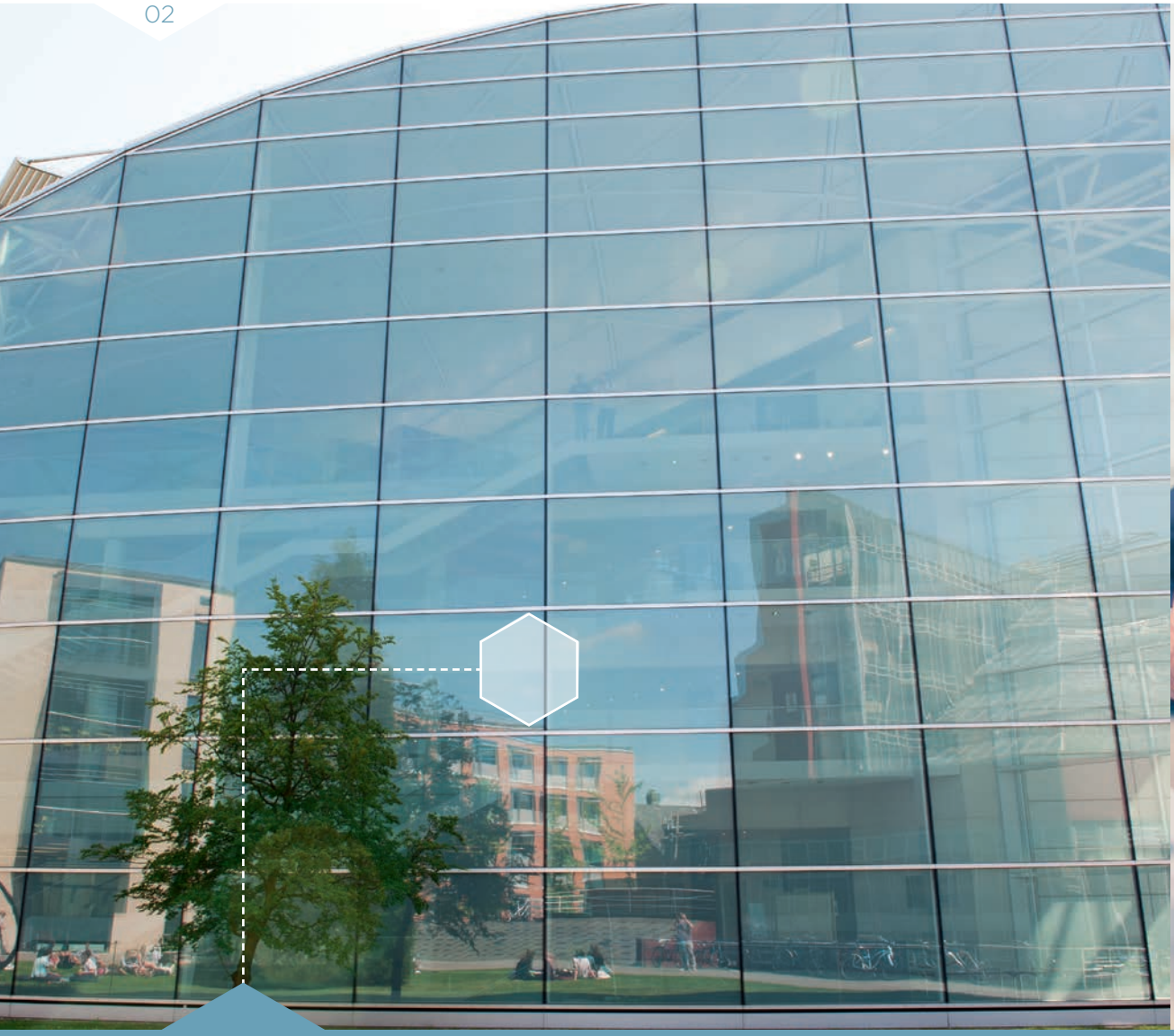
CAMBRIDGE SOUTH

Promoting growth in innovation and discovery

JESUS COLLEGE
CAMBRIDGE



Cambridge South

An exciting proposal for a new science park on the southern fringe of the city

Timeline

1943
PA Consulting founded

1948
Babraham Institute founded

Key development features

- a 170 ha site with capacity to accommodate:
  - a state-of-the-art science park of 85,000 sq. m affording space for the continued growth of the life science cluster on the southern fringe
  - a residential community of up to 1,250 new homes with a range of amenities supporting growth
  - a new country park
- a high-profile gateway to the city from the south

