

Your ref no: HXKHSGQW

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Submit additional site information

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To complete this submission, you will need:

- evidence of landowner support
- site address
- a site plan

Are you submitting a new site, submitting an amendment or commenting on an existing submission?

I am submitting a new site

I am submitting an amendment to an existing site submission

I am making a comment on an existing site submission

Contact details

Title (optional)

Pronoun (optional)

First name

Kimberley

Surname

Brown

Name of organisation (if applicable) (optional)

Carter Jonas on behalf of NW Bio and its UK Subsidiary Aracaris Capital Ltd

Address line 1 (optional)

Address line 2 (optional)

Address line 3 (optional)

Address line 4 (optional)

Postcode (optional)

Daytime telephone number

[REDACTED]

Email

[REDACTED]

Please indicate your status

Landowner

Developer

Land agent

Registered provider

Planning consultant

Other

Landowner contact details

Landowner title (optional)

Landowner name

Aracaris Capital Limited

Landowner organisation (if applicable) (optional)

Landowner organisation address (if applicable) (optional)

Landowner organisation postcode (optional)

Landowner email

[REDACTED]

Landowner telephone

[REDACTED]

Is there more than 1 landowner?

No

Yes

Have all landowners been informed of this submission?

No

Yes

Do all landowners support this submission?

No

Yes

Are there any issues that would prevent council officers to undertake a site visit?

No

Yes

Amendment to existing site submission

HELAA (Housing and Employment Land Availability Assessment) reference number
40341

If you don't know your reference number, please locate it on the [HELAA reference map](#).

Please provide a brief summary of the proposed amendments to the site

Landscape and Townscape: The Site is well related to the north western urban edge of Sawston, adjacent to existing housing, and the proposed development would read as an extension to this urban area. It is anticipated that the majority of the Site's existing central tree belt could be retained and incorporated into a green infrastructure corridor within a sensitively designed layout. The new housing should be set back from the western boundary to respect the topography of the Site and the adjoining area and the proposals should include an area of tree and hedgerow planting to establish a new vegetated boundary to the west. Likewise, the new housing should be set back from the northern boundary, behind the existing hedgerow, augmented with new planting, to respect the open landscape to the north. By adopting these landscape principles, an appropriate landscape led scheme could be accommodated on the site without resulting in material harm to the wider landscape and visual character.

It is therefore requested that the score is changed to 'amber'.

Site Access: The submitted Vision Document demonstrates that a main site access can be taken from Mill Lane. A further emergency access could be provided from White Field Way. It is therefore requested that this score is changed to 'amber'.

Employment: Whilst no employment use is proposed on the Mill Lane Site, Sawston is owned by Northwest Biotherapeutics (NW Bio), a biotechnology company developing novel immune therapies to treat cancer. NW Bio's DCVax®-L immune therapy for Glioblastoma brain cancer is in the NIHR's Priority Portfolio, and was the first product to receive PIM designation as a Promising Innovative Medicine from the Medicines and Healthcare products Regulatory Agency (MRHA). NW Bio currently has offices in London and is developing an advanced manufacturing and technology development facility in Sawston, where they are working together with Advent BioServices to develop the Vision Centre on the former Spicers site. Advent is one of only a small number of companies in the world that specializes in technology/process development and advanced manufacturing for cell and tissue therapies for cancer and other diseases.

