



NORTHWEST
BIOTHERAPEUTICS



LAND NORTH OF MILL LANE, SAWSTON

OUR VISION



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Our Vision

Our Vision

We envision a residential-led development on a 7 hectare site north of Mill Lane in Sawston, South Cambridgeshire (the "Mill Lane Site"), which is adjacent to existing residential neighbourhoods and adjacent to the commercial district of Sawston, and is separate from Green Belt areas beyond it.

We want to continue Sawston's multi-generational legacy as a place where people are proud to live and work. Residents from the envisioned residential community on the Mill Lane Site will be able to

- Connect with neighbours in existing residences immediately adjacent to the Mill Lane Site;
- Walk or cycle just a few hundred meters to the east into the town of Sawston for work, shopping or entertainment, and
- Walk or cycle just a few hundred meters to the west to work in advanced technology jobs in the Vision Centre on the former Spicers site, developing innovative medicines against cancer and other life-threatening diseases.

This residential development on the Mill Lane Site will be a natural extension of the existing residential and commercial areas to which it is adjacent, and will serve as the western entryway to the village, preserving and enhancing Sawston's strong aesthetic character, as if it had always been part of the village.

The residential development we envision on the Mill Lane Site is eminently deliverable.

- It will not require any new transportation, as extensive transportation options are already available to the adjacent residential neighbourhoods, the adjacent commercial area of Sawston, Cambridge and places beyond;
- It will not require any major new infrastructure for utilities, as utilities are already available on the Mill Lane Site;
- The Mill Lane Site is a moderate size: large enough to enable a mixture of housing units, including affordable housing, while still being small enough to blend in as a natural extension of the adjacent residential neighbourhoods and the village;
- The Mill Lane Site is already distinctly separated from the Green Belt areas which lie beyond it (further away from the village and from the Vision Centre) by substantial existing hedgerows and trees around the perimeter of the Mill Lane Site.

We hope our vision chimes with your vision for maintaining the village character of Sawston while also accommodating an urgently needed increase in available housing.

Our Approach

We would like to work with the community in developing a framework masterplan for the site.

We are seeking the allocation of the site for residential development through the emerging Greater Cambridge Local Plan and want to ensure that the local requirements are fully considered.



— SITE BOUNDARY - 7.17HA



Fig 1: Site Location

1.0 Who We Are



**NORTHWEST
BIOTHERAPEUTICS**

NW Bio is a biotech company developing novel therapies to mobilise a patient's own immune system to treat a wide range of cancers more effectively than current treatments and without the toxic side effects of chemotherapy drugs.

Our lead product, DCVax®-L, is just finishing the last stage of clinical trials (Phase III) treating patients with Glioblastoma brain cancer, the most common and lethal primary adult brain cancer. This trial was selected by the NIHR for its priority portfolio, and DCVax®-L was the first product to receive formal designation as a "Promising Innovative Medicine" from the UK Ministry of Health.

We have treated over 20 diverse types of cancer in our clinical trials and compassionate use programs, and our aim is to enable our DCVax® immune therapies to become widely available to cancer patients..

The advanced manufacturing facility we and our partner Advent BioServices are developing in the Vision Centre on the former Spicers site will produce these immune therapies and other novel therapies for the UK, Europe and worldwide.



Advent BioServices provides advanced manufacturing services for healthcare companies developing innovative medicines, including personalised therapies made from a patient's own immune cells to treat cancer, and therapies made from a patient's own stem cells to treat other diseases.

Advent is one of only a small number of companies worldwide who are experts in the highly specialised process/technology development and advanced manufacturing of these living cell products. The demand for these specialised development and manufacturing services is growing at an enormous rate, as more and more of these therapies are entering clinical trials.

Advent's headquarters is located in the Vision Centre on the former Spicers site just across the A1301 roadway from the Mill Lane Site and the village of Sawston. Advent also has administrative offices in London and laboratory facilities at the Royal Free Hospital in London.

Advent has already been staffing its headquarters and the advanced manufacturing and technology development facility in the Vision Centre with local talent from the surrounding area, and plans to continue doing so as the facility develops further.

