

INNOVATION CORE

**Where research and big ideas
are translated into successful
commercial products
and services**



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INTRODUCTION

The UK innovation Corridor is a pioneering economic region. Public and private sectors work together in collaboration with a shared vision and purpose to ensure that its citizens, businesses and communities, as well as the country as a whole, benefit from the prosperity and growth generated by the area.

At the centre of the Corridor lies the Innovation Core, connecting the Upper Lee Valley and the mayoralty of London with the mayoralty of Cambridgeshire & Peterborough.

Innovation Core is home to an ecosystem of leading companies, institutions, and academia with ground-breaking ideas at their heart. So, what attracts these organisations to this region? Fundamentally, it is the presence of people, places, productivity and skills, backed by infrastructure, that work in harmony to nurture business expansion. Together with excellent transport links nationally and to the rest of the world through London Stansted Airport, Innovation Core offers a unified proposition - one that delivers a compelling alternative location for development within the UK's fastest-growing region.

Across the region, there are world-leading science and research parks, including Chesterford Research Park neighbouring the South Cambridgeshire biotech cluster and the West Hill Innovation Park Biotech Incubator in Hoddesdon. Forward-thinking initiatives, such as the Harlow Enterprise Zone featuring the Harlow Innovation Park, offer flexible, collaborative working that creates a community where businesses can advance. Within this Zone, Kao Data's Harlow campus - built on the site of Sir Charles Kao's pioneering discovery of fibre optic cable in 1966 - represents the future in sustainable, efficient, and scalable computing.

Central to Innovation Core's appeal are the opportunities for significant relocation and regeneration projects. The £400 million relocation and consolidation of Public Health England (PHE) to a 40-acre former GlaxoSmithKline site in Harlow will establish the largest public health science campus in Europe and create over 2,500 jobs.

A highly desirable location to live and work, Innovation Core offers residents a mix of lifestyles from rural to urban that combines beautiful countryside and thriving market towns. Responsive plans for new homes and garden town developments will enable sustainable economic growth.

As Chair of the UK Innovation Corridor, I welcome the collective leadership shown by local authorities in West Essex and East Hertfordshire, who with their County Councils, have adopted a cross boundary collaborative approach to the establishment of Innovation Core.



