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Economic regeneration remains the Council's top priority and significant progress is being made on the delivery of major regeneration projects across the Dover district. The vision for this Council is to ensure we create the environment to attract investment to the district that will stimulate growth and enterprise thereby creating much needed jobs and delivering the overall ambitions and priorities in the Council's Adopted Core Strategy alongside the Council's key Corporate Objectives.

## 1. REGENERATION OVERVIEW

### a) Development Plan

- The Dover District Core Strategy was adopted in 2010 and includes 4 strategic allocations: the Whitfield Urban Expansion, Connaught Barracks, Dover Waterfront and Dover Mid-Town.
- Dover District Council's Land Allocations Local Plan, which identifies the sites for future development across the district up to 2026, was adopted in January 2015, with the council becoming the first local authority in East Kent to have full Local Plan. Alongside the Core Strategy, it sets out how we will achieve our plans to deliver 10,100 new homes in the district by 2026 and 14,000 in the longer term and provides developers and investors with certainty about development sites for the next 20 years.
- Please see the [Annual Monitoring Report](#) (AMR)<sup>1</sup> for information on the progress on preparing and implementing the Council's development plans and the effects of planning policies in the Development Plan. The AMR is published at the end of each calendar year (December) and covers the period up to the end of the financial year (April).

### b) Neighbourhood Plans

- Neighbourhood Planning commenced in 2012. Local communities are now able to produce plans setting out policies on the development and use of land in their area. If the Plans are adopted by the District Council, they will have the same weight as other Development Plan documents for the district.
- There are five parishes in the district that have decided to undertake Neighbourhood Plans. These are Worth, St. Margaret's-at-Cliffe, Ash, Sandwich and Shepherdswell with Coldred. A [map](#) showing the Neighbourhood Areas in the district is available on the Council's website<sup>2</sup>.
- Following a Neighbourhood Planning Referendum in November 2014, Dover District Council made the Worth Neighbourhood Development Plan part of the Development Plan for the Worth Neighbourhood Area in January 2015.

### c) Community Infrastructure Levy

- The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The funds obtained must be used to help provide local or sub-regional infrastructure.
- On 6th April 2011, the Council agreed in principle the need to prepare a Charging Schedule for the purposes of the CIL and an independent viability assessment was undertaken of the CIL rates proposed in our Preliminary Draft Charging Schedule. The Council has not yet introduced the Community Infrastructure Levy as it is currently monitoring the effectiveness of continuing to rely on planning obligations as a means of securing the infrastructure needed to support development.
- Please see the Budget, Funding and Investment Chapter for information on developer contributions received during financial year 2014-15.

### d) Invest In Dover

- The Council continues to seek new inward investment opportunities whilst supporting those who are already planning to develop in the district. Our new '[Invest in Dover: The UK's enterprise coast – Dover, Deal, Sandwich](#)'<sup>3</sup> website is designed to market the area and attract investment to the district as a whole.
- We are promoting our coastline as a thriving business community, with major employment centres at the Port of Dover, Discovery Park Enterprise Zone and, in the future, the Betteshanger Sustainable Parks. The website provides information on incentives for business, key locations, and lifestyle, supporting the proposition that the Enterprise Coast is a great place to live, work, and play. The website also promotes new housing developments.
- The Twitter (@InvestInDover) is a conduit for news and information on regeneration and investment projects, as well as providing a platform for news from local businesses
- In October 2014, the Council also attended a major property investment event at London Olympia, in partnership with Port of Dover and Discovery Park. There was a high level of interest in the district's growth agenda and we will be attending a further exhibition in autumn 2015.

<sup>1</sup> [www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Other-Information-AMR/Annual-Monitoring-Report.aspx](http://www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Other-Information-AMR/Annual-Monitoring-Report.aspx)

<sup>2</sup> [www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Neighbourhood-Planning.aspx](http://www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Neighbourhood-Planning.aspx)

<sup>3</sup> [www.investindover.co.uk](http://www.investindover.co.uk)

## 2. PARTNERSHIP WORKING

The Council is engaged in increased partnership work with a range of partners to maximise the resources available to enable and encourage delivery on a number of projects that will transform the district. Key partners include the South East Local Enterprise Partnership (SELEP), Homes & Communities Agency (HCA) and Kent County Council:

### a) South East Local Enterprise Partnership

- The [South East Local Enterprise Partnership \(SELEP\)](http://www.southeastlep.com/)<sup>4</sup>, covering Essex, Southend, Thurrock, Kent, Medway and East Sussex, is one of 39 partnerships set up by the government to be the key body determining strategic economic priorities while making investments and delivering activities to drive growth and create local jobs.
- Dover District Council is on the Board of the SELEP and is seeking to ensure that the interests of the district are fully represented and that funding opportunities, such as the Growing Places Fund and submissions to the “Growth Deal”, are considered.
- The Council is on the Board of the [Kent & Medway Economic Partnership \(KMEP\)](http://kmep.org.uk/)<sup>5</sup>, which aims to drive forward economic growth and prosperity throughout the region. It was set up in 2013 and is one of the four federated partnerships which comprise the South East Local Enterprise Partnership. KMEP is governed by a Board and chaired by the private sector, with membership drawn from business, local government, further and higher education.
- The Council is also engaging at a sub-SELEP level as one of the lead local authorities through a Coastal Communities Group, to ensure that our common interests are recognized as 25% population within the SELEP area are located within the coastal strip.

### b) Homes and Communities Agency

- The Homes & Communities Agency (HCA) is actively involved in supporting projects in the Dover district both directly and following on from obligations transferred from SEEDA. These projects include:
  - Completion of the Coalfields Programme at Betteshanger Colliery;
  - Provision of employment opportunities at Aylesham;
  - Development at Buckland Mill;
  - Connaught Barracks;
  - Dover Town Centre and Waterfront
  - Investment in housing opportunities

### c) Kent County Council

- Dover District Council is working with Kent County Council to unlock the potential of the district through a variety of projects that support inward investment, support businesses and deliver growth.

### d) Calais

- Our partnership work also includes working with authorities in Calais and the signing of a Partnership Agreement in January 2014 between Cap Calaisis and Dover District Council to work together on shared ambitions for the future.

### e) Coastal Communities

- There are now two Coastal Communities Teams in the district – Dover, and Deal & Sandwich. These teams bring together partners from the public, private and voluntary sectors to develop projects to support the local economy to drive growth and jobs.
- Projects that have secured funding from the Coastal Communities Fund in the district include the Betteshanger Sustainable Parks, and SeaChange funding for Dover castle and ‘The Wave’ public realm improvements on Dover seafront.

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<sup>4</sup> <http://www.southeastlep.com/>

<sup>5</sup> <http://kmep.org.uk/>

### 3. LOCATION OF OPPORTUNITY

New businesses, including significant international businesses, are being attracted to the district thanks to, for example, its unique location and incentives on offer at the flagship Discovery Park Enterprise Zone and through Expansion East Kent.