Advent is developing apprenticeship programs for a wide range of positions and skill levels, and has reached out to local schools in the Sawston area to further develop such programs together. Advent has also been recruiting at local career fairs and plans to continue doing so.

**Advanced Manufacturing and Technology Development Facility in the Vision Centre:
Hundreds of High Value Jobs, Nearby Housing Required**



Up to 450 new jobs over a wide range of skill levels, from apprentices and school leavers through to PhDs and senior managers, will be created in the advanced manufacturing and technology development facility that NW Bio and Advent BioServices are developing in the Vision Centre (as described above). Hiring has already been under way for over a year, and will continue in phases over the next several years.

A key factor that will affect the pace at which personnel can be hired for these jobs will be the availability of housing quite nearby to the Vision Centre. It is essential for a number of key personnel to live near the Vision Centre because tending to living cells and tissues for medical products often requires unpredictable and varied hours (e.g. when tumour tissue is delivered from a hospital in the evening).

The Mill Lane Site, located just a 10 minute walk from the Vision Centre on the other side of the A1301 road, is ideal for the nearby housing that is essential.

The employment opportunities created by the Vision Centre will have a significant positive impact on the local Sawston economy and wider South Cambridgeshire economy.

2.0 The Opportunity

The Mill Lane Site offers a unique opportunity to provide new homes on the west side of Sawston that will blend in to the edge of the town and the existing residential neighbourhoods there – and that will also be very close to the Vision Centre (and the Huawei research facility) on the former Spicers site just across the A1301 road from the Mill Lane Site, as well as close to other employment centres in the surrounding area.

It is recognized that there is an urgent need for a substantial number of new housing units in the Greater Cambridge area. Depending on the methodology used for calculation, the number of new housing units needed is at least 1,779 homes per year at a minimum, and is more likely at least 2,900 homes per year - or higher.

Using standard methodology to determine housing need indicates a minimum need for 1,779 homes per year or 40,917 homes for the 23-year period of 2017-2040 for the Greater Cambridge emerging Local Plan.

This is a minimum starting point for determining the number of homes needed. Paragraph 010 of the Planning Practice Guidance (PPG) identifies other factors which might indicate a further increase to the housing need figure. Such factors include growth strategies, strategic infrastructure and unmet needs from neighbouring areas. These factors should be taken into account to determine whether the housing target should be increased above the standard method figure.

The Cambridgeshire and Peterborough Independent Economic Review (CPIER) shows that recent jobs growth in the Greater Cambridge economy has been faster than anticipated, and that growth is likely to continue. Demand for new housing in South Cambridgeshire has been exceptionally high, and the delivery of new homes has not kept up with this need. The Council's own Issues and Options consultation document identifies at this early stage of the plan-making process that using the CPIER report, Greater Cambridge would need to build in the order of 2,900 homes a year over the suggested plan period of 2017-2040 – an indicative total of 66,700 homes.

In addition, Paragraph 024 (Id. 2a) of the PPG also suggests an increase to the housing target should be made if it could help deliver the required levels of affordable housing. The delivery of affordable housing in South Cambridgeshire is low compared with overall policy requirements. The Council's Annual Monitoring Report 2017/2018 (January 2019) states "The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue" (paragraph 3.33).

The historic under-delivery of affordable housing in South Cambridgeshire indicates that a further uplift above the standard method should be applied to determine the number of housing units needed.

The Mill Lane Site can make a significant positive contribution to the District's housing need requirements.

The Site is nearby and convenient for personnel working at large employment sites in the area, such as the Vision Centre; Huawei's emerging Research and Development Campus; Granta Park; the expanding Wellcome Genome Campus; and Cambridge Biomedical Campus.

The site enjoys an excellent position on the west side of the village, with Mill Lane providing a direct connection into the village. The site sits adjacent to existing housing, and would therefore form a logical inclusion to the already developed area on the west side of Sawston.