Dr Ann Limb CBE DL

Chair
UK Innovation Corridor

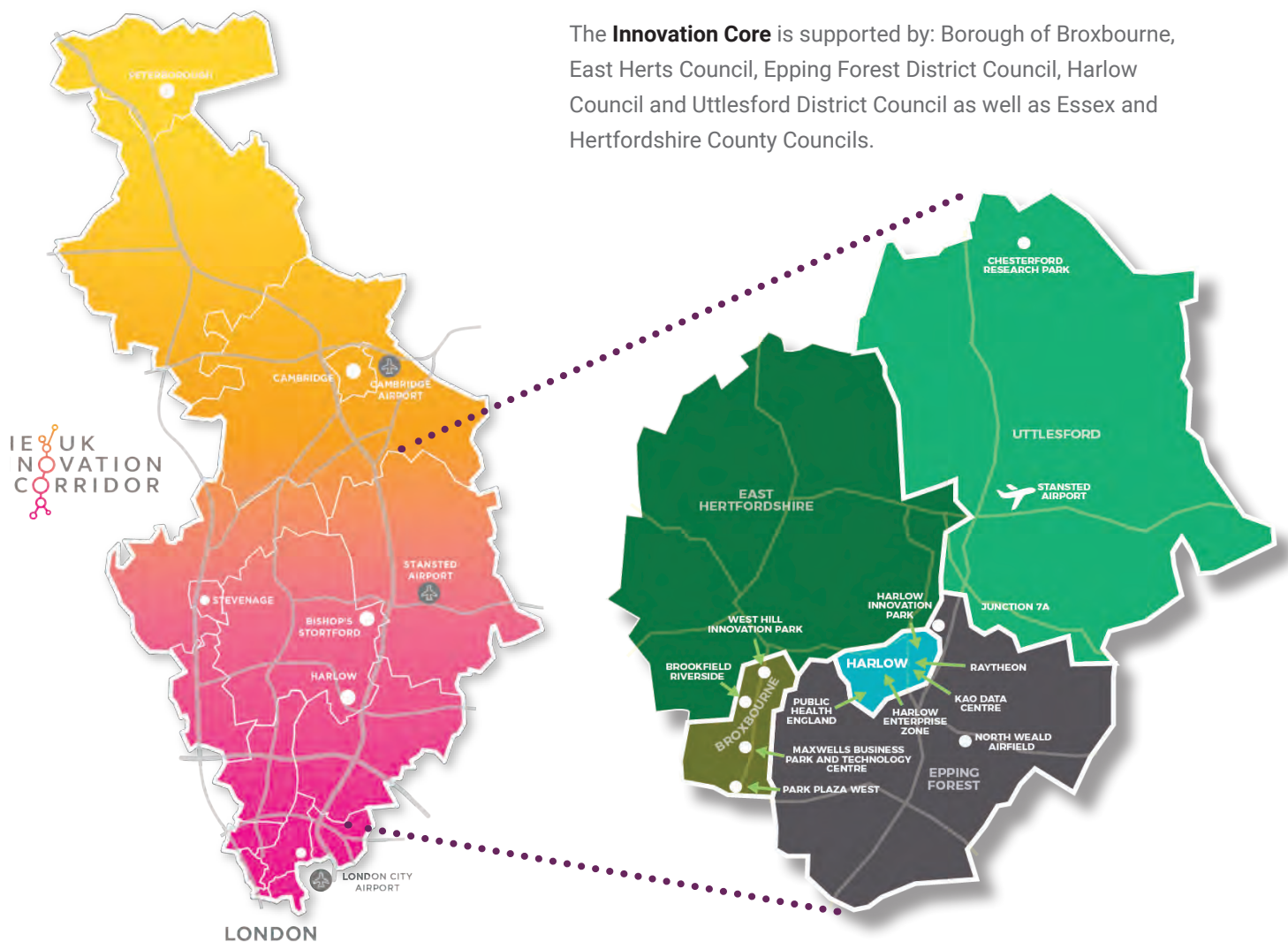
“ This is cognitive, strategic and geographic innovation. Innovation in thinking, working and place-making that benefits the whole Innovation Corridor. It also makes a significant contribution to the government's levelling up agenda by reducing spatial disparities and helping rebalance the UK economy. ”

INNOVATION CORE

The Innovation Core, linking Cambridge and London, is where the research and ideas are transformed into commercial products and services. With an ecosystem of leading science, technology and manufacturing companies, Innovation Core is the perfect blend of businesses, skills, productivity, and places, to turn innovation into world-leading solutions.

We offer a compelling option at the core of the UK Innovation Corridor, where:

- fast-growing clusters connect London to Cambridge
- an ecosystem of leading science, technology and manufacturing companies locate
- potential is realised as big ideas are translated into successful commercial products and services
- innovation is at the core of world-changing opportunities
- accessible and attractive places are served by excellent transport infrastructure nationally and to Europe and the rest of the world by London Stansted Airport
- people, skills and ambition support growth
- the member councils and boroughs have created one unified proposition.



The **Innovation Core** is supported by: Borough of Broxbourne, East Herts Council, Epping Forest District Council, Harlow Council and Uttlesford District Council as well as Essex and Hertfordshire County Councils.

The Innovation Core offers a developing, urban and rural location where:



272,600

people are in employment and the growth forecast is 58,000 jobs by 2033



34%

of the population are educated to at least degree level or have equivalent professional qualifications



32,570

existing businesses and 72 hectares of employment land available



100% cover

high-speed broadband is available throughout the Digital Innovation Zone (DIZ)



200

international destinations from London Stansted Airport. £8 billion of cargo per year



M11, M25, A10, A120 and A414

provide swift road and rail links to London, Cambridge, West Hertfordshire and Harwich Port



61,418

new homes planned – mostly in garden developments around existing settlements



Easy access to the Universities of Essex and Hertfordshire as well as University of Cambridge and Anglia Ruskin University's Arise Innovation Hub for Health, Performance and Wellbeing



Excellent local school and further education colleges: Harlow College, Hertford Regional College and Stansted Airport College

▼ East Hertfordshire was named the UK's best place to live according to the Halifax Quality of Life Survey 2020



LIFE SCIENCES AND HEALTHCARE

The UK has a globally unique health and life sciences ecosystem. Its track record of scientific breakthroughs is driving the next generation of life-changing treatments, technologies, and services. Innovation Core has a strong scientific community and is home to a range of life sciences and healthcare institutions, providing 24,700 jobs in life sciences, 11% of the national employment. The region's combination of life sciences, advanced manufacturing, and ICT, digital and media companies is suited to the application, manufacture and commercialisation of medical technology, particularly medical devices, and digital health solutions. The Innovation Core is uniquely positioned to be where science and technology is translated into products and services, with companies such as Pharmaron in Hoddesdon and GSK in Ware utilising its assets.



