

# ALDERLEY PARK

## THE FUTURE AS A WORLD-CLASS LIFE SCIENCE FACILITY PLANNING APPLICATION SUMMARY DOCUMENT



**Alderley Park is a world-class Life Science research and development (R&D) facility. The site currently houses around 190,000 sq m of premier scientific laboratory space, offices, restaurants, cafes, conferencing space and energy plant, set in 400 acres of parkland. As a centre for scientific research, it is one of the few facilities in the country with a comprehensive offering to support drug discovery and development. It was AstraZeneca's global lead centre for cancer research, employing at its peak up to 10,000 people in highly skilled jobs.**

These facilities at Alderley Park are high-quality and high-tech, and require significant ongoing investment to retain them. £550 million has been invested in Alderley Park since 1997 and further, major investment is required to repurpose the site from single to multi-occupier use, maintain the facilities and cover ongoing overheads.

**A planning application has been submitted to Cheshire East Council for future development at Alderley Park. The planning application has been allocated the reference number 15/5401M.**

**This summary document sets out the key elements of the proposals.**



## SIGNIFICANT INVESTMENT PROPOSED OVER THE NEXT 10 YEARS

In March 2013, AstraZeneca announced its decision to relocate its R&D facilities to Cambridge, leading to uncertainty over the future of Alderley Park and its role in the local economy, contributing around £245 million per annum.

The Alderley Park Taskforce was established to consider the implications of AstraZeneca's relocation and how best to secure sustainable high-value employment and investment here.

The Taskforce published a Development Prospectus in December 2013, which set the strategy and vision for the site.

The site was purchased by Bruntwood/MSP, part of Alderley Park Ltd who now wish to secure the future of the site, retaining talent and jobs, by taking forward the Taskforce's vision. Bruntwood/MSP has committed to significant investment over the next 10 years, to create an internationally important bioscience campus, by re-purposing the site for use by a community of large and small, regional, national and international high-quality bio and Life Science companies, securing as many as 7,000 jobs in the future.

## OUR PLANNING APPLICATION

The planning application for the site has been prepared in line with the Alderley Park Development Framework and the emerging Cheshire East Local Plan Strategy (CELPs), which allocates Alderley Park as an 'Opportunity Site' seeking to promote and encourage the development of the Life Science Park.

As long-term custodians and owners of the site, Bruntwood/MSP are committed to realising this vision through sensitive development, taking account of the site's historical context and character.

The proposals will deliver:

- 38,000 sq m of additional high-quality Life Science floorspace supporting the growth of Life Science R&D within the Mereside Campus, which could secure as many as 7,000 jobs in the future.

- Up to 275 new homes (some of which may be retirement homes) in a high-quality living environment, capturing the heritage and characteristics of the former country estate and parkland setting. The housing will help to pump prime the necessary investment required for the science campus.
- A new village hub, offering complementary uses such as a village shop, gastro pub and hotel.
- New sport and recreation uses that will be available to the local community for the first time. The local community will be able to use the existing footpaths, woodland and heritage parkland, which will create links to the surrounding public footpath and bridleway network, through National Trust land around Alderley Edge.

# HIGH-QUALITY DESIGN REFLECTING ALDERLEY PARK'S SPECIAL CHARACTER

To deliver the Taskforce's vision for Alderley Park, we have created a masterplan for future development which captures the charm and fascination of Alderley Park, creating a sustainable and special place for living, working and enjoying this unique setting.



Mereside is where the proposed employment uses are to be focused. The proposals will retain the good quality buildings, whilst removing and redeveloping those of poorer quality. This will create a better relationship between the existing and proposed buildings and more open character within the Life Science Park.