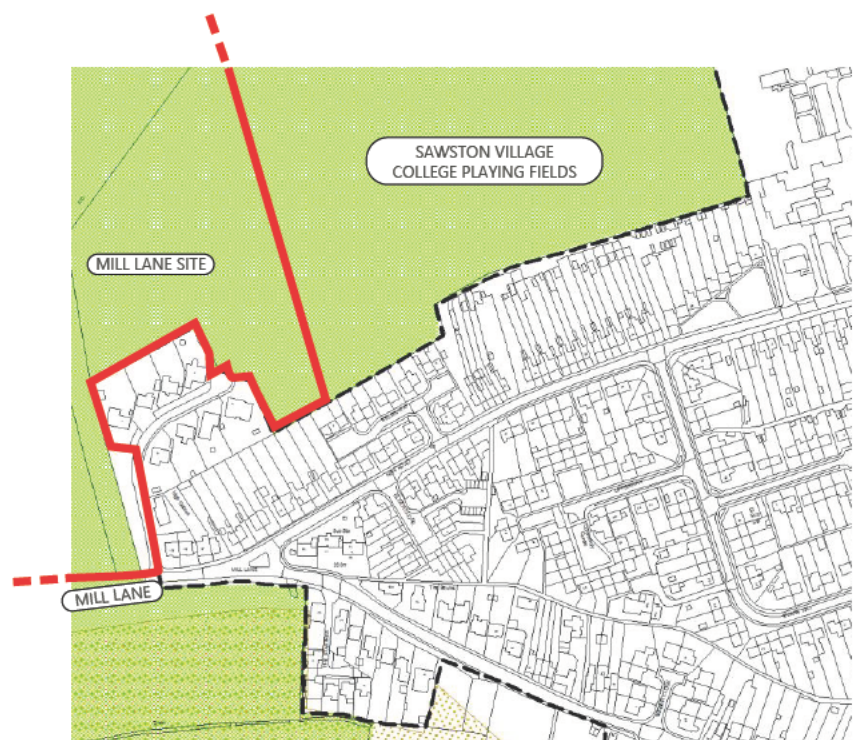


Fig 2: South Cambridgeshire planning policy extract (showing approximate eastern and southern site extent)

3.0 Context

Site Is Adjacent to Commercial Area of Sawston, On Main Road Access Artery Into Sawston

The Mill Lane Site is located on the western edge of Sawston on Mill Lane – the main road access artery into the built up area of Sawston. Although the Site is currently part of the Green Belt in the South Cambridgeshire Local Plan, it is adjacent to the residential area of Sawston.

The Mill Lane Site is contiguous with the playing fields used by Sawston Village College. Since the playing fields form part of the lands used by the College, they are considered “developed” in respect of land use.

Site Is Directly Across A1301 Road from Large Former Spicers Site Which Is Being Developed Commercially

Directly across the A1301 road from the Mill Lane Site is the former Spicers property where an application for over 500,000 square feet of floorspace has been submitted as part of a larger business and research campus of Huawei. In addition, the 87,000 square foot Vision Centre is being developed as an advanced manufacturing centre.

Thus, the areas both immediately to the east and immediately to the west of the Mill Lane Site are already built up areas (in the village) or in the process of commercial development (on the Spicers site).

Site Is Adjacent to Existing Residential Neighbourhoods – Both Contiguous and Directly Across Street

The Mill Lane Site is contiguous with, and wraps around, White Field Way with a cul-de-sac of homes that front onto New Road. This gives the Site an immediate geographic connection to existing housing on the west side of the village.

Also, directly across from the Mill Lane Site – just on the other side of Mill Lane to the south – are additional existing residential neighbourhoods.

Site Is Well Situated With Existing Transportation Access

The Mill Lane Site has excellent existing transportation access by walking, cycling, auto, bus and train. It is a 15-minute walk from the Site into Sawston; a few minutes’ bike ride into Sawston and less than 40 minutes’ bike ride into Cambridge.

The Site is contiguous along the A1301, a road corridor which marks the western boundary of Sawston and connects nearby to the A505, A11 and M11.

