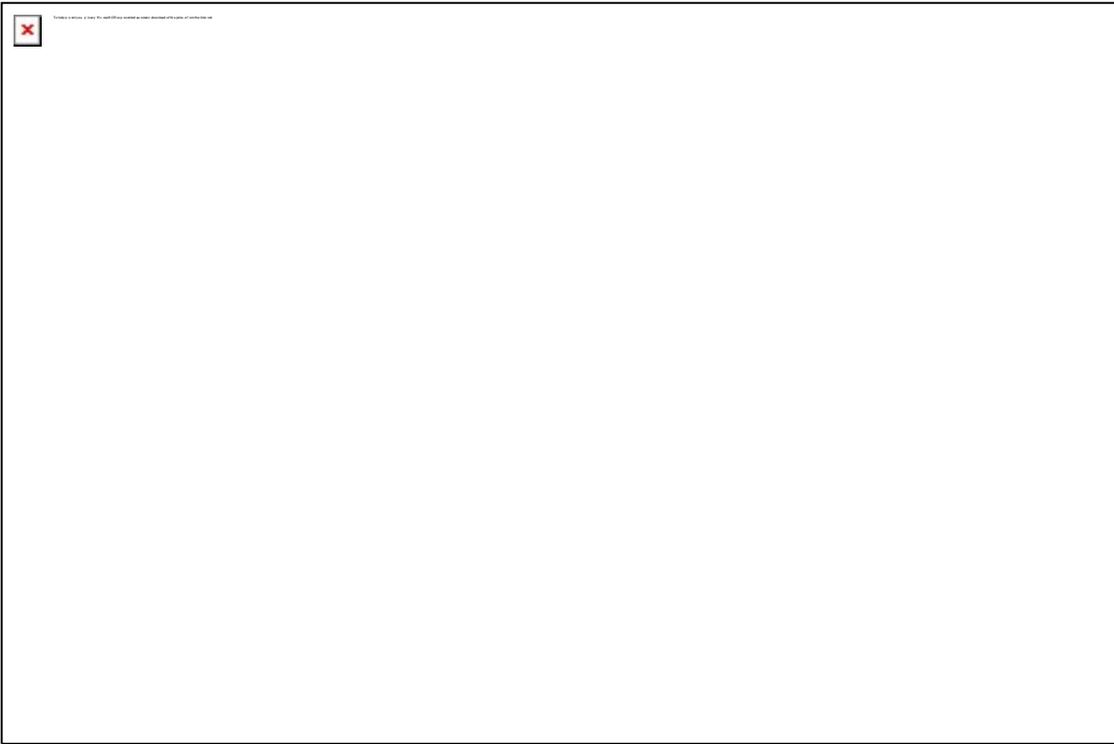
Very much looking forward the 11th!

Best wishes,  
[Redacted]



[Redacted]  
**Founder & CEO**





---

This email and the information it contains are confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, this email should not be copied, forwarded, or printed for any purpose, or the contents disclosed to any other person. If you have received this email in error, please notify us by responding to this e-mail with one of your own.

On 23 Oct 2024, at 2:29 PM, [REDACTED] > wrote:

Hi [REDACTED]

Many thanks for reaching out (and [REDACTED] for organising!)

Tomorrow 2pm at the Citadel Café is perfect thank you for making the time - I look forward to seeing you then