Perfect accessibility

- immediate access to the M11
- close to the Park & Ride
- easy access to guided bus
- close to the Cambridge Biomedical Campus and Addenbrooke's Hospital
- easy access to the Cambridge-London rail line
- new cycleways and footpaths will link to the current network

1953
Francis Crick and James Watson discover the structure of DNA

1962
Addenbrooke's Hospital PH1 opened. Medical Research Council's Laboratory of Molecular Biology established

1962
Crick and Watson share the Nobel Prize for Physiology and Medicine

MRC Laboratory of Molecular Biology

Cambridge South:
a development in perfect sync with the city's reputation, key to Cambridge's future growth in innovation and discovery

Cambridge – fast facts

- **world-class University**
- **world-renowned teaching/research hospital**
- **numerous international research institutes**
- **one of the largest clusters of high-tech/biotech companies in Europe**
- **Cambridge South is supported by a number of leading research institutions and businesses connected with Cambridge**
- **fast-growing R&D cluster – annual average take-up of floorspace of circa 55,000 sq. m with annual take-up set to rise to 100,000 sq. m**

1969
The Mott Committee Report

1970
Trinity College founds England's first science park

1978
Acorn Computers Ltd established in Cambridge

Cambridge
Outstanding in the innovation marketplace

A global perspective

Cambridge is outstanding in the innovation marketplace. A comparatively small city, it is home to:

- a University with a world-class record in academic achievement and scientific discovery
- a world-renowned teaching hospital that affords opportunity for collaborative research
- numerous research institutes of international standing
- and one of the largest and most vibrant clusters of high-tech and biotech companies in Europe, including within its make-up a number of well-established technology consultants. The 1,500 R&D intensive companies in the Cambridge cluster have a combined annual turnover of £11.8 billion and together they employ more than 53,000 people*.

Cambridge University is consistently ranked in the top three in the World University Rankings and has the highest number of Nobel Prize winners by affiliation of any university in the world.

The city is currently ranked second for foreign direct investment in the Top 10 Micro Cities in Europe in 2012/13†.

The Cambridge ecosystem of experienced executives, consultants, academics, entrepreneurs, graduates, post-docs and alumni – gathered together in an increasingly interdisciplinary, closely networked and supportive R&D landscape – provides an unparalleled resource for innovation. Visitors, businesses and investors from across the globe are drawn to the city and its science parks. Its proximity to, and strong links with, London-based research institutions and Government science and technology policy further strengthen Cambridge's unique position.

Cambridge South is a development opportunity which will help the city maintain this position by providing space for the southern cluster to grow.

*University of Cambridge: Cambridge Enterprise Annual Report 2012
†FDI intelligence.com

UP TO **4,800** NEW JOBS

UP TO **1,250** NEW HOMES

9,000 INDIRECT EMPLOYMENT OPPORTUNITIES

SCHOOL PLACES

ACCESSIBLE GREEN SPACES

1980
Dr Frederick Sanger – second Nobel Prize for Chemistry

1982
Aaron Klug collects Nobel Prize

1985
***The Cambridge Phenomenon* published by Segal Quince Wicksteed**

Cambridge University has the highest number of Nobel Prize winners by affiliation in the world

Major research institutes

- Wellcome Trust Sanger Institute
- Wellcome Trust and Cancer Research UK Gurdon Institute
- Wellcome Trust and Medical Research Council Cambridge Stem Cell Institute
- Cancer Research UK Cambridge Institute
- The Babraham Institute (BBSRC)
- EMBL European Bioinformatics Institute
- Scott Polar Research Institute
- National Institute of Agricultural Botany

