Take a fresh look at Dover

- LOCATION
- OPPORTUNITY
- DESTINATION
- COASTAL LIVING

HS1 TO LONDON 21 MILES FROM EUROPE

TOWN CENTRE & WATERFRONT REGENERATION

NEW HOMES
It’s time to take a fresh look at Dover

With multi-million pound investments in town centre and waterfront regeneration, alongside the biggest house building programme in a generation, it’s time to take a fresh look at Dover.

...at our location

As the quickest and smartest way to travel to the Continent, Dover is just 21 miles from Calais and the key to our future trading relationship with Europe. The Port of Dover handles 17% of the UK’s trade in goods and it’s growing. Dover Western Docks Revival includes construction of a £120m cargo terminal and logistics facility due to enter operation in 2018. Combine this with excellent links to central London – just an hour from Dover by high-speed train – and nowhere is better connected for doing business. The rail line has just had a £39.8m upgrade!

...at the opportunities

Dover is changing! We’re building new commercial, retail and leisure space to support our growth plans. We’re delivering to a Local Plan giving investor confidence and de-risking development. It makes financial sense too, with low business costs and incentives for new and growing businesses, including Enterprise Zone status.

...at the destination

There’s more to Dover than cross-Channel ferries! We’re a port-of-call for many of the world’s top cruise lines. In total, Dover welcomes 13 million passengers every year. Legal & General’s £33m St James development provides 157,000 sq. ft. of new leisure and retail space in the heart of Dover town centre. We also have an exciting vision for Dover Waterfront with opportunities to invest in residential, hotel, leisure, and retail against the stunning backdrop of the harbour and White Cliffs.

www.investindover.co.uk
@ InvestInDover
#TakeAFreshLook

...at coastal living

With plans for 14,000 new homes across the Dover district a coastal lifestyle is more affordable than you may think. Forget the city, come and explore coastal living. From exhilarating water sports, championship links golf, countryside and cliff-top walks to national cycle routes, and world-class heritage attractions and culture.
Key drivers for investment

- Gateway to Europe and Western Docks Revival
- Town centre and waterfront regeneration
  - Discovery Park Enterprise Zone
  - 14,000 new homes

Opportunities

- Retail, Hotels, Leisure, Tourism
  - Residential
  - Maritime, Logistics
- Science, Technology, Manufacturing
  - Heritage, Public Realm

Location, Location, Location!

- City Slick - Central London in an hour with HS1
- Ferry Close - Unrivalled connections with Europe
- Homes by the sea - Affordable coastal living

Incentives

- Low cost office, manufacturing and distribution space
- Enterprise Zone status and Regional Growth Funds
- Investing in skills, education and training

Investors

- Legal & General
- Royal Bank of Scotland
- Stonehurst Estates
- Bride Hall Real Estate Partners
- Discovery Park
- Palmer Capital
- Quinn Estates
- Halsbury Homes
- Barratt Developments
- Persimmon Homes
- Home & Communities Agency
- Churchgate Group
- Cineworld
- Travelodge
- M&S
- Next
- The Restaurant Group
Britain’s trading gateway

Port of Dover
As the UK develops new trading relationships with Europe, the Port of Dover is embarking on its biggest single investment and reinforcing its position as Britain’s trading gateway. The Port of Dover is the Government’s first maritime partner in The Exporting is GREAT campaign.

Western Docks Revival
The £250m Dover Western Docks Revival is underway with reclamation work in advance of the construction of two new cargo berths and a port-centric logistics and distribution facility. Dover handles 17% of the UK’s trade in goods with Europe, an annual £119bn trade throughput.

Waterfront Regeneration
The Port of Dover is also working with Bride Hall Real Estate Partners on a mixed-use waterfront regeneration with investment opportunities in hotels, leisure, retail, residential, and a new marina.

Europe’s Busiest Ferry Port
With the shortest and most frequent crossings to France, Dover is the perfect location for businesses looking to target European markets and consumers. On average, a ferry departs the Eastern Docks every 30 minutes with services to Calais and Dunkerque operating 24 hours a day, 364 days a year. An £85m capital investment programme at the Eastern Docks, and a £5.8m programme of junction improvements on the A20 has improved access to the port.

