



ALDERLEY PARK
53° 16' 46" N 002° 14' 12" W

By
bruntwood
SciTech



SYMPHONY PARK



Where world-leading science, innovation and stylish living come
together to create a place like no other

Public
Consultation

INTRODUCTION



Alderley Park has seen huge investment over the past six years to secure its future as an internationally significant life science and tech campus. Alderley Park has undergone a remarkable transformation to go from a single occupier site, to a multi-occupancy, mixed-use development, open for the public to live at, work in, visit and enjoy.

The next stage of this transformation is to deliver two new buildings to further support science and technology exploration on the site. Alongside this, Symphony Park, a new premium retirement living brand brought to the market by the team from Vita Group, is proposing a bespoke retirement community of the highest quality on previously developed land at Heatherley Woods.

In addition, Bruntwood SciTech will continue with proposals to convert a long-vacant office building on the Mereside campus into much needed 'key worker' accommodation targeted at younger people working in the life sciences and tech sectors on the site.

This document provides a summary of these forthcoming development proposals at Alderley Park and forms part of our public consultation. We invite you to make comments on the proposals via email at emily@royalpilgrim.com or through the online feedback form on our website www.alderleypark-consultation.co.uk.

ABOUT ALDERLEY PARK



Set within 400 acres of parkland, Alderley Park is a world-class life science and tech campus. There are currently around 4,500 people employed on site, in over 250 businesses.

It is also now the location of a sensitively-designed residential community of around 180 homes, with more in the pipeline.

The community in and around Alderley Park, have access to a wide range of amenities including a country pub and restaurant, gym and sports complex, outdoor sports pitches and scenic woodland trails suitable for walking, cycling and running. What's more, the Alderley Park Conference Centre boasts a 232-seat auditorium and meeting rooms, holding numerous events throughout the year.

Community is at the heart of Alderley Park and in 2021 Bruntwood SciTech teamed up with the NHS to launch the Alderley Park NHS Vaccination Centre to support local residents. The centre ran for seven months and provided over 90,000 vaccinations to the local community.

A BRIEF HISTORY

Alderley Park has a rich heritage as one of the UK's most significant commercial scientific research and development assets. Previously home to AstraZeneca's global lead centre for cancer research, at its peak up to 10,000 people were employed at Alderley Park in vitally important, highly-skilled jobs.

In early 2013, when AstraZeneca announced its decision to relocate its R&D facilities to Cambridge, a task force consisting of senior politicians, business leaders and academia was formed to mitigate the regional economic impacts of relocation and secure a sustainable future for this important site.

The task force set out a vision for the future of Alderley Park, to move from a single-occupier site to a cluster of high-quality life science and technology businesses.

To deliver this, it was accepted by Cheshire East Council that new high-value uses on the site, such as housing, would be needed to release funds to cross-subsidise important new life sciences investment.

“...[to] secure a vibrant and prosperous future for Alderley Park through its transformation to an independent, self-sustaining, world-class hub for life sciences, acting as an anchor for the sector in the North West.”

The original strategy of the Alderley Park task force



SECURING LIFE SCIENCES AT ALDERLEY PARK



Land receipts secured from the introduction of new high-value uses such as housing have supported Bruntwood SciTech's £247m investment into the revitalisation of Alderley Park.

This investment has delivered state of the art, high specification laboratory and collaborative workspace, supported by a range of scientific services, and an accelerator delivering a comprehensive programme of business support for start-ups and scale-ups.

Alderley Park has established a track record of nurturing and delivering a world class environment that has enabled innovative businesses to thrive, resulting in a significant contribution to job growth, science and wealth creation.

Recent achievements include:

- The newly re-developed 150,000 sq ft 'Glasshouse' building, opened in February 2020, offers high quality workspace to tech companies and forward thinking, innovative businesses. It is now home to over 80 companies.
- The Mereside campus is host to a range of life science businesses including national institutions such as the Medicines Discovery Catapult, one of the UK government's Covid-19 Testing Lighthouse Labs and Cancer Research UK Manchester Institute.