#### a) Gateway to Europe:

The Dover district acts as a gateway between the United Kingdom and mainland Europe. It is only 75 minutes on a Cross Channel ferry to France and the area is well connected to the motorway network via the M20 and M2 and London is just over an hour away on the High Speed Rail Link.

#### b) Funding & Incentives:

The Dover district offers significant Funding and Incentives for new and growing business, including:

- **Growth Point Status:** Growth Point designation means the Dover district offers significant incentives for new and growing businesses;
- **Enterprise Zone Status:** Please see Key Regeneration Projects below for further information.
- **Assisted Area Status:** Three wards in the Dover district have Assisted Area Status for the period 2014-2020: Eastry, Little Stour & Ashstone, and Sandwich. Businesses locating to Assisted Areas may be eligible for regional aid under European Commission state aid rules, which is typically offered as a capital investment.
- **Regional Growth Fund:**
  - [Expansion East Kent](#)<sup>6</sup>: This is a Regional Growth Fund (RGF) initiative and includes a £35 million programme of financial support for businesses seeking to invest in East Kent to create jobs. The programme aims to unlock private sector finance, stimulating over £300 million in associated investment over three years.
  - As at end of August 2015, 22 companies operating in the Dover district have gained access to over £12,128,620 in funding from Expansion East Kent (ExEK), creating 582 full-time and 28 part-time jobs as well as safeguarding 198.7 jobs (189 full-time and 9.7 part-time). Applications for ExEK have been suspended from February 2015 due to the high demand and the commitment of existing funds. Businesses in East Kent can still apply for the Small Business Boost scheme and to a £5m equity scheme (Discovery Park Technology Investment Fund). An announcement about future business support schemes is expected later in 2015.
  - [Small Business Boost](#)<sup>7</sup>: Small Business Boost (SBB) is funded by the government's RGF scheme and is part of the Expansion East Kent initiative. The fund provides 0% interest loans between £2,000 and £50,000 for start-ups, small businesses and social enterprises in Ashford, Canterbury, Dover, Shepway and Thanet who are seeking to expand their business and create sustained employment. As at end of August 2015, 9 companies operating in the Dover district have gained access to £237,880 in funding from SBB, creating 14.6 full time and 7 part time jobs (as well as safeguarding 10.5 jobs (4 full-time and 6.5 part-time)).

#### Expansion East Kent Success Stories in the Dover District include:

Companies	Funding approved	Total jobs	Project
A C Wellard	£150,000	54	The core business is the wholesale of fresh fruit and vegetable produce. The project is to expand the business by building new warehouse space, updating facilities and allowing the business to consolidate and expand their position in the industry.
Agalimmune Limited	£99,995	4	Agalimmune Limited is a research and development company investing in novel therapeutics for cancer. Agalimmune wishes to expand its operations by establishing a new R&D laboratory at Discovery Park,

<sup>6</sup> [kent.gov.uk/business/business-loans-and-funding/expansion-east-kent](http://kent.gov.uk/business/business-loans-and-funding/expansion-east-kent)

<sup>7</sup> [kent.gov.uk/business/business-loans-and-funding/expansion-east-kent/small-business-boost](http://kent.gov.uk/business/business-loans-and-funding/expansion-east-kent/small-business-boost)

Companies	Funding approved	Total jobs	Project
			Sandwich.
Algaecytes	£500,000	22	Algaecytes is a private company founded in 2010, commercialising 25 years of algae research by world leading bio-scientists. It is seeking to raise finance to build 2 demonstration units in Sandwich to produce high purity Omega-3 oils from freshwater algae.
The Baypoint Club	£400,000	42	To enhance and expand the ex Pfizer Sports and Social Club to make it accessible to everyone living and working in East Kent regardless of background or socio economic status with the aim of improving their health and well-being
Cleantec Innovation	£85,000	6	Cleantec Innovation is a small manufacturer looking to expand its operations and create employment in the local area.
Choochoos Nursery	£40,000	20	The company will provide full-day childcare provision for approximately 50 children from birth to five. Choochoos will offer flexible care and education providing exceptional individual teaching experiences of the highest quality in a safe, friendly, well resourced and caring environment.
Creative Minds	£100,000	13	This nursery will provide high quality care and education, catering for children from 3 months to 5 years old. It will offer holistic creative learning in response to the Early Years Foundation stage and equip children with the skills to support all aspects of development.
EligoChem Limited	£140,000	12	EligoChem designs, synthesis and markets compound libraries with good drug properties that access novel chemical space for use in drug discovery screening. EligoChem have refined a technology to enable rational design and selection of compounds that can display different physical properties in solution and in biological membranes
Flying Fish Hovercraft	£156,556	32	The company is aiming to modernise and expand business, develop overseas markets, research and develop new products, treble the workforce and achieve a £2.5m turnover within 3 years.
Fudge Kitchen	£110,000	19	This company operates retail units which manufacture handmade fudge and sell to the public. To expand the business a new product has been developed with a view to exporting and also selling as wholesaler meaning additional industrial space is required.
London Fancy Box	£385,000	40	Expansion of manufacturing company producing printed packaging boxes. Funding to support investment in new generation manufacturing machinery to allow growth into additional markets to meet growing demand.
Miles & Barr (Dover) Ltd	£50,000	7	The aim of the project is to promote young entrepreneurial prospective business owners to start and grow their own business
Mylan	£413,000	80	Mylan have the exclusive worldwide rights to develop, manufacture and sell a generic equivalent to Glaxo Smith Kline's Advair which is used to treat asthma and chronic obstructive pulmonary disorder (COPD). As a result, Mylan plans to set up a Research & Development Unit of excellence at the Discovery Park in Sandwich focused on respiratory inhalation
PurOgenix	£4,800,000	165	The project entails the set up of a pharmaceutical



Companies	Funding approved	Total jobs	Project
			manufacturing facility in Kent.
The Research Network	£100,000	13	The Research Network is a small pharmaceutical research company, based in Discovery Park, Sandwich that has pioneered and proven a new business model for drug discovery. The company has established this as a going concern after one year of operation on the site. It plans to invest in additional business development in China, India, USA and Europe.
Sandwich Leisure Limited	£300,000	25	Investment to allow expansion of successful holiday destination, to improve infrastructures of glamping site to make all year round facilities feasible and provision of lodged accommodation.
Viking Recruitment	£1,300,000	72	To build a world class training facility for the maritime industry due to meet new business demand because of changes in international legislation. Developing a low carbon building with 3 floors of training suites including breakout areas, an environmental pool for survival training, 120 seat international conference facility including a restaurant and bar.

#### 4. KEY REGENERATION PROJECTS

The Council continues making progress with our plans to regenerate the district and the improving national economy is starting to feed through into local developments.