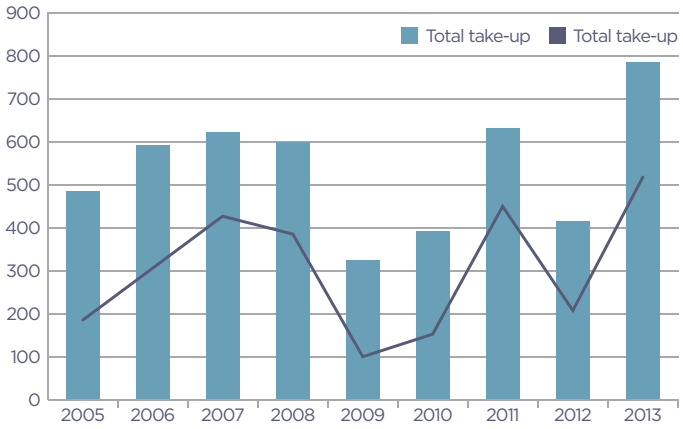
Major research companies

- NAPP Pharmaceuticals
- Cambridge Silicon Radio
- Philips Electronics
- Citrix
- Takeda
- Dr Reddies
- Domino Printing
- Aveva
- Broadcom
- ARM

Cambridge: the journey

- Cambridge University has consistently been at the forefront of scientific discovery, from Sir Isaac Newton to Stephen Hawking.
- The Mott Committee in 1969 was the catalyst for the Cambridge Science Park followed by St John's Innovation Park and Peterhouse Technology Park in the 1980s. The Cambridge Biomedical Campus has now joined these developments to transform Cambridge into a centre of excellence in high technology business.
- Since 2000 there has been a significant expansion of long-standing research-intensive businesses – ARM, Microsoft, Domino, Cambridge Silicon Radio – and major inward investment by AVEDA, Philips, Hewlett Packard and Takeda, to name but a few.
- Cambridge is now recognised as having a leading global position in R&D, attracting inward investment and generating organic growth.
- Open Innovation is driving demand from R&D intensive businesses which are seeking to come into Cambridge to collaborate.

- Three million sq. ft of floorspace in Cambridge has been taken up by R&D activity since 2004.
- A further three million sq. ft of floorspace is due to be taken up by R&D activity in the next three years.
- The percentage of B1(a)/B1(b) floorspace taken up by R&D activity in Cambridge has increased by 11% from 53% to 64%.
- This accelerating trend is expected to continue.



1985
César Milstein collects Nobel Prize

1986
Sagentia founded (Scientific Generics)

1987
The Technology Partnership founded

A green gateway to Cambridge

1987
The Technology Partnership founded

1987
St John's Innovation Centre

1992
Anglia Ruskin University formed (previously Anglia Polytechnic)

So many opportunities

Cambridge South is an exciting new science park proposal on the southern fringe of the city and will play a key role in helping Cambridge maintain its unique position in the global, national and regional economy.

Cambridge South offers a special opportunity to create a genuine hub for innovative research, discovery and an attractive place to live and relax. The site is around 170 ha, with the M11 motorway creating a natural western boundary with direct access from Junction 11 and the Park & Ride. The London to Cambridge rail line and the River Cam form the well-defined southern boundary.

Cambridge South is a development opportunity which will help the city maintain its position as the leading R&D location in the UK by providing space for the southern cluster to grow

1993
Wellcome Trust Sanger Institute opened

1997
Granta Park (TWI and MEPC) launched

1998
Cambridge Network founded

1999
Publication of Addenbrooke's: the 2020 Vision

Showcasing
a unique city

The site offers a natural linkage to expansion at Addenbrooke's Hospital, the Cambridge Biomedical Campus, and the Great Kneighton and Trumpington Meadows residential areas. Cambridge South will also create a genuine 21st century 'gateway' into the city from the south and offers a unique opportunity to showcase modern R&D facilities with its prime, high-profile frontage to the M11.

The extent of the landholdings, under a single control, offers a blank canvas to create a world-class development. Exemplary architecture will be set within generous landscaped surroundings.