Going Bananas for Dover!
Dover is also a major cargo port for fresh produce accounting for approximately 20% of the UK’s banana imports. Regular reefer services call at Dover on trade routes from South America and West Africa.

Cruise - Destination Dover
In total, 13 million passengers travel through Dover annually. As well as the starting point for business and leisure trips to the Continent by ferry, Dover is also the second busiest cruise port in the UK. With two cruise terminals a host of international cruise lines offer Baltic, Mediterranean and round-Britain itineraries from Dover. Major cruise lines regularly calling at Dover include AIDA, Celebrity, Costa, Disney, Fred Olsen, Princess, Saga, and Seabourn.

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www.doverport.co.uk/dwdr
@Port_of_Dover
#DoverWesternDocksRevival
Town Centre Regeneration

Dover St James
Dover St James is a new development of 157,000 sq. ft. of modern retail and leisure space on a prime 3ha site in the heart of Dover town centre. The scheme is being developed by Bond City/Stonehurst Estates.

Legal & General
In May 2016, Legal & General Investment Management Real Assets committed £53m to acquire and fund the development through its Managed Property Fund. Legal & General is the fourth largest institutional property fund manager in the UK with an aggregate asset value of £18.1bn.

Opening 2017
The development has already transformed the Dover skyline with the demolition of a 12-storey office block and former multi-storey car park, restoring views of Dover Castle. Construction is underway with practical completion in late 2017.

Strong Returns
Dover St James is expected to provide strong returns as a retail and leisure asset in close proximity to the Port of Dover. There are also plans to link the development with the wider regeneration of Dover Waterfront and the Western Docks Revival.

www.stjamesdover.co.uk
#DoverStJames

Contact: Clive Lynton, Development Director
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Big Brands
The retail element of Dover St James is anchored by M&S and Next.

The leisure component includes a six-screen Cineworld cinema, a 108-bed Travelodge hotel and six restaurants.

The scheme is currently 69% pre-let with a further 3% under offer.
Discovery Park

Discovery Park is one of Europe’s leading science and technology business parks with 1.5 million sq. ft. of world-class R&D facilities, premium office space, and bespoke warehousing. It is home to over 150 companies, from international pharmaceutical companies to biotech entrepreneurs, and employs 2,500 people. Major life science and biotech tenants include Pfizer and Mylan (USA), GeneaBiomedx (Australia), Peakdale Molecular, Levicept, Agalimmune, AlgaeCytes, Ixchelis, and Unilabs York Bioanalytical Solutions.

High-tech Manufacturing

Alongside existing pilot plant manufacturing for pharmaceutical scale-up and batch activity, Discovery Park is developing 70,000 sq. ft. of new space to accommodate new high-tech manufacturers, including new factories for Instro-Precision, OFP Timber Frame Homes, and FluteOffice.

Biomass Plant

Construction is also underway on a £160m combined heat and power biomass plant, the first of its kind at a UK Science Park. The plant will produce enough power for the entire Discovery Park site plus a further 50,000 households.

St George’s Park

Discovery Park aims to be more than a science and business park. Its Master Plan includes the development of up to 500 new homes. Marketing of the first 150 homes at St George’s Park is due to start in 2016.

www.discovery-park.co.uk
@DiscoveryPark

Contact: Anna Stone, Leasing Director
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Enterprise Zone

A Government designated Enterprise Zone, Discovery Park offers significant financial incentives and tax breaks for new and growing businesses.

• Up to 100% Business Rates relief worth up to £275,000 over 5 years
• Lease payment holidays, low-rent incubator units and development funding
• Simplified planning and superfast broadband

Business Services

The wider community at Discovery Park includes a range of professional services and business support companies, from accountants to patent attorneys. This provides a unique, collaborative working environment. Strong industry and academic research links are provided by Canterbury Christ Church University and East Kent College who both have laboratory facilities on site.
**UK first for Sustainable Industry**

**Betteshanger Sustainable Parks**

In a UK first for investment in green and sustainable technologies the £40m Betteshanger Sustainable Parks provides a unique commercial, educational and visitor environment in which to demonstrate new technologies to address the global challenges of renewable energy, sustainable land management, food security, and ecology. Betteshanger Sustainable Parks is part of the Hadlow Group, which includes Hadlow College and Produced in Kent.