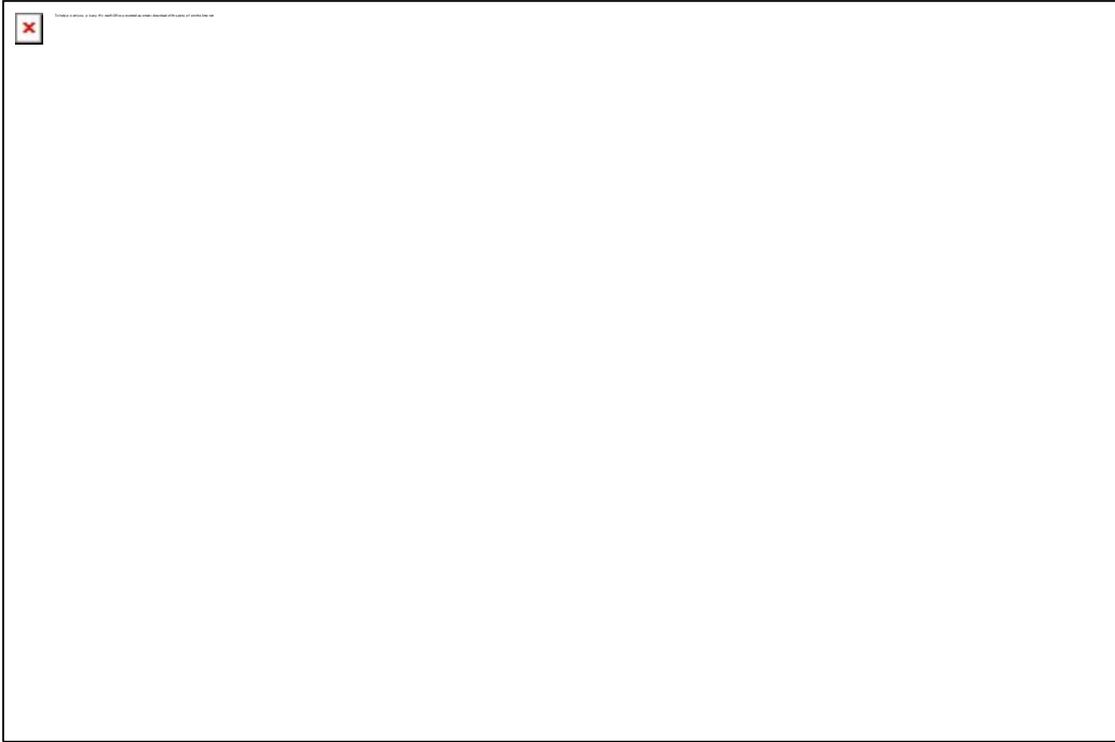
Kind regards,

[REDACTED]



[REDACTED]  
**Founder & CEO**





---

This email and the information it contains are confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, this email should not be copied, forwarded, or printed for any purpose, or the contents disclosed to any other person. If you have received this email in error, please notify us by responding to this e-mail with one of your own.

On 23 Oct 2024, at 11:43 AM, [REDACTED] > wrote:

Hi [REDACTED]

Hope all is good with you,  
Looking forward to meeting at the council offices on the 11<sup>th</sup> of November,

[REDACTED] has said you would like a catch up beforehand, It would be great to come up to the Citadel Café and get together in person, I know extremely short notice but tomorrow afternoon after 2pm works for us or next Thursday 31<sup>st</sup> from 11am, If neither day's work for you please suggest alternatives,

Look forward to seeing you soon,

Kind Regards,



**DOVE  
DISTRICT  
COUNCIL**

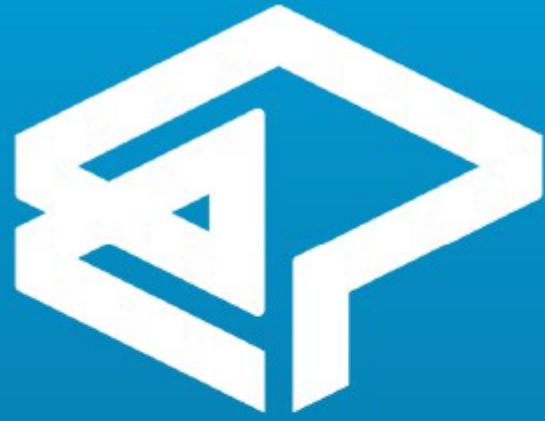
 Please consider the environment before printing this email



## EMPLOYER RECOGNITION SCHEME

### GOLD AWARD

Proudly supporting those who serve.



Cwrs Sylfaen A  
Money Guidar

Co

**City  
Gu**

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](http://www.dover.gov.uk/privacy) explains how we use and share personal information and protect your privacy and rights.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 15 April 2024 12:07  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Meeting Request - Access and the Western Heights

Hi all,

I hope you are well and thank you for your time.

As discussed, could we please all meet next week at the Citadel (thank you [REDACTED] to further conversations and find resolutions related to bus routes, access and the Western Heights.

I will ask [REDACTED] and [REDACTED] (cc'd) to work with you all to finalise the best day and time.

All the best,

[REDACTED]



[REDACTED]  
**Head of Place & Growth**  
Dover District Council  
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ  
Tel: [REDACTED]  
Mob: [REDACTED]  
Email: [REDACTED]  
Web: <http://Dover.gov.uk>  
Web: <https://WhiteCliffsCountry.org.uk>  
Web: <https://InvestInDover.co.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.