Points of interest on the aerial photograph above:

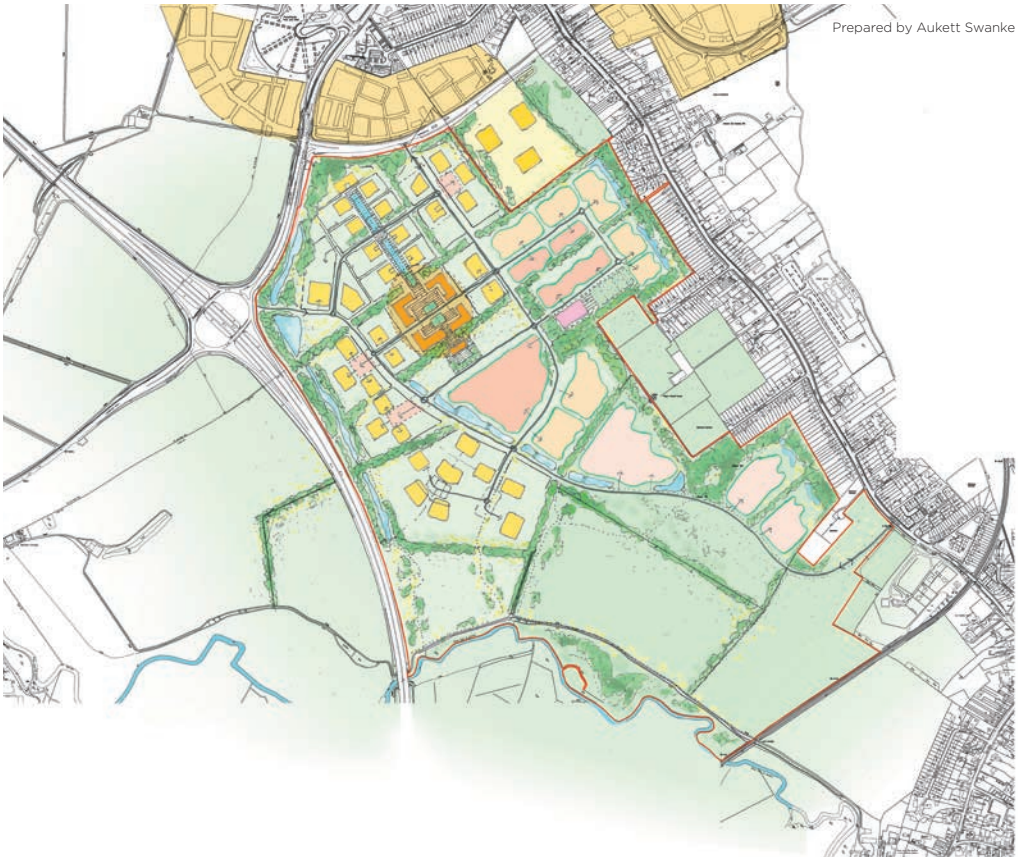
1. Trumpington Park & Ride
2. Trumpington Meadows
3. Glebe Farm
4. Junction 11 of the M11
5. Great Kneighton housing development
6. Biomedical Campus
7. Addenbrooke's Hospital
8. Great Shelford Rugby Club

2000
***Cambridge Phenomenon Revisited*,**
Segal Quince Wicksteed

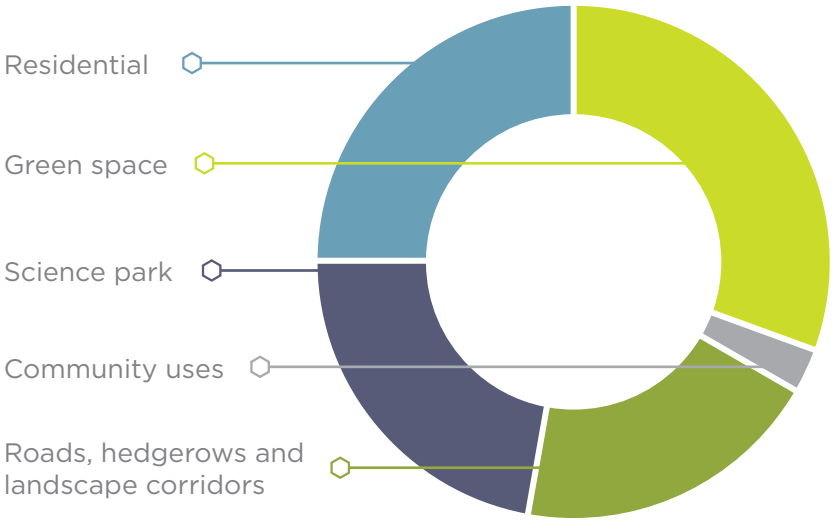
2000
Final Phase (VI) of Cambridge Science Park begins

