Appendix 1

Alderley Park

Science for Life

Development Prospectus - December 2013 (DRAFT 16)

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Councillor Michael Jones
(Leader, Cheshire East Council) –

"Current developments at Alderley Park represent a once in a lifetime opportunity to secure a dynamic future for this world class facility. Cheshire East Council is fully supportive of the fantastic work already going on at the BioHub, and see the future of the BioHub as essential to the strength of life sciences in the UK as a whole. The quality of facilities on site makes Alderley Park a site of global importance, and a flagship resource at the centre of a growing research and development cluster in Cheshire East."

Sir Richard Leese
(Leader, Manchester City Council) –

"The unique facilities and setting of Alderley Park make it central to a flourishing life sciences ecosystem in the North West region. Already home to cutting edge research and development, the region boasts a thriving life sciences pipeline from world class academic research, to ground breaking pharmaceuticals, R&D and manufacturing. With Alderley Park at its heart, the North West regional offer will continue to grow and rival long established clusters elsewhere."

Christine Gaskell
(Chair, Cheshire and Warrington LEP) –

"The Cheshire and Warrington sub-region is the most productive economy in the north of England. Alongside clusters in creative industries, automotive engineering, and financial services, our strength in pharmaceuticals and advanced science continues to make us a region of national and international importance. With existing facilities at Daresbury and Thornton, Alderley Park is among some of the fastest growing science parks in the country, and is at the heart of a region which prides itself on its capacity to support and grow activity in high-growth sectors."

Chris Brinsmead
(Government Life Science Advisor) –

"Alderley Park is a site with an exciting and bright future. With outstanding facilities and skills, the early and rapid growth of the existing incubator facilities, demonstrate that we have a vibrant life science community in the North West. Alderley Park is set to become an important location in the cluster of science activity in the North, which is of critical importance nationally."

Clive Morris
(Vice President, AstraZeneca) –

Alderley Park has a rich heritage of being at the forefront of important advancements in medical treatments. Since its opening more than 40 years ago, scientists have been working at the cutting edge of pharmaceuticals, developing ground breaking treatments in the fields of cancer, cardiovascular and gastrointestinal research. With the combination of excellent facilities, a growing bioscience community at the BioHub, and a significant retained AstraZeneca workforce, Alderley Park is primed for its future redevelopment.

Dr John Stagemen OBE
(Chairman, BioNow) –

The legacy of discoveries and developments at Alderley Park are at the pinnacle of 50 years of success in life sciences and pharmaceuticals, not only in the North West but also across the UK. Drugs that have been invented at the Park have made and continue to make a major impact on the quality of life of millions of patients around the world. It is now our responsibility to use this legacy to create a flexible and supportive environment for open innovation, in which new companies can deliver the biomedical products and services of the future.

1. Introduction

Alderley Park is currently AstraZeneca's largest research and development site, and their global lead centre for cancer research. The site comprises 162 ha (400acres), including almost 300,000sqm (GEA) of floorspace and supports around 3,000 jobs. It forms a core component of the economies of Cheshire and Warrington and the southern half of the Manchester City Region, and is one of the most significant commercial research and development (R&D) assets in the UK.

In March 2013, AstraZeneca announced its intention to relocate its R&D activity from Alderley Park by 2016, with on site jobs being reduced to around 700 non R&D support roles. The effects of the relocation are expected to be significant with an estimated negative economic impact on the local area of around £245 million per annum.

In response to this announcement, a task force was established to mitigate the effects of the closure on Cheshire East and the wider North West economies, and to secure a sustainable economic future for the site, maximising the opportunities presented for both the local area and wider sub-region.

The Alderley Park Task Force, jointly chaired by Chris Brinsmead, Life Sciences Business Adviser to Government, and Clive Morris, AstraZeneca Vice President, comprises representatives of key local stakeholder groups, namely:

- Cheshire East Council;
- Cheshire and Warrington Local Enterprise Partnership;
- Manchester City Council;
- BioNow;
- University of Manchester;
- David Rutley, MP for Macclesfield.

Purpose

As part of the wider ongoing work of the Task Force, this document has been produced with the following aims:

- **To summarise the unique opportunities this site offers, both locationally and in terms of its distinct position within the Science Ecosystem;**
- **To set out the vision for the site as agreed by Cheshire East Council and key organisations within the North West represented on the Alderley Park Task Force;**
- **To give confidence to potential new owners, developers and investors by illustrating the commitment of major stakeholders to the stated vision;**
- **To map out the intended process for ensuring the emerging Cheshire East Local Plan supports the delivery of the vision;**
- **To set out high level principles as to how the vision might be realised in spatial terms.**

2. Vision

The Task Force is working to pursue a package of measures which together will ensure:

- Full advantage is taken of the once in a generation opportunity to harness the site's unique, highly valuable and specialist R&D facilities, in order to build upon the reputation of the North West as a location of national and international excellence for advanced scientific analysis and research;
- Highly skilled professional employment is retained on the site in the life science sector, supporting and making the most of the existing pool of local talent and maximising the economic benefits for the region;
- Existing supply chains and related businesses are supported by ensuring the site's redevelopment minimises negative impacts from the scaling back of operations by AstraZeneca and maximises opportunities for growth and inward investment across the region as a whole;
- The future development of the site is of exceptional quality, exploiting the site's special characteristics, reflecting the parkland setting and taking full advantage of its heritage and natural assets, whilst ensuring it is appropriate given its Green Belt location.

The Task Force's vision for Alderley Park is to see these objectives delivered through the site's transformation from a single occupier site to a cluster of life science businesses with a particular focus on human health science, R&D, technologies and processes, which complement and support the existing science facilities across the North West. The primary aim is to ensure the site's future development and use maintains its role as a major location for knowledge-based economic activity and enterprise in the Cheshire and wider North West economy and to maximise investment and employment opportunities for the benefit of the region as a whole.

"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."


SAMPLEJET

3. The Opportunity

The UK Life Science Sector

The life science industry is defined by the application of biology. It is high-tech and highly diverse, spanning pharmaceuticals, medical biotechnology, industrial biotechnology and medical technology and diagnostics.

The UK has one of the strongest and most competitive life science industries globally. This industry sits within one of the most established global life science clusters.

The size and shape of the global life science sector is changing, driven by supply and demand side pressures, lifestyle choices, longevity, and a rise in chronic conditions. Consolidation has been extensive across the sector, with numerous mergers and acquisitions. At the same time, many of the largest firms are reshaping their business models by outsourcing and collaborative working, creating new business opportunities for smaller companies. In the UK, this dynamic sector is overall growing faster than the economy as a whole. Indeed significant growth is projected across the life sciences, internationally as well as nationally.

In response to this changing context, the Government's strategy for the UK life science sector seeks to capitalise on its strengths, knowledge and skills base to make the UK the location of choice for pioneering life sciences R&D and manufacturing investment, so that life sciences will continue to be vibrant in the UK and a key contributor to sustained economic growth.

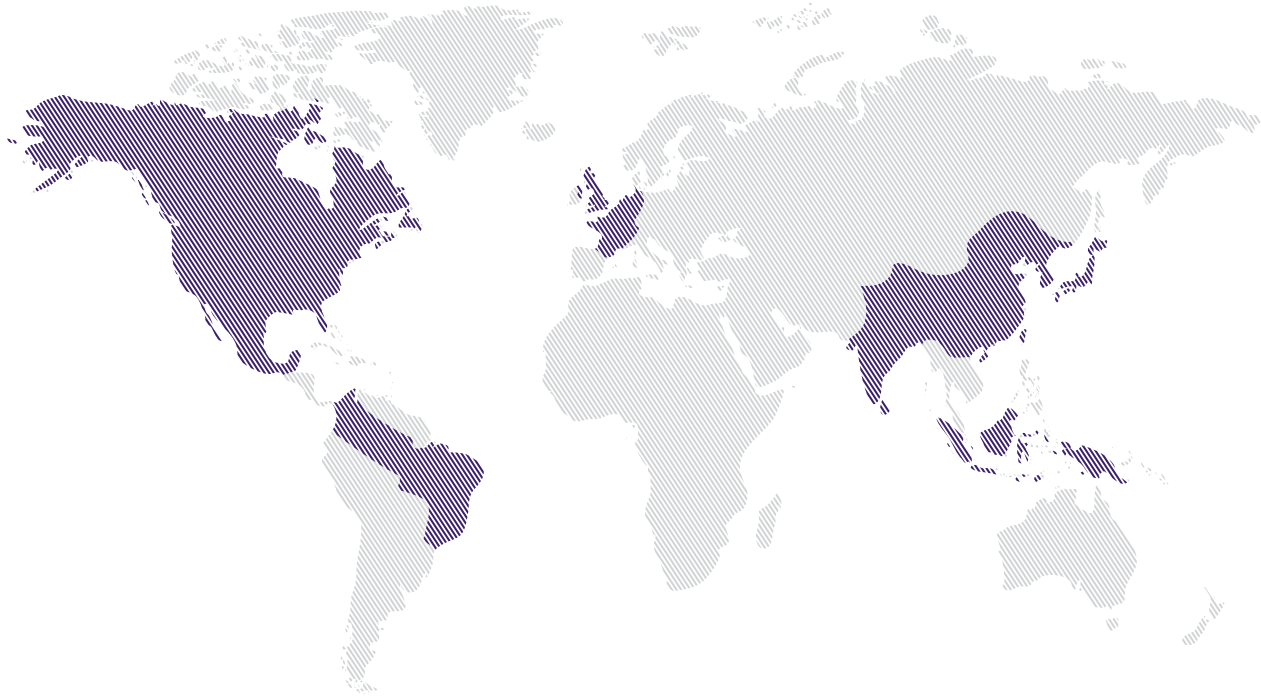


Figure 1. Global Life Science Clusters

Source: Jones Lang LaSalle, Life Science cluster report. Global. 2012

UK Life Science Sector

4,500

Number of companies comprising the UK life science sector

166,000

Number of people employed in the UK life science sector

£50 billion

Total national turnover of UK life science sector

Forecast growth for combined global pharma/biotech/life sciences/healthcare equipment and supplies 2011- 2016