Just across the A1301 is the rail line, with stations in Whittlesford and Shelford only about 2 miles away, in addition to the station nearby in Cambridge.

Sawston is connected to Cambridge and Saffron Walden by a frequent bus service.

Stansted airport is just a short drive of about 25 minutes to the south.

Site Is Distinctly Separated From Open Land to the North and South

To the north of the Mill Lane Site is an area of open countryside. The Mill Lane Site is distinctly separated from that open land by an existing hedgerow, trees and other vegetation along the perimeter of the Site.

To the south of the Mill Lane Site, apart from the existing residential neighbourhoods that are south of Mill Lane, there are areas of open farmland. The Mill Lane Site is distinctly separated from these areas by Mill Lane Road and by the residential area that occupies part of the area south of Mill Lane.

Exceptional Circumstances Justify Release of the Mill Lane Site From the Green Belt

There are multiple exceptional circumstances that justify the release of the Mill Lane Site from the Green Belt:

- There is an urgent need for housing and affordable housing in Cambridge and South Cambridgeshire.
- There is a special need for key employees of the advanced manufacturing facility in the Vision Centre on the former Spicers site to live quite near the facility because cells and tissues can arrive at any time of the day or evening from hospitals, and must be processed quickly after arrival.
- There are commercial areas located on both the east and west sides of the Mill Lane Site: the commercial area of Sawston to the east and the commercial development of the former Spicers site to the west.
- There are existing residential areas contiguous with the Mill Lane Site and directly across the street (across Mill Lane) from the Site.
- As a result of the expansion of Sawston over the years, the Mill Lane Site’s surroundings have changed and this area of Green Belt is out of place with the adjacent areas of existing residential housing and commercial areas of Sawston.
- Utilities and extensive transport options are already present at the Mill Lane Site.
- Development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The site makes a limited contribution to the purposes of

including land within the Green Belt.

- The Mill Lane Site is well contained on all sides, with distinct boundaries of existing vegetation all around the perimeter of the Site.

In our view, the Mill Lane Site makes very little contribution to the wider Green Belt and tends to “pivot” far more to the built up village adjacent to it (as well as to the large commercial development across the road on the former Spicers site) than to Green Belt.

The adopted development strategy seeks to direct development to locations in the following order of preference: sites on the edge of Cambridge, within new settlements, at Rural Centres and Minor Rural Centres. Sawston is designated as a Rural Centre.

The village of Sawston extends to the east of the Mill Lane Site and is well served by local amenities and shopping opportunities including: nurseries, schools, doctors, dentists, pharmacy, opticians, sports centre, pubs, convenience stores, hairdressers and beauticians.

The South Cambs Business Park is located on the eastern edge of the village providing a variety of employment opportunities in addition to those that will be created by the Vision Centre; Huawei’s emerging Research and Development Campus; Granta Park; the expanding Wellcome Genome Campus; and Cambridge Biomedical Campus.

Sawston is connected to Cambridge and Saffron Walden by existing frequent bus service.

In addition, a new bus route promoted by the Greater Cambridge Partnership is planned to pass just to the east of Sawston to Cambridge and Haverhill. The Partnership has also consulted on a new Sawston “greenway” (cycle and pedestrian route) to connect the village to Cambridge and will be reporting on the outcome of the consultation later in 2020.

In light of these many factors, the proposed residential development of the Mill Lane Site would form a natural extension of the village of Sawston and provide residential accommodation that will be essential to support the advanced manufacturing operations in The Vision Centre.