2006
Cambridge Antibody Technology acquired by AstraZeneca

2006
Cambridge Enterprise founded by University of Cambridge



Land use



Preserving and protecting

Under the proposals 87 ha (52%) of the site will be allocated as green space including a new country park to the south of the site. Existing hedgerows and landscape features will be retained where possible, and a new dedicated structure and bodies of water will create an exceptional natural environment for all to enjoy.

The development area will accommodate a state-of-the-art science park of 85,000 sq. m and a new residential community of up to 1,250 new homes with a range of amenities.

New cycleways and footways will link through the site to the existing local network, and public access will be encouraged along the valley of the river Cam on carefully and sensitively arranged routes.

2009
MRC begins work on new, larger Laboratory of Molecular Biology

2010
Papworth Hospital enters conditional agreement to move into Cambridge

2011
SQW report *Cambridge Cluster at 50* published. Forecast cannot predict the impact of disruptive innovation

Deliverable...

- Cambridge South is under one consolidated ownership, and the proposal and vision for the development are being led by Jesus College, a significant landowner, with the intention of investment and management over the long term
- The master plan is sympathetic to the concept of a 'compact city'
- Cambridge South is immediately served by existing infrastructure
- Cambridge South adjoins the highly successful R&D cluster that continues to grow on the southern fringe

Cambridge South will play a fundamental role in creating an environment for continued cutting-edge research and development, carefully integrated with new homes and associated community support uses, and areas of recreation

2012
Microsoft moved into new, larger, European R&D HQ

2013
AstraZeneca announced new HQ on the Cambridge Biomedical Campus

2014
Intensification of use at a number of established science park locations around Cambridge likely to start gaining approvals

2014
HM Treasury approve new Papworth Hospital at the Cambridge Biomedical Campus

Sustainable...

- Cambridge South seeks to create a truly mixed-use development incorporating places of work, homes, support facilities and generous open spaces
- Cycleways and pedestrian routes will link all areas and connect with existing infrastructure
- Public access to the banks of the river Cam, created in a sensitive and sustainable manner
- Cambridge South adjoins the highly successful R&D cluster on the southern fringe and is close to the city centre
- Good public transport links

Exemplary...

- World-class buildings
- Exemplary sustainable design features
- Creation of 'place'
- High-quality buildings for work, rest, leisure

2018
Development land allocated to research within the original 2020 and 2040 Vision Initiatives likely to have been taken up by development at Cambridge Biomedical Campus

2020
Expectation that Cambridge will need further major new allocations of floor space to ensure it can deliver ongoing expansion of its University, research institute, healthcare and business R&D activities in appropriate, modern-day environments

Cambridge today – and future needs

- A leading contributor to the UK's economic success, the Cambridge hi-tech cluster needs this space to maintain growth and its leading position in R&D
- R&D intensive businesses require modern floor space in proximity to the hotspots of academic and commercial research in Cambridge
- Average annual take-up of office and lab space has been circa 55,000 sq. m. 2013 take-up was 78,000 sq. m and the year-on-year forecast is likely to increase to close to 100,000 sq. m
- Addenbrooke's Hospital and associated healthcare related research will soon take up the residual land at Cambridge Biomedical Campus with an overhang of unmet demand
- The thrust of Government policy set out in the National Planning Policy Framework requires planning authorities to proactively meet the development needs of business by planning positively for the location, promotion and expansion of networks of knowledge-driven, creative and high-technology industries
- To maintain Cambridge's global position, continue to attract investment and enable businesses to grow, it is necessary to allocate further land in locations with close proximity to existing R&D activity to provide choice and certainty for business into the future

The need for the development at Cambridge South is supported by a number of leading research institutions and businesses connected with Cambridge

Jesus College Cambridge

Lands Improvement

PIGEON

CAMBRIDGE SOUTH

For further information visit

www.cambridgesouth.com