Chesterford Research Park – where life meets science

Chesterford Research Park offers advanced laboratory and office space set within idyllic parkland near Cambridge – modern, dynamic, flexible facilities perfectly appointed for biotechnology, pharmaceutical and technology research and development (R&D) companies of all sizes.

The research park is home to companies that are making a real difference including AstraZeneca, Arecor, Domainex, Lonza and Microbotica. Scientists, investors and entrepreneurs work side by side at the park, developing life-changing drugs and technologies within a sustainable environment.



An integral part of the regional life science cluster, the park's occupiers enjoy access to world-class talent within an exceptional commercial environment, which includes first-class central facilities and a highly supportive Park team.

The Nucleus central building provides meeting room and conferencing facilities, an award-winning restaurant and health and fitness centre open to both park occupiers and visitors.

The Emmanuel Building, ready for occupation in Summer 2021, is a new building that will be finished to a fitted laboratory standard, providing purpose-built facilities for life science R&D companies.



Public Health
England

Public Health England

A £400 million government investment, Public Health England (PHE) will be headquartered in Harlow, creating a world-leading public health science campus. This state-of-the-art centre of national and international scientific expertise will support PHE's role as a global leader in applying cutting-edge science to protect and improve the public health for the next generation.

At the forefront of research, big data and new service provision, including opportunities for digital health, this new facility will see the relocation of up to 2,750 government scientists into the Innovation Core with capability for future expansion supporting its supply chain and attracting other associated private sector enterprises to 'cluster' in the area.



Access to a breadth of resources

Innovation Core features other progressive developments and partnerships to support life sciences and healthcare, including:

- Harlow Innovation Park
- West Hill Innovation Park Biotech Incubator in Hoddesdon
- One Nucleus, the Cambridge-London life science membership organisation provides support to this cluster.

ADVANCED MANUFACTURING

By applying innovative technologies and methodologies, advanced manufacturing supports the improved economic competitiveness of individual companies as well as the sustainability of the UK manufacturing sector. Innovation Core boasts the infrastructure, skilled workforce and products and services to provide emerging technologies for advanced manufacturing. The region benefits from a proud tradition of innovation and is home to several global technology manufacturing leaders, including Raytheon UK, VolkerFitzpatrick and Arrow Electronics.



Harlow Innovation Park

A new destination for pioneering scientific and technological development, Harlow Innovation Park focusses on ICT digital, life sciences and advanced manufacturing businesses. It provides office, research and development and mid-tech workspaces within a relaxed, collaborative setting. An additional benefit is being connected with the highest available broadband speed because of being located alongside Kao Park, the location for four major data centres, resulting in ducting to all plots including dark fibre connectivity. The park's Nexus building secured a WiredScore Platinum rating.



Park Plaza West

Park Plaza West is a new science and business park opportunity set within 90 acres next to junction 25 of the M25 and within 30 minutes' travel of central London and key airports. Through efficient design, the developers aim to achieve Building Research Establishment Environmental Assessment Method (BREEAM) Excellence, designed for low energy and reduced running costs. Up to 100,000 square metres of business floor space will be provided with a preference for use classes B1a (offices) or B1b (research and development).



Raytheon UK

Raytheon UK has its UK headquarters and technology centre on Kao Park with several other sites across the UK.

The company is committed to investing in the UK and has ambitions to double the size of its business in the UK in the next five years. Achieving this will involve its continued investment in skills and training as well as people and technology to ensure that everyone can share in a secure and productive future.

Raytheon work in partnership with UK companies to provide the best solutions in areas including intelligence, surveillance, reconnaissance, security, cyber and training. As a company, it is committed to using its transatlantic ties to transfer technologies developed in the U.S. that could benefit the UK, such as its training packages.