The 4,500 on-site jobs deliver Gross Value Added (GVA) to the local economy of £550 million annually.

Planning Policy

Cheshire East Council's Local Plan allocates Alderley Park as an 'Opportunity Site' (Site LPS 61), to support development on the site to create a life sciences park and for residential development (of around 200-300 new homes) or other high value land uses demonstrated to be necessary for the delivery of the life science park and not prejudicial to its longer term growth.

The Local Plan confirms that a Development Framework would be produced with the objective to maximise the employment potential of the site to deliver a Life Science Vision, and also to look at wider uses for all aspects of the site, which would meet community and local needs.

The Alderley Park Development Framework (adopted by the Council in June 2015) supports the growth of life sciences and also notes that C2 Use Class is in principle acceptable at Alderley Park. This aligns with the nature of the developments being promoted by Symphony Park and Alderley Park.

THE NEXT PHASE

Alderley Park has ambitious plans to enhance and expand the existing science and tech developments.

This includes the delivery of new 'key worker' accommodation specifically aimed at those people who work on site.

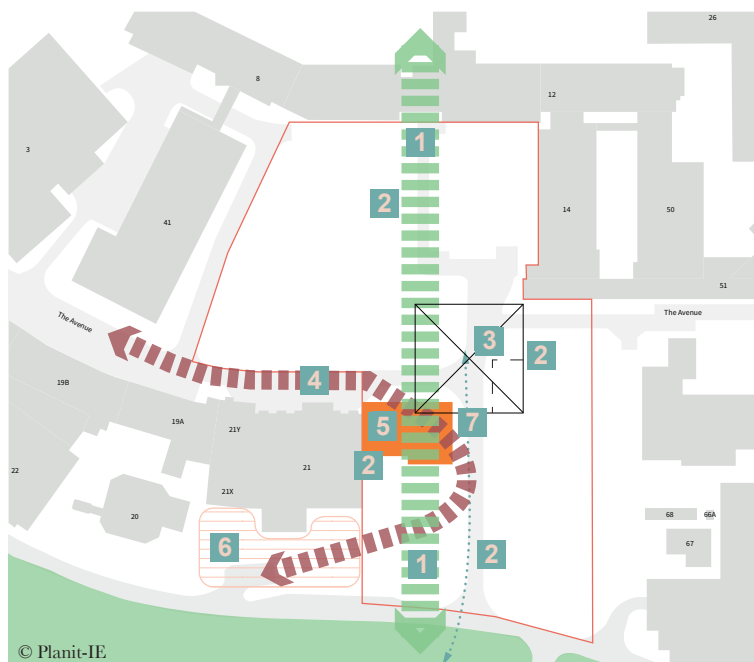
To achieve this, Alderley Park is working with Symphony Park, on proposals for a high-quality retirement living development on the Heatherley Woods site, adjacent to the ongoing Bellway Homes development. As well as meeting a recognised need for retirement living accommodation in the north Cheshire area, Symphony Park will add to the diversity of the existing residential offer on the site.

Should planning for retirement living be approved, the receipts from disposal of the last residential land plot to Symphony Park will cross-subsidise the proposed new science and tech developments.



EXPANDING WORLD-CLASS LIFE SCIENCES

Site Opportunities



Key

- 1 Potential green link between Radnor Mere and Alderley Parkland
- 2 Possible café spill out and outdoor working space
- 3 The new buildings anchor a central square
- 4 Divert the access road through the existing servicing yard
- 5 Utilise existing concrete slab
- 6 Service yard is kept to rear
- 7 Opportunity to manipulate site levels

Alderley Park is preparing an outline planning application to deliver two new buildings to support science and tech at the site.

