



HIGHLAND COURT FARM

CANTERBURY

THE PROPOSAL

HIGHLAND COURT FARM IS A JOINT VENTURE BETWEEN QUINN ESTATES AND HIGHLAND COURT TO CREATE AN EXEMPLAR MIXED USE DEVELOPMENT INCORPORATING:

- 300 holiday homes
- 150 unit retirement village
- Business park and innovation centre
- Sports facilities
- Leisure and artisan food and drink hub



We have scoured the country to find the very best examples of pioneering eateries, exciting leisure and retail spaces and ultra high end holiday and retirement accommodation and bring them together to create an exemplar new community, a first for Kent.



ECOLOGY

HIGHLAND COURT IS INTENSIVELY FARMED AS A COMMERCIAL OPERATION AND AS A RESULT THE USE OF PESTICIDES IS WIDESPREAD. THE RESULT IS A FARM THAT IS OF POOR ECOLOGICAL VALUE AND SPECIES POOR. THROUGH WORKING WITH KENT WILDLIFE TRUST AND OTHER STAKEHOLDERS OUR MISSION IS TO CREATE AN ENVIRONMENT THAT IS SPECIES RICH AND THAT BECOMES AN EXEMPLAR FOR HOW DEVELOPMENT CAN WORK IN HARMONY WITH NATURE.

Extensive ecological survey work has been undertaken over a 3 year period, comprising Phase 1 habitat surveys and surveys for protected species including bats, Badger, Dormouse, birds, reptiles and Great Crested Newt. This has enabled a very detailed understanding of the key areas of ecological importance within the site to be established.

No statutory or non-statutory nature conservation designations are present within or immediately adjacent to the site.

The majority of the site is characterised by commercial orchards and arable land considered to be of low ecological value, whilst habitats of elevated value are restricted to woodlands, treelines and hedgerows.

The masterplan for the development has been carefully designed to ensure that the majority of habitats of elevated value for wildlife are retained under the proposals, whilst extensive areas of the site are set aside for new habitat creation and low intensity farmland, providing substantial opportunities for wildlife within the scheme.

Within the development area, the proposals present the opportunity to deliver ecological enhancements at the site for the benefit of local wildlife, thereby making a positive contribution towards the broad objectives of the national and local priority species and habitats action plans. Such measures will include the creation of a large area of wildflower grassland, traditional parkland and native woodland, whilst the development area itself will incorporate a series of green infrastructure corridors and other areas of open space and wetlands, creating strategic corridors both through and around the development areas for the movement of wildlife, and providing a valuable role in terms of landscape, amenity and recreation. Such measures will ensure opportunities for protected species known to be present at the site, such as Dormouse, Great Crested Newt and reptiles, are maximised.

The north-eastern part of the site will incorporate farmland, to be managed as an organic farm, whilst areas of grazed parkland will be created within the east and south of the site. This farmland will be managed in accordance with ecological principles in order to maximise the value of this traditional farmland habitat for wildlife. The low intensity farming and grazing will enable uncropped cultivated areas or areas sown with seed mix to be incorporated, to be managed specifically for wildlife, benefiting declining farmland birds and species such as Brown Hare, a national and local priority species.



LANDSCAPE AND NATURE

THE DEVELOPMENT OF THE SITE FOR A MIXED USE DEVELOPMENT PROVIDES AN OPPORTUNITY TO ENHANCE AND IMPROVE THE LANDSCAPE AND BIODIVERSITY OF THE IMMEDIATE AREA.

- The currently commercial orchards will be retained and re-planned to create a heritage orchard where heirloom varieties of apples, pears and other top fruits can be grown
- The restoration of historic parkland, particularly on the entrance way to Higham Park
- The creation of large swathes of wildflower meadows which supports work being undertaken in the area by Natural England
- The retention of existing trees on the boundaries and trees within the site
- Creation of wet areas to promote new habitats and that supports the leisure element of the proposals
- The provision of a landscape that creates a haven for wildlife by creating new habitats and one that focusses on nature as a primary vision for the whole development
- The introduction of extensive areas of public open space
- Wildlife corridors created to allow animals to move freely within the site and outside of our boundaries
- Young people are often disengaged with nature and through the creation of circular routes and by promoting a mix of land uses, the potential exists to work with schools and other local groups to get people out into the countryside

Through working with landscape and ecology focused groups, we are seeking to transform the 500 acre estate into a truly phenomenal asset that can benefit all sectors of society but that crucially supports wildlife and that supports the aims of the AONB.



