



STRATEGIC
LOCATION



CONNECTIONS
TO EUROPE



BUSINESS
INCENTIVES



GLOBAL
SCIENCE HUB



COASTAL
LIFESTYLE



Welcome... to the Enterprise Coast

Nowhere is better for doing business and trade with Europe! Just 21 miles from France, our coastal location is our greatest asset. And it can be yours too with affordable office and commercial space, a highly skilled workforce, and an enviable coastal lifestyle. And all just an hour from London!

We're home to Europe's premier ro/ro port handling £100 billion worth of trade and 13 million ferry and cruise passengers annually. The Port of Dover is investing for the future too. Alongside major capital works to the Eastern Docks ferry terminal, a £200 million redevelopment of the Western Docks will see the construction of new cargo berths, logistics and distribution facilities. And we're looking for leisure, hotel and residential investors for an exciting new marina and mixed-use waterfront regeneration opportunity.

The Enterprise Coast is also a global hub for life sciences and biotech. Discovery Park in Sandwich is the UK's most successful Enterprise Zone with a thriving scientific and business community, from international 'big pharma' to high-tech entrepreneurs, all operating in a campus setting with state-of-the-art facilities. With unrivalled incentives for new and growing businesses thanks to its Enterprise Zone status, Discovery Park is the perfect location for start-ups and growing businesses.

Green technologies are the focus of the Betteshanger Sustainable Parks. Led by Hadlow College this unique project on a 121 hectare site near Deal will create the UK's first sustainable business park. The exemplar zero-carbon buildings will include incubator units for R&D in renewables and agritech, alongside 'living labs' for sustainable land management, water and food security, and eco-tourism.

The Enterprise Coast is also a great place to live. We're building 14,000 new family homes by 2031, and transforming the heart of Dover town centre with a £60 million redevelopment. The St James development offers 120,000 sq. ft. of new retail and leisure space including a multiplex cinema, hotel, restaurants, and shops. With plans to link this development with the waterfront opportunity we're putting Dover on the map as a great place to live, work, and play.

This is the Enterprise Coast!



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Key drivers for investment

- GATEWAY TO EUROPE • ENTERPRISE ZONE
 - VISITOR DESTINATION • AFFORDABLE COASTAL LIVING
 - TOWN CENTRE & WATERFRONT REGENERATION • SKILLS & TRAINING
-
- The Enterprise Coast is 76 miles from London and just 21 miles from France!
 - The UK's only High Speed train service – London in an hour
 - Fast motorway connections via the M2/A2 and M20/A20
 - Gateway to Europe with unrivalled connections from the Port of Dover
 - The UK's most successful science and pharmaceutical Enterprise Zone at Discovery Park
 - A UK first for green and sustainable business at Betteshanger Sustainable Parks
 - Affordable office, manufacturing and distribution space
 - Significant funding/incentives, including Enterprise Zone, Regional Growth Funds
 - Affordable coastal living with 14,000 new homes to be built by 2031
 - £200m Western Docks expansion with new berths and port-centric distribution
 - Town centre and waterfront regeneration with new retail and leisure
 - £10 investment in skills and training, including state-of-the-art Maritime Skills Academy

www.investindover.co.uk

@InvestInDover



“The Port of Dover regeneration project reflects one of the most exciting opportunities in the UK.”

*Nick Desmond,
Managing Director,
Bride Hall Real Estate Partners*

£200m investment in Dover Western Docks

The Port of Dover is embarking on its biggest single investment with a £200 million revival of the Western Docks. The redevelopment will create two new berths and a port-centric logistics and distribution facility underpinning Dover's annual £100 billion trade throughput. The Port is working with GRAHAM Construction on detailed designs with a view to starting work in 2016 for completion in 2017.

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 potentially, a new marina.

Dover is the Gateway to Europe. 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.