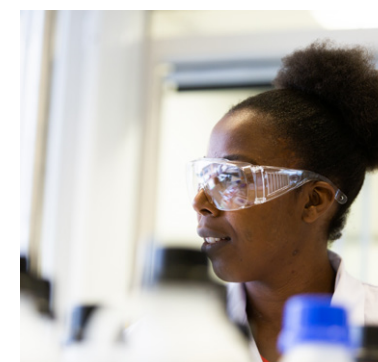
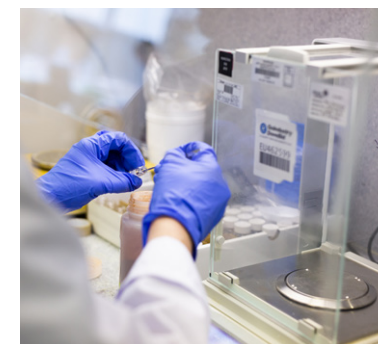
Each building is expected to offer around 100,000 sq ft of new employment floorspace, complemented with the appropriate meeting spaces, receptions, cafés and amenities expected in modern workplaces.

Importantly, new biology and chemistry laboratory spaces will be built to supplement those already available at Alderley Park. This building will be designed to accommodate a wide science offer, from small incubator space to occupiers who wish to take an entire floor. The upper levels will house chemistry uses.

A new public space at the heart of the campus

As part of the ongoing transformation of Alderley Park, we are exploring how we can create an exciting new place at the heart of the Mereside campus, which will be fully accessible for everybody to enjoy. A new café and seating areas will make it a great space to relax, meet friends and socialise. In the long-term, there is the potential to open-up a direct route from the parkland, through Mereside campus to Radnor Mere, to strengthen walking routes through the park. We are working with specialist outdoor space designers, Planit-IE, who are developing their initial concepts for this area.

On the left is an initial Opportunities Plan showing potential access routes through the site and some possible features of a new public space. We would really welcome your thoughts on this new public space.



DESIRABLE KEY WORKER HOMES TO SUPPORT LIFE SCIENCES



There has long been a requirement to deliver on-site accommodation for employees working on the campus.

This is important to the future of Alderley Park as companies based at the Park need to attract the brightest and best talent to grow and thrive. An important way to attract young talent to the area is to create specialist accommodation on site.

Alderley Park identified No.26, a vacant, long-established purpose-built office building in the Mereside campus, to the southeast of Radnor Mere as an asset that could be converted to provide this 'key worker' accommodation.



Around 100 studio and one bedroom apartments will be provided within No.26 predominantly targeted at a young graduate population working in the life sciences business cluster. At this stage it is envisaged that circa 60 of these homes will be at an intermediate rent (80% of market rent) with the remainder being market rent. It may be possible that the numbers of studios and apartments with a subsidised rent could increase.

A NEW RETIREMENT COMMUNITY FOR ALDERLEY PARK

Symphony Park is a new premium retirement living brand brought to the market by the team from Vita Group. Vita Group is a best-in-class, residential developer and operator which has pioneered a range of award-winning managed residential products across the UK. In the last 8 years the group has developed more than 10,000 bed spaces and is recognised as one of the UK's most innovative residential developers and operators. Symphony Park aims to break the preconceptions of retirement living by offering high-quality homes with excellent amenities that meet the aspirations of older, more affluent households.

The Symphony Park retirement living community will be characterised by the following:

- Stand out apartment designs
- Premium amenity space - leisure, spa and beauty facilities - that Symphony Park residents use and value
- A quality restaurant, bar and coffee lounge for Symphony Park residents
- A First Class services and support platform
- Engagement programmes that build friendships and well-being
- Market leading levels of inclusive and paid for services, for example, the provision of private health and well-being services (as part of the membership fee)
- A flexible, dedicated, chauffeured electric vehicle service will be available for Symphony Park residents
- Access to high quality specialist care services.