36.4%

Pharmaceuticals

400 companies
70,000 employees
£30 billion turnover

Medical Technology

3100 companies
71,000 employees
£16 billion turnover

Medical Biotechnology

980 companies
26,000 employees
£3.7 billion turnover

Industrial Biotechnology

80 companies
1,600 employees
£438 million turnover

North West Life Science Ecosystem

The UK's life science sector is concentrated in three main areas: the North West, the South East (Cambridge/London/Oxford), and around Edinburgh/Glasgow/Dundee in Scotland. Alderley Park sits within the North West cluster.

Activities across the north of England represent around 22% of the UK life science sector in terms of numbers of companies, employment and turnover. At the heart of this, the cluster of activity within the North West region alone is home to 13% of the UK sector.

With more than 400 life science companies, employing just under 20,000 people, the North West region generates circa £6.6bn in turnover per annum. It has demonstrated significant and sustained growth, with company numbers increasing by 86% over the period 2002 to 2012, and employment increasing by 10% per annum.

The North West has excellent access to a large pool of expertise and specialist skills, including a large number of graduates and highly skilled scientists; as well as having strong engineering and manufacturing capabilities. Allied to this, the area offers access to nationally and internationally significant academic and clinical/practitioner expertise through local universities and an Academic Health Science Centre, with large and sophisticated NHS Foundation Trusts in the region's urban centres. Specifically, the area has a strong bioscience heritage.

Indeed, the North West is recognised as the UK's exemplar region for clinical trials, hosting 73 hospitals including Europe's largest cancer centre at The Christie, and the largest clinical campus in Europe at Central Manchester. In addition, the region hosts the UK BioBank - the largest repository in the world for over 500,000 human samples, generating a unique database for research into major diseases. This access has resulted in the area benefiting from a unique database for research into major diseases and a unique combination of university and health led development of early stage businesses, intrinsically linked to medium and large scale commercial operation. The growing cluster in the region has also benefited from strategic and sustained public sector investment over the years, to create a rich infrastructure of interlinked science parks and facilities.

This unique and multi-faceted regional offer has resulted in international companies choosing to inwardly invest in the North West region in preference to other locations, using the strong local market and skill base to build a European presence. Recent examples include the expansion of ICON Development Solutions at Manchester Science Park, investment by Medimmune at Speke, the construction of the new Waters Corporation mass spectrometry HQ at Wilmslow, and the recent £120m investment announced by AstraZeneca for their manufacturing facility at Macclesfield.

Alderley Park offers a unique opportunity to further widen the offer of facilities available to businesses, complementing existing and planned life science centres and supporting the growth and promotion of the sector across the wider region.

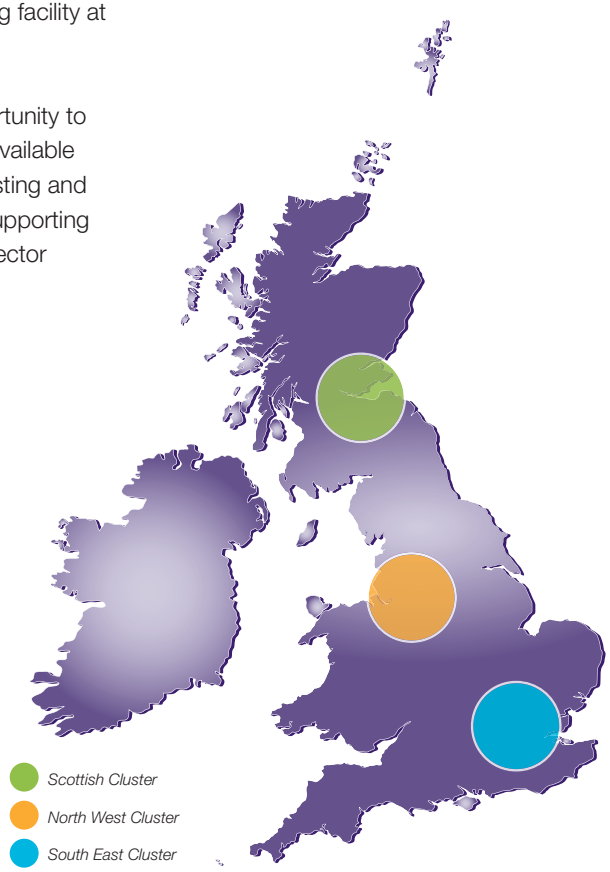


Figure 2. UK Life Science Clusters

Hubs of Industry & Life Science Business

Manchester

The Corridor
Qiagen
Epistem
Intercytex
Ai2
Conformetrix
Intertek
Euprotec
Phagenesis
Icon Development
Solutions

Greater Manchester
Procter and Gamble
Shimadzu
Resipharm
Gen-Probe
F2G
Life Technologies
Thermo Scientific

Cheshire & Warrington

AstraZeneca
Redx
Advanced Medical Solutions
LGC

Waters Corporation
Cyprotex
Teva
Byotrol Plc

Liverpool & The Wirral

Evgen
Medimmune
Eden Biodesign
Baxter Healthcare
Unilever
Biofortuna

Eli-Lilly
Novartis
Mast Group
Bristol Myers Squibb
Redx

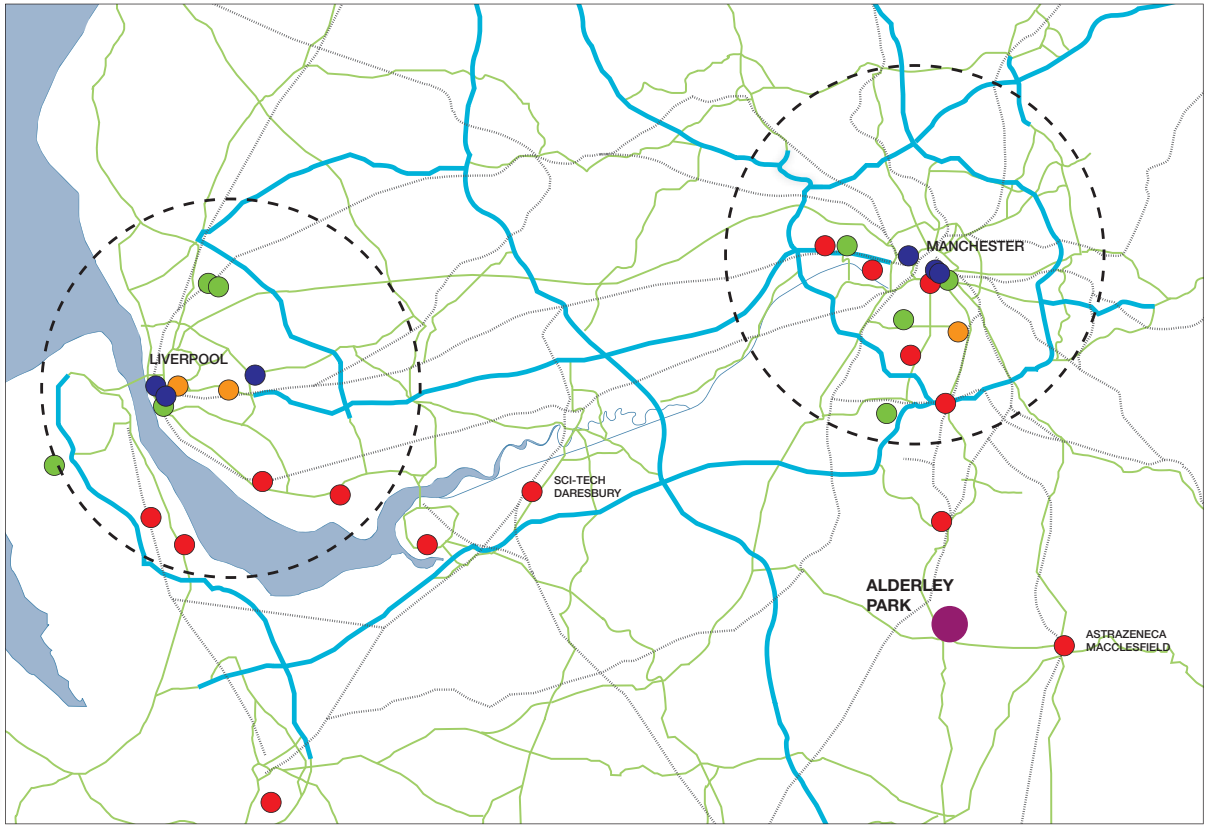


Figure 3. North West Life Science Ecosystem

Universities, Teaching & Research Hospitals & Health Charity centres

Manchester

Manchester Academic Health Science Centre
University of Manchester
Manchester Metropolitan University
University of Salford
Corridor Manchester
Central Manchester Teaching Hospitals
NHS Foundation Trust
The Christie NHS Foundation Trust
University Hospital of South Manchester
NHS Foundation Trust
Salford Royal NHS Foundation Trust
Manchester Mental Health and Social Care Trust
Cancer Research UK Manchester Institute
NIHR / Wellcome Trust Central Manchester Clinical Research Facility