Some 13 million passengers travel through Dover annually. As well as the starting point for business and leisure trips to the Continent, Dover is also the second busiest cruise port in the UK. With two cruise terminals a host of international cruise lines offer Baltic, Mediterranean, round-Britain, and trans-Atlantic itineraries from Dover.

Dover is also a major cargo port for fresh produce. Regular reefer services call at Dover on trade routes from South America and West Africa. This business will expand considerably with the Port signing non-disclosure agreements with potential users of the new Western Docks cargo terminal.

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Global innovation hub for science and technology

Discovery Park is a global science and technology innovation hub attracting investment from around the world with state-of-the-art laboratory and office facilities. A Government designated Enterprise Zone, Discovery Park also offers significant financial incentives and tax breaks for new and growing businesses.

Home to over 125 companies from international pharmaceutical companies, to biotech entrepreneurs, Discovery Park is one of the largest science and technology business parks in Europe. Major life science and biotech tenants include Pfizer (USA), Mylan (USA), GeneaBiomedx (Australia), Peakdale Molecular, Levicept, Agalimmune, AlgaeCytes, Ixchelsis, and Unilabs York Bioanalytical Solutions.

The wider business community at Discovery Park includes the HQ of Hornby PLC and Top Villas, along with a wide range of professional services and business support companies, including accountants and solicitors. East Kent College is also based at Discovery Park and offers a range of science courses, and Canterbury Christ Church University is establishing an Industry Liaison Laboratory.

- Up to 100% Business Rates relief worth up to £275,000 over 5 years
- Potential to claim Enhanced Capital Allowances for investment in plant and machinery
- Lease payment holidays, low-rent incubator units and development funding
- Simplified planning and superfast broadband

Contact: Anna Stone, Leasing Director, Discovery Park

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www.discovery-park.co.uk

@DiscoveryPark_

“Discovery Park ticks all the boxes. It’s close to all forms of transport to continental Europe as well as direct flights to North America and Asia. There are state-of-the-art facilities and valuable support from local government as an Enterprise Zone.”

*Kim Giliam,
General Manager,
GeneaBiomedx*





“This project will deliver new local jobs, support education and innovation while boosting the local economy. Revitalising our seaside towns to be vibrant economies year-round is part of the government’s long-term economic plan.”

Penny Mordaunt, MP

A UK first for investment in sustainable industry

The Betteshanger Sustainable Parks is a UK first for investment in green and sustainable technologies. The Parks will provide 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. The project will create 1,000 new jobs.

Drawing on the heritage of the former Betteshanger Colliery and the existing Country Park, phase one of the project is a £40 million investment to create a Visitor Centre, incorporating the Kent Mining Heritage Museum with a state-of-the-art renewables energy centre, alongside a café, restaurant, and conference facilities. This will be set within the grounds of the UK’s first landscape laboratory.

All buildings will be to BREEAM excellent and zero carbon standard, including 6,000 sq. m. of commercial R&D and incubator space with serviced accommodation for micro-businesses and start-ups. The focus will be on BI (a) and BI (b) accommodation with flexible, attractive, tenancy arrangements.

Working in partnership with Produced in Kent, a Food Hub Centre will facilitate new innovative food businesses wishing to develop, test and commercialise new concepts in managed accommodation. Businesses will have the opportunity to showcase products to both consumers and trade audiences within the Visitor Centre.

The Betteshanger Sustainable Parks are part of the Hadlow Group, which includes Hadlow College and Produced in Kent.

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www.betteshangerparks.co.uk [@BetsSusParks](https://twitter.com/BetsSusParks)



St James - £60m Dover town centre regeneration

The St James Development is a prime 8-acre site in the heart of Dover town centre. Dover District Council is working with its development partner, Bond City, on the £60 million development of 120,000 sq. ft. of new retail and leisure space. The development includes a 108-bed Travelodge hotel and a six-screen Cineworld multiplex. Three restaurant units adjoin the cinema, including Bella Italia, Frankie & Benny's and Nando's. New retail tenants include Marks & Spencer and Next.

