



Site CS 29: Alderley Park Opportunity Site

15.376 Alderley Park is an existing employment site located to the south east of Nether Alderley, occupied by the worldwide pharmaceutical company AstraZeneca. Whilst the site currently provides 2,900 jobs, ⁽⁸¹⁾ the majority of which are highly skilled research and development posts, AstraZeneca has announced plans to scale down its facility at Alderley Park. There is therefore a need to reconsider the future of this strategic employment site.

15.377 As a previously-developed site within the Green Belt, it is not proposed to alter the existing Green Belt boundary at Alderley Park.

Site CS 29

Alderley Park Opportunity Site

The Council will support the redevelopment of the Alderley Park site subject to all of the following criteria being met:

1. Uses should be for Science for Life activities ⁽⁸²⁾. Other uses will be supported where it has been demonstrated that they are either:
 - i. necessary for the delivery of Science for Life activities; ⁽⁸³⁾ or
 - ii. complementary to Science for Life activities
 and are in accordance with the Site Masterplan / Planning Brief. ⁽⁸⁴⁾
2. Development is restricted to the Previously Developed Land (PDL) ⁽⁸⁵⁾ on the site unless:
 - i. very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
 - ii. the equivalent amount of PDL on the site is restored to greenfield status, to an equivalent or better quality than that other land.
3. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development;
4. Development is of a quality which respects the heritage and landscape assets on this site and accords with the principles set out in the Site Masterplan / Planning Brief.

81 AstraZeneca (www.astrazeneca.co.uk/astrazeneca-in-uk/our-uk-sites), September 2013

82 The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).

83 In the context of this policy this is envisaged as comprising limited high value uses which would release funds used to subsidise the development of Science for Life activities

84 It is intended that a Masterplan, Planning Brief or similar document be developed and adopted as an Supplementary Planning Document or similar, to provide guidance on the development and design principles for this site, and to define the heritage and landscape assets.

85 The PDL has been defined by the Council as shown on the plan accompanying this policy

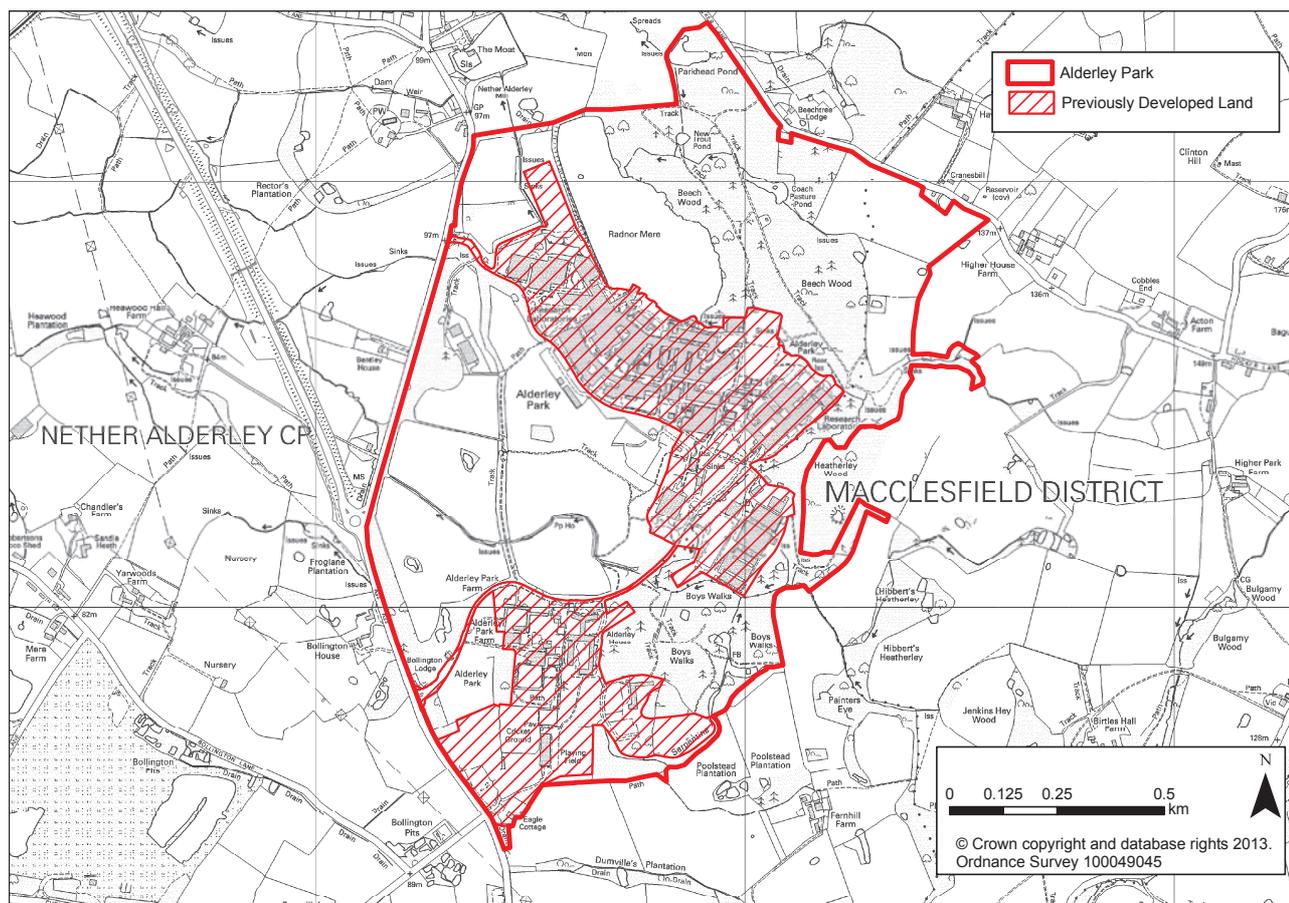


Figure 15.50 Alderley Park Opportunity Site

Justification

15.378 Although this site is designated as an existing employment site, the National Planning Policy Framework states that 'policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose'. Following the announcement by AstraZeneca of their plans to reduce the scale of their facility on this site to around 700 jobs by 2016, Cheshire East Council has sought to work alongside the company to maximise the potential of this site as a specialist employment facility. The Council and AstraZeneca have a shared aspiration that the site should evolve to become as a 'Science for Life' Park, increasing the overall numbers of jobs through the transition from a single occupier to a 'cluster' of life science businesses.

15.379 However, it is recognised that, in order to enable the delivery of this vision, it may be necessary to allow a wider range of uses on some areas of the site, without satisfying the requirements of Policy EG3. In order to maximise the sites employment capability, alternative uses must be restricted to those which have been demonstrated as either necessary to deliver the desired Science for Life Park or to provide services or facilities associated with the Park.

15.380 It is intended that a Masterplan or similar document be developed and adopted as an Supplementary Planning Document or similar to provide guidance on the development and design principles for this site.

15.381 For the avoidance of doubt this site remains within the Green Belt.