##### a) DISCOVERY PARK ENTERPRISE ZONE



- The former Pfizer's pharmaceutical research and development operation to the north of Sandwich was designated as an Enterprise Zone in August 2011.
- One of just 24 Enterprise Zones across the UK, Discovery Park offers significant incentives for new, expanding and relocating businesses.
- The key benefits of Enterprise Zone (EZ) designation include:
  - All businesses locating on the site in the three years after April 2012 will be eligible for business rate discounts worth up to £275,000 per business over five years;
  - Future capital allowances to investors and occupiers on the site.
  - The site benefits from a DDC Local Development Order with simplified planning for conversion of existing buildings, development of new buildings, and changes of use.
  - The site also has superfast broadband and excellent transport connections.
  - As one of a limited number of EZ's nationally, designation has marketing value as an indication of longer-term Government commitment.
- Spread over 82 hectares, Discovery Park is one of the largest science and technology facilities in Europe with 280,000m<sup>2</sup> of laboratory and office space within a landscaped campus setting.
- Encouraging businesses to the Enterprise Zone remains a huge focus and area of work for the Council.

## **Since the designation of the Enterprise Zone, the following has been achieved:**

### **Business Growth:**

- Discovery Park Ltd took over ownership of the site from Pfizer at the end of July 2012, and is now actively marketing the site. Discovery Park is widely recognised as one of the most successful Enterprise Zones in the UK.
- New companies to the Discovery Park in 2015 include Hornby Plc, which has relocated its headquarters to the site and employs 150 staff. There are now 125 companies operating from the Discovery Park, with 2,300 jobs created or retained on site. This number is expected to rise to 2,500 by the end of 2015, with an Enterprise Zone target of 3,000 jobs by 2017. Discovery Park currently houses in excess of 10% of the jobs in the national EZ programme. The jobs figure include a retained presence by Pfizer of 650 jobs (focused on pharmaceutical science research) and Discovery Park is now attracting life science R&D companies from around the world - providing a core of activity at the site.
- A wide range of spin-out proposals companies have located at the site, offering business and professional support services such as financial, legal and marketing etc. Discovery Park Ltd is determined to deliver 3,000 new local jobs by 2017, in line with Enterprise Zone objectives.
- The independent review of the Enterprise Zone Programme carried out in autumn 2014, recognised the potential of the Discovery Park, allied with other opportunities, to further develop the offer here in Kent.
- To support new business starts while they seek venture capital, Kent County Council is managing a Regional Growth Fund programme called Expansion East Kent. This allows companies to secure finance for both locating within the Enterprise Zone as well as the wider East Kent area and is being marketed as 'Grow for It'<sup>8</sup>.
- A successful bid to Government has been made under the Building Foundations for Growth programme, which will enable the next stage conversion of buildings at a cost of circa £5.7m.
- A separate application to the South East Local Enterprise Partnership (SELEP) is also in process and has been ring-fenced for Growing Places Infrastructure funding.

### **Planning:**

- Dover District Council adopted the Local Development Order (LDO) in March 2013, following consultation started in December 2012. The LDO simplifies the planning process to support investment and growth and stimulate regeneration at the Enterprise Zone.
- The LDO, together with a package of Business Rate relief, will provide an important foundation to companies who would like to locate the site, and means businesses can set up quickly and without the usual planning processes. Development proposals falling outside of the LDO will still have to apply for planning permission in the normal way.
- Planning consent has been granted for renewable energy company Estover Energy to develop a £65m biomass Combined Heat and Power (CHP) plant, creating 100 jobs.
- Discovery Park Ltd's Masterplan for the whole of the site has now received planning consent following completion of the S.106 agreement. The plan includes up to 500 homes, new employment floorspace and hotel provision. A separate planning application has also been approved for a supermarket.

### **Flood Defences:**

- The site's attractiveness to investors has been reinforced with a flood alleviation package to deliver 1-in-200 year flood protection for the site and the town of Sandwich. The Sandwich Town Tidal Defence Scheme is a partnership between the Environment Agency, Pfizer and Kent County Council and costs approximately £21.7 million. The construction programme began in March 2013 and the Environment Agency expects the work to be substantially complete by summer 2015.

### **Improved Connectivity:**

- A Regional Growth Fund (RGF) allocation of £5m has been secured as part of a match-funding proposal to reduce journey times from London to East Kent. This will see the journey time eventually reduce from London to Ramsgate to around 1 hour. As an interim measure, KCC has been funding an extension of the High Speed service from Dover through to Deal and Sandwich at peak times (to

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<sup>8</sup> <http://growforiteastkent.com/default.aspx>

October 2014). South Eastern has recently confirmed the new timetable commencing in January 2015. This will provide for increased services for Sandwich and Deal and many other locations.

- Phase 2 of the East Kent Access Scheme is now fully opened, which has improved connectivity to Discovery Park and the wider East Kent area.
- Several transport schemes in the Dover district have secured funding commitments from the £442.1m South East LEP Growth Deal announced 07 July 2014. The plans include a commitment from the Department for Transport to work with the SELEP to develop further the business case for improved links between Dover Waterfront and Dover Town Centre. Also included are plans for a new link road in North Deal to help facilitate the free flow of traffic, addressing safety concerns at existing junctions, and improving access to a new residential development site.
- In addition, the Council is engaging with Thanet District Council, Kent County Council, Discovery Park and the SELEP regarding the development of Manston Parkway railway station to support the continued success of the Discovery Park Enterprise Zone. A £10m funding allocation has also been announced for this as part of the SELEP Growth Deal.
- Following concerns over the impact of HGV traffic in the Dover Town centre on residents, businesses and visitors, a new traffic management system has been implemented: Dover Traffic Access Protocol (TAP). This holds traffic on the A20 on the outskirts of Dover, at Aycliffe, in times of stress or congestion in the town centre to keep the roads free-flowing. Highways England are currently assessing the system and the council is lobbying for this to be made permanent. The Port of Dover also continues its work on the Traffic Management Improvement project to provide 4km of holding space for HGVs at the Eastern Docks (see Port of Dover Expansion below).
- We also continue to lobby for further improvements and enhancements to the transport infrastructure in and around the district. For example, a Third Thames Crossing, Brenley Corner and A2 route.

#### **b) DOVER TOWN INVESTMENT ZONE (DTIZ): ST JAMES, DOVER**

- Dover District Council is working with its development partners, Bond City and Stonehurst Estates, on a prime 8-acre site in the heart of Dover town centre. The multi-million pound St James, Dover<sup>9</sup> development comprises 120,000 sq. ft. of new retail and leisure space, 445 parking spaces, and will feature a 16,000 sq. ft. M&S Simply Food store, a 21,000 sq.ft. six-screen multiplex Cineworld cinema, a 108-bed Travelodge hotel, five national chain restaurants, including Frankie & Benny's and Bella Italia, along with a further 12 retail units ranging in size from 2,730 sq. ft. to 16,000 sq. ft.
- NEXT plc has signed a pre-let agreement to open a 16,266 sq. ft. store and the Council's development partner, Bond City and its letting agents are in advance negotiations with a number of potential tenants, including retailers and restaurant operators.
- Building on the planning approvals granted in 2012, a revised planning application for the redevelopment of Dover town centre has now been approved for a change to the retail layout based on specific retailer needs. This will be accompanied by a further two applications – again based around operators needs around the cinema, restaurant and hotel requirements.
- The Council and Bond City has progressed the necessary procedures for site assembly. The Secretary of State for Communities and Local Government confirmed the Compulsory Purchase Order (CPO) for the outstanding third party land interests in February 2015. At the same, the Secretary of State for Transport approved a related Order for the Stopping-Up of roads within the scheme. The council secured full ownership of the site in July 2015 and, consequently, demolition of the buildings situated on the site, including Burlington House, County Hotel and the Multi-Storey Car Park, have all started.
- The demolition of Centurion House on Bench Street opened up the western frontage of the St. James development and has enabled the Council to build a new 48-space car park to provide additional parking spaces when the Russell Street car park is closed for the construction of the development. The car park opened in June 2015 and will complement the planned 445 parking spaces within the St James development.
- Practical completion of the development is scheduled for late 2016 and is set to provide a major stimulus to the night-time economy of the town and a major step forward in the regeneration of the town.