The development will offer significant footfall for retail and leisure investors as the site adjoins the main road to the Port of Dover which handles over 13 million passengers annually.

The development also transforms the Dover skyline with the demolition of a 12-storey office block and former multi-storey car park, restoring views of Dover Castle. Construction of the hotel and cinema starts in October 2015 for practical completion in autumn 2016.

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bondcity

"The St James's development is in an excellent location and the new Travelodge hotel will be perfect both for local tourists and those using the Port. This will be a major town centre redevelopment scheme, bringing fantastic new national retailers, restaurants and cinema to the town which will provide great amenities for our customers and enables us to provide the best value hotel accommodation."

Tony O'Brien,
UK Development Director,
Travelodge



“As a college we have a vital role to play in supporting the local economy. We are committed to delivering the skills needed by local businesses, and to providing long-term career opportunities for our students.”

*Graham Razey, Principal,
East Kent College*

Investing in skills and training

Major investments in town and port regeneration, new employment space, and 14,000 new homes across the Enterprise Coast are being matched with new investments in skills and training. Over 3,000 new skilled jobs are being created over the next five years in areas including maritime and logistics, life sciences and bio-technology, and leisure and tourism.

Education and training facilities have been upgraded and new courses developed to match the needs of local employers. East Kent College has invested £3 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. A new science curriculum and industry-standard life sciences laboratories have been developed by East Kent College at Discovery Park in Sandwich.

A new £6.5m Maritime Skills Academy is under construction in Dover by Viking Recruitment, providing a local solution to the training needs of Dover's maritime sector as well as shipping companies from across the world. It will feature state-of-the-art training facilities, including a survival pool with full environmental effects, bridge and engine room simulators, fire fighting training, culinary display suite for test cooking, 70 seat restaurant, and conference facilities. Viking Recruitment is a Maritime & Coastguard Agency (MCA) accredited course provider.

www.skills4dover.co.uk





The University of Kent and Canterbury Christ Church University offer a wide range of courses closely linked to local employers, including biomedical sciences, health, engineering, and computing/IT.

The University of Kent is ranked 17th in the UK for research intensity with 97% of its research deemed to be of international quality.

Canterbury Christ Church University's School of Human and Life Sciences is opening a cutting edge industry liaison laboratory at Discovery Park, Sandwich. The laboratory will provide the University and its students with first class facilities for science and research, with access to a diverse and dynamic range of pharmaceutical and bio-technology companies at the UK's leading science and technology Enterprise Zone. Canterbury Christ Church University is funding PhD students in research partnerships with Discovery Park tenants, Genea Biomedx and Venomtech.

The Enterprise Coast also has outstanding local secondary schools, including three local grammar schools – Dover Grammar Schools for Boys, Dover Grammar School for Girls, and Sir Roger Manwood's in Sandwich. We've also seen major new investment in local 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 boarding school founded in 1871 is located in the historic grounds of a 12th century Benedictine priory.

"Our staff and students are working directly with companies at Discovery Park on research that addresses their specific challenges. The industry liaison lab will expand these partnerships, and also allow our undergraduates to experience work in an industry setting and to build the skills needed to work in the sector."

*Dr Simon Harvey,
Director of Life Sciences,
Canterbury Christ Church
University.*





“We’re working with developers to build a wider range of quality housing so that more people can take advantage of the great affordability of coastal living on the Enterprise Coast.”

*Clr Paul Watkins, Leader,
Dover District Council*

Investing in new housing

As part of its growth agenda Dover District Council plans to build over 14,000 new homes by 2031. Dover was the first local authority in East Kent to adopt a Local Plan giving developers certainty about land identified for potential development for the next 20 years. This includes allocations for new housing at eight major development sites across the Enterprise Coast. Many of the major schemes are now underway although significant development opportunities still exist in what is fast becoming one of the most sought after locations.