Universities, Teaching & Research Hospitals & Health Charity centres

Liverpool

University of Liverpool
Liverpool School of Tropical Medicine
Liverpool John Moores University
The Royal Liverpool and Broadgreen University Hospitals NHS Trust
Alder Hey Children's NHS Foundation Trust
The Walton Centre NHS Foundation Trust
Roy Castle Lung Cancer Foundation
Linda McCartney Centre
Cancer Research UK Liverpool Centre
MRC Centre for Drug Safety Science
Liverpool Health Partners
Medicines for Children Research Network

- *Alderley Park*
- *Universities*
- *Teaching & Research Hospitals*
- *Health Charity Centres*
- *Hubs of Industry & Life Science Businesses*

“An opportunity of truly international significance.”

Figure 3. Attractive Campus Setting

A Unique Site

Alderley Park is a major asset of international quality and reputation. Its scale and quality, and the uniqueness of its physical infrastructure make it an exceptional proposition. It is one of few facilities in the UK with a comprehensive offering to support drug discovery and development.

The site offers circa 79,600 sq metres of world-class bioscience facilities. Specifically, this comprises:

- 22,300 sq metres of specialist lab/write-up facilities;
- 7,400 sq metres of specialist technical facilities;
- 34,000 sq metres of generalist lab/write-up facilities;
- 15,000 sq metres of flexible office space;
- 900 sq metres of support service facilities.

As AstraZeneca's global lead centre for cancer research, during the last decade Alderley Park has benefitted from hundreds of millions of pounds worth of capital investment. This includes £330 million invested in new facilities since 1997 and in excess of £250 million in the on-going improvement of older assets and infrastructure, providing facilities including state of the art laboratories, an on-site energy plant, restaurants and cafes, and a high quality conference centre.

All these facilities are set within a stunning campus environment incorporating parkland, woodland and lakes. This attractive environment is a key feature of the site providing a spectacular setting for any future activity. Its location, and close linkages to sophisticated labour, business, and knowledge markets in Manchester and Liverpool, mean it is in foremost position to exploit the development potential of the life science sector in the North West.

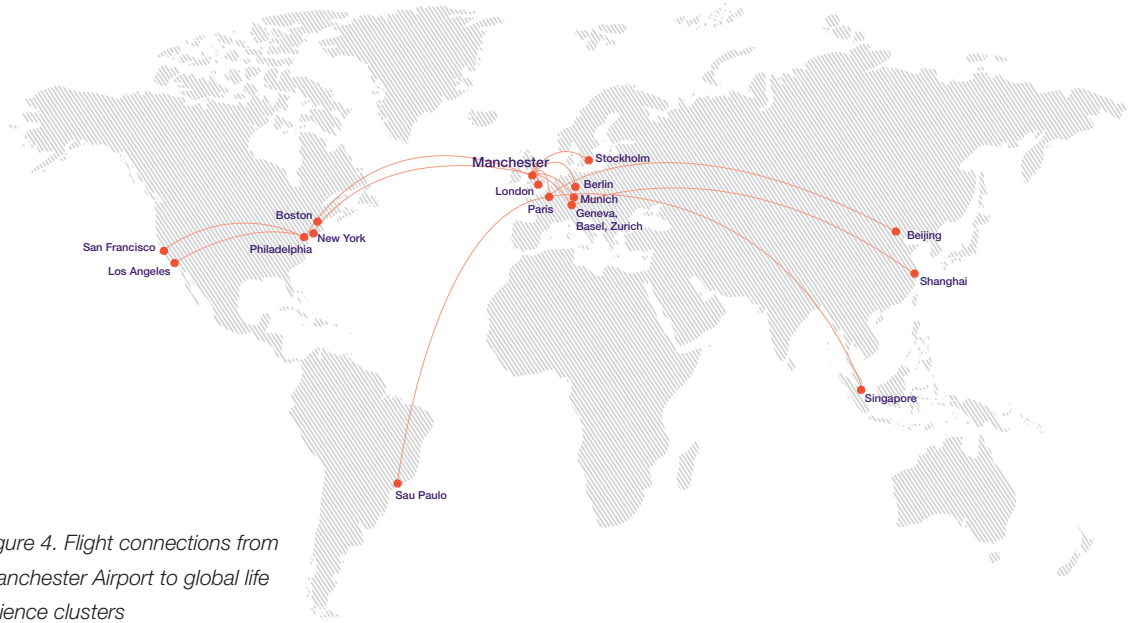


Figure 4. Flight connections from Manchester Airport to global life science clusters

An Enviable Location

Alderley Park is in an enviable location. Just 12 miles from Manchester City Centre within the south Manchester/Cheshire 'stockbroker belt', the local area is known for its excellent schools, high quality housing and the beautiful Cheshire countryside which make the area so attractive as a base.

The area is also well connected. As well as benefiting from good access to the national motorway and rail networks, Manchester International Airport, the UK's busiest airport outside London, is only 15 minutes away, with direct flights to more destinations than any other UK airport. Significant future investment in infrastructure is also planned in the locality which will further improve connectivity in the region.

- 12 miles to Manchester City Centre
- 50 minutes to Liverpool
- 10 miles to junctions 18 and 19 M6

- 2 hours to London
- 4 hours to Edinburgh
- Potential connections via HS2

- 1 hour 25 min Paris
- 2 hours 22 min Stockholm
- 13 hrs 35 min San Francisco

A Next Generation 'Science for Life' Park

AstraZeneca has already begun to establish a cluster of life science companies on the Alderley Park site at the BioHub incubator. BioHub is a collaborative R&D centre where start-up and growing businesses can benefit from tailored support.

BioHub offers:

- Access to state of the art, world class scientific facilities which would normally be an expensive investment;
- Opportunities to occupy high quality office and lab space on a flexible basis;
- On site business support from experts in growing and financing life science businesses;
- An established, internationally recognised research and development business address;
- Immediate access to an established thriving and collaborative life science community.

BioHub is already occupied by a number of high growth companies and there is a significant level of interest from others wishing to locate here.

An assessment of the future market demand for human health sciences, technologies, R&D and processes has recently been undertaken. The draft findings of that assessment indicate that with appropriate focus, differentiation and integration within the wider cluster across the North West, over the next fifteen years or so, Alderley Park could evolve into a very successful complementary science facility of national significance, with the potential to accommodate more than 4,000 highly skilled workers.

Four specific potential sources of demand are identified:

- Foreign Direct Investment and new in-movers to the North West;
- New start-up businesses generated by former AstraZeneca employees;
- Small and medium sized firms based in the North West seeking expansion space;
- National or international research projects or centres of excellence.

By targeting the site at these sources of demand, the site could act as a major platform for growing the life science cluster in the region.

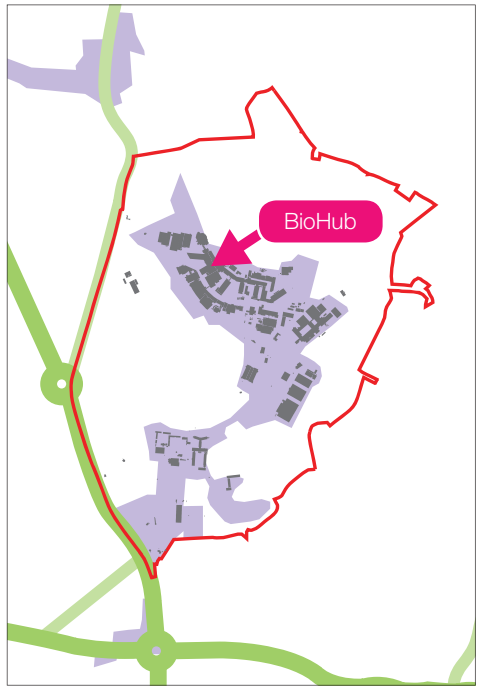


Figure 5. BioHub Location

BIO HUB at Alderley Park

gentronix innovation and service · echowave · Redx Pharma · bionow · elixir insight through communication · Alderley Analytical · cyprotex · KRC Search · WI Life Sciences · ABsynth Biologics · IntegralFinance

4. Planning

Background

Planning applications have to be decided in line with the Cheshire East Council's (CEC) Development Plan – unless there are good reasons not to do so. It is therefore important that stakeholders understand the adopted Development Plan requirements and the LPA's intention with regard to the emerging Development Plan. The National Planning Policy Framework (NPPF) is also an important material consideration when identifying potential suitable development opportunities, which requires LPA's to apply a presumption in favour of sustainable development.