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<sup>9</sup> [www.stjamesdover.co.uk](http://www.stjamesdover.co.uk)



- The development of eight new affordable residential units on the corner of Castle Street and Maison Dieu Road is now well underway. The development will consist of three one-bedroom flats and five two-bedroom flats and completion is expected in autumn 2015.
- Regular updates on the progress of the St. James development are being given to Scrutiny Committee. Communication updates are also available online<sup>10</sup> and distributed door-to-door in the town centre and streets neighbouring the development. There is also an exhibition stand on display at the Gateway in Castle Street and at the council offices, as well as visiting local community events.

### c) PORT OF DOVER EXPANSION

- The Port of Dover has committed to the major redevelopment of the Western Docks, as part of the “Western Docks Revival” scheme, investing £200 million in capital construction projects over the next five years. This includes the development of a new £130 million cargo terminal and port centric distribution facility. The development will create 600 new jobs as well as safeguarding 140 existing jobs. The development also includes a potential new marina to be built in the outer harbour and unlocks non-operational land for a major waterfront regeneration project. Visible signs of progress being made can be seen with the demolition and removal of the old Seacat berth in 2014, with further groundworks being carried out in 2015.
- In April 2015, Dover Harbour Board announced the creation of a subsidiary, Dover Waterfront Ltd to oversee its development plans alongside a Memorandum of Understanding with development partner, Bride Hall Real Estate, who will develop proposals for the non-operational land and property.
- The Harbour Revision Order was approved by the Secretary of State on 28 November 2011 for the construction of four additional Roll On – Roll Off (“Ro-Ro”) ferry berths in the Western Docks (Terminal 2). This will involve redevelopment of the Western Docks site including reclamation of land by infilling of the Granville Dock and Tidal Basin. Infrastructure to facilitate the operation of the new terminal will be created on existing and reclaimed land. The loss of the existing marina facilities will be compensated by the creation of a new marina with facilities for up to 370 berths. To maintain navigational access to the Wellington Dock, a new channel is proposed to link the dock with the Outer Harbour via the new marina.
- The Government go-ahead for Terminal 2 paved the way for early infrastructure improvements, comprising new junctions at the A20 together with interim flood attenuation works. A £5m Local Growth Fund contribution has been awarded by the SELEP to fund improvements to two roundabouts (Prince of Wales and York Street) located on the A20 adjacent to the western docks. These improvements will improve traffic flow along the A20, reducing delays and supporting development of Dover Marina, town centre and Dover Western Dock.
- In February 2015, the new junction works were postponed in light of a surge in cross-Channel freight traffic. This will allow a period of review of traffic flows to ensure that the right long-term solution is delivered.
- The Port is well advanced with an £85m investment programme in key infrastructure projects, including the renewal and enhancement of three berths and traffic management improvement (TMI) works. This includes the creation of a new holding area with capacity for 220 freight vehicles (4km in length). The TMI project will transform the entrance to the port, creating greater resilience for handling HGV traffic, particularly at peak times, and when there are ferry delays, thus reducing congestion on the approach roads to the Port. Dover Harbour Board is carrying out the construction in phases and it anticipates the project will be completed during the third and fourth quarters of 2015<sup>11</sup>.
- The Council and Dover Harbour Board continue to liaise on options for the future around Government expectation for the early delivery and regeneration of Dover Waterfront and those areas that would no longer be required for operational purposes in the future.

<sup>10</sup> [www.investindover.co.uk](http://www.investindover.co.uk) and [www.dover.gov.uk](http://www.dover.gov.uk)

<sup>11</sup> [www.doverport.co.uk/about/port-development/](http://www.doverport.co.uk/about/port-development/)

d) **BETTESHANGER SUSTAINABLE PARKS**

- The Council has been working alongside the Homes and Communities Agency (HCA) to bring forward proposals for the former Betteshanger Colliery and Fowlmead site. The development of Betteshanger Sustainable Parks represents a UK first for investment in green and sustainable business, energy, education and heritage.
- Located on the 121 hectare site of the former East Kent coalfield, the project is led by Hadlow College and will combine a green technologies sustainable business park; world class research & development, and a national visitor destination and learning centre for sustainable energy and mining heritage.
- The development will also build on, and foster, relationships with the Discovery Park providing incubation space.
- The £40 million first phase has already received public funding of £5 million from the HCA and £2.5 million from the Coastal Communities Fund. A further £11 million in private investment has been agreed in principle with agreed pre-lets.
- The scheme is set to bring over 1,000 jobs to East Kent and a multi-million pound boost for economic and social regeneration.
- A planning application has been approved for a new visitor centre and construction is currently underway and expected to be finished spring 2016.

e) **AYLESHAM GARDEN VILLAGE:**

- Aylesham has been identified as a key location for housing growth in the district. Aylesham has outline planning permission for 1,210 new dwellings along with a host of local infrastructure and public realm works, including new roads, a market place, play area, and retail units. Ward Homes (Barratt Developments PLC) and Hillreed Homes (Persimmon Plc) are the development partners for project<sup>12</sup>.
- Construction of 191 dwellings is underway as part of the first phase of the development. In July 2013, the Planning Committee voted to approve the variation to the planning permission that will see an enlarged first phase of development. This includes an overall increase in the number of units from 446 to 770 (Phase 1A and 1B), and an increase in the number of affordable homes from 38 to 53, or 27% of the total units in Phase 1A. The affordable housing at Aylesham was completed and handed over to a housing association at the end of March and is now occupied.

f) **WESTERN HEIGHTS & FARTHINGLOE:**

- Dover District Council granted planning permission on the 1<sup>st</sup> April 2015 for a major mixed use development at Farthingloe, together with landscaping and ancillary infrastructure works on land at the Western Heights, Dover<sup>13</sup>. CPRE Kent has now lodged a Judicial Review at the High Court into the Council's [decision to approve](#) the above.
- **Western Heights:** The plan aims to unlock the potential of this site and includes:
  - A 130 bed hotel and conference centre
  - Conversion of the Drop Redoubt to a Museum/Visitor Centre
  - Up to 31 residential units and the conversion of an existing building to 9 units
  - The development provides £5 million for improvements around the Drop Redoubt.
- **Farthingloe:** The site was formerly used to provide temporary accommodation for workers during the construction of the Channel Tunnel. The plan provides for:
  - Up to 521 residential units
  - A 90 apartment retirement village
  - A health facility
  - Conversion of a thatched barn to a pub/restaurant
  - Conversion of a stable block to a retail shop