Site	New Homes
Whitfield Urban Expansion	5,750
Aylesham Garden Village	1,200
Western Heights & Farthingloe	500
Connaught Barracks	500
Buckland Mill	500
Discovery Park	500
Dover Waterfront	300
Dover Mid-Town	200

Dover District Council is working with national and local house builders to capitalise on the appeal of the Enterprise Coast as a great place to live, work and play. As well as affordability and a fabulous coastal lifestyle the Enterprise Coast has excellent links to central London with the UK's only high-speed rail link offering commuter links to the Capital in an hour.





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 growing White Cliffs Business Park, Dover Town Centre, and Dover Priory railway station and its high speed connection to London.

Situated in countryside midway between Dover and Canterbury, Aylesham Garden Village, is being developed with 1,200 new homes by Persimmon and Barratt Homes. The Homes and Communities Agency development site at the former Buckland Mill in Dover is being transformed with 500 new homes, including the conversion of the former mill buildings for loft-style living by Gillcrest Homes.

The former Connaught Barracks in Dover meanwhile 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. Bespoke developments by local house builders, Quinn Estates and Pentland Homes, further complement the housing mix.

The high speed train service from St Pancras International calls at all three towns in the district – Dover, Deal and Sandwich – with this part of the country seen as the next big thing for those seeking a coastal lifestyle all within easy reach of the Capital.



Homes &
Communities
Agency



Investing in your wellbeing - coastal lifestyle!

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 an area of outstanding natural beauty it won't take you long to relax. And with France just a 90 minute hop across the Channel you can also soak up the French lifestyle too!

Dover is rich in history and as the closest UK town to mainland Europe offers a myriad of opportunities for travel to the continent and further afield 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. The Royal Cinque Ports Golf Club at Deal completes the impressive line-up.

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!



The £60 million redevelopment of the St James area of Dover will create 120,000 sq. ft. of prime retail and leisure space including a six-screen Cineworld multiplex cinema, a 108-bed Travelodge Hotel, Bella Italia, Frankie & Benny's and Nando's restaurants, along with M&S, Next and 12 further retail units. Dover Harbour Board is working with Bride Hall Real Estate Partners on a proposed mixed-use waterfront development, including the potential for a new marina.

With over 300,000 visitors annually, Dover Castle is the second most visited attraction in the English Heritage portfolio and has seen major investment in the visitor experience, including a £2.45m reinterpretation of the interior of Henry II's Great Tower.

We're also looking to invest further in heritage assets on the Enterprise Coast. 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 1860's 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.

The Heritage Lottery Fund is also investing in Dover's heritage with a £3.3m 'Parks for People' project at Russell Gardens and Kearsney Abbey. These former grand country houses and estates are the most popular public parks on the Enterprise Coast and attract visitors from throughout Kent. Russell Gardens will be restored to its former glory to the original design of the famed Edwardian landscape architect, Thomas Mawson.





“The UK is renowned for its quality manufacturing and the location of our production plant provides excellent links to the transport infrastructure in the UK combined with easy access to the European road network and Ports, which is ideal for our global distribution needs.”

*Andrew Cock,
Managing Director,
Multipanel UK*

LOCATION, LOCATION, LOCATION!