Since our previous submission, significant progress has been made in the physical development of the Vision Centre. Most importantly, it is expected within the next week or two that the Medicines and Healthcare products Regulatory Agency (MHRA) will be granting certification of Phase One of the production facility to ramp-up production to 45 self paying patients per month under their Specials/Compassionate Treatment Program. This milestone approval represents 7 months of testing and MHRA reviews and inspections involving all of the now 39 staff and growing. In turn, this major event for the entire area has been facilitated by the following developments at the plant itself over since our previous submission of representatives, including the following:

- Significant upgrade to two clean room suites to enable these to be Medicines and Healthcare product Regulatory Agency (MHRA) compliant
- Warehouse incorporating Goods in/quarantine and a temperature controlled store

- Two process development laboratories
- Quality control laboratory
- Freezer facility incorporating room for 60 x -80C freezers (currently 30 freezers in place)
- Construction of further office to support freezer facility
- State-of the-art Ultra cold Liquid Nitrogen facility with the capacity to store up to 3,000,000 samples at -196C for third party clients
- Installation of a nitrogen generator which removes and liquifies N2 from the atmosphere – removes the need for weekly deliveries of gas to site
- Cell therapy product goods in/out rooms
- Data management centre containing 3 towers loaded with processers and other essential IT equipment
- Installation of lift shafts and stairs to upper floor
- Fitting out of additional office space
- Creation of corridors for materials, staff and waste

The following infrastructure also has now been put in place to serve the Vision Centre:

- Installation of emergency generator, boiler, uninterrupted power supply, air handling units
- Installation of BT fibre network
- Installation of environmental monitoring equipment and software – monitors temperatures, pressures, air changes, humidity 24/7
- Installation and implementation of a quality management system and the writing of over 1000 regulatory documents
- Installation of electricity supply to futureproof the building and remove the VC from the larger site network
- Implementation of a laboratory information management system
- Development of website
- Awarded licences from the Human Tissue Authority for cell storage
- Underwent inspection from MHRA -awaiting licence to manufacture advanced therapy products for UK Specials programme and for clinical trials

The Vision Centre is located just across the A1301, a 5 or 10-minute walk from the proposed residential site on Mill Lane. The Vision Centre is an advanced manufacturing facility that will produce cell therapy products for the UK and for export to the European Union and other geographies. The development of the Vision Centre will involve the creation of up to 450 new high-value jobs across a wide range of skill levels in phases over the next few years.

Recruitment has also taken place since the submission of previous representations and the total number of employees at the Vision Centre is now 40. These include manufacturing scientists, QA and QC staff, facilities management, IT, clinical coordinator, administration, validation experts, HR and finance personnel. This also includes the recruitment of three apprentices as part of the national network ATAC scheme in cell and gene therapy, with a fourth apprentice to be taken on shortly.

Some of the staff that have been taken on to date are from the local area but other are from elsewhere in UK including London, Stevenage, Bedfordshire, Kent, Berkshire, and Suffolk. It is not possible for all staff to be recruited from the local area as a result of the need to recruit Qualified persons (for regulatory purposes).

A key factor which will affect the pace at which personnel can be hired for these jobs will be the availability of housing nearby to the Vision Centre. A proportion of Vision Centre employees will have to live close to the site because producing and managing living cell products requires unpredictable and varied hours (e.g., when tissues are received from hospitals for processing at any time of the day or evening). The jobs at the Vision Centre are and will continue to

be for a range of employees, from school leavers through to PhD level. This will result in increased employment and learning opportunities within Sawston and South Cambridgeshire as a whole, which will have benefits for social inclusion.

The ability of other employees of the Vision Centre to live in close proximity to the site will also have clear benefits for their mental health and well-being, by avoiding the need for significant commuting and promoting opportunities for active forms of travel, such as walking and cycling. The residential development of the Mill Lane Site, Sawston would also provide additional housing that is much needed for nearby surrounding employment sites, including existing sites to the east and north of Sawston; Huawei's emerging business and research campus at the former Spicers site; Granta Park; Cambridge Biomedical Campus; and the expanding Wellcome Genome Campus.

Has the site boundary changed?

No

Yes

Are you submitting new accompanying evidence for the site?

No

Yes

Are you amending any of the other previous information provided?

No

Yes

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Declaration

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

Please note: If you are using Internet Explorer as your browser, you will not be able to view your answers via the link above as this is not supported in Internet Explorer.

Declaration

I declare that the information I have provided on this form is accurate