<sup>12</sup> For more details please see [ayleshamgardenvillage.co.uk](http://ayleshamgardenvillage.co.uk) and [persimmonhomes.com/persimmon-aylesham-village-10447](http://persimmonhomes.com/persimmon-aylesham-village-10447)

<sup>13</sup> For more details please see [www.westernheightsandfarthingloe.co.uk](http://www.westernheightsandfarthingloe.co.uk)

g) **CONNAUGHT BARRACKS:**

- The former Connaught Barracks forms part of the Adopted Core Strategy. The plans are for 500 new homes; Phase 1 of the development will be 74 new homes on the site of the former Officers' Mess.
- The Homes and Communities Agency (HCA) has transferred Fort Burgoyne and surrounding open space to the Land Restoration Trust who will be developing proposals in liaison with Dover District Council, the community and others. In parallel, the HCA has appointed consultants to prepare proposals for the Officer's Mess site and new access as a first phase development of the remaining estate.

h) **WHITFIELD:**

- The expansion of Whitfield on the outskirts of Dover represents the largest single strategic allocation for new housing in the district. The Adopted Core Strategy outlines plans for over 5,750 homes supported by transport, primary education, primary health and social care, utility services and green infrastructure together with retail, financial and professional offices, eating and drinking establishments. Plans includes a new bridge across the A2 and a bus rapid transit system (BRTS) linking Whitfield with the town and Dover priory railway station.
- Development has commenced on site (Bowman's Place) for the residential development known as Phase 1A. Legal agreements have been completed and planning consent issued for Phase 1, which will see development commence at the south-east corner of the site adjacent to the A2/A256.

i) **PRESTON**

- Local distribution business, Salvatori Group has completed its relocation to the Aylesham Industrial Estate. The move is part of a series of land deals involving the relocation of the Salvatori business from its former headquarters in Preston to a safer, more sustainable site to grow the business and create jobs. Salvatori employs over 100 people.
- Salvatori worked with local development specialist Quinn Estates to obtain planning permission for 73 houses in Preston to part fund the relocation. A section 106 planning agreement will also see a potential £250,000 contribution to the refurbishment of Preston Village Hall.
- Seventy of the houses have been sold to David Wilson Homes whilst Quinn Estates will be developing three contemporary barn-style homes on the former depot site.
- The relocation of Salvatori also removes over 1,400 lorry movements a week from the surrounding rural roads, accounting for 90% of HGV traffic in Preston.

j) **HONEYWOOD RETAIL PARK**

- Location 3 Properties have developed 41,450 sq.ft of new retails space at the Honeywood Retail Park, Whitfield. This mixed-use development comprises three units let to B&M Stores, Pets at Home and a KFC drive-thru restaurant, along with 179 car parking spaces. Construction on the £10million site was finished in June 2015 and the occupiers have moved in.

k) **HOUSING DEVELOPMENTS**

- As part of its growth agenda, Dover is working with developers to bring 14,000 new homes in the district with a minimum of 10,100 homes to be provided by 2026. In keeping with the Adopted Core Strategy the focus is on building family homes.
- Housebuilders are showing renewed confidence, with developments under construction across the district including the regeneration of the former Buckland Paper Mill, Old Park Barracks, Aylesham and Sholden. Some of the larger housing developments in the district include:
- **Hammill Park, Woodnesborough (Quinn Estates)**
  - Planning permission has been granted for Quinn Estates to redevelop the former Hammill Brickworks site in Woodnesborough and transform it into a rural business park.
  - The 5.80 hectare site is being developed for mixed use, with 24 light industrial units and 19 family homes, over 50% of which have sold off plan. Creating 2,352m<sup>2</sup> of commercial floor space, the development also includes the restoration of two historic engine sheds.
  - Demolition and decontamination has been completed at the site and construction is now underway on 5 housing units and on the drainage and road infrastructure.

- **Buckland Mill Village (HCA / Gillcrest Homes)**
  - The former Buckland Mill closed in 2000 and the Homes and Communities Agency (HCA) is redeveloping the site with its development partner Gillcrest Homes. The plans include 406 new homes, including 123 affordable homes, 1,300m<sup>2</sup> of commercial space, a community centre and an 80-bed care home.
  - Phase 1 of construction is currently underway and 56 affordable units have been completed (Conqueror House and Watermark House providing 51 affordable homes for rent and five affordable homes for low cost home ownership. This was a partnership between Town and Country Housing Group, Dover District Council and the HCA).
  - Phase 1 is due for completion around December 2016. Residential development, new community facilities, including a doctor's surgery, play area, care home, along with shops, café and restaurant are planned for a subsequent phase of the development.
- **Sholden New Fields, Sholden, Deal (Ward Homes)**
  - Planning permission has been given for a residential development of 230 units. This development will offer a range of accommodation with a mixture of 2-4 bedroom homes of which 30% will be affordable housing (69 units).
  - The site will offer public space and informal play areas along with a circular walk and cycleway around the outside of the development. This project is in the final phase of development.
- **Elysium Park (Pentland Homes)**
  - Elysium Park at Old Park Close in Whitfield is a development of 41 homes by Pentland Homes.
  - The development of two, three and four-bedroom homes is now in the final phase and the developer has been pleased with the market take up of the site.
- **Out Downs, North Deal (Mildvalley Developments)**
  - Out Downs is a development of 43 new houses (3 and 4 bedroom) and 26 apartments (one and two bedroom). Built on a brownfield site, all units have been built to the highest standards with a strong emphasis on ECO development. The Golf Road Community Centre and new doctor's surgery were also built as part of the development.
- **Quarterdeck, Deal (Rogate Developments)**
  - Dover District Council sold The Quarterdeck site in Deal to Rogate Developments in 2012. The site has been developed as thirteen 2-bedroom and one 3-bedroom apartments, and there are two commercial units on the ground floor.
- **The Lanes, Ash (Rogate Developments)**
  - The site of a former sheltered housing scheme, The Lanes in Queens Road, Ash is a mix of eleven 3-bedroom houses and three 4-bedroom houses arranged in a series of terraces. The scheme was a finalist in the Best Small Housing Development category at the Local Authority Building Control (LABC) Building Excellence Awards for the South East.

#### I) **GENERAL DEVELOPMENT:**

There has been a range of other regeneration projects in the district including:

- **Buckland Hospital**
  - The new £20 million Buckland Hospital opened in June 2015 and represents a major investment by the East Kent Hospitals University NHS Foundation Trust in local healthcare, with the aim of providing around 85% of all out-patient services in Dover. The new hospital provides a wide range of co-located diagnostic services, alongside a day hospital and minor injuries unit.
- **Dover Christ Church Academy**
  - A £10.9 million investment at Dover Christ Church Academy will see the school extended to offer specialist and vocational teaching spaces. Work started in May 2014 on the new extension that will provide science laboratories, and hair and beauty, textiles and catering facilities. Also included in the development is a large sports hall with dance and fitness suites and new changing facilities.
  - Parts of the development opened in June 2015, with the finished building being unveiled in September for the new academic year.
- **East Kent College**
  - East Kent College has invested £2.9 million in new facilities at its Dover campus in 2015. Working with local employers to identify their skills needs, the facilities include new high-tech mechanical engineering, plumbing and automotive workshops, an aircraft cabin interior for hospitality and tourism training, IT suites and a hairdressing salon.