Current Development Plan

Cheshire East Council (CEC), as the local planning authority, is in the process of producing its Local Plan. It is anticipated that this will be adopted at the end of 2014. In the meantime, the Development Plan for the Alderley Park site remains in the saved policies of the Macclesfield Borough Local Plan, which dates back to 2004. This Local Plan clearly predates the recent announcement of AstraZeneca, and envisages their continued use of the site for pharmaceutical research and associated activities, allowing these uses within defined areas on the site, subject to criteria designed to protect the openness and amenity of the Green Belt.

Emerging Development Plan

The emerging Cheshire East Local Plan will comprise two Development Plan Documents: the Core Strategy and the Site Allocations Plan. Area Action Plans and Supplementary Planning Documents will be prepared to provide guidance on the implementation of key policies within these two Development Plan Documents.

The Core Strategy will set out the vision and strategy for the spatial development of Cheshire East until 2030, including the vision for a number of strategic sites, of which Alderley Park is one. The site specific policy for Alderley Park (CS29), as currently set out in the emerging Core Strategy, is appended to this Development Prospectus (Appendix 1). It sets out the intent of CEC with regard to any future development on this site.

Whilst this policy may be subject to refinement prior to the adoption of the Core Strategy, its wording is intended to ensure that the emerging Local Plan aligns with the vision for Alderley Park as set out by the Task Force.

It is the intention of CEC that detailed guidance is drafted to expand upon this policy and provide clear guidelines for potential future investors. As set out in Appendix 2, it is envisaged that such guidance will be in the form of a site Masterplan or Planning Brief adopted by CEC as a Supplementary Planning Document (SPD), as soon as practicable and if possible, concurrent with the adoption of the Core Strategy.

The Core Strategy policy and associated SPD will together set out a clear and detailed framework of what development will be acceptable on this site in terms of siting, quantum, land use and design.

Figure 6. Planning Documents

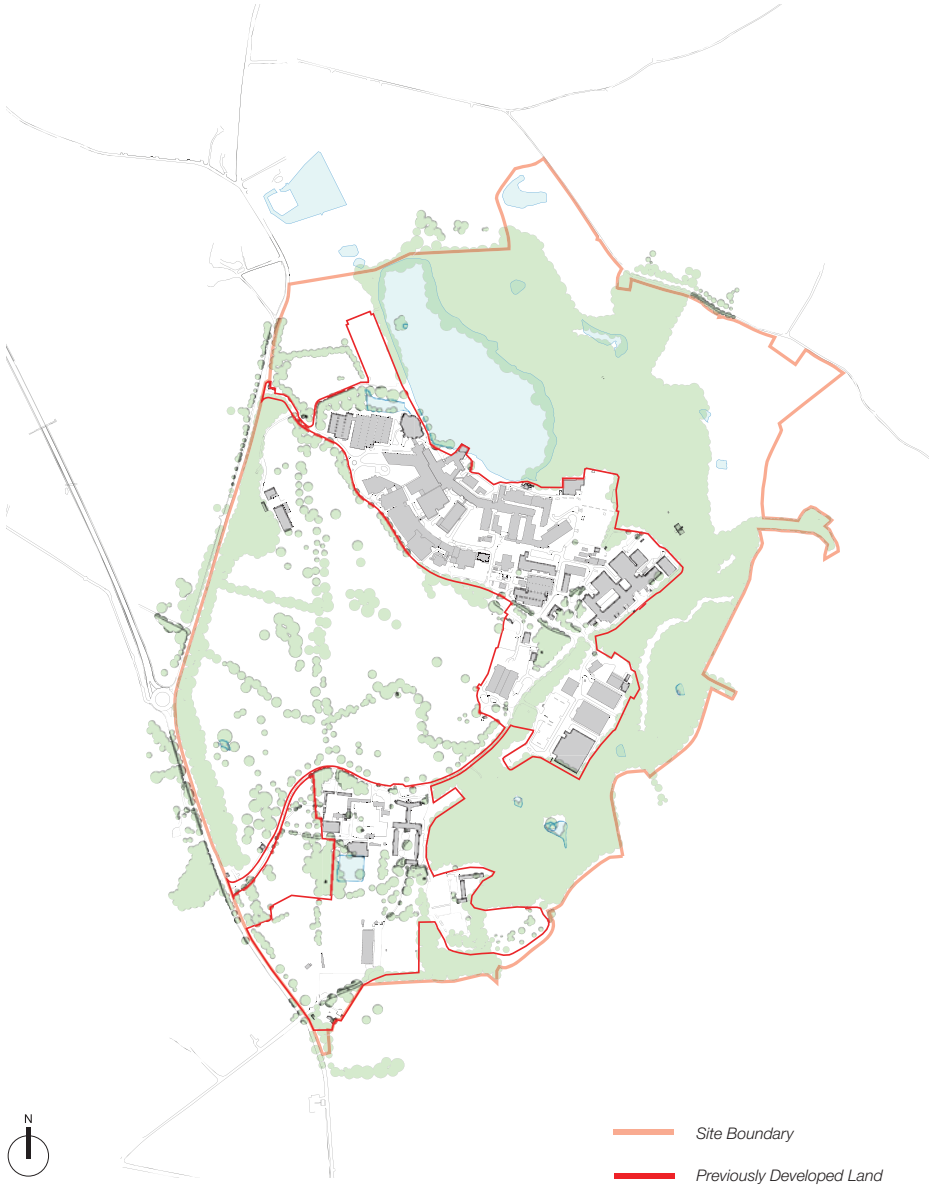


Figure 7. Previously Developed Land

Siting

Draft Policy CS29 makes it clear that in terms of location, development will be expected to be limited to the areas of the defined Previously Developed Land (PDL) on the site, unless:

- Very special circumstances are demonstrated to justify use of other areas in their place;
- There would be no loss of environmental quality or visual amenity;
- There would be no greater impact on the openness of the Green Belt.

For clarity the Council has defined the PDL as illustrated in Figure 7. However, it should be recognised that any new development within the PDL must still preserve the openness of the Green Belt and some parts of the PDL may need to be retained as open spaces.

Quantum

In terms of the quantum of development, as set out in the emerging policy and having regard to the site's Green Belt designation, the intention is that there is no greater impact on openness. However, it is considered that there is likely to be substantial scope for redevelopment within the PDL without loss of openness by the demolition of redundant buildings on site.

It is intended that the quantum of existing development on site is defined and set down in the anticipated SPD, to enable assessments of impacts on openness to be readily and consistently applied.

Land Use

In terms of acceptable land uses, the policy sets out the Council's intention to pursue the development of the site as a strategically important science facility for supporting high value businesses engaged in life sciences.

As the Task Force's vision is for the science park to have a particular focus on human health sciences, technologies, R&D and processes, Cheshire East Council commissioned a future market assessment of demand for these uses.

The draft modelled demand data, reinforced by stakeholder evidence, reveals that occupancy levels for these uses are likely to build over time at Alderley Park. It concludes that the delivery model for the site going forwards will have to be pragmatic and opportunistic, but at the same time sustained and committed to the long term.

Although projections are of course to be treated with caution, the assessment estimates that there could be demand for in the region of

67,000 sq m of net lettable area to 2030 for these uses. Actual demand will be dependent on a number of variables, however this assessment suggests it may be unrealistic to expect the entire site to be taken up for these uses during the period of the emerging local plan. This aligns with the draft policy which builds in a degree of flexibility over future land uses.

Given the scale of Alderley Park and the significant costs associated with bringing forward the science park, it is also recognised that it may be necessary to release parts of the site for higher value land uses such as housing, to ensure the science facility is financially viable in the long term.

Draft policy CS29 therefore sets out that other uses will be allowed where:

- It can be demonstrated they are either necessary for the delivery of, or complementary to, life science activities;
- They accord with the proposed SPD.

Necessary land uses are envisaged as being limited high value uses such as residential where they are demonstrated as raising essential finance to realise the vision.

Complementary land uses will be defined in the proposed SPD. It is however envisaged such opportunities could include:

- HQ's, R&D and B1 business uses;
- B2 or B8 industrial and storage uses related to life sciences where the scale, nature and location of the operation does not detract from the prestigious character of the site;
- Leisure;
- Small scale A1- A5 retail/food and drink uses limited to a size which would be viable serving only the needs of the other occupiers on site;
- C2 or D1 residential and non-residential institutions where the use is related to healthcare or learning institutions.

The quantum of any necessary or complementary land uses cannot however be defined until a more detailed assessment has been carried out as part of the SPD process.

Design

Any new buildings on this site must respect the heritage, landscape and nature conservation assets, which set the site apart as an attractive environment of distinctive character. It is envisaged that the SPD will set out design criteria for redevelopment on the site, to guide the layout of the site, connectivity, scale parameters and build quality and landscaping aspirations. Some of the key planning considerations of the site are shown in Figure 8.

