

LTR/9265/1/EM

11 February 2025

**INVITATION TO PUBLIC CONSULTATION EVENT IN RELATION TO LAND AT RAYS BOTTOM
(BETWEEN LIVERPOOL ROAD AND HAWKSDOWN, WALMER)**

On behalf of GSE Property Group, we are pleased to extend an invitation to you and members of the community to attend public consultation event relating to a forthcoming planning application for new development in your area.

Date: Tuesday, 25th February 2025

Time: 1:00 pm - 4:30 pm

Location: Walmer Parish Hall

Address: Dover Road, Walmer, Deal CT14 7JH

The purpose of this event is to inform existing and potential residents of a forthcoming Outline Planning Application, which is due to be submitted to DDC in the Spring. The application, made on behalf of GSE Property Group, will be seeking Outline Permission for the erection of 75 new homes (including 30% affordable), with an associated access.

The Outline Planning Application will detail the proposed access, but will leave all other matters (appearance, landscaping, layout and scale) to a subsequent Reserved Matters Application. As you may know, Dover District Council has allocated the site for a development of 75 homes in its new Local Plan. The proposed development will comply with the requirements of this allocation policy (SAP15 DDC Local Plan).

During the event, attendees will have the opportunity to view indicative concept plans and design principles; ask questions to our project team, and provide valuable feedback that will help inform the development process. We encourage your participation and look forward to hearing your thoughts and suggestions.

For the avoidance of doubt, please find enclosed site plan showing the location of the proposed development.

Please feel free to contact us if you require any further information regarding the event.

Yours sincerely

Elouise Mitchell
for and on behalf of Lee Evans Partnership LLP