ECONOMIC BENEFITS

The scheme will generate in the region of 1,545 jobs



90 jobs

The food and retail hub will generate 90 jobs



800 jobs

Approximately 800 jobs generated by the Business Park extension



275 jobs

275 direct construction jobs per annum



180 jobs

180 indirect construction jobs per annum



£2.25m

Annual Business Rates = £2.25m



£25m

Total Leisure and retail expenditure generated by scheme = £25m per annum (based on a 2014 price base)



200 jobs

Approximately 200 jobs generated by the extension works

HIGHWAYS

AS PART OF OUR APPLICATION, A FULL TRANSPORT ASSESSMENT IS BEING UNDERTAKEN.

- The site will be accessed primarily from the A2 via Goldharbour Lane
- This junction is currently significantly under capacity and thus this scheme could be delivered with limited need to upgrade the highways network
- This access currently serves the existing farm, housing and commercial estate which includes Gomez and Canterbury Business Park
- Traffic surveys have been undertaken along with a pre-application with Kent Highways and Highways England
- Discussions are ongoing with bus providers to enhance the network route to provide access into the proposed development



PEDESTRIAN AND CYCLING

- The site is located on nationally significant cycleways and walkways and provides the opportunity to enhance these facilities for exceptional connectivity around east Kent
- Through fully engaging with the Kent Ramblers our vision is to enhance accessibility to the Kent Downs AONB

FOOD AND DRINK HUB

IN 1929 YEAR, HIGHLAND COURT BUILT A MODEL FARM, WHICH IS NOW A CONSERVATION AREA.



The vision is for these buildings to house start up food businesses and artisan producers. Through the locally sourced farm to fork approach, Canterbury will become a centre for creativity in the food sector becoming 'The Kitchen Garden of England'



Since 2009, UK food & drink manufacturing productivity has increased by 11%, compared to just 0.5% for the whole economy



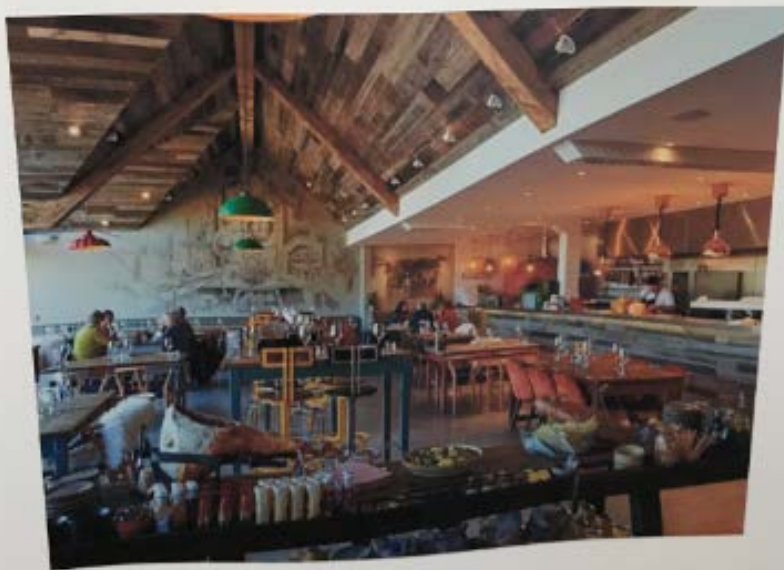
Food and drink is the largest manufacturing sector in the UK, accounting for 18% of the total manufacturing sector, turning over £83.7bn per annum, creating GVA of £21.9bn and employing around 400,000 people.



The UK has 64 million consumers who spend around £200bn / year on food and drink.

LEISURE HUB AND ARTISAN RETAIL SPACE

TAKING INSPIRATION FROM THE FINEST RESTAURANTS IN THE COUNTRY, A HIGH END RESTAURANT AND CAFÉ, ATTACHED TO A KITCHEN GARDEN, WILL FOCUS ON KENT PRODUCE BUT AT THE SAME TIME PUSH THE BOUNDARIES OF CULINARY CREATIVITY.



Set around a country courtyard, niche retailers and seasonal pop ups will add to the vibrancy and excitement of the hub creating a destination for both tourists and locals who can also use the gym and spa facilities on offer.