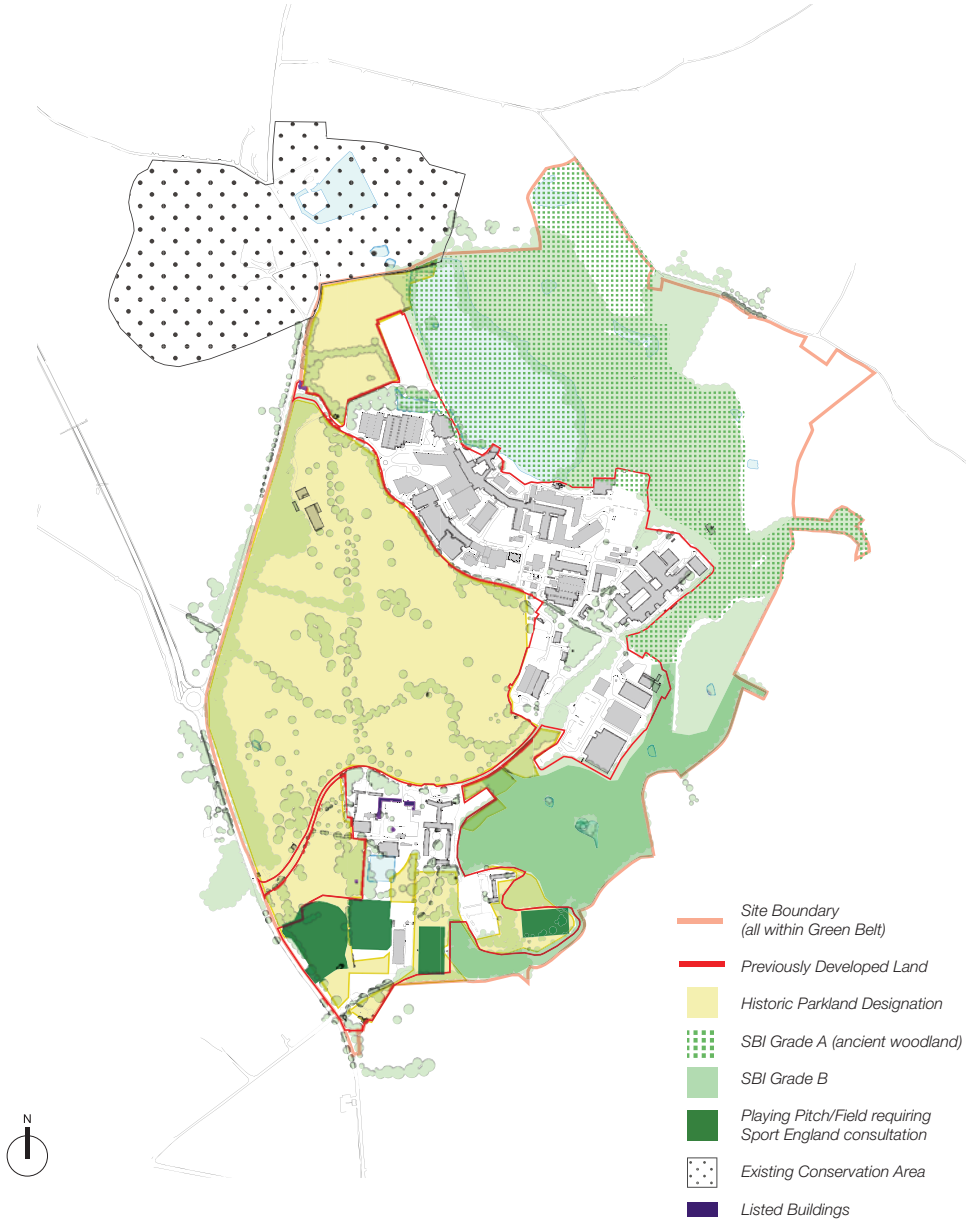


Figure 8. Key Planning Considerations

5. Character Areas

The existing 162 ha (400 acre) site is the largest research and development site of its kind in the UK. The site can be defined into four main character areas, that reflect differences in usage, building typology, scale, location and context.

Mereside: The primary centre for R&D activity, including Radnor Mere.

Parklands: Primarily offices with some R&D support functions.

South Campus: A mixture of offices, conference facilities and centre for sports activities set around the historic Alderley House listed structures.

Woodland and Farm: Open rolling farmland and dense wooded areas outside the previously developed land.

Three of the character areas have been identified as having potential for development: Mereside; Parklands; and South Campus.

Figure 9. Character Areas - Aerial

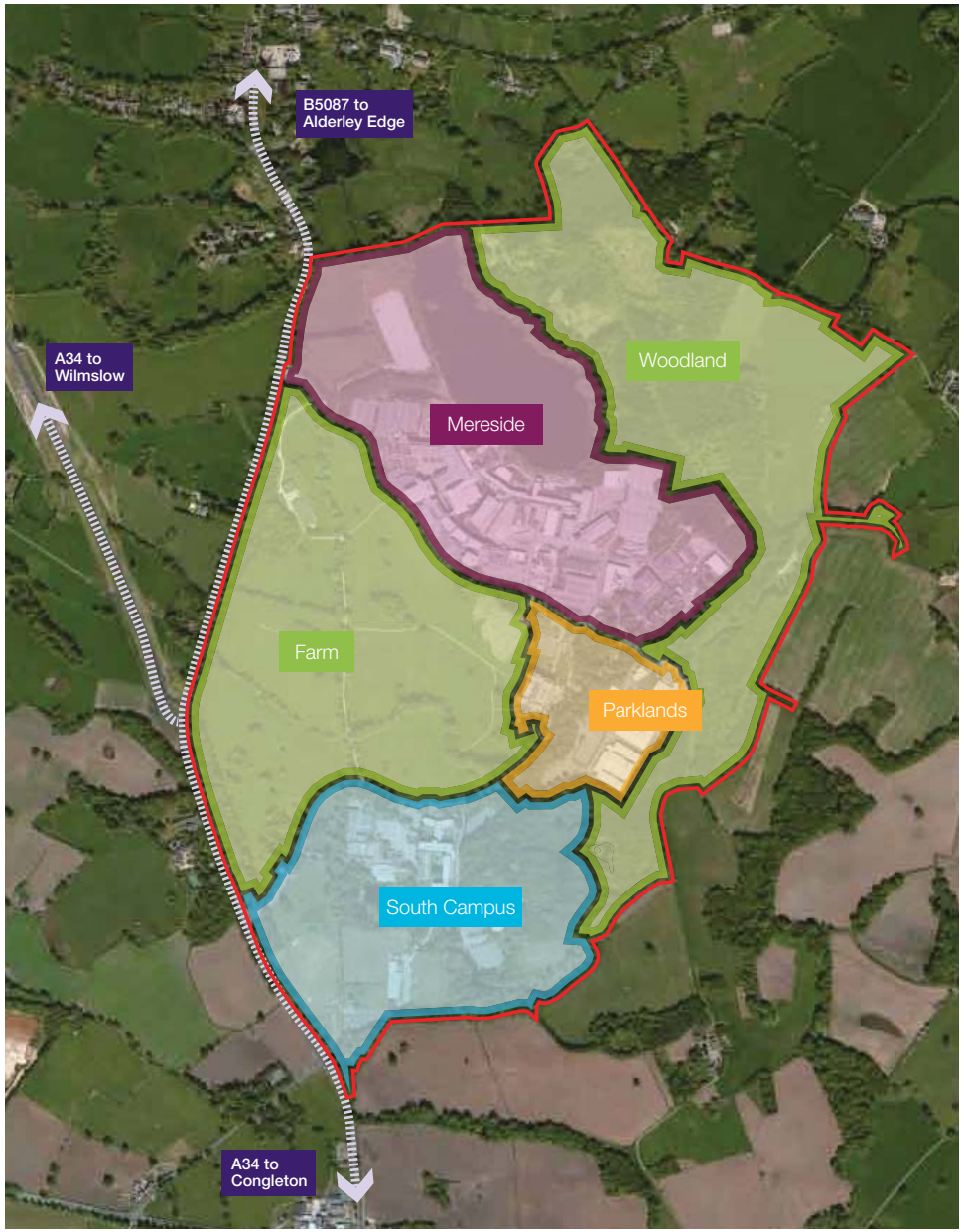


Figure 10. Character Areas

Future development opportunities should be focused on areas within the Previously Developed Land boundary. Broad parcels of land have been identified in each character area and are likely to form the basis of any future site strategy. These areas are as follows:

Mereside:

> Mereside West (MW)
> Mereside Central (MC)
> Mereside East (ME)

Parklands:

> Parklands West (PW)
> Parklands East (PE)

South Campus:

> South Campus Central (SCC)
> South Campus South (SCS)
> South Campus East (SCE)

Site	Area (acres)	Area (ha)
Mereside	49.30	19.95
Parklands	15.30	6.20
South Campus	40.90	16.55