- The campus has 350 students, of which 240 are aged between 16 to 18 years. The college plans to cater for 500 learners and apprentices on the site in the future.
- In February, East Kent College received successfully secured £1,186,750 of funding from South East Local Enterprise Partnership Skills Capital Fund, designed to reduce skills shortages, support growth industries and provide best possible facilities for young people to access vocational skills and training. In Dover, the focus will be supporting local engineering, logistics and service companies.
- East Kent College formally took over responsibility for the day-to-day running of the Dover campus on 01 August 2014, following the demerger of the Dover and Folkestone campuses from K College.
- East Kent College has also announced it is establishing a new centre at Discovery Park, which will see the science curriculum being taught at the Sandwich site, and will also be home to its 70 strong corporate services team.
- **Viking Maritime Skills Academy**
  - Building work commenced on Viking Recruitment's £6.5 million training facility, next to their head office on the Beechwood Business Park in Dover, in February 2015.
  - The £3.2 million construction of Phase 1, with completion in Spring 2016, will see the swimming pool complex built, that will house all survival training for the commercial, yacht and offshore industries. The 12m x 10m survival pool will be able to simulate all weather conditions, be at a depth of 4m to accommodate helicopter 'Underwater Evacuation Training' (HUET) and evacuation jumps from high platforms, have davits cranes for launching survival rafts and will house all equipment necessary in the training of ship's crew for emergencies.
  - Under new regulations, all seafarers will be required to undertake such training every five years from 2017. The centre will also feature bridge and engine room simulators, conference facilities for 120 people and kitchen and restaurant facilities for hospitality training.
  - Sitting alongside the already successful fire training facility the centre will increase the course portfolio and offer all STCW regulatory, up skilling and management training.
- **Battle of Britain Memorial to the Few**
  - The Battle of Britain Memorial to the Few was created at Capel-le-Ferne on land owned by DDC and leased to The Battle of Britain Memorial Trust on a long lease. HM The Queen opened the 'The Wing', the Trust's new £3.5 million education and visitor centre, in March 2015. The building won the Best Small Commercial Building Category at the Local Authority Building Control (Building Excellence Awards for the South East.
- **Samphire Hoe Education Centre**
  - A new £250,000 Education Shelter has been developed at Samphire Hoe. The unique building, constructed from recycled railway sleepers and spruce cladding, offers a multi-use space where people can learn about the flora, fauna and herniate of the landscape, which was created from the spoil from the construction of the Channel Tunnel. The projected was managed by the Up on the Downs Landscape Partnership, funded by the Heritage Lottery Fund and was officially opened in November 2014.

#### m) **FLOOD DEFENCES**

- Major investment has been made in the Sandwich Town Tidal Defence Scheme, which is a partnership between the Environment Agency, Pfizer and Kent County Council.
- The scheme provides a 1-in-200 year standard of flood protection for 488 homes and 94 commercial properties in Sandwich. It will also protect:
  - The neighbouring Discovery Park (Pfizer site)
  - Valuable infrastructure, such as the main coastal access routes
  - Important tourist and employment areas
- The scheme is the single largest flood defence scheme in Kent for three decades and the first of its kind, in terms of being delivered in partnership with both public and private finance. The final cost of the scheme is £24.6 million (£23.5 million project cost, plus £1.1 million flood recovery works).
- The scheme also provided extensive public realm benefits with a new quayside.
- Construction began on the scheme in March 2013. The majority of the works are now complete and a completion ceremony is being held in September 2015.



## n) **WORLD-FOCUS EVENTS**

- The district boasts three championship links courses at Royal St George's Golf Club, Prince's Golf Club, and the Royal Cinque Ports Golf Club. Royal St George's has hosted The Open on 14 occasions, most recently in 2011. In June 2015, the district hosted a qualifying event for the Open Championship at Royal Cinque Ports & Prince's Golf Club in Sandwich.
- In December 2014, the R&A announced that the 2017 Amateur Championship will be hosted by the Royal St George's Golf Club in Sandwich, with qualifying stroke play rounds at the nearby Prince's Golf Club. The event will take place from 19-24 June 2017.
- The Council is in on-going dialogue with the R&A, promoters of the Open Golf Championship, and other transport providers, around future dates for its return to the district.
- Hosting these events receives national and international media coverage and helps to change perceptions of the district, boost tourism and attract new businesses.

## **5. TRANSPORT OVERVIEW: BETTER CONNECTED BY ROAD, RAIL, AND SEA**

- The Dover district has good transport links, with the A20/M20 connecting the area with Ashford, Maidstone and London and the A2 linking to Canterbury, North Kent and London. Dover is the closest UK town to mainland Europe and is at the heart of the European Transport Network and is recognised as an International Gateway, with the ferry port connecting to Calais, Dunkirk and Boulogne in France.
- Dover's railway station connects to Folkestone, Ashford, Tonbridge and London heading west and connects to Canterbury, Maidstone and London heading north and the Thanet towns heading east.
- Dover, Deal and Sandwich are connected to the UK's only high speed domestic rail link. Operating at speeds of up to 140 mph, central London is just 69 minutes from Dover Priory. However, the target remains to reduce this to under an hour. Deal and Sandwich, Martin and Walmer are also now served by HS1.
- Dover Priory is the most heavily used station in the district with just under one million entries and exits in 2013/14<sup>14</sup>. We are continuing to explore the options to provide additional car parking space to support passenger growth on the high speed link to St Pancras International, following the announcement by the Department of Transport allocating partnership funding to the project.

## **6. PORT OF DOVER<sup>15</sup>**

### **a) Port of Dover: Key Facts**

- £100bn of UK/European trade handled a year
- One vessel movement every 10 minutes
- 2.4m freight vehicles a year
- 13m passengers a year
- 2.5m tourist vehicles
- Over 120 cruise liner calls a year
- Supports 22,000 jobs – direct, indirect and induced

Every day, the Port of Dover handles an average of almost 14,000 vehicles, routinely turning round large Ro-Ro ferries carrying up to 2000 passengers, 400 cars and 150 freight vehicles in just one hour.

