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21 January 2011

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT)** will be held in the HMS Brave Room at these Offices on Monday 31 January 2011 at 11.00 am when the following business will be transacted.

Yours sincerely

A handwritten signature in black ink, appearing to be "Nicky", written over a white background.

Chief Executive

Project Advisory Group (St James's Area Development) Membership:

Councillor F J W Scales (Chairman)
Councillor B W Bano
Councillor N J Collor
Councillor G Cowan
Councillor C J Meredith
Councillor S R Nicholas
Councillor R S Walkden

DECLARATIONS OF INTEREST

Members are required to disclose the existence and nature of a personal interest at the commencement of the item of business to which the interest relates or when the interest becomes apparent. An explanation in general terms of the interest should also be given to the meeting. If the interest is also a prejudicial interest, the Member should then withdraw from the room or chamber.

AGENDA

- 1 **APOLOGIES**
- 2 **APPOINTMENT OF SUBSTITUTE MEMBERS**

To note the appointment of Substitute Members.

3 **DOVER TOWN CENTRE - REVISED PROPOSALS** (Pages 4 - 5)

- Background – Previous Scheme
- Design Philosophy – Revised Scheme
- Layout and Form
- Master Planned Approach
- Key Issues
- Programme
- Any Other Business

To consider the attached report of the Director of Regeneration.

PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT)

TERMS OF REFERENCE

To advise the Cabinet in respect of the proposals for the town centre site at St James's (currently known as the Dover Town Investment Zone) together with adjacent land in respect of the Council's role as a landowner up to submission of the planning application or planning applications within or adjacent to the site.

Such advice is to:

- Establish whether the proposals are of a standard of quality that could be reasonably expected for development of this nature in this location.
- Pay particular attention to the proposed fabric, form and location of retail, restaurant, residential and any other units with a view to obtaining a coherent, phased development.
- Have regard to the site's physical and planning constraints and the scheme's financial viability.
- Consider the scale, massing, naming, form and function of the proposals and, to a lesser extent, the style and the impact of this on the surrounding area.

DOVER DISTRICT COUNCIL

Agenda Item No 3

REPORT OF THE DIRECTOR OF REGENERATION

RESPONSIBILITY – PORTFOLIO HOLDER FOR ECONOMY AND SPECIAL PROJECTS

PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT) –
31 JANUARY 2011
CABINET – 7 FEBRUARY 2011

DOVER TOWN CENTRE – REVISED PROPOSALS

Recommendation

The Project Advisory Group (St James's Area Development) recommends to Cabinet that on the basis of the current evolving multi-user retailer approach, Cabinet is advised that the emerging concept plans should be used to inform the next stage of the design process.

Contact Officer: Tim Ingleton, extension 2423.

Reasons why a decision is required

1. Following the Council's decision to extend the arrangements with Bond City Limited and enter into an Exclusivity Agreement with defined milestones, progress is being made on the revised proposals (Minute No. 291 of 3 November 2010). A series of initial meetings have taken place to consider broad concepts and the revised proposals are now at a point where they need to be agreed and formalised prior to a greater level of architectural design input taking place.
2. It was resolved at the Cabinet Meeting held on 6 December 2010 (CAB 65) that a Project Advisory Group (PAG) is formed to advise Cabinet with the preparation of the revised proposals. The Terms of Reference are enclosed with this agenda.

Options available to the Council with assessment of preferred option

3. The team at Bond City, including John Laker and Maximilian Lyons, Chairman of Lyons+Sleeman+Hoare (Architects) will be present at the meeting and will present revised proposals. The PAG will be asked to consider the emerging concept plans which have been in the process of being developed through a design workshop approach involving the key stakeholders, English Heritage, KCC and the Council's in-house specialists, with the most recent of these meetings taking place on 19 January.
4. The PAG will be asked to consider whether the emerging concept plans, which are being developed having regard to the expected retailer aspirations, in a post single major superstore anchor environment, are acceptable as the basis for informing the next stage in the design process.

Information to be considered in taking the decision

5. A series of plans will be displayed at the meeting which, together with supporting information, will detail – among other matters – the following aspects of the scheme:

- (i) Background to the previous scheme;
 - (ii) Design philosophy – revised scheme;
 - (iii) Layout and form;
 - (iv) Master planned approach;
 - (v) Key issues arising; and
 - (vi) Programme.
6. Particular reference will be made to how the current potential lettings are informing the emerging design process. Additionally, commentary will be given on the core foundations required from a retailer perspective to inform a successful scheme, maximise letting potential and customer/user attractiveness and focus.

Background Papers

There are no background papers available as the revised proposals are ongoing work in progress.

Resource Implications

None.

Comments from Finance

The Director of Finance and ICT has been consulted in the production of this report and has no further comments to add.

Communication Statement

The PR around this project will need to be managed at the appropriate time, including the consultation and statement of community involvement.

Impact on Corporate Objectives and Corporate Risks

The development and implementation of the St James's Scheme (DTIZ) represents one of the Council's key Corporate Objectives. Progress and delivery of the scheme will be seen as a highly visible catalyst and barometer for the regeneration of Dover Town Centre and Dover Waterfront.

Customer Access Review

Not applicable at this stage.

Comments from Equalities Officer

Not applicable at this stage.

Attachments

None.

TIM INGLETON

Director of Regeneration