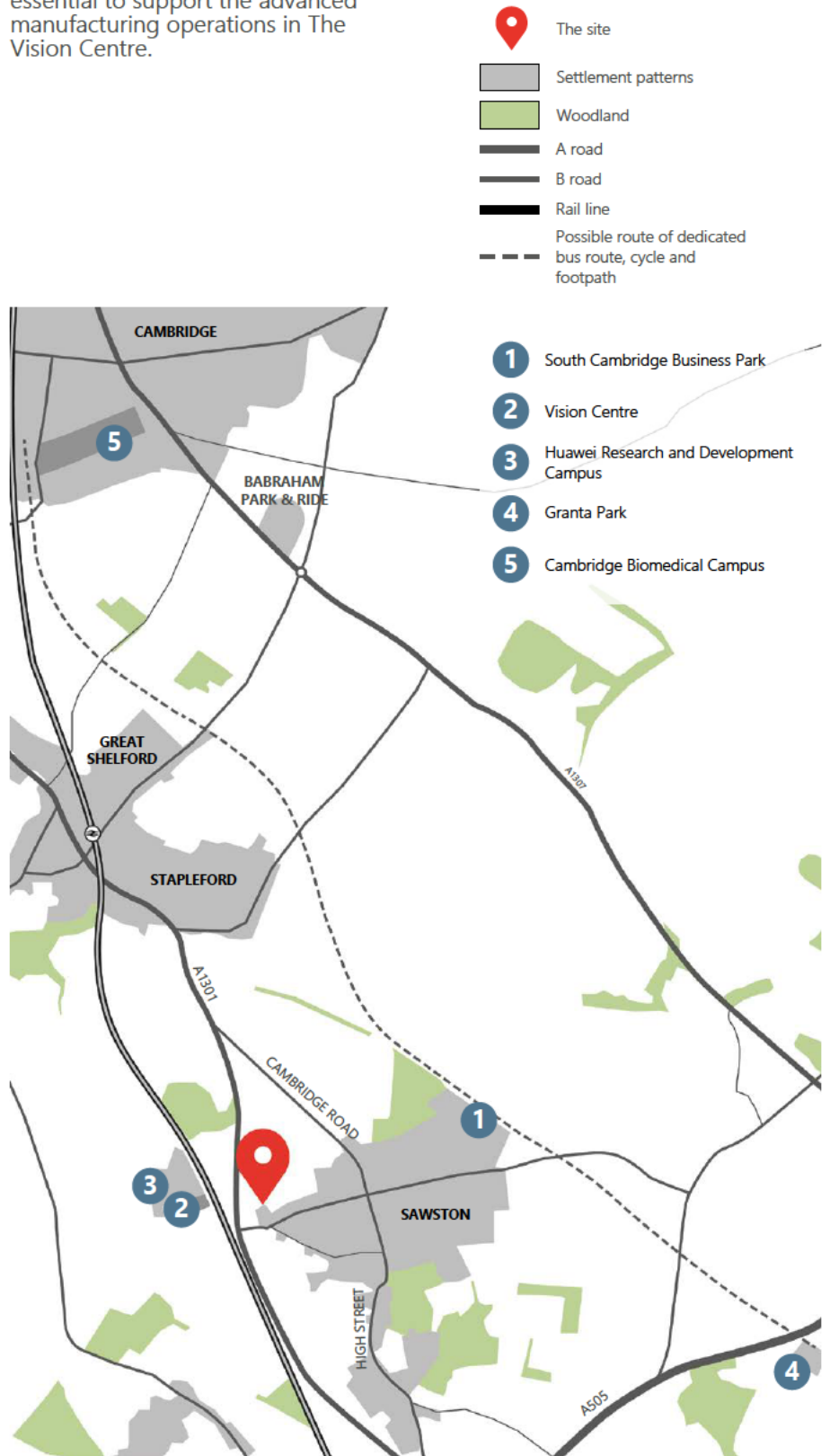


Fig 3: Context Plan

4.0 The Site

The Mill Lane Site comprises open land which slopes slightly downwards towards Mill Lane. The north part of the site sits approximately 25m Above Ordnance Datum (AOD) and the southern part sits about 21m AOD.

The tree belt running through the site contains a mixture of mature hardwood trees with some softwood specimens. An informal walking path weaves its way through the wooded area.

Existing vegetation follows the main boundaries of the Mill Lane Site and forms a distinct barrier around the perimeter of the Site. The western boundary that runs along the A1301 comprises a mixed tree row within the corridor of the A1301 on a slope above the roadway. The northern boundary comprises a hedgerow separating the Site from the open land immediately to the north.

