

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.