- The Port of Dover is one of the UK's main trade gateways with Continental Europe. The English Channel, at its narrowest point in the Straits of Dover, is the busiest shipping lane in the world.
- From its Eastern Docks ferry terminal, two shipping companies currently operate a fleet of 10 roll-on/roll-off ferries to the French ports of Calais and Dunkerque.
- In 2014, the Port recorded its busiest ever year handling 2.42m freight vehicles. This is up +9.7% compared with the previous year and is 2.5% higher than the previous record of 2.36m set in 2007.
- The Port is Europe's busiest passenger port with over 13 million passenger movements in 2014.
- Dover is an internationally recognised major cruise hub port in Europe and the second largest cruise port in the UK, operating both turnaround and port of call itineraries with some of the most prestigious

<sup>14</sup> Source: [Office of Road and Rail Statistics](#)

<sup>15</sup> Source: [Annual Report and Accounts Port of Dover 2014](#) and [Port of Dover](#) website

cruise operators in the world. In 2014 it handled 122 cruise calls, and 186,000 passengers, at two dedicated cruise terminals in the Western Docks.

- The Port of Dover is also one of the UK's leading ports for fresh produce imports. The cargo business is growing, with a record 159 ship calls and 305,604 tonnes of cargo in 2014. Grain calls grew by 25%, with exported tonnage standing at 10,906 tonnes.
- Dover marina is a popular facility for yachts and has been accredited with a 5 Gold Anchors Award by The Yacht Harbour Association, one of the highest accolades, recognising quality of service and moorings.
- The Port supports around 22,000 jobs in the south east, two-thirds of these in Dover and over 5,000 provided through direct port employment.
- The Port is well advanced with an £85m investment programme in key infrastructure projects, including the renewal and enhancement of three berths and traffic management improvement (TMI) works. It has also committed to the major £200m redevelopment of the Western Docks.
- With cross-channel freight is estimated to increase by 40% by 2030, the Port of Dover is working with the Port of Calais to strengthen the resilience of the route. The BRIDGE (Building the Resilience of International and Dependent Gateways in Europe) project was set up to ensure that the two ports are part of European efforts to create a fully integrated freight corridor combining road, rail and maritime transport and linking the UK with Northern France, Benelux and North-East Spain.
- Both ports are acknowledged at European level as core ports of the new TEN-T network 2014-2020. This is the only core network connection between the UK and continental Europe and the route also constitutes the maritime part of the North Sea-Mediterranean corridor of the new EU TEN-T programme.
- In January 2015, the EU agreed to fund €14m for key short-term capacity improvements, the first phase of the BRIDGE project.



#### b) Key Port Traffic Indicators:

Port of Dover Annual Traffic				
Year	Passengers	Tourist Cars	Coaches	Road Haulage Vehicles
2005	13,348,829	2,555,136	107,541	2,045,867
2006	13,796,098	2,647,622	105,784	2,324,598
2007	14,287,318	2,836,779	105,336	2,363,583
2008	13,893,118	2,830,238	97,851	2,307,821
2009	13,090,309	2,775,174	81,209	2,300,468
2010	13,154,638	2,818,380	86,035	2,091,516
2011	12,764,699	2,653,127	84,938	2,069,945
2012	11,921,671	2,400,471	84,246	1,952,138
2013	12,753,343	2,471,193	90,478	2,206,728
2014	13,295,492	2,456,817	96,576	2,421,537

Source: [Port of Dover](#)

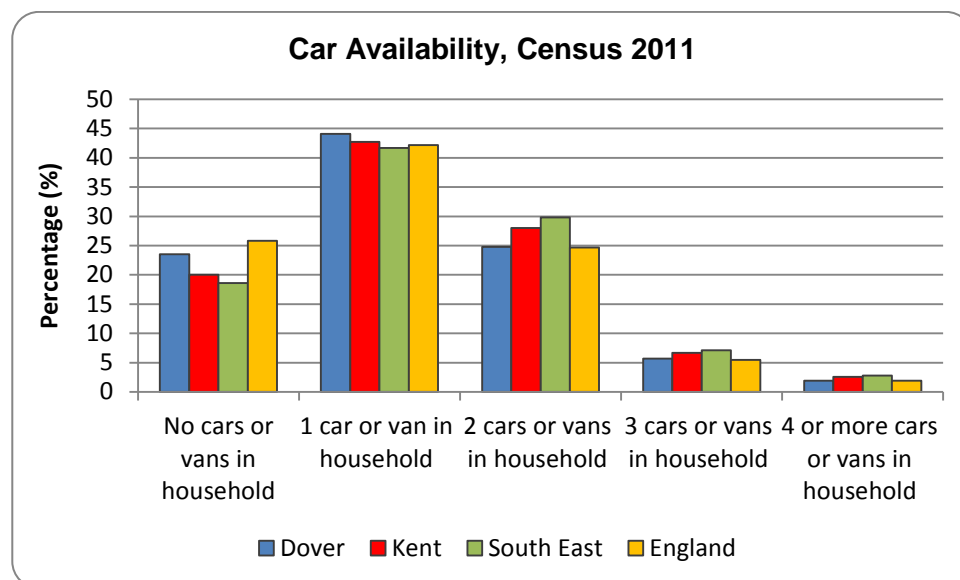
- From 2013 to 2014, traffic at the port increased in three categories:
  - Passenger +4.3%,
  - Coaches +6.7%,
  - Road Haulage Vehicles +9.7%.
- Tourist cars reduced by -0.6%.

## 7. Operation Stack

- Operation Stack is the Kent Police system of closing parts of the M20 so that thousands of lorries can park whilst waiting to cross the Channel. Recent wildcat strikes and the migrant crisis in Calais have resulted in widespread travel disruption across Kent due to its implementation, with miles of lorries forced to queue and surrounding roads becoming gridlocked.
- Operation Stack was only ever designed to be a temporary measure to address capacity problems due to adverse weather or technical problems. Whilst Stack helps keep local roads in Dover clear, it is clearly not sustainable over the long term and is damaging the local and national economy. The Port is vital to the UK economy and the council has called for the government to take action to develop a strategy on cross-Channel freight transport resilience so that the police and highway authorities have the resources to manage the situation more proactively.
- In August 2015, Dover District Council raised objections to plans proposed by government to use the former Manston Airport site for HGV traffic bound for Port of Dover. Effectively, the proposal involves sending HGVs on a 50-mile diversion from Junction 7 of the M20, up the A249 (Detling Hill) and then on the M2/A299 (Thanet Way)/A253 to Manston. As hauliers often have contracts with both ferry operators and Eurotunnel, the council believes most will choose to stay on the M20. The proposals to filter “quick to market” products on entry to Operation Stack will further complicate this process. From Manston, HGVs will have to travel on the A256 from Thanet to Dover, much of which is single carriageway. Without effective management and resources, this has the potential to block Dover from both the West (M20/A20) and East (A2), which is also single carriageway into Dover. There is also potential for disruption to local traffic in Sandwich, Deal and rural villages. The council will be monitoring the effects of this proposal carefully and have been given assurances by central Government and Kent County Council that they will be monitoring local impacts.
- The council is also calling for substantial investment in the road network, including dualling the M2/A2 all the way to Dover, and a third Thames crossing.