The houses adjacent to the site on White Field Way, specifically no.'s 1-4, are all bungalows and based on historic maps were constructed during the 1950's. Four dwellings on the north side of White Field Way back onto the Mill Lane Site with relatively deep rear gardens at some 18 metres in length. A fifth dwelling, no. 8, faces the south east corner of the site at an oblique angle. The cul-de-sac at the end of the road forms a circular turning head.

An overhead power line bisects the site from its western side through to the northeast corner of the site and is assumed to be a 33Kv line. It is assumed for the purposes of the future development of the Site that the line would be re-routed to run along the Site boundaries. It is understood that there are already plans to re-route this line.

Given the prevailing land form, the Site drains from north to south and is lowest in the south west corner at the junction of Mill Lane and the A1301. A culvert runs along

the west side of the site draining the A1301. It is anticipated that residential development of the Mill Lane Site would include a surface water attenuation strategy.

Finally, Mill Lane is the principal access artery into the commercial area of Sawston from the A1301, and would also act as the main point of access into the Mill Lane Site. This part of Mill Lane enjoys good sight lines along the boundary of the Mill Lane Site, and is approximately at the same level as the front of the Mill Lane Site.

- 1 View of existing tree belt from Mill Lane
- 2 View north of site showing boundary of properties on White Field Way
- 3 View north across site from Mill Lane
- 4 View east to existing planting on the site's boundary with the A1301
- 5 View south of site boundary with A1301
- 6 View west across site towards the Vision Centre, showing northern boundary hedgerow



Fig 4: Site photo location plan



Fig 5: Site Photos

5.0 Considerations

The Mill Lane Site offers a number of opportunities and constraints that can be taken into consideration in the development of a future masterplan.

Due to the relatively flat terrain, rectangular shape and moderate size of the Mill Lane Site, there is a great deal of flexibility in regard to the positioning of new dwellings on the Site and the overall layout of development. For example, the layout may be designed in a manner that helps preserve the amenity of occupants of the existing housing that backs onto the site from White Field Way.

Another opportunity, due to the characteristics of the Mill Lane Site, is the potential creation of some new green space for the benefit of both new and existing residents in the village. The existing tree belt and the walking path through it provide an amenity which can act as a “back drop” for potential additional green space.

A further opportunity will be to consider how, and from where, the development will be experienced from within, and outside, of the Mill Lane Site. This may be an additional factor in regard to the layout of the Site and the height of the buildings.

One significant consideration will be the separation of the new residential development on the Mill Lane Site from Green Belt areas beyond it. The Mill Lane Site itself is already very distinctly separated from the Green Belt areas beyond it by the substantial boundary trees, hedges and other vegetation all around the perimeter of the Mill Lane Site. Simply retaining this existing perimeter will keep the new residential development separate from the open Green Belt land beyond.

Other considerations may include various potential designs of the access for entering and exiting the Mill Lane Site, and the access routes within the Site. Welcoming and clear routes through the Site should help preserve and integrate the established landscape, particularly the existing tree belt.

The Mill Lane Site also needs to be considered in connection with the Vision Centre just across the A1301 road: the pace of creation of the new jobs there will be at least partly determined by the availability of sufficient housing for key Vision Centre personnel nearby.

-  Site boundary - 7.17HA
-  Overhead powerline (potential to relocate outside of site)
-  Sensitive residential boundary
-  Main access to site
-  Existing vegetation & informal path
-  High point
-  Low point
-  Area at site entrance kept open
-  Potential frontage to Mill Lane
-  Rising land
-  Views

