

# Securing the future vision for Jealott's Hill

Jealott's Hill International Research Centre has grown over the last 90-years to become the largest commercial research facility in the UK dedicated to agri-tech. Syngenta invests £200m per annum in R&D at Jealott's Hill. £40m is also spent annually on the salaries of the 850 people employed here, much of which is reinvested in the local area.

To secure the future of Jealott's Hill there must be significant change. Open innovation and collaboration are essential; the site would become a cluster delivering vital work against the challenges of climate change, sustainable food production, water and resource management and clean energy.

Syngenta would be the anchor institution at the state-of-the-art Science and Innovation Park. Those working here would be supported by a garden village, providing an exceptional live/work environment with education, shops, health and community facilities, surrounded by over 115 acres of newly accessible green space and country park.



## Economic Benefits

### The proposal

World class Science and Innovation Park

2,000 New homes

New local centre, community and education facilities

### Construction benefits

£718m Construction value (total construction cost)

£118m GVA Economic output (additional GVA p.a.)

670 Total Jobs Direct construction jobs (670 temporary jobs p.a. across the 21 year build period)

810 Jobs Supply chain jobs (indirect/induced 'spillover' jobs supported p.a.)

### Operational and expenditure benefits

£11m First occupation expenditure (depending on make a house 'Tref' like a home')

3,145 Direct jobs (on site jobs within Science and Innovation Park and wider Garden Community)

1,367 Supply chain jobs (indirect/induced jobs supported)

£71.5m Resident expenditure (within local shops and services p.a.)

367 Supported jobs (more increased expenditure in local area)

£240m Economic output (additional GVA p.a.)

### Local Authority revenue benefits

£15m New Homes Bonus payments (over a 4 year period)

£3.5m Council Tax revenues (p.a.)

£4.0m Business rate revenues (p.a.)

Innovation achieved through collaboration and partnership

Jealott's Hill

syngenta

ceg:

Taylor Wimpey

# Innovation

Fostering collaboration across industries within agri-tech, life sciences, environmental management, clean energy, digital science, materials science and adjacent industries will place Jealott's Hill at the forefront of new knowledge and skills resulting in exportable products and technologies.

Additionally, the development itself offers the opportunity for future living and working.

## Sustainable travel

- Walkable neighbourhoods
- Reduce need to travel with homes near jobs and a range of new facilities on site
- Bus service improvements– links to Maidenhead & Bracknell stations as well as “on demand” service connecting local journeys
- New and improved safe walking and cycling routes and bridleways
- Onsite mobility hub brings together travel options including e-bike hire, on demand services and information as well as enabling new technology take-up

## Rich in Biodiversity

- Biodiversity net gain would be achieved across the site
- New habitat opportunities provided
- Opening up access for the first time into more than 115 acres of green spaces
- Creation of a country park, woodland and formal recreation space for all to use

## Build Back Better

- A tangible opportunity to realise policy priorities around unlocking innovative activity in high growth sectors and reinforcing the UK's economic prominence on the global stage
- This would be an exemplar low to net zero development using advanced sustainable building techniques (reducing embodied carbon in construction)
- Intelligent design and future proofing in order to deliver energy efficient homes and business space
- Limit energy use, renewable energy on site and water reduction initiatives

# National and global importance

The science delivered at Jealott's Hill is of vital international significance and has a global application, protecting millions of acres of farmland worldwide.

The proposals will put Jealott's Hill on a worldwide stage for R&D.

It will deliver:

- **Inward investment** - significant private sector post-Brexit, post-covid investment into the UK
- **Local jobs, skills and infrastructure** - Build Back Better
- **Innovation and R&D** –
  - Delivering new technologies through collaboration within the cluster, spreading knowledge
  - Bolstering UK R&D capacity and promoting UK-led innovation
  - R&D addressing key issues the country is facing - climate change, finding clean energy solutions and sustainable food production
  - Helping with Government's aims of creating sustainable jobs, meeting the 2.4 per cent of GDP on R&D target, fostering place-based collaboration across UK
  - Supporting the UK R&D roadmap - 'building the foundations for the new industries of tomorrow' is a key focus of the Jealott's Hill development
  - Helping on the path to sustainable farming
  - Helping address UN Sustainable Development Goals, including “Zero Hunger” and “Climate Action.”
  - Creating a focus for research into clean growth – sharing knowledge for a green industrial revolution and helping the country to meet ambitious new climate targets through R&D



## Emerging Masterplan



- Science and Innovation Park
- The Hub
- Community Facilities
- Retail
- Primary School
- Public Transport
- Jealott's Hill Farm
- Potential SANG
- Current Community Landshare Location
- Sport and Leisure Facilities
- Natural Equipped Area of Play
- Warfield Church
- Pub
- Garden Centre
- Golf Course
- Fernygrove Farm Shop
- Frost Folly SANG Car Park
- Strategic footpath/cycle way

## Sensitive development

**As well as being sensitive to issues such as environment and transport, we will be fully committed to engagement and collaboration.**

Cross border working groups will be established with RBWM and other stakeholders – for example exploring transport and sustainability solutions.