SYMPHONY PARK AT ALDERLEY PARK



From a Symphony Park perspective, Alderley Park offers:

- A real sense of place and community
- A stunning arrival experience
- A dynamic, exciting working and living environment
- Excellent public transport connectivity for our staff
- A choice of places to dine, sporting facilities and events, offering something for everyone
- Stunning parkland with excellent walking routes with breathtaking views to enjoy
- A location that can unlock a local demand for a premium senior living product which is currently not being satisfied in the north Cheshire area

With ready access to fabulous outdoor space and the rich amenities that Alderley Park has to offer, Heatherley Woods is the perfect place for Symphony Park to build a best-in-class retirement living community.

While work is underway on the detailed designs, the general principle is that we are proposing around 160 luxury apartments, within a setting specifically designed to promote independent living for the over 65's. The extensive range of on-site services, communal and leisure facilities will be run by Symphony Park's on-site management team.

PROTECTING & ENHANCING THE ENVIRONMENT

Recent development at Alderley Park has been delivered to the latest sustainability standards. These new proposals will be no exception, and considerable thought is being given to building design, construction, insulation, layout and orientation to ensure that energy use is minimised, and that we promote the use, recovery and recycling of materials throughout. The buildings will encourage energy and water efficiency, and waste recycling. All occupiers will be able to utilise the on-site electric vehicle charging infrastructure.

New developments will use measures to encourage active and sustainable travel, including cycling. The Park already offers a shuttle bus, with direct routes to local rail stations, alongside operating a Lift Share programme. Further enhancements to public transport options will be explored alongside the developments.

Symphony Park and Heatherley Woods

Symphony Park is working with specialist landscape architects to ensure that the external setting matches the quality of the proposed building. We are aiming to achieve an overall net gain in bio-diversity. A range of ecological enhancements are being considered, including new tree planting and the creation of additional woodland and green landscaped spaces between the proposed Symphony Park development and the existing homes recently completed by Bellway. These will provide new habitats for nesting birds and insects.



SUMMARY

Over the last six years this 400-acre site has been transformed from a closed environment into a fantastic location that offers a real sense of place, accessibility and community to those who work in, live at and visit the new Alderley Park. Underscoring this transformation journey has been the restoration of Alderley Park as a significant and powerful economic asset not only for Cheshire but also for the United Kingdom economy.

Looking forwards Alderley Park is planning to add to the existing asset base through the addition of new office and laboratory space, key worker accommodation, aimed principally at young graduates working in life sciences, and an opportunity to broaden and deepen the existing residential offer by the addition of a best-in-class retirement living community. These proposals will:

- Strengthen Alderley Park's contribution to supporting the UK's ambition to be a leading centre for life science and technology in Europe
- Provide up to 1,700 new on-site jobs, bringing total on-site jobs to over 6,000. Thereby further strengthening the wider Cheshire economy via supply chain and service related business opportunities
- Support the existing amenities on Alderley Park and strengthen plans to expand the amenity offer
- Meet the housing needs of those who work and will work at Alderley Park
- Deliver a premium retirement community that will meet a local demand for senior living housing which is currently not being satisfied in the north Cheshire area.

Taken together these proposals will make a positive addition to the economic future of Cheshire, create new employment and business development opportunities within the life sciences sector and help deliver much needed new homes in the area.

Next Steps

This is the first stage of our public consultation on the proposed next steps of future development at Alderley Park.

To provide your comments please email emily@royalpilgrim.com or complete the online feedback form on our website www.alderleypark-consultation.co.uk. We will consider all of the feedback received at this stage and incorporate it into the proposals where possible and appropriate.

A further round of consultation will take place in March, where we will showcase our detailed development proposals. Following this, we intend to prepare and submit planning applications for the proposals to Cheshire East Council.

If you have any queries, please contact us on **0800 907 8677** or email **emily@royalpilgrim.com**.



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LIVE YOUR BEST LIFE