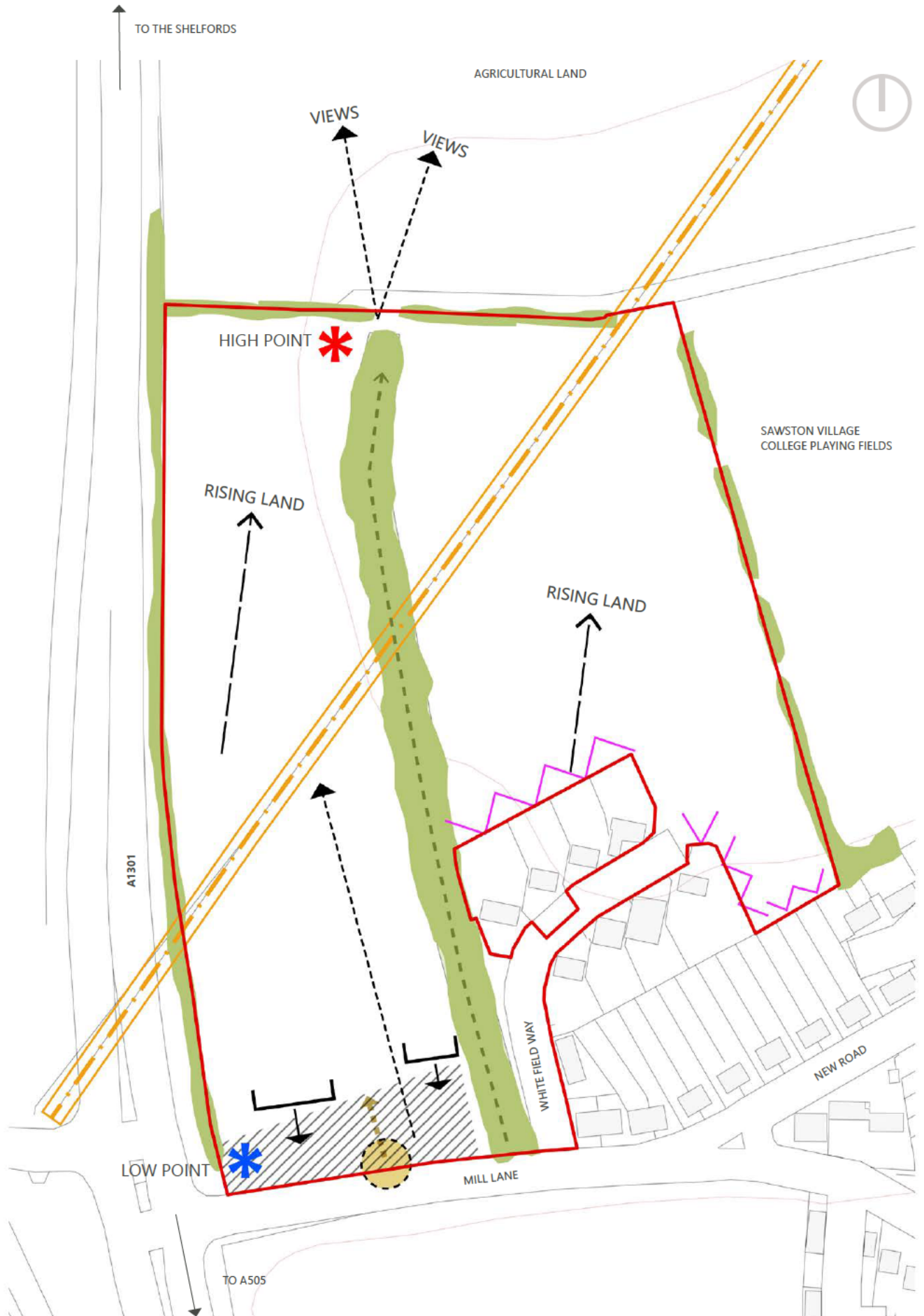


Fig 6: Considerations Plan

6.0 Design Rationale

Some of the main factors to help shape the design of future residential development on the Mill Lane Site may include the following:

As noted above, the Mill Lane Site forms a logical extension to the commercial areas immediately to the east and west of it, and the existing residential areas contiguous with it and across the Mill Lane road to the south of it. Although there is open land to the north, and some open land across the road in part of the area to the south, the Mill Lane Site is distinctly separated from those areas by tree and hedgerow borders.

The Site is flat with a slight slope, and is suitable for a variety of housing.