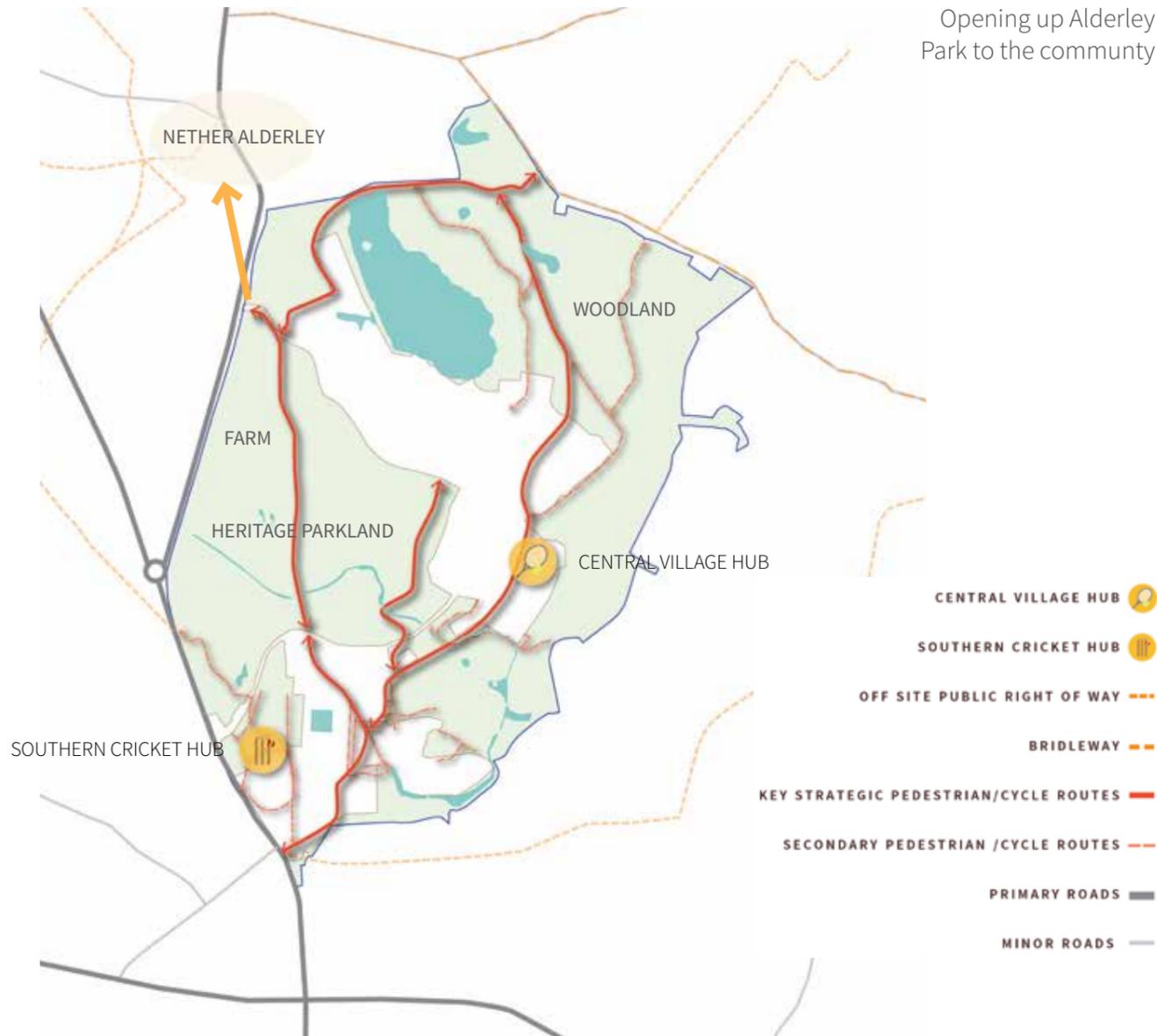
- Plans for Mereside introduce a series of interlinking zones and spaces with different characteristics, creating areas where people can break out of the work environment and socialise, be active or seek peace and tranquillity.
- New development here will create a seamless extension to the existing built form. Refurbishment and replacement of building stock provides an opportunity to upgrade those buildings which currently fall short of the high-quality standard.
- The public realm at Mereside will form an extension of the historic landscape setting, providing attractive streets and spaces.
- The existing car park to the northwest of Mereside will be retained as permanent surface car parking to meet the needs of the site, as set out in the Car Parking Management Strategy submitted with the planning application.
- A total of 38,000 sq m of new high-quality office and R&D accommodation.