Case Study – Reshoring from China to Dover

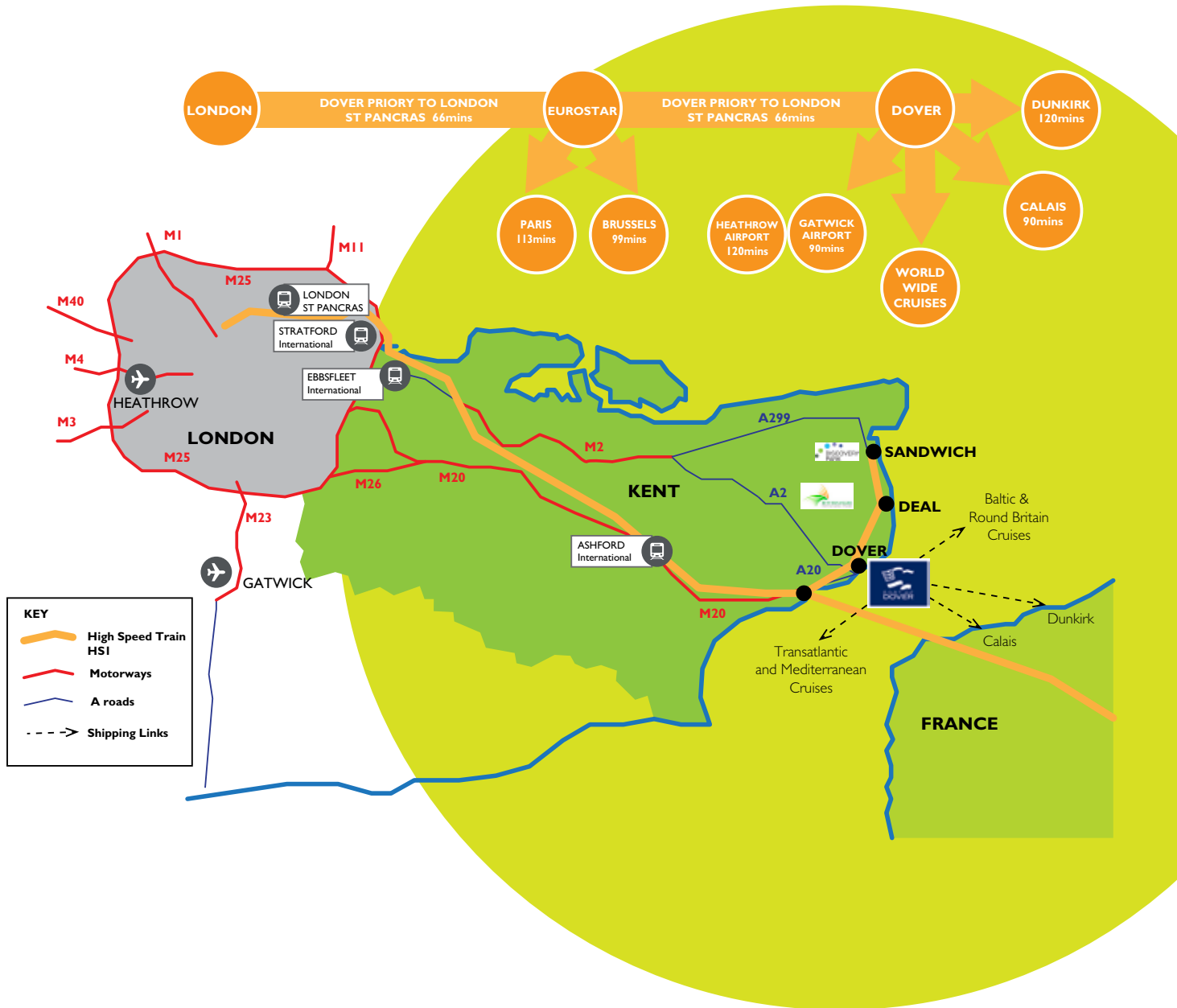
When it came to reshoring their manufacturing operation from China to the UK, Dover was in pole position for advanced manufacturer, Multipanel UK Ltd. With a global customer base for its Alupanel® aluminium composite panels, Multipanel needed a location that offered unrivalled transport connections both for finished products and European sourced materials.

Following a £12 million investment in a new production facility in Eythorne, near Dover, Multipanel UK is now manufacturing 24 hours a day, 7 days a week to keep pace with demand.

Multipanel UK is one of the largest manufacturers of aluminium composite materials in the UK. They have a wide variety of applications from signage to interior and exterior panelling.

www.multipaneluk.co.uk
[@MultipanelUK](https://twitter.com/MultipanelUK)

Better connected to London, Europe...the world!



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