**Low Carbon Business Park**

Companies in the food security, environmental technology, life sciences (including agri-tech) and green technologies sectors will be the targets for a new, low carbon business park. Built to BREEAM excellent and zero carbon standard, including 6,000 sq. m. of commercial R&D and a business incubation hub with serviced accommodation for micro-businesses and start-ups. The focus will be on B1 (a) and B1 (b) accommodation with flexible, attractive, tenancy arrangements.

[www.betteshanger-park.co.uk](http://www.betteshanger-park.co.uk)  
[@BetsSusParks](https://twitter.com/BetsSusParks)

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**ECO-TOURISM DESTINATION**

Drawing on the 121ha site’s heritage as the former Betteshanger Colliery, phase one of the project includes an £8m Visitor Centre, incorporating the Kent Mining Museum, Green Energy Centre, conferencing and events facilities, a café serving local produce, and a Cycle Centre - with external facilities that include a mining-themed play park, a 3-acre events amphitheatre and improved sporting and leisure facilities.

The new Visitor Centre is scheduled to open in spring 2017.
Investing in Skills & Education

Over 3,000 new jobs are being created over the next five years in key sectors, including maritime and logistics, science, technology and manufacturing, and leisure and tourism. To meet this growing demand for skills, we're investing in education and training facilities.

Maritime Skills Academy

The first phase of the £6.5m Dover Maritime Skills Academy opened in September 2016 and offers an extensive portfolio of MCA accredited STCW (Standards of Training, Certification and Watchkeeping for Seafarers) courses, together with refresher training and professional development courses. The Academy features state-of-the-art training facilities, including a full weather effects environmental pool for survival training. Phase two of the development incorporates navigation and engine room simulators and conference facilities.

Higher Education

With two universities in nearby Canterbury, there is a ready market of graduate labour and research opportunities. The University of Kent and Canterbury Christ Church University offer a wide range of courses closely linked to local employers, including science and technology, engineering, and IT. Canterbury Christ Church University’s School of Human and Life Sciences has a cutting-edge industry liaison laboratory at Discovery Park, Sandwich and is funding PhD students in research partnerships with Discovery Park tenants, Genea Biomedx and Venomtech.

Outstanding Local Schools

The Enterprise Coast has an outstanding range of schools, including three grammar schools – Dover Grammar Schools for Boys, Dover Grammar School for Girls, and Sir Roger Manwood’s School in Sandwich. We’ve also seen major new investment in schools, including a £25m project to expand teaching, sporting and student accommodation at the prestigious Duke of York’s Royal Military School, and £10m at the Dover Christ Church Academy. Dover College, an independent school founded in 1871, has a strong international reputation attracting students from as far afield as Asia and South America. Celebrating its 150th anniversary in 2021, the College’s Project 150 will see it invest in new facilities, including a performing arts theatre.

East Kent College

East Kent College has invested £2.9 million in its Dover campus, including a new Centre of Engineering and industry-standard plumbing and electrical workshops, state-of-the-art digital and IT networking laboratories, and new travel and tourism facilities. The College has developed a new science curriculum and industry-standard laboratories at the Discovery Park Enterprise Zone in Sandwich.

www.skills4dover.co.uk
#Skills4Dover
Investing in New Homes

14,000 New Homes

Dover District Council is targeting 14,000 new homes by 2031 with the aim of enhancing the range and quality of housing. In particular, there is a demand for larger, family homes. Major housing developments at eight sites across the Enterprise Coast are set to deliver 9,450 new homes. Many of these schemes are underway although significant development opportunities still exist. A further 4,550 new homes are identified within the Land Allocations Local Plan.

Strategic Approach

Dover District Council was the first local authority in East Kent to adopt a Local Plan. This underpins the strategic approach to the delivery of new housing. A number of other initiatives also support housing growth, including both self-build and brownfield site registers. Dover is working with both national and local developers, and the Homes and Communities Agency (HCA).