A range of environments to suit your business needs

Innovation Core provides a range of business environments for manufacturing and associated design businesses all of sizes, including:

- Templefields employment area, part of the Harlow Enterprise Zone – there are already some exciting companies here, e.g. Astro Lighting, Sims Engineering, Lazerlamps Industries, and the evolution of Templefields will build on these to create a more dynamic business environment
- Hoddesdon Business Park is the industrial and business area to the east of Hoddesdon town centre. It covers 110 hectares and is the largest area of employment in Broxbourne Borough.

ICT, DIGITAL AND MEDIA



The UK Innovation Corridor in its entirety represents 242,800 jobs in ICT, digital and media representing the largest sector for the region. The size and scope of the sector has provided it with a proud history of digital innovation. For example, developed at the region's Standard Telecommunications Laboratories, the invention of fibre optic cable changed the world of optical communications and paved the way for a host of modern innovations, including broadband internet.

Many of the successful and most prominent technology business sites and premises are now full. To support this sector, and our ability to continue to innovate, there is an increasing need for more workspace and premises for multiple employment uses.

Technology innovation demands a robust network infrastructure - vital for regional growth as well as UK economic competitiveness, which is why the UK Government is stimulating investment in both fixed (Local Full Fibre Network) and mobile (5G) connectivity. There is also considerable interest amongst the private sector connectivity infrastructure investors to identify the most attractive opportunities. The Innovation Core contains several potential anchor clients for such connectivity, including colleges and universities educating Generation Z, the Kao Data advanced data centre for high performance colocation, health institutions (The new Princess Alexandra Hospital will invest heavily in digital solutions) and technology providers working with big data technologies.

An example of the region's ICT, digital and media capability is the new Information and technology centre in Cheshunt, primed for innovative companies due to open in 2022. The centre will have WIRED, BREEAM and Well Being certification.



Digital Innovation Zone (DIZ)

The multi-award winning Digital Innovation Zone (DIZ) covers the geographic region of the majority of Innovation Core. The partnership's vision is to be the best-connected place of its type in the UK. A place of innovation and inclusion. A place where the benefits of digital investment are harnessed, maximised, and shared across residents, commuters, businesses, and borders.

Building on the region's innovative legacy, the local authorities, health, education, voluntary, and private sectors work in partnership to future proof the region's economic prosperity to ensure it has the infrastructure to support the digital needs of businesses and public services.

In January 2019, 'Which?' reported that commuter borough Broxbourne had the fastest broadband speed with an average 32.5Mbps, which is considered superfast by both the Government (over 24Mbps) and Ofcom (over 30Mbps). In a more recent comparison by Compare the Market, Harlow comes 7th in the UK and Epping Forest is considered one of the places in the UK with the best digital connectivity (2018 article in the Financial Times) following a £24 million investment in the area.



Kao Park and Kao Data

A newly redeveloped science and technology hub in the Innovation Core, Kao Park is where the realms of innovation and business converge. The park combines Grade A office accommodation and a state-of-the-art data centre to create a unique proposition for occupiers seeking a next generation campus.

With a long history of scientific and technological breakthroughs, including the momentous discovery of fibre optic cable by Nobel prize winners George Hockham and Sir Charles Kao, the site is the ideal location for any business looking to place itself at the forefront of innovation.



Located on Kao Park, Kao Data's newly created state-of-the-art advanced data centre represents a cutting-edge platform for data storage in the region. When complete, the complex will represent a £200 million plus investment in the digital economy locally. The quality of the design, construction and systems installation has helped Kao Data achieve BREEAM excellent certification.

The technical capability, hyperconnectivity strategy and secure data resilience of the campus makes it ideally placed to support both cloud and hybrid cloud solutions for a range of enterprise businesses, including financial services, life sciences, defence, technology and the health sector. The centre offers direct connection to the digital North London Artery and Superhighway 1 and for this reason the UK's most powerful supercomputer, the NVIDIA Cambridge-1 will be housed there. The supercomputer will be used for AI-powered drug discovery and analysis of medical datasets.