HOLIDAY VILLAGE

PARTNERSHIP WITH

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DEVELOPER OF THE LAKES HOLIDAY VILLAGE IN THE COTSWOLDS



RETIREMENT VILLAGE

PARTNERING WITH PEGASUS LIFE, THE UK'S FINEST DEVELOPER OF RETIREMENT COMMUNITIES, THE VISION FOR HIGHLAND COURT IS THE CREATION OF AN EXEMPLAR RETIREMENT VILLAGE.



The retirement village concept allows residents to retain their independence but also benefit from managed facilities and access to the outstanding food, retail and leisure facilities on offer at Highland Court.

This would deliver a new style of retirement provision in East Kent and cater for a demographic that is both increasing in number and who want to live in well designed communities.



PegasusLife

COMMERCIAL SPACE

HIGHLAND COURT IS AN ESTABLISHED COMMERCIAL LOCATION WITH OVER 1,000 PEOPLE EMPLOYED.



The extension of this business park is critical to supporting Canterbury and Kent's economy and given the proximity to the A2, it is superb business location which also benefits from an under capacity road junction. With potential for circa 50 acres of space including an innovation centre, it will be delivered by Kent's premier developer of business space, Quinn Estates.

The scheme proposes a variety of unit types and sizes providing space for start ups through to long established operations. Kent as a whole has suffered from a lack of delivery of commercial space in recent years which has a hugely negative impact upon the economy. Highland Court as an established commercial location with good road access and no significant infrastructure works is well placed to address this issue.


Canterbury is in an exceptional location to attract and grow businesses. The road network is excellent, links to the continent and London are very strong whilst HSI has been transformational. With a thriving education and tourism sector it is imperative that Canterbury stays competitive with quality business space that is developed in tandem with the leisure, retail, sporting and tourism space. No significant infrastructure works being required is well placed to address this issue.

SPORTS FACILITIES

HEADS OF TERMS HAVE BEEN SIGNED BY BOTH CANTERBURY RUGBY CLUB AND CANTERBURY FOOTBALL CLUB TO RELOCATE TO HIGHLAND COURT.



Both clubs have been hamstrung by their inability to attract funding and to grow. Highland Court represents a truly transformational opportunity for both clubs to benefit from state of the art facilities. Community engagement is integral to the ethos of both clubs and so the facilities on offer represent an opportunity for a massive gain for the community and for local schools to benefit.

canterbury rfc 

Canterbury Rugby Club will benefit from:

- A 4,000sq.ft state of the art clubhouse
- 4 RFU standard pitches, 3 junior size and 6 mini grids
- Dedicated car park
- 15 acres of land
- Utilities worth £250,000
- Investment from Quinn Estates and HICO of £750,000



Canterbury Football Club will benefit from:

- 7.9 acre of land upon which to build a clubhouse, stand and pitches
- Utilities worth £200,000
- Investment from Quinn Estates and HICO of £375,000

SUMMARY

The proposed development will serve as an exemplar within the AONB by virtue of its unique concept, exceptional and careful masterplan design and through the unique land use mix in what is a highly strategic location for economic and tourism driven development. The development blends leisure, tourism, commercial and retirement uses together at a sustainable location that has demonstrated itself to be a successful stand-alone employment destination in its own right that has already benefitted from obtaining planning consent in the AONB.

Whilst the site lies within the Kent Downs Area of Outstanding Natural Beauty and partly within a Conservation Area, it is considered that the proposed development will enhance the sensitive landscape location and will encourage visitors to visit the site and enjoy the environmental benefits of the countryside and rural setting.

The proposal is multi-faceted and unparalleled in its design quality and unique land use mix, comprising the following:

- The expansion of an existing 'designated' employment zone to provide additional commercial and business units;
- An innovation centre to breed the economies of tomorrow;
- The creation of a home farm where local produce from the surrounding farmland can be stored and sold
- Artisan office space to encourage small local business to flourish
- An area of sporting excellence which will help local sports clubs to meet their ambitions.
- High-end holiday homes to provide a unique visitor offer and destination that is capable of creating 1,000 high value bed nights for the city;
- A high-end retirement village with the genuine potential to create down-sizers that will free up family housing in urban areas;
- A mixed use centre including both a nursery and a five star artisan restaurant which encourages the use of local produce;
- Equestrian, Walking and cycling centre; and
- Wider ecological and biodiversity benefits.

It is proposed that this development meets the exemplar standards required and that the proposal would conserve the character and distinctiveness of the Kent Downs AONB whilst ensuring that the design, scale and setting of the proposed development is appropriate and considerate to the setting.