[REDACTED]

**From:** [REDACTED]  
**Sent:** 10 June 2025 16:08  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Fwd: The Citadel, Dover

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hi [REDACTED]

I hope you're well

Following on from our conversation please see below the supportive letter from Historic England.

Let me know if you need anything else from me in terms of getting a supportive letter to help get this next investment over the line

Thank you as always for your support, hugely appreciated!

Kind regards,

[REDACTED]



[REDACTED]  
CEO & Founder, TechFort  
[REDACTED] | [REDACTED]  
[www.TechFort.com](http://www.TechFort.com)  
    

---

IMPORTANT: The contents of this email and any attachments are confidential and may be privileged. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Statements or opinions in this e-mail or any attachment are those of the author and are not necessarily agreed or authorised by TechFort Group.



Please consider the environment before printing this e-mail!

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

**From:** [REDACTED]  
**Date:** Tue, 10 Jun 2025 at 4:01 pm  
**Subject:** Fwd: The Citadel, Dover  
**To:** [REDACTED]

What ya think x



██████████  
CEO & Founder, TechFort

+ ██████████ ██████████  
www.TechFort.com



---

IMPORTANT: The contents of this email and any attachments are confidential and may be privileged. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Statements or opinions in this e-mail or any attachment are those of the author and are not necessarily agreed or authorised by TechFort Group.



Please consider the environment before printing this e-mail!

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

From: ██████████@historicengland.org.uk>

Date: Tue, 10 Jun 2025 at 3:59 pm

Subject: The Citadel, Dover

To: ██████████

Dear ██████████

I understand you are in the final stages of discussions with investors, who would be interested to hear about Historic England's view about development potential at The Citadel.

I can confirm that Historic England supports in principle the overall vision of mixed-use development including, potentially, use of the Officers' Quarters as a hotel, as well as, in other locations, offices, holiday lets and other uses.

As you know, Historic England and Dover District Council are working on a wider vision for the Western Heights overall, in which we see The Citadel playing an important role, so we will welcome creative ideas for its sustainable use. We think achieving sustainability will start with a good understand of what is important about the heritage of The Citadel, and then be delivered by minimising harm to, and conserving, the most important historic buildings and features. We understand that economic viability will also be a fundamental ingredient and we would wish to work closely with you to help design a balanced solution.

If harm to important heritage features during development cannot be avoided, it might be justified if it is outweighed by public benefits created by the development. Therefore, as well as minimising harm as much as possible, it is well worth also considering from the outset the opportunities for public benefits. This approach will be the most effective way to meet the policy requirements of Dover District Council (for planning permission and Listed Building Consent) and the Department of Culture, Media and Sport (for scheduled monument consent).

I hope that this provides a broad sense of our view of the potential for development. We remain keen to work with you and your investors to find sustainable uses for the Citadel, so please feel free to contact us to discuss thoughts and options going forward.

Best wishes,



Team Leader - Development Advice (Sussex, Surrey, Hampshire, Isle of Wight)

London & South East Region

Historic England

4<sup>th</sup> Floor, Cannon Bridge House, [25 Dowgate Hill, London, EC4R 2YA](#)

Direct dial: . Mobile: 



Ensuring our heritage lives on and is loved for longer.

[historicengland.org.uk](http://historicengland.org.uk)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received this e-mail in error, please do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. For information on how to report a data breach, please contact [dataprotection@historicengland.org.uk](mailto:dataprotection@historicengland.org.uk)

**From:** [REDACTED]  
**Sent:** 11 June 2025 17:06  
**To:** [REDACTED]  
**Subject:** Mixed use development at The Citadel, Dover

Dear [REDACTED]

Following our recent phone call and the email to you from [REDACTED] at Historic England, we would like to confirm that Dover District Council also supports in principle the overall vision of a mixed-use development including a hotel at the Officers' Quarters, offices, holiday lets and other uses at the Citadel.

We agree with Historic England on all the points listed in [REDACTED] email and are also keen to work with you and your investors to find sustainable uses for the Citadel.

We are keen to see projects that have a positive impact on job creation and look forward to hearing an update from you on how this can be achieved.

Best wishes

[REDACTED]



[REDACTED]  
Strategic Place, Tourism and Town Centre  
Manager  
Dover District Council  
[REDACTED]