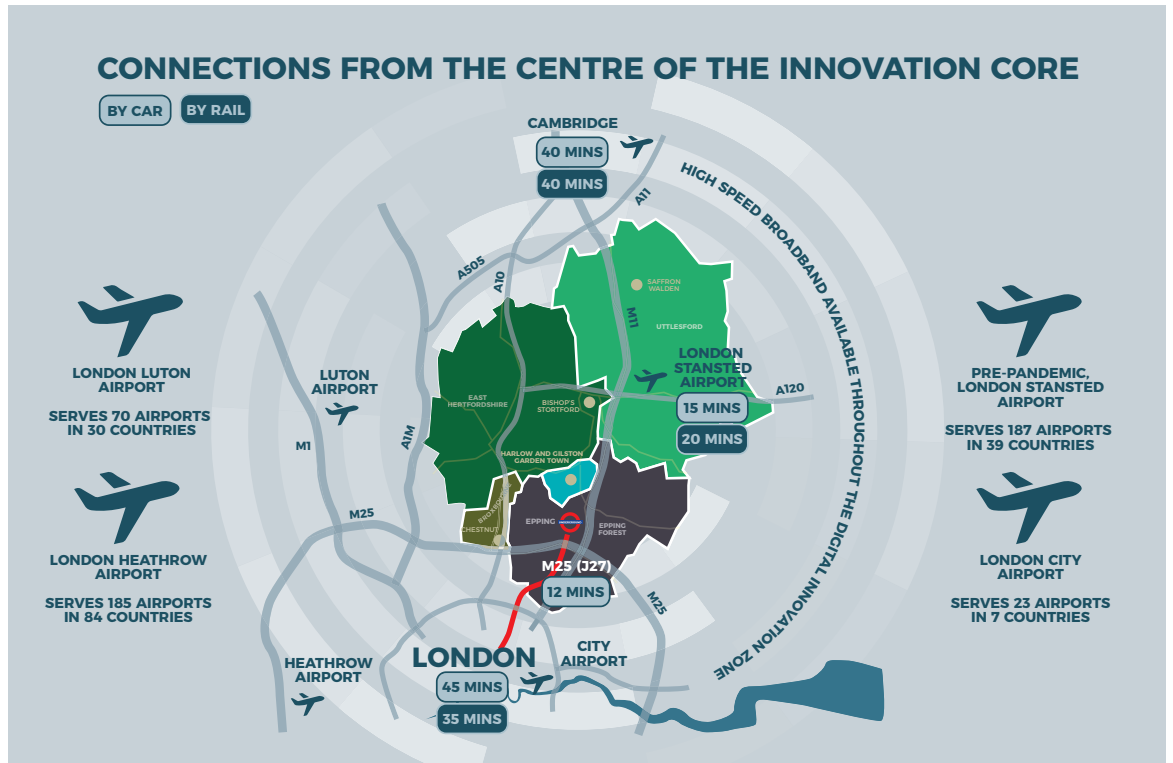
Building on an innovative legacy

Innovation Core has a range of opportunities underway to attract ICT, digital and media tenants, as well as investment opportunities, some examples include:

- North Weald Airfield - Epping Forest District Council has agreed to produce a masterplan for North Weald Airfield located next to the M11 and 3 miles from the M25. The Airfield is the Council's largest land asset, at 150 hectares, and it is a significant focus for commercial activities
- Maxwells Business Park and technology centre in Broxbourne will provide a minimum of 150,000 square feet of new space to be split between B1, B2 and B8 uses. On the site, immediately adjacent to the A10 within a mile of Junction 25 of the M25, 25,000 square feet is to be specifically for high-tech startup businesses – a campus type facility to enable a cluster effect of similar businesses. The campus will benefit from being near the adjacent site, which is being developed as a mega data centre that will be operated by one of the top five global technology companies
- Park Plaza West is a new science and business park opportunity set within 90 acres next to junction 25 of the M25 and within 30 minutes' travel of central London.

WHERE INFRASTRUCTURE, PLACES AND PEOPLE SUPPORT GROWTH

Connectivity Excellence



London Stansted Airport

Pre-pandemic, London Stansted Airport is the third largest London airport and fourth largest in the UK, serving over 28 million passengers a year. Firmly positioned as a market leader for short-haul travel across Europe, Stansted serves more scheduled connections to Europe than any other airport in the world apart from Munich. With the capacity to serve up to 43 million passengers a year, Stansted can support the introduction of new and innovative services.