## 8. Travel Information from the Census 2011

### a) Car Availability

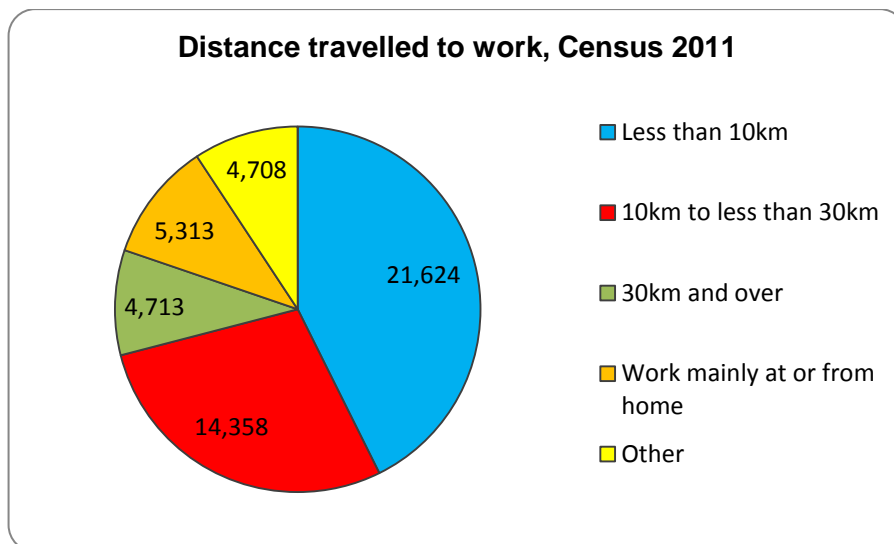


Source: ONS, 2011 Census, KS404EW

- At the time of the 2011 Census there were 48,310 households and 57,730 cars or vans in the Dover district.
- Nearly a quarter of all Dover households (11,348 or 23.5%) in the Dover district do not have regular access to a car or van. This is higher than Kent and the South East but slightly below national figures.
- Nearly 12,000 households (24.8%) in the Dover District have regular access to 2 or more cars or vans; this is on a par with the national rate.

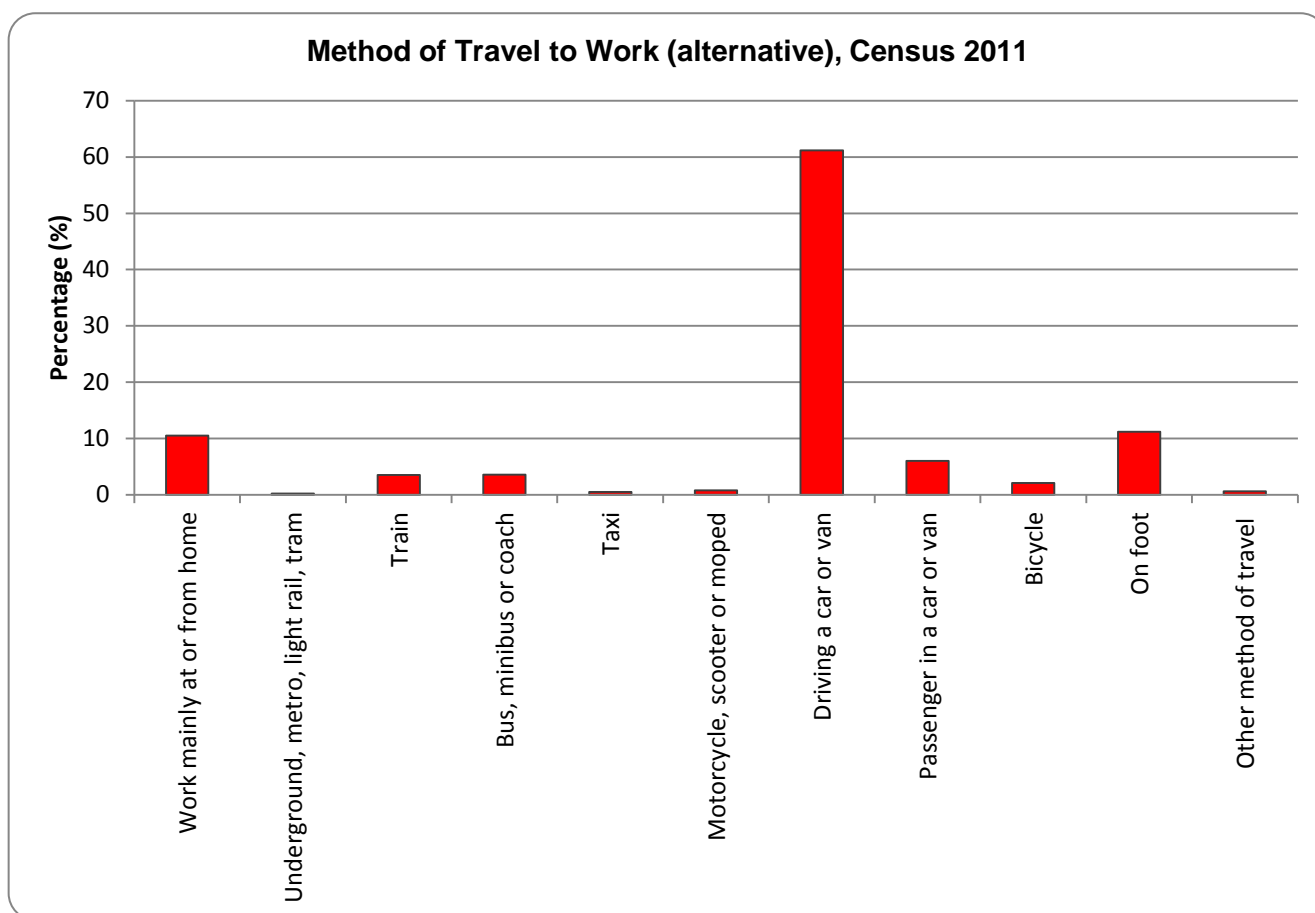
## b) Distance travelled to work

- At the time of the Census, the majority of residents in the Dover District travelled 10km and under to work (42.6%).
- 28.3% of residents travelled between 10km to 30km and 9.3% travelled over 30km to work. 10.5% worked from home.



Source: ONS, 2011 Census, LC7606EW

## c) Method of travel to work



Source: ONS 2011 Census Table CT0015

This table provides an alternate estimate of travel to work compared with table QS701EW (published in earlier census releases) because it uses both a person's place of work and their method of travel to work to provide comparability with 2001 Census data on travel to work.

- At the time of the 2011 Census there were 50,396 Dover district residents aged 16 to 74 who were in employment. Of these:
- 61.2% of the resident working population (30,824 people) drive to work. This is higher than the Kent average of 57.3%, regional average of 53.7% and national average of 57.2%.

- 10.5% of workers (5,295 people) work at or mainly from home. This is lower than the Kent average of 11.5%, regional average of 12.2% and slightly below the national average of 10.6%.  
11.2% of Dover district workers (5,636 people) walk to work. This is higher than the Kent average of 10.1% and the regional and national figures of 9.8%.
- 3.5% (1,743 people) of the resident working population in the Dover district take the train to work. This is lower than the figure for Kent of 8.9%, regional average of 7.0% and national average of 5.1% and is the lowest proportion across the Kent districts.