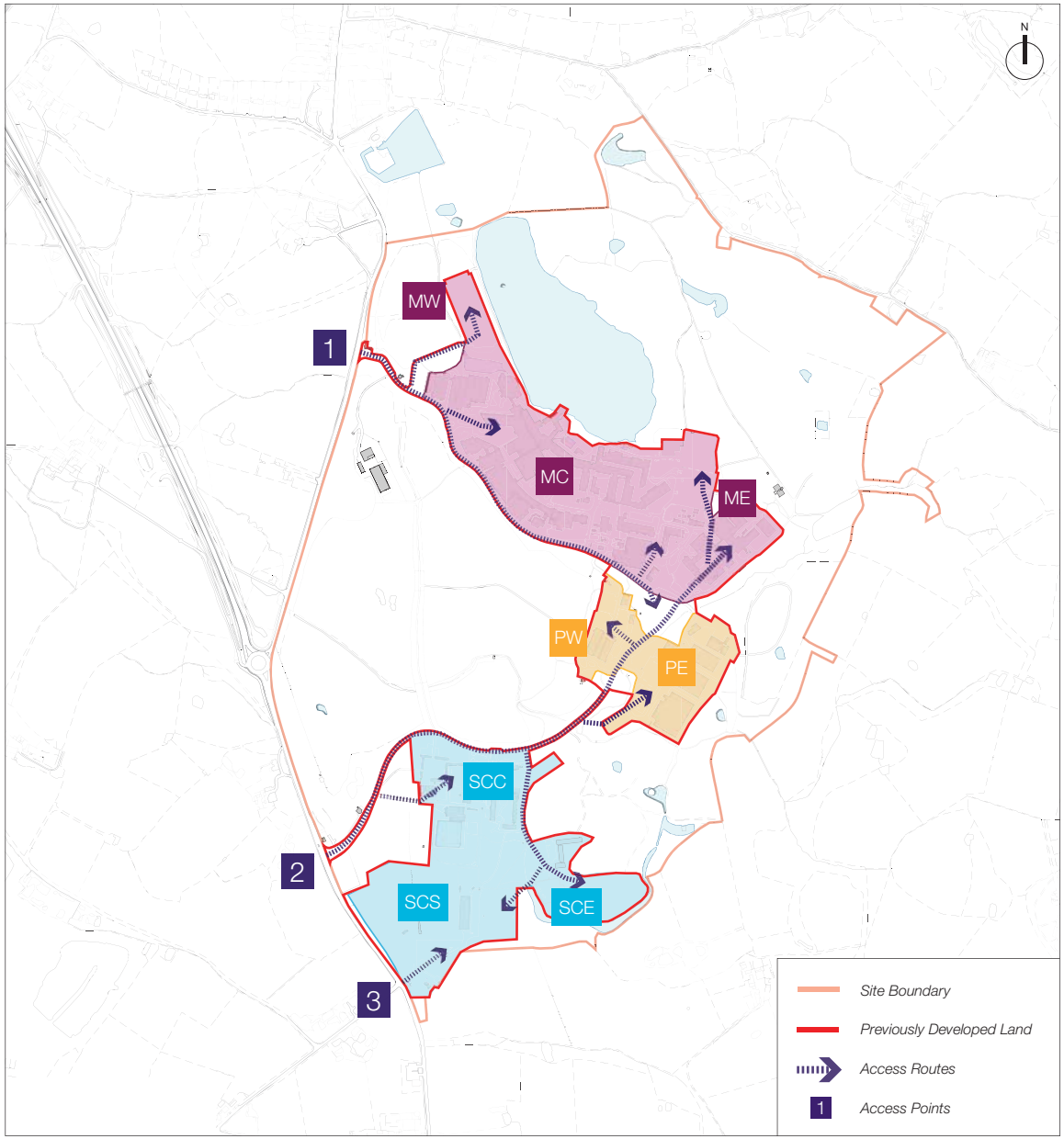


Figure 11. Development Opportunity Areas

Mereside

Mereside Today

Alongside Radnor Mere sit state-of-the-art chemistry and biological facilities, the energy centre and the recently created BioHub, along with modern offices, a high-tech conference centre, restaurant and parking for 2028 cars.

In these buildings there is a primary focus on the discovery, development and commercialisation of prescription medicines for gastrointestinal, cardiovascular, neuroscience, respiratory and inflammation, oncology and infectious diseases.

1. *Radnor Mere*
2. *Multi-storey Car Park*
3. *Access*
4. *Farm & Parkland*
5. *Main Entrance Plaza*
6. *High Value R&D Facilities*
7. *Energy Centre*
8. *Primary Sub-station*
9. *Woodland*
10. *Conference Centre*

Figure 12. Mereside Assets

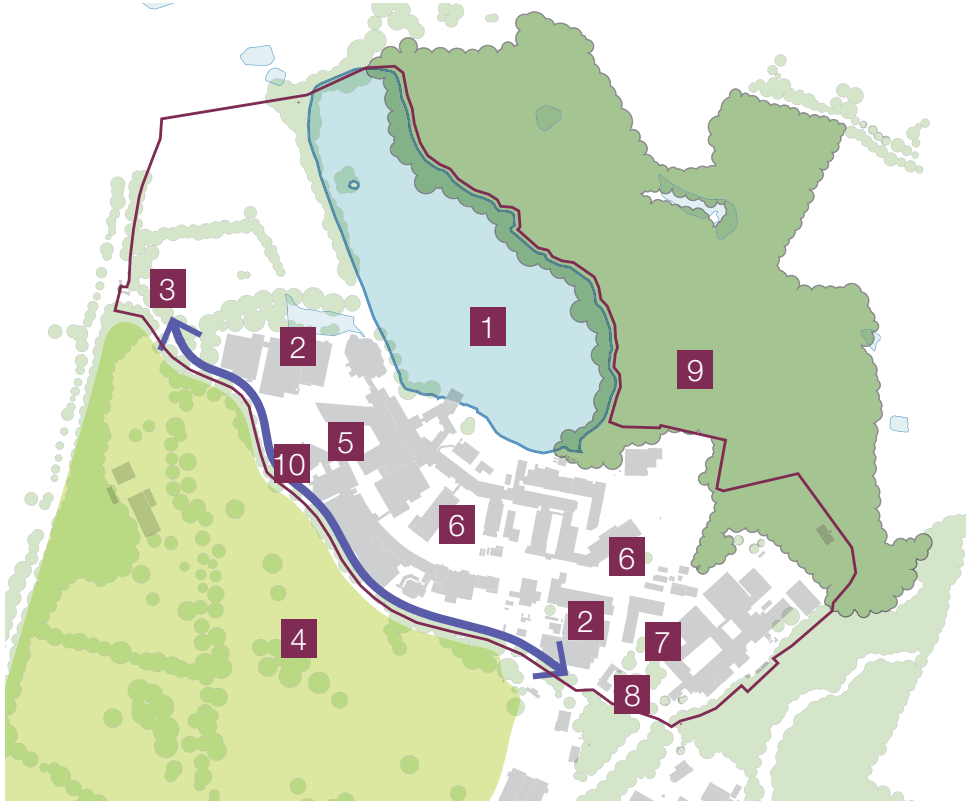


Figure 13. Mereside Opportunities

Precedent

Precedent

Future Opportunities

Given the quality of facilities, the degree of recent investment, and the expanding BioHub at Mereside, this area is the logical focus for the development of a focused, differentiated life science business cluster.

It is envisaged that Mereside will remain the focal point for the development of a future world-class business community with the primary objective of stimulating, nurturing and expanding life science activities with a particular focus on human health sciences, technologies, R&D and processes, incorporating the AstraZeneca resource. It is hoped over time this will provide employment for around 4,000 employees, deliver economic growth and a sustainable future for life science businesses across the region. A number of key principles have been identified for future development of the area, which are as follows:

i. Retention of the Best Facilities

Future development would naturally be centred around the existing prime assets and BioHub. It is anticipated that over time older facilities will be demolished creating new development plots and opportunities for new facilities.

ii. Harnessing the Natural Assets

Mereside benefits from its proximity to Radnor Mere and the historic parkland. These assets should be protected, utilised and enhanced to ensure the environment of the life sciences cluster is fitting for a world class facility. By reducing the density of existing development and extending areas of the existing natural woodland, there are opportunities to create new vistas, reconnecting the farm and parklands with Radnor Mere.

iii. Development Opportunities

In the first instance, it is envisaged that underutilised areas in Mereside would be reserved for future expansion and development of life science businesses. However, if a clear case is demonstrated that development for other uses meets the criteria set out in emerging policy CS29 and would not prejudice the establishment and growth of the science park, there may be opportunities for other uses in Mereside West or Mereside East.

Parklands

Parklands Today

Parklands, sited centrally within the built up area of the site, contains both the Parklands office building, constructed in 2003 at a cost of £34 million, and a number of significantly scaled ancillary buildings and car parking.

The Parklands office building, constructed over 5 floors, currently houses more than 800 workstations in a high quality open plan environment. The ground floor provides a large open atrium with a cafe, high quality meeting and conference facilities as well as informal collaboration spaces.