Affordable Coastal Living

The Enterprise Coast is fast becoming one of the most sought after locations for coastal living with affordable house prices, fast train links with London, and an outstanding range of schools proving a strong combination for families. The HS1 service from St Pancras International calls at all three towns in the district – Dover, Deal and Sandwich.

Whitfield Urban Expansion

The Whitfield Urban Expansion is the largest housing project in Dover’s history with plans for 5,750 new homes and associated infrastructure including a Rapid Bus Transit System with links to employment space at the White Cliffs Business Park, Dover Town Centre, and Dover Priory railway station and its high speed connection to London. Proposals are also being considered for a new Leisure Centre in Whitfield.

Connaught Barracks

The former Connaught Barracks in Dover promises a unique development opportunity for up to 500 new homes with its elevated position offering views of Dover Castle and across the English Channel to France. The site is owned by the HCA and has been identified by the Government for direct commissioning. Planning permission has been granted for the first phase of development of 64 new homes.

#CoastalLiving

Major Housing Developments

- Whitfield Urban Expansion 5,750 homes
- Aylesham Garden Village 1,200 homes
- Buckland Mill 500 homes
- Connaught Barracks 500 homes
- Discovery Park 500 homes
- Dover Waterfront 300 homes
- Dover Mid-Town 200 homes
Investing in your wellbeing!

Coastal Living

An investment in the Enterprise Coast is also an investment in your wellbeing. After all, it’s not all about work! With our fantastic coastal lifestyle we have some of the most vibrant coastal communities in the UK. Rural villages and hamlets also offer a taste of country living, all within an hour’s commute from London.

With 20 miles of coastline to explore, and 22% of the Enterprise Coast designated as an area of outstanding natural beauty, it won’t take you long to relax. And with France just a short hop across the Channel, you can also soak up the French lifestyle too, or cruise the world from the UK’s second busiest cruise port.

Cosmopolitan Deal is attracting a growing fan base for its Georgian conservation area, waterfront and pier, and was voted the Daily Telegraph’s High Street of the Year. Sandwich is the most complete medieval town in the country and home to some of the world’s finest championship links golf courses, including Royal St George’s and Princess Golf Clubs, along with nearby Royal Cinque Ports Golf Club in Deal.

If messing about on boats is more your thing, the Dover Sea Sports Centre is RYA accredited and there are lots of opportunities for recreational and competitive water sports, including sailing, rowing, windsurfing, and open water swimming. You could even attempt a cross-Channel swim!

Dover is rich in history. With over 300,000 visitors annually, Dover Castle is the second most visited attraction in the English Heritage portfolio, while the White Cliffs of Dover offer one of the National Trust’s most popular clifftop walks. Cycling is well catered for too. At Betteshanger Country Park, you’ll find 10km of mountain bike trails, 3km of tarmac track, and cycle hire.

We’re also investing in heritage assets. Dover District Council is working with the Heritage Lottery Fund on a £3.1m restoration of Kearsney Abbey and Russell Gardens. These former country estates are the most popular public parks on the Enterprise Coast. Russell Gardens will be restored to its former glory to the original design of the famed Edwardian landscape architect, Thomas Mawson.

The Land Trust is planning to restore Fort Burgoyne and open it and the surrounding landscape to the public for the first time in its history. Built as Castle Hill Fort in the 1860s, it was one of the original Palmerston Forts designed to protect Dover Castle. The site was acquired from the Homes and Communities Agency with an £11m endowment in 2014.

www.whitecliffscountry.org.uk
Timeline for key developments:

Whitfield Urban Expansion – New Homes  2016-2020
A20 Junction Improvements  2017
Betteshanger Sustainable Parks - Visitor Centre  2017
St James Leisure & Retail Development  2017
Dover Western Docks Revival - Cargo Terminal  2018-2019
Dover Waterfront – Mixed Used  2018 onwards
Dover Western Docks Revival - Marina  2018-2019
Connaught Barracks – New Homes  2018-2020
Betteshanger Sustainable Parks – Business Park  2019

For more information about investing in Dover, please contact:

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