The Site is rectangular and open, allowing for flexible layout of housing (potentially including various development zones within the Site), varying housing density and scale, access and circulation routes and open spaces, and allowing for minor cul-de-sacs to create small, intimate lanes or mews on the Site.

As the Development Plan for the Mill Lane Site takes shape, it may be feasible to provide for a well connected green "grid" with the retention of the existing tree belt, retention of boundary trees, hedges and vegetation, and possibly creation of some new green space within the Site.





1 - Access and Circulation
 2 - Combined Design Rationale Plan

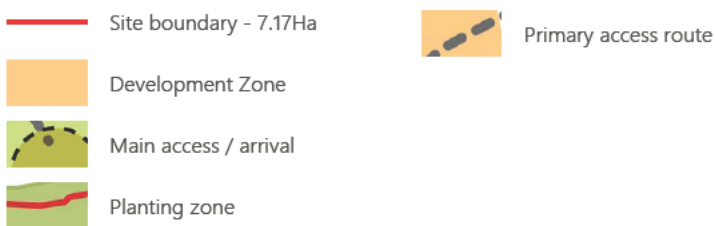


Fig 7: Design Rationale Plans

7.0 Summary

To recap, some key advantages of the Mill Lane Site for new residential development are:

- The Site is well connected to the rest of Sawston, which is just a 15-minute walk or a few minutes' cycle away. Inclusion of walking and cycling paths within the new residential development on the Site can further enhance this existing connection to the village.
- The Site is adjacent to existing housing and is across the road (Mill Lane) from other existing housing. The layout of new housing units on the Site as well as the design of the entry and exit from the Site can foster contact and connections between new residents and the existing neighbourhood residents.
- Development of the Mill Lane Site can integrate existing green features such as the existing tree belt, with new green features such as potential new areas of open space to the benefit of the wider village.
- The Mill Lane Site is already separated from the Green Belt area to the north of the Site, and from the Green Belt portions of the areas to the south of the Site, by boundaries of existing trees and hedgerows and roads.
- The Mill Lane Site already has extensive transport access to surrounding areas (including Cambridge) and beyond - by walking, cycling, bus and train. Utilities (including high power lines) are also already present at the Site. No major infrastructure works would be necessary to make the Site "development ready."
- Availability of new homes on the Mill Lane Site will help support new high-value jobs at the advanced manufacturing and technology development facility in the Vision Centre just across the A1301 from the Site, as some of the key jobs there require personnel to live nearby and be quickly available day or night (for example, to help process tumour tissues for cancer treatments as soon as the tissues arrive from hospitals).
- The development can help provide much-needed new homes to fulfil the housing requirements in Sawston and South Cambridgeshire more generally.

The Vision presented in this document provides a realistic, sustainable and eminently deliverable proposal for the Mill Lane Site in Sawston. It sets out how much-needed new housing and open space can be delivered in a way that blends in with and respects the character and setting of the village.

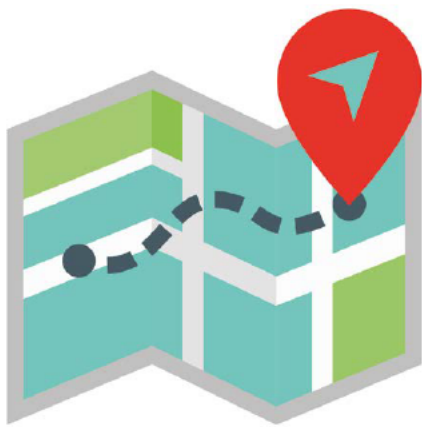
We look forward to engaging with Sawston Parish Council, local residents, South Cambridgeshire District Council and others in the coming months in regard to this Vision.



225 TOTAL NEW HOMES



AFFORDABLE DWELLINGS



15 MINUTE WALK TO VILLAGE CENTRE



OPEN SPACE

Fig 8: Scheme infographics

The plans and design ideas included herein are subject to detailed design and planning, and are only for the purpose of providing examples of how residential development on the Site could be delivered.



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