# SOUTH CAMPUS

South Campus will provide a new residential community, carefully integrated with a number of associated and ancillary commercial uses such as a village shop, hotel, restaurant and pub, within the main historic courtyard.

- South Campus will focus around village living, building on the unique qualities of Alderley Park to create a place where people aspire to live.
- The housing will centre around the historic heart of the site, using exceptional design quality to integrate seamlessly with the rural character, landscape and heritage of the site.
- South Campus will be guided by a strong community ethos, with small scale local facilities, plus sport and leisure facilities within walking distance, in spectacular surroundings.
- A series of communal spaces in the form of walled gardens and courtyards will offer residents additional outdoor space. This will allow for informal play and relaxation, encourage social interaction and help foster the development of the village community. The wider historic estate, parkland and woodland spaces become the landscape within which residents can walk, play, exercise, or just relax.
- Up to 275 new homes, hotel, village shop and pub.





# SPORT & RECREATION

Over 170 acres of woodland and parkland will become publicly accessible for the existing and new community to enjoy. Recreational uses could include:

- New walking, running and cycle routes – a range of new pathway routes will be created to serve the new campus, these could offer a range of circular routes between 1km and 4km.
- Informal outdoor spaces focused on health and wellbeing – outdoor gyms, trim trails, and fitness stations.

New signage, wayfinding and information points could support these uses and connect to the main sports hubs.

Where existing sports facilities need to be relocated, high-quality new facilities will be re-provided (shown opposite). These will be publicly accessible to the wider community for the first time.

## KEY BENEFITS

### ECONOMIC

- The proposed Life Science floorspace and other commercial uses will support major employment opportunities and could create up to 7,000 full-time equivalent jobs. This will increase the number of employees in the district by around 4% with a significant proportion being higher skilled and higher value jobs.
- The proposed residential development will generate significant New Homes Bonus and Council Tax revenue.
- The development will provide a boost to construction employment in Cheshire East by 5%, as well as generating expenditure to support local businesses and the wider supply chain.

- A significant level of public access will be provided to the existing historic parklands, woodlands, waterbodies and other natural features of the site, making an important contribution to the health and wellbeing of the local community. Sports facilities will also be re-provided and enhanced.
- Exceptionally high standards of design will create a development where people aspire to live and work.

### ENVIRONMENTAL

- The proposed development contributes towards the protection, enhancement and enjoyment of the natural, built and historic environment.
- The enhanced landscaping proposals will provide additional ecological habitats. In addition, the high-quality landscaping strategy will ensure the development is visually attractive and that the proposals have no adverse impacts on key visual receptors.
- Travel Plans for employment and residential components of the scheme will promote sustainable transport modes. Facilities for electric charge plug-in vehicles may also be provided.

### SOCIAL

- Residential development of up to 275 new homes on the site will contribute to Cheshire East Council's immediate housing requirements.
- The development will likely deliver a combination of both on-site provision for eligible workers at the Life Science Park and a financial contribution towards the provision of off-site affordable housing.

# KEY NUMBERS

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**£550 million**

invested in Alderley Park since 1997

**c£160 million**

investment is required to secure the future of Alderley Park as an international bioscience campus of multiple occupancy

**£245 million per annum**

contribution to the local and regional economy

Up to

**7,000**

jobs could be accommodated on the site in the future

An average of

**415**

jobs (including those created off-site) per year during the 10 year construction period



Up to **275**

high-quality new homes to pump prime funding for the Life Science campus



**c£30 million**

re-development of block 15 to kick-start the development (separate application)

## FURTHER INFORMATION

All of the technical reports and planning documentation, including Environmental Statement and Non-Technical Summary for this planning application can be found on Cheshire East Council's website [www.cheshireeast.gov.uk/planning](http://www.cheshireeast.gov.uk/planning). The reference number of the application is **15/5401M**.

For further information on the planning application, contact HOW Planning on **0161 835 1333** or [matthew.robinson@howplanning.com](mailto:matthew.robinson@howplanning.com)