



INFORMATION MEMORANDUM

DUXFORD AVTECH

JUNE 2024



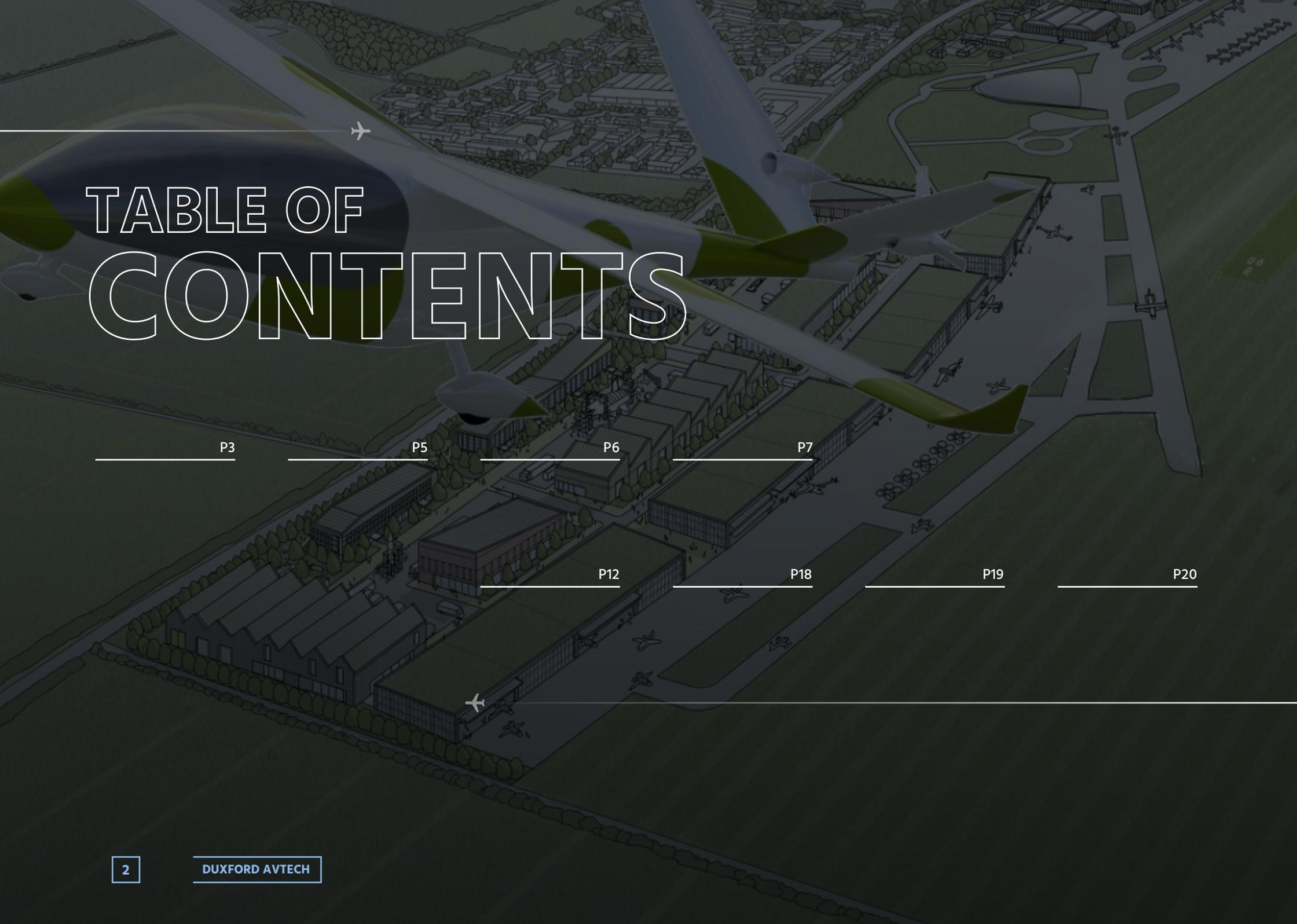


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01

EXECUTIVE SUMMARY

Imperial War Museums ('IWM') and Gonville & Caius College, University of Cambridge ('Caius'), together referred to as 'the Landowners' are seeking a Development Partner to develop an exemplar Advanced Aviation Technology ('AvTech') R&D, manufacturing, and employment campus at Duxford.