The airport also boasts an impressive and growing range of transport links that benefit from close proximity to the M11 and A120, as well as direct trains to London and Cambridge. Stansted is one of the best-performing major airports in Europe for its use of public transport with over 50% of passengers travelling to and from the airport by rail, coach or bus. The pioneering airport is looking at new ways to digitally serve its customers and provide a supportive experience from their home, through the airport and onwards to their destination. The Stansted Airport Employment and Skills Academy is under London Stansted Airport's (MAG) direct management and is working in partnership with Harlow College to host the Stansted Airport College, the first airport college in the UK.

Quality of Life

Innovation Core is a highly desirable place to live and work with responsive plans for new homes and garden town developments that will enable sustainable economic growth:

- beautiful countryside, picturesque villages and thriving market towns with affordable property - East Hertfordshire was elected as the UK's best place to live (Halifax Quality of Life survey 2020)
- In January 2021, Epping came second in property finders Garrington's list of "the 18 best small towns in England to live in". Attractive features include the town's five primary schools which have been rated "good" by education watchdog Ofsted, its "outstanding" rated sixth form called the Davenant Foundation School, and its links by tube or car to the centre of London. The town is also the final station at the end of London Underground's Central line, and Epping is a ten-minute drive from the capital's M25 motorway. Epping Forest's 6,000 acres of ancient woodland was highlighted in the article for its beauty and draw for dog-walkers, runners and visitors
- Harlow & Gilston Garden Town – a new garden community with 16,000 new homes up to 2033 to be built in and around the existing town of Harlow, with its current population of 86,000 including a world-class public sculpture trail and Gibberd Garden – home of Sir Frederick Gibberd. Other attractions include the River Stort
- Brookfield Riverside – a retail, civic and leisure centre in the Borough of Broxbourne, a business campus and garden village
- local tourist destinations – Waltham Abbey, Saffron Walden, Epping Forest and the Lee Valley Regional Park to name a few.



Investment ready opportunities

World-beating solutions, together with excellent transport links nationally and to the rest of the world through London Stansted Airport, makes Innovation Core a unified proposition for investment within the UK's fastest-growing region:

- highly competitive and affordable industrial and commercial rental levels
- the most cost competitive location in the South East of England, close to London
- a range of suitable locations in world-class science and research parks including:
 - The Harlow Innovation Park, home to the Anglia Ruskin University's Arise Innovation Hub for Entrepreneurs in the Health, Performance and Wellbeing sectors.
 - Kao Park, home to Raytheon UK and Arrow Electronics
 - the Chesterford Research Park, an integral part of the South Cambridgeshire Biotech Cluster, including the nearby world famous Wellcome Trust Sanger Institute
 - the West Hill Innovation Park Biotech Incubator in Hoddesdon, and
 - Park Plaza West is a new science and business park opportunity set within 90 acres next to junction 25 of the M25 and within 30 minutes' travel of central London
 - Maxwells Business Park and technology centre in Broxbourne will provide a minimum of 150,000 square feet of new space to be split between B1, B2 and B8 uses
 - a range of other smaller developments in Bishop's Stortford and across the region.

Where businesses thrive

The Innovation Core hosts some world-class companies in three key sectors – life sciences and healthcare, advanced manufacturing and ICT, digital media. Examples of these companies are:

- Charles River Laboratories has two centres of excellence for integrated drug discovery, one located in Chesterford Research Park and the other in Harlow
- Pharmaron, a premier R&D service provider, is based in the West Hill Innovation Park, Hoddesdon (Borough of Broxbourne)
- Raytheon UK, a technology company focused on defence, aerospace and cyber and Intelligence, has its UK headquarters and technology centre based in Kao Park in Harlow
- Arrow Electronics, a global electronic component supplier to the world's leading manufacturers is based in the Innovation Core alongside
- Kao Data develop and operate data centres for high performance and advanced colocation
- VolkerFitzpatrick based in Hoddesdon is one of the United Kingdom's premiere engineering and construction companies with more than 700 employees
- GlaxoSmithKline operate a state-of-the-art respiratory manufacturing facility in Ware
- Pearson Education operate a major digital media site in Harlow.



ONE UNIFIED PROPOSITION



PARTNERS



Discover where infrastructure, places and people support expansion, today.
Contact David Burrows at david.burrows@harlow.gov.uk

INNOVATION CORE

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