1. *Farm & Parkland*
2. *Parklands Office Building*
3. *Multi-storey and Primary Sub-station*
4. *Connectivity with Mereside Site*
5. *Ancillary Buildings and Car Parking*
6. *Existing Footpath Routes*
7. *Woodland*
8. *Access*

Figure 14. Parklands Assets

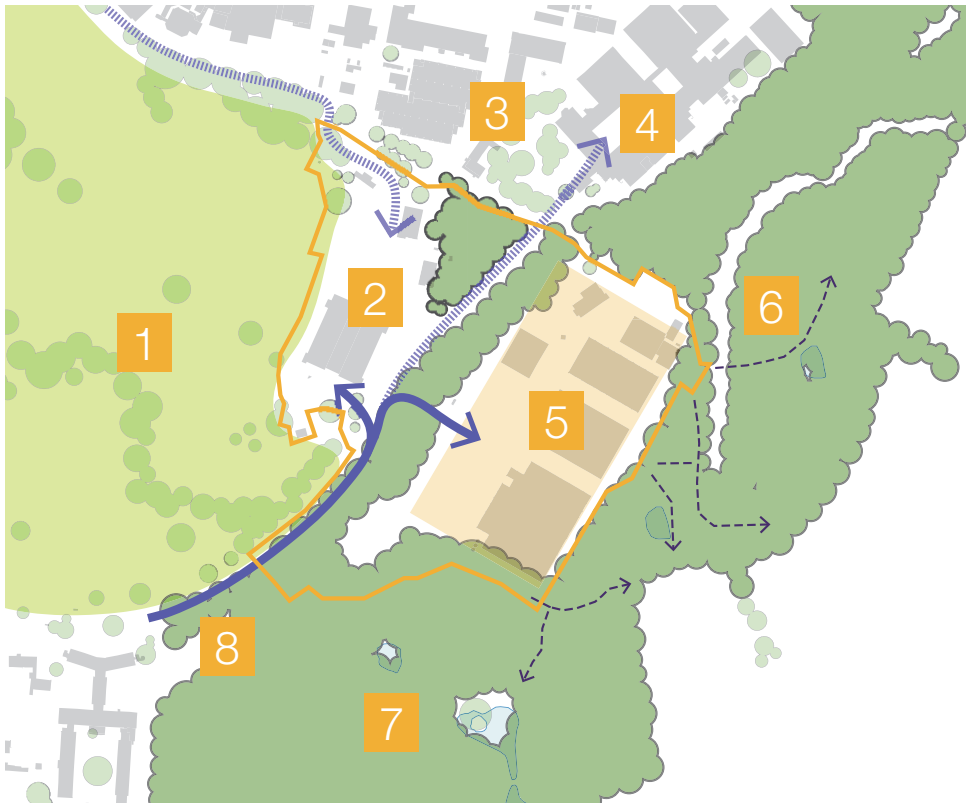


Figure 15. Parklands Opportunities

Precedent

Precedent

Future Opportunities

The site's central spine road subdivides Parklands into two distinct parcels of land shown in Figure 15 as Parklands West (PW) and Parklands East (PE). It is envisaged that the award winning Parklands office building, overlooking the historic parkland in PW, would be retained, potentially with some adjacent new development. The buildings in Parklands East are less likely to be utilised by future occupiers and it is envisaged that this area will prove an attractive redevelopment opportunity.

i. Retention of the Best Facilities

The high quality Parklands office building is considered suitable for reuse either for life science business or, potentially, for other suitable uses in accordance with emerging policy CS29. The configuration of this building means that it could be suitable for a single large occupier, for example as a company HQ, or alternatively it could be split between a number of users, potentially sharing common areas and facilities. The Parklands East site buildings could be demolished to create a sizable new development plot.

ii. Harnessing the Natural Assets

The woodland extends through and around Parklands creating a natural screen between the through road and Parklands East.

This establishes two parcels with distinct and separate characters. Parklands East is also surrounded on three sides by woodland, where the opportunity exists to connect to the existing footpath network. Within and around the whole of the Parklands area there are a number of other key landscape assets, including historic parkland to the west, ancient woodland to the north and two designated Sites of Biological Importance to the east. These assets should all be protected, managed and enhanced in any future proposals for the site.

iii. Development Opportunities

Alongside the retained Parklands office building there may be opportunities for new high quality buildings in Parklands West, optimising the views over historic parkland, subject to compliance with planning policy.

The Parklands East plot, which can be accessed from the north and south, offers opportunities for a range of complementary or necessary land uses where they comply with planning requirements. The screened nature of this area of the site creates a potential self contained development parcel, creating the opportunity for a stand alone development.

South Campus

South Campus Today

South Campus is located around the site of the historic Alderley Hall. It contains an abundance of listed buildings, historic parkland and landscape features. The largest building in this area is Alderley House. The first phase of Alderley House was built in the 1960s and there have been a series of upgrades and additions to the facility up to 2005. The buildings currently house more than 900 staff from various office-based enabling functions.

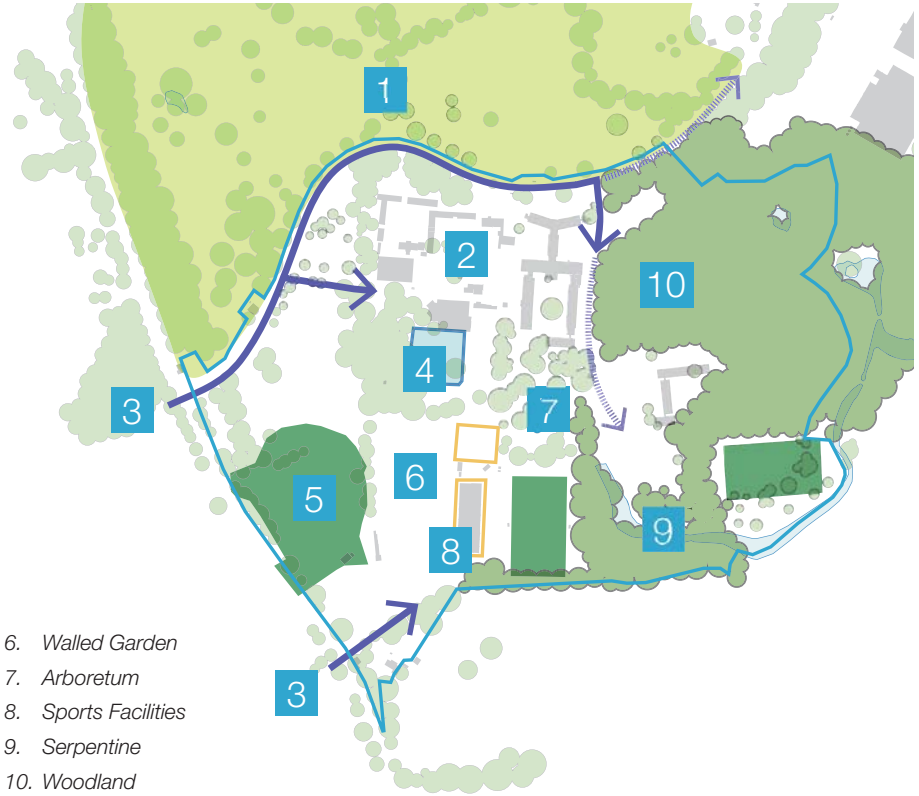
Adjacent to Alderley House sit two courtyards which still give hints of life at Alderley Park in days gone by. The upper courtyard contains a mix of heritage buildings including an historic dovecote, and a range of former farm buildings now used as offices.

The Watergarden Restaurant is in close proximity, with seating for 250 people.

At the southern end of South Campus there is a full-sized sports hall with a fully equipped gymnasium. Extensive external sports pitches include:

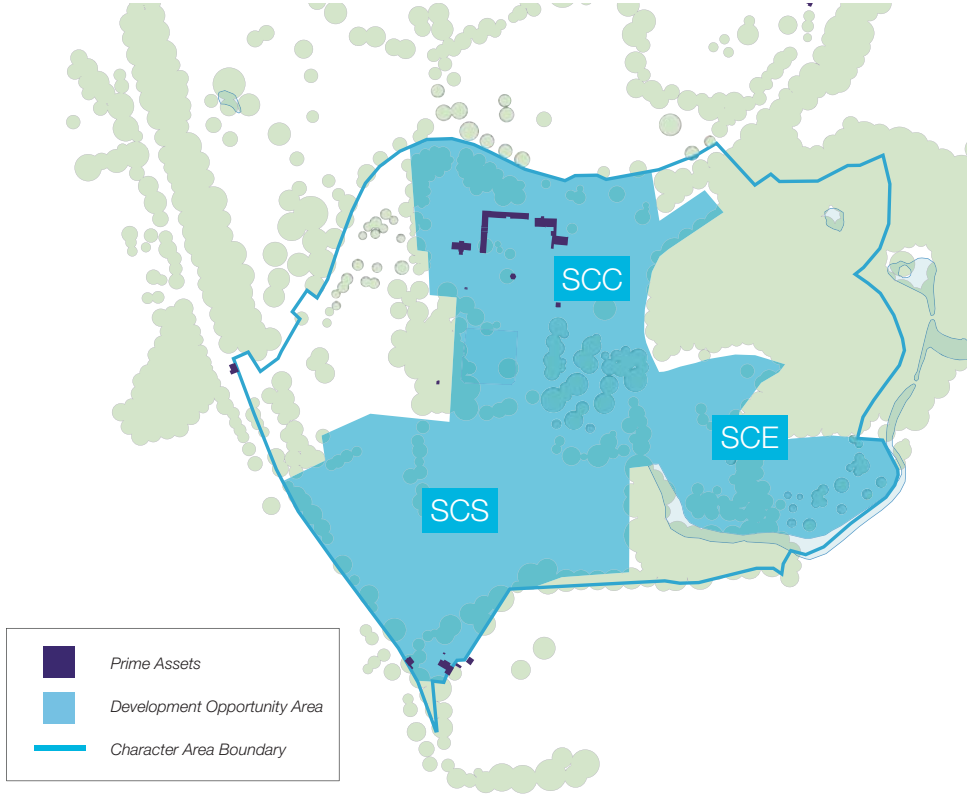
- Three floodlit outdoor tennis courts;
- Two full-size football pitches;
- Two cricket pitches with pavilions;
- Dedicated parking to accommodate all sporting functions.

Figure 16. South Campus Assets



1. *Farm & Parkland*
2. *Listed Buildings*
3. *Access*
4. *Water Garden*
5. *Sports Pitches*
6. *Walled Garden*
7. *Arboretum*
8. *Sports Facilities*
9. *Serpentine*
10. *Woodland*

Figure 17. South Campus Opportunities



Precedent

Precedent

Future Opportunities

It is envisaged that the many heritage assets of the South Campus will be retained and reutilised with opportunities taken to demolish and redevelop some of the other buildings to better complement the setting of these heritage features.

i. Harnessing the Assets

Future development must take advantage of the existing heritage assets in this area, particularly the concentration in South Campus Central (SCC). Listed structures must be retained and new uses found which will ensure their sustainable future. Any future development should be designed to ensure the setting of these assets is preserved or enhanced with any reuse proposals or infill development being of the very highest quality.

South Campus also has an abundance of landscape features and natural assets as well as outdoor sports facilities. Many of these are particularly important to the character and visual amenity of the site and should ideally be retained and incorporated into future proposals.

ii. Development Opportunities

Separated from the main R&D facilities further north, with a concentration of attractive heritage assets and with the potential for vehicular access to be separated from the northern areas of the site, South Campus offers a truly distinctive, high quality build opportunity. If higher value land uses are determined to be necessary to deliver the development of the life science cluster, South Campus offers an attractive opportunity for development of such uses, subject to satisfying planning policy requirements.

There are also a number of sports pitches in this area, some of which, for example in South Campus East (SCE), might offer potential new build opportunities, subject to it being demonstrated that they are not required to meet playing space/open space standards and meet the requirements set out in emerging policy CS29.

Appendix 1 - Policy CS29

Site CS 29: Alderley Park Opportunity Site

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,[i] 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.

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[ii]. Other uses will be supported where it has been demonstrated that they are either:
   - Necessary for the delivery of Science for Life activities;[iii] or
   - Complementary to Science for Life activities

   and are in accordance with the Site Masterplan / Planning Brief.[iv]
2. Development is restricted to the Previously Developed Land (PDL)[v] on the site unless:
   - Very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
   - 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.

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

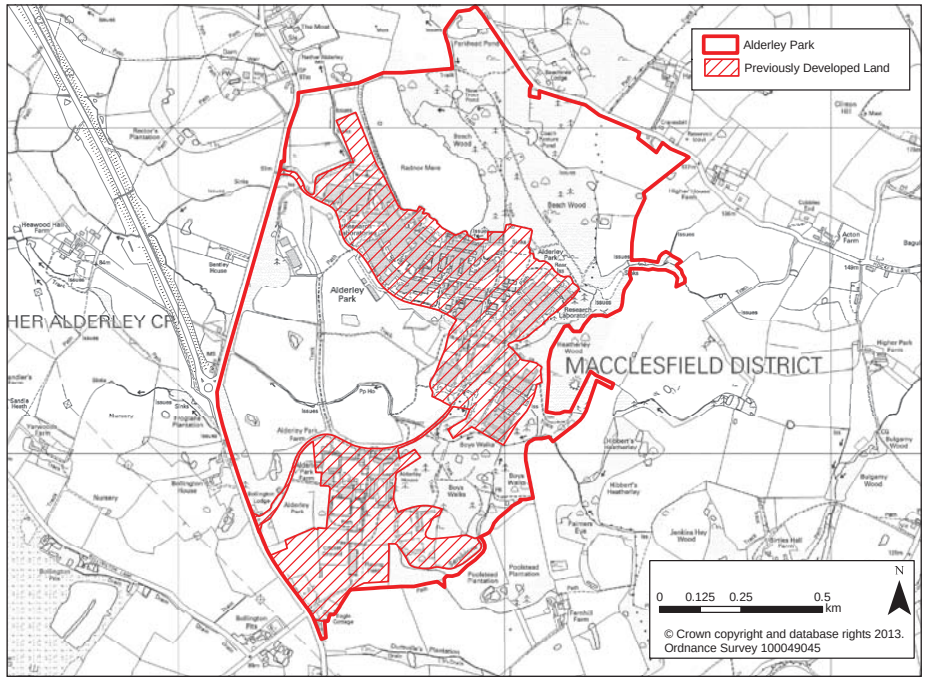
ii. *The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).*

iii. *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*

iv. *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.*

v. *The PDL has been defined by the Council as shown on the plan accompanying this policy*

Figure 18. Alderley Park Opportunity Site



Justification

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.

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.

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.

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

Appendix 2 - Future Planning Process

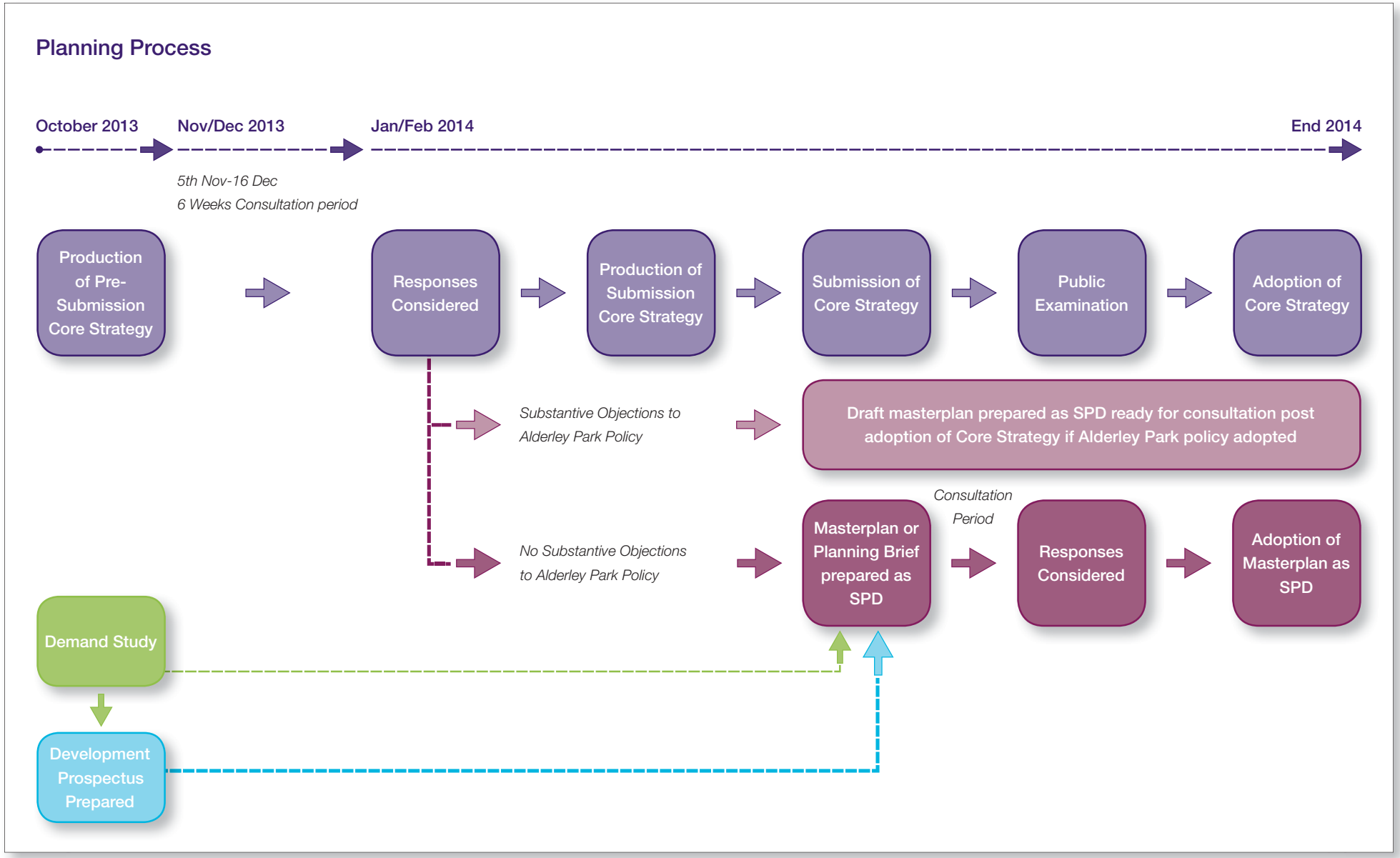


Figure 19. Future Planning Process

Cheshire East Council

AstraZeneca

Jones Lang LaSalle

5plus architects