Duxford AvTech is a unique 24.7 acres (10.01 hectares) site, situated immediately adjacent to the world-renowned Imperial War Museum Duxford and its Airfield.

The Landowners' vision for Duxford AvTech is to cultivate a pioneering advanced aviation technology cluster, aspiring to establish itself as a market leader in the sector. It is envisaged the site will be developed with a combination of aircraft hangars, manufacturing, warehousing, midtech R&D, and office space. The objective is to foster an interconnected ecosystem of tenants, facilitating the exchange of both facilities and aviation technology expertise coupled with direct access to an operational airfield. The indicative masterplan comprises approximately 46,450 sqm (500,000 sq ft) of gross external commercial floor space.

The wider masterplan proposals include a new collections centre for IWM use (the 'IWM Lab'). The IWM Lab will be included within the masterplan and will form part of a single planning application across the whole site. Subject to funding and the necessary approvals, IWM intends to appoint a contractor to deliver construction of the IWM Lab separately from the delivery of Duxford AvTech.

The Landowners wish to appoint an experienced development partner who will enter into a Development Agreement and will obtain planning permission for Duxford AvTech in line with the Landowners' strategic objectives, outlined in the heads of terms. The development partner will obtain funding, draw-down development phases under a long lease, appoint a contractor, manage the delivery of the consented scheme, secure tenants, share rental income, and proactively manage the estate creating a successful long term investment.

Direct Runway Access

provided via private taxiway to Duxford Airfield

24.7 acres (10.01 hectares)

total site area

c. **500,000** sq ft

gross external commercial floor space



KEY

- Duxford AvTech
- IWM Lab

Site boundary is indicative only. Please refer to measured survey on the portal for definitive boundary.

02

THE LANDOWNERS

IMPERIAL WAR MUSEUMS (IWM)

Imperial War Museums (IWM) is dedicated to exploring the impact of modern conflicts through artifacts, documents, and personal testimonies. Established in 1917, IWM offers insight into the history and human experience of war, through exhibitions, research, and educational programs, across multiple sites including IWM Duxford, IWM North, the Churchill War Rooms, HMS Belfast, and IWM London.

IWM is defined as the Contracting Authority under the Public Contract Regulations (PCR) 2015 for the purpose of procuring a development partner for Duxford AvTech.



GONVILLE AND CAIUS COLLEGE (CAIUS)

Gonville and Caius College (Caius) is a constituent college of the University of Cambridge, founded in 1348 by Edmund Gonville and re-founded in 1557 by John Caius. Renowned for academic excellence, Caius offers diverse undergraduate and graduate programs across arts, sciences, and humanities. The College holds substantial property assets which it manages directly.

The Landowners have agreed a Collaboration Agreement.



03

OUR VISION

Cambridge has a world-class reputation for innovation. The City has been at the forefront of Research and Development (R&D) for nearly a century, underpinned by the 800-year-old University of Cambridge and specialist research institutes, hospitals, and businesses established in the City.

Building on over 100 years of aviation innovation in Cambridgeshire, Duxford AvTech will deliver a national hub for the development of the next generation of sustainable air mobility.

The vision is to deliver a national innovation cluster to develop Advanced Air Mobility (AAM). AAM aims to move people and cargo using aircraft with innovative technology and a low and zero carbon footprint.

Duxford AvTech will cultivate a dynamic ecosystem of complementary and symbiotic tenants, including fixed wing and vertical take-off and landing (VTOL) aircraft designers, manufacturers, and innovators with a wide range of supporting services. This will be facilitated by direct access to Duxford Airfield for all tenants. There is a rapidly growing market for these aircraft for Regional Air Mobility (RAM) which transports people and goods over short inter urban and regional routes using the existing network of airfields. The Landowners are already working with innovators illustrated in this Information Memorandum.

These tenants will share both facilities and knowledge. The Landowners vision is for the R&D at Duxford AvTech to link with testing and production facilities, in co-operation with academic and industrial partners and complementing IWM's aircraft displays and events.

IWM LAB BUILDING

The wider masterplan proposals include a circa 9,150 sqm (98,500 sq ft) gross external area (GEA) collections centre, referred to as the 'IWM Lab'. The IWM Lab will allow for the decant of existing storage space from IWM Duxford's historic core, so it can be restored and opened with new learning and engagement experiences. The IWM Lab will be included within a single masterplan and form part of a single planning application to be submitted over the Land.

IWM intends to procure and appoint a contractor to deliver the IWM Lab facility separately from the delivery of Duxford AvTech by the appointed development partner. This will allow IWM to retain control over design, timing, and delivery of the collections facility by an experienced contractor solely selected on its capability to deliver IWM's specialist storage requirement.



100 years

of aviation innovation in Cambridgeshire

9,150 sqm

(98,500 sq ft) gross external area collections centre

IWM Lab

a conservation engineering skills centre and storage facility for the national collection

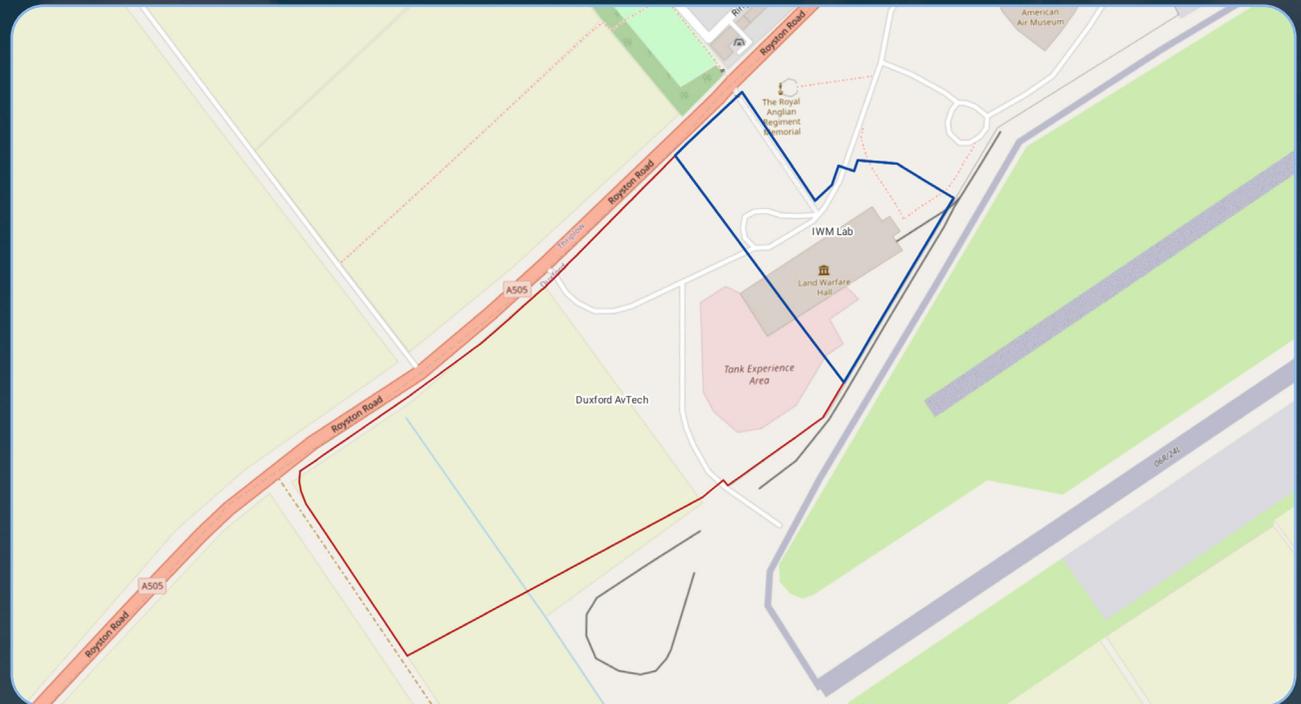


THE SITE

DESCRIPTION

The site is located to the west of the American Air Museum at IWM Duxford, at Junction 10 of the M11, at the northern end of the Duxford Airfield runway. The combined site proposed for Duxford AvTech and IWM Lab covers a total area of 12.78 hectares (31.58 acres). The Duxford AvTech opportunity extends to over 10.01 hectares (24.74 acres), and the IWM Lab site covers 2.77 hectares (6.84 acres).

The eastern portion of the site, owned by IWM, includes the Land Warfare Hall. It is proposed that this hall will be demolished to make way for the construction of the new IWM Lab. The western part of the site, owned by Caius, consists mainly of amenity grassland with a moderately low Agricultural Land Classification. This land is primarily used as overflow parking for IWM events.



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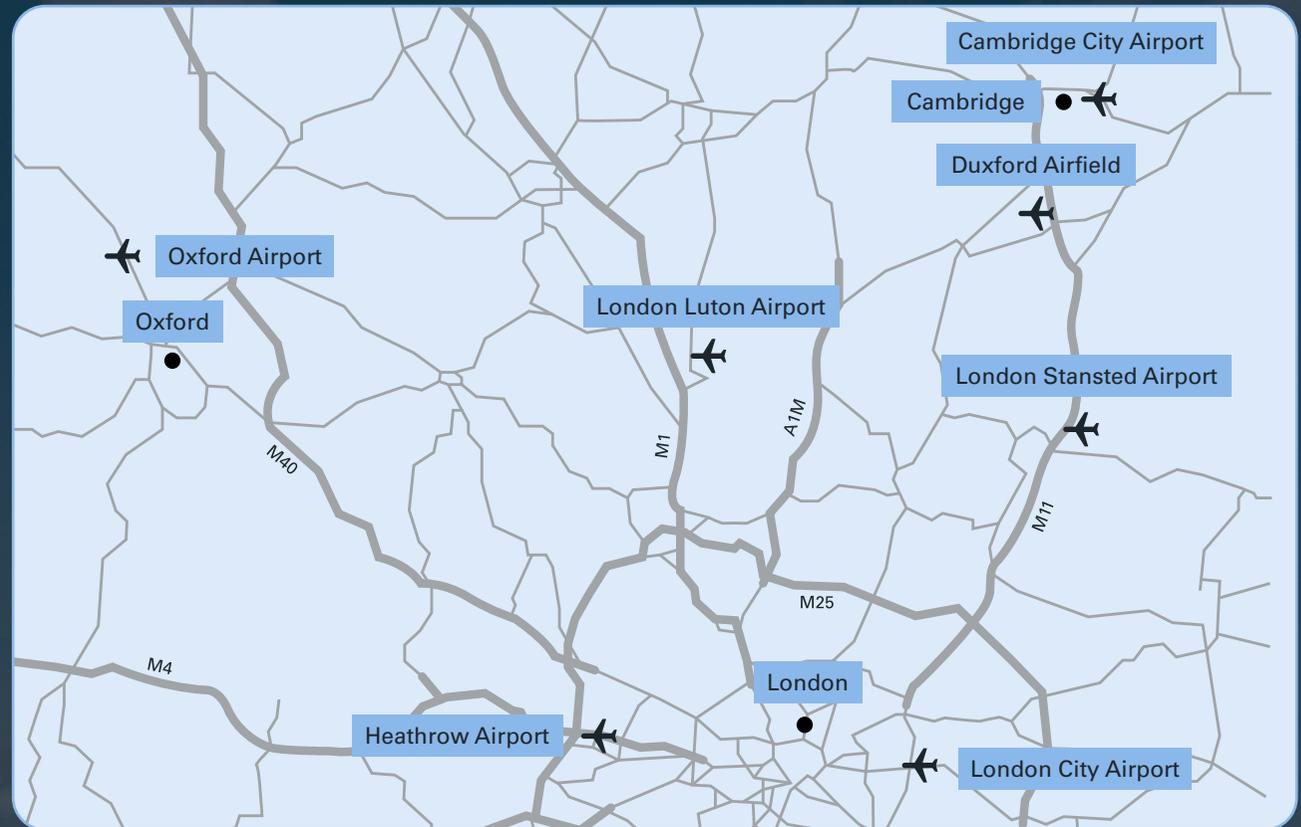
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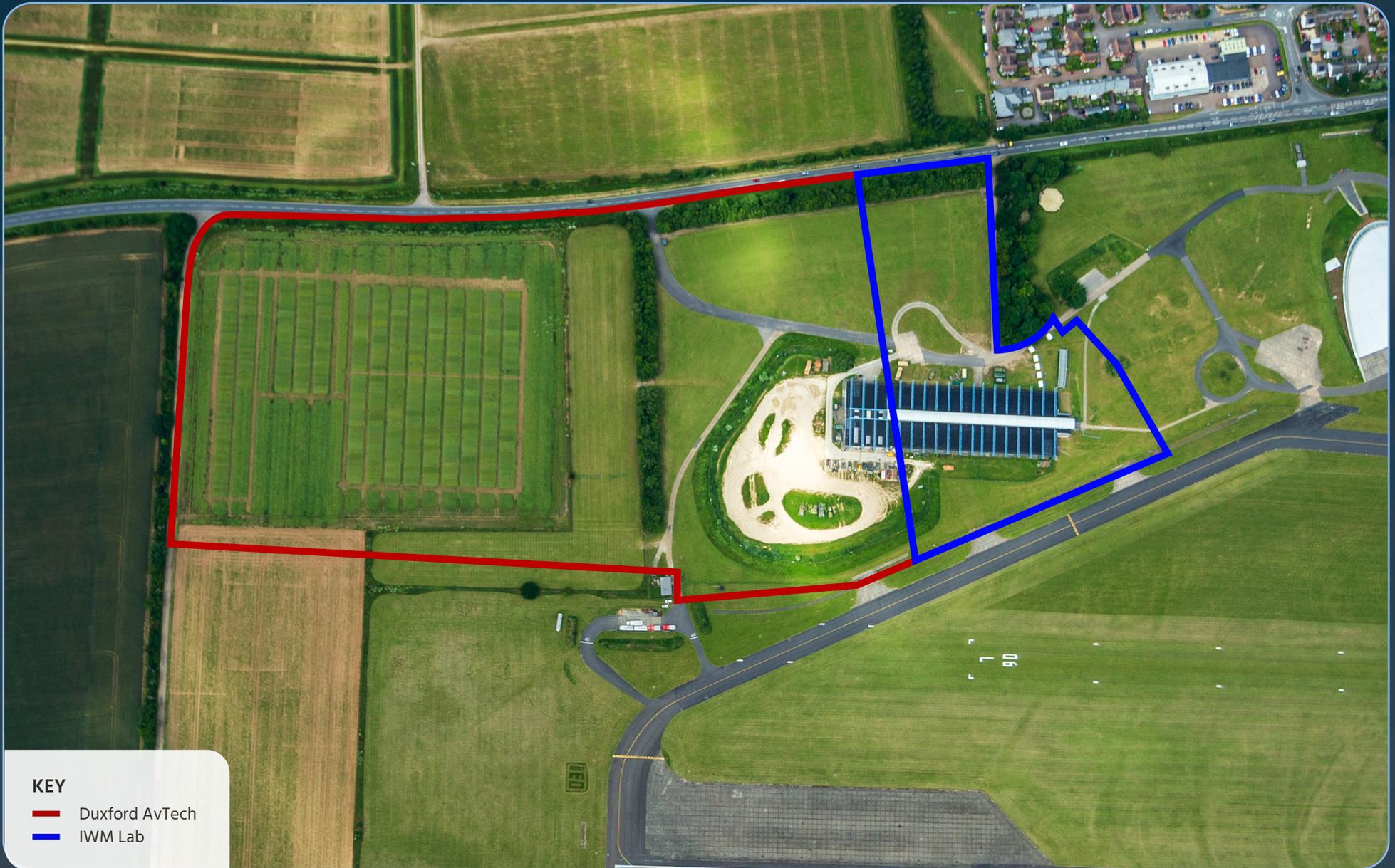
THE SITE

LOCATION AND CONNECTIVITY

Duxford AvTech is situated in a strategic location within the innovation hub known as the Cambridge–Oxford–London "Golden Triangle". The Golden Triangle is a 'super-cluster' founded on strong relationships between world-class research universities and innovative industries.

The site also occupies a strategic position at the convergence of two critical development zones: the Oxford–Cambridge Arc and the London–Stansted–Cambridge Corridor.





KEY

- Duxford AvTech
- IWM Lab

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04

THE SITE

BY RAIL

3.5 km (2.2 miles) to **Whittlesford Parkway** providing direct access to London Liverpool Street, Cambridge, Stansted Airport and Norwich.

6.0 km (3.7 miles) to **Great Chesterford** providing direct access to London Liverpool Street, Cambridge, Stansted Airport and Norwich.

TRAVEL TIME IN MINUTES

Whittlesford Parkway–London Liverpool Street



Whittlesford Parkway–Cambridge



Whittlesford Parkway–Stansted Airport



Whittlesford Parkway–Norwich



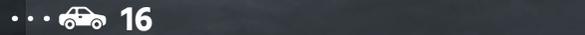
BY ROAD

1.4 km (0.9 miles) to M11 providing direct access to Cambridge, London and London Stansted.

Immediately adjoining the A505 providing direct links to Royston and Letchworth Garden City.

TRAVEL TIME IN MINUTES*

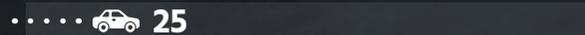
Duxford AvTech–Cambridge: 8.5 miles



Duxford AvTech–London: 54.2 miles



Duxford AvTech–London Stansted: 21.0 miles



*approx



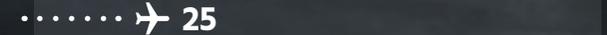
AIR

Immediately adjoining Duxford Airfield.

Strategic situation providing rapid access to London Stansted and London Luton Airports.

TRAVEL TIME IN MINUTES*

London Stansted Airport: 21.0 miles



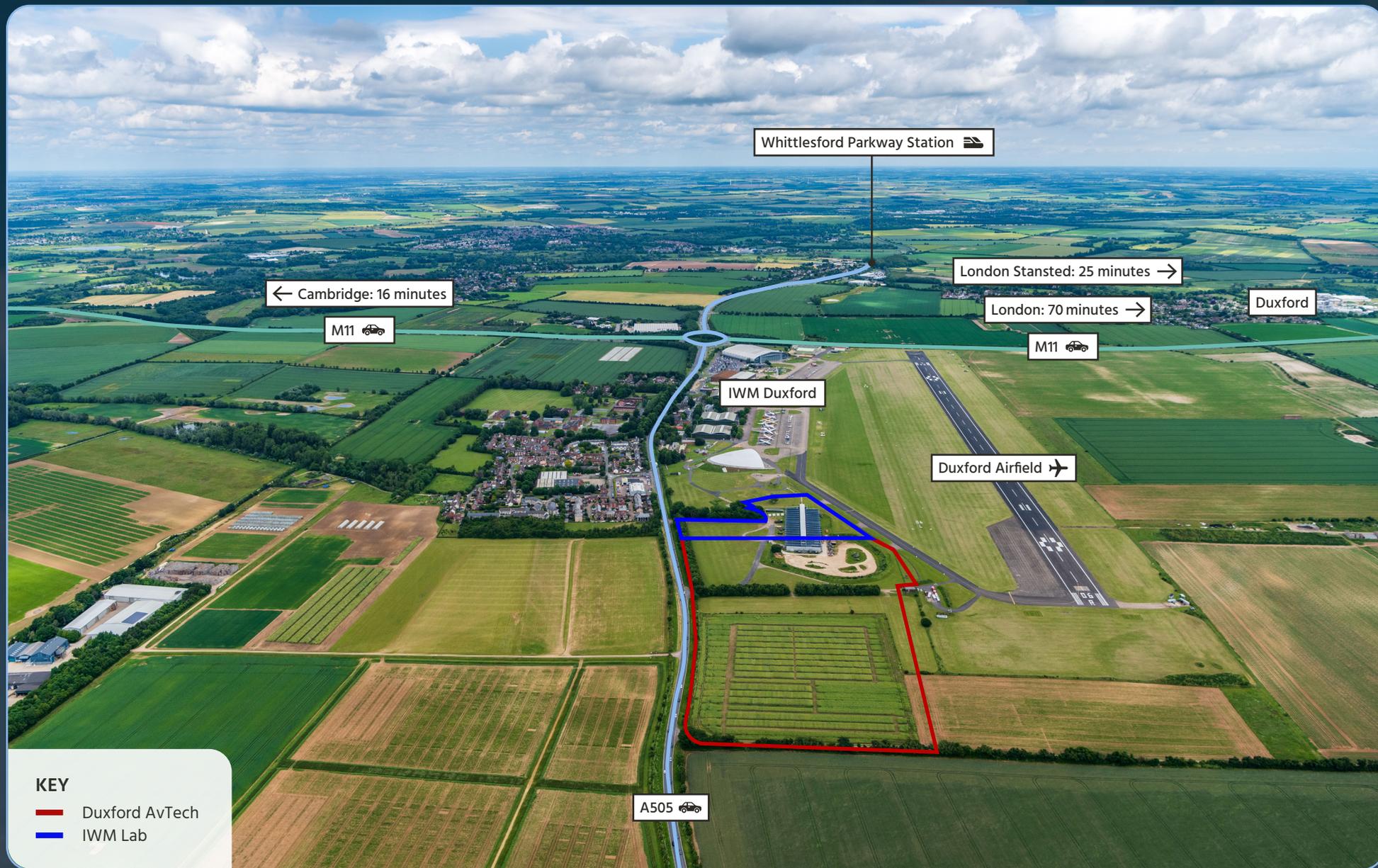
London City Airport: 48.1 miles



London Luton Airport: 33.2 miles



*approx



ILLUSTRATIVE CONCEPT SCHEME

PLANNING POLICY CONTEXT

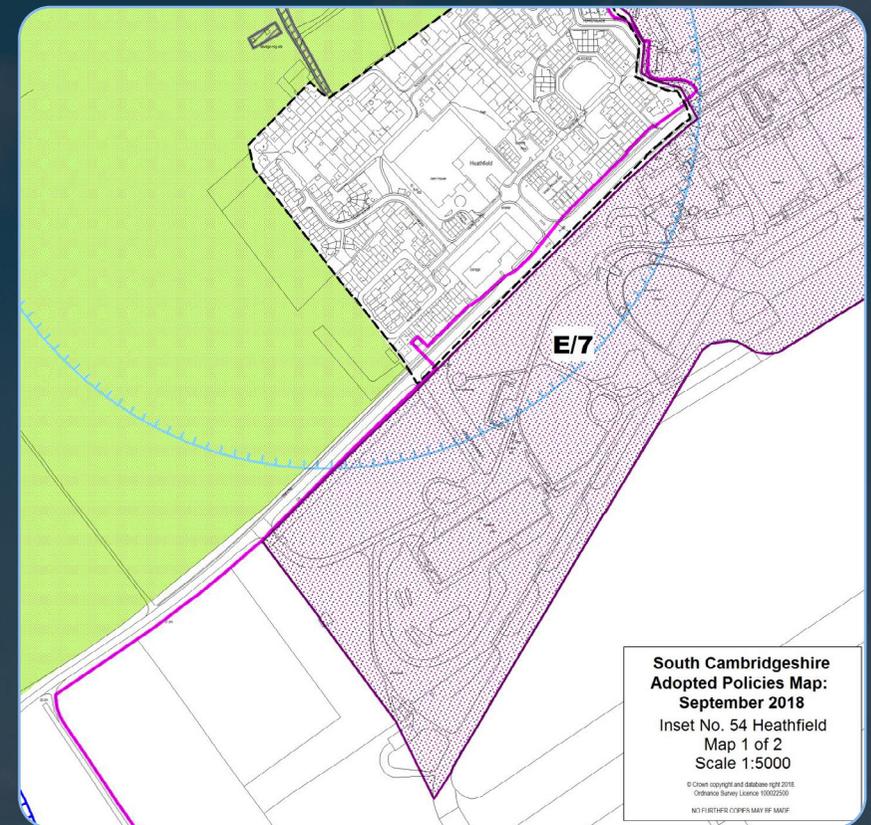
The local planning authority is South Cambridgeshire District Council. The Authority's planning services are managed by the Greater Cambridge Shared Planning team. Duxford AvTech and IWM Lab will be delivered in accordance with the policies set out in the adopted South Cambridgeshire Local Plan(2018) (SCLP), statutory legislation and other relevant material considerations.

IWM Duxford is recognised in the adopted SCLP to be a special policy area (Policy E/7) as below which states:

Policy E/7: Imperial War Museum at Duxford

1. The Imperial War Museum site at Duxford Airfield will be treated as a special case as a museum which is a major tourist/visitor attraction, educational and commercial facility.
2. Proposals will be considered with regard to the particular needs and opportunities of the site and any proposals involving the use of the estate and its facilities for museum uses or non-museum uses must be complementary to the character, vitality and sustainability of the site as a branch of the Imperial War Museum.
3. Details of projected increases in noise will be required with all proposals which would lead to an increase in commercial or flying activity and details concerning the scale, form and design will be required to accompany any outline planning application.

The proposed IWM Lab building and part of the AvTech proposals fall within the Duxford Imperial War Museum Special Policy (Policy E/7), approximately half (the western half) of the proposed AvTech site lies outside the Special Policy Area (Policy E/7) in open countryside (Policy S/7 Development Frameworks).



Extract from SCLP Policies Map (2018)

05

ILLUSTRATIVE CONCEPT SCHEME

PLANNING POLICY CONTEXT (CONTINUED)

Duxford AvTech lies within the 2007 designated Duxford Airfield Conservation Area.

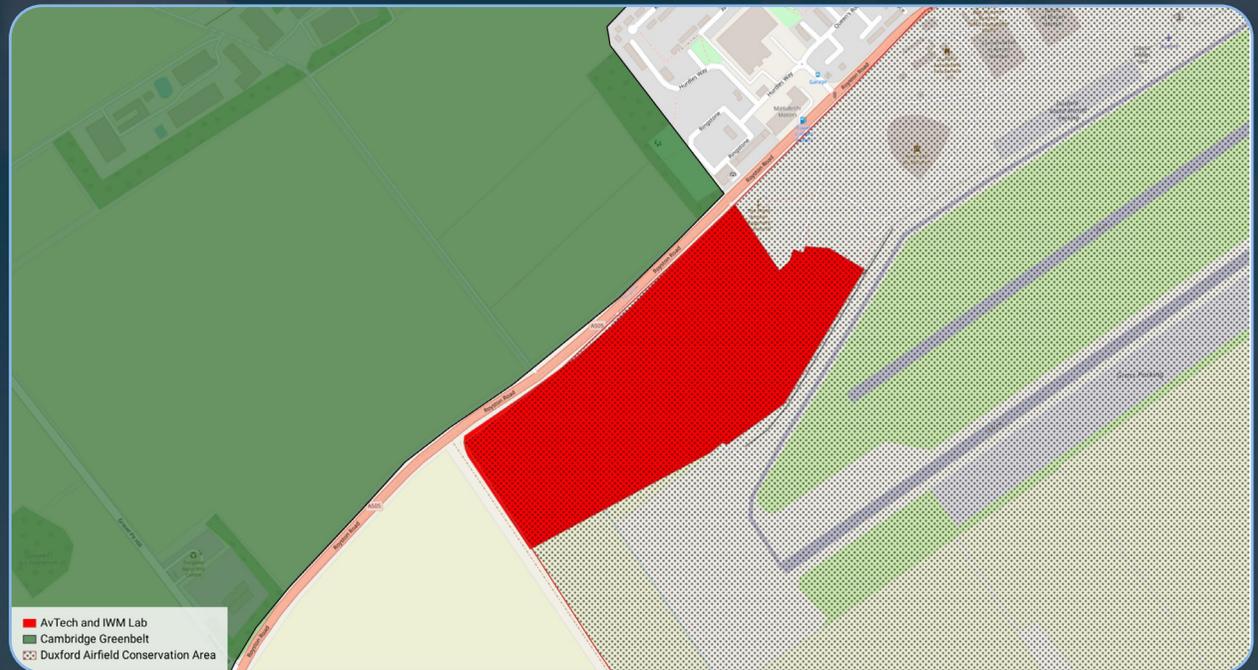
The development site contains no listed buildings. However, the wider IWM Duxford site contains a number of grade II and grade II* listed buildings and structures, notably and closest to the site, the recently listed American Air Museum (Grade II*).

The site is not within the Green Belt, which lies to the north of the A505. There are no environmental designations within the site. The site lies within the airfield safeguarding area. The site is situated in Flood Zone 1.

IWM was granted full planning permission on 20 July 2018 (S/1563/18/FL) for the...

“erection of a new Large Object Store and Conservation Workshop for the storage and conservation of historic large objects including aircraft and land vehicles following demolition of the Land Warfare Hall building and the associated landscaping”.

The 2018 permission has not been implemented and has now lapsed.



ILLUSTRATIVE CONCEPT SCHEME