We continue to engage with Parish Councils as local community representatives and have launched a website [www.jealottshill.com](http://www.jealottshill.com) which includes information and films about the proposals and provides an opportunity to ask questions and engage with the team.

At the appropriate time, so as not to conflict with BFC's Local Plan engagement, we will involve the local community in the development plans, ensuring that wider community is involved from masterplanning through to delivery. This will include liaison groups, workshops and consultation events.

### Phasing

Appropriately phased infrastructure delivery to provide benefits and deliver facilities and improvements to existing infrastructure early in the development timeline.

A sensitive approach to construction, managing vehicular movement and the effect of construction to effectively minimise disruption.

As Syngenta will be the anchor institution at the site, there is a vested interest in ensuring this early delivery of new and improved infrastructure is realised.

## Social benefits for local people

**Jobs & skills** – new employment opportunities, training and apprenticeships, incubator space, giving start-ups access to science facilities & equipment, work with universities

**Housing** – a range of homes across a variety of tenures to provide housing solutions for all

**Green Space** - access to over 115 acres of new green space for the first time, including country park, woodland, walking routes and cycleways

**Education** – new school, outreach programmes, encouraging pathways to STEM

**Facilities** - education, healthcare, retail, leisure, sports and recreation

**Supporting local towns and facilities** – supply chain benefits from the investment and new resident/employee spend



# Why is the proposal exceptional?

Jealott's Hill has a 90-year history, it pre-dates the Green Belt. The development will incorporate some 25 hectares of previously developed land and will retain at least 115 acres within the Green Belt.

The proposal is supported by the National Planning Policy Framework (NPPF) which gives significant weight to the need to support economic growth, particularly where the UK can be a global leader in innovation.

These homes are needed as part of Bracknell Forest Council's Local Plan and housing need requirement.

By delivering a strategic site with homes close to thousands of jobs, this will create the necessary investment into transformational transport improvements including sustainable travel initiatives and provision of healthcare, education and other facilities and infrastructure. Something that would not be possible if these homes were dispersed, despite the fact they would still generate impacts.

Barton Willmore, Lichfields and CBRE have produced independent reports setting out the economic case and exceptional circumstances for the development. These include:

- Global/national importance of agri-tech sector and the opportunity to boost productivity through AI and data
- The UK would struggle to maintain competitiveness in future agri-tech research without Syngenta's facility at Jealott's Hill
- Jealott's Hill is the only UK site (Syngenta or otherwise) with the scale, depth and breadth of expertise and capability to facilitate end to end R&D
- No reasonable alternative sites which are suitable and available to relocate
- This would deliver a cluster which will support collaboration, innovation and knowledge sharing
- It will deliver significant economic growth, help to address local productivity challenges and be at the heart of a thriving and productive Thames Valley Berkshire economy
- It will help to meet the lack of supply of laboratory, office and glasshouse space in the south east
- The site as a whole makes a limited contribution to the five purposes of Green Belt
- There is a commitment to deliver compensatory improvements, including the provision of a country park and SANG as well as the delivery of strong and enduring defensible settlement boundaries

## Experience in Delivery



### Syngenta

- Syngenta helps millions of farmers around the world to grow safe and nutritious food, while taking care of the planet
- Investing \$1.3bn globally in R&D
- Syngenta's Good Growth Plan puts the urgent fight against climate change and biodiversity loss at the heart of farming's productive future and the global economic recovery

### CEG - Kirkstall Forge

- Brownfield regeneration to deliver 1450 new homes, 400,000 sq ft of offices, retail and leisure space
- Early delivery of infrastructure, including new railway station and skills and training campus
- First flagship office development named UK's healthiest building

### Taylor Wimpey - Prince Philip Park, Whitehill & Bordon

- 2,400 new homes, town centre, schools and community amenities including 54Ha SANG
- Planning Awards 2020 – Placemaking Award for the Best Housing Scheme (500 homes or more)
- Early delivery of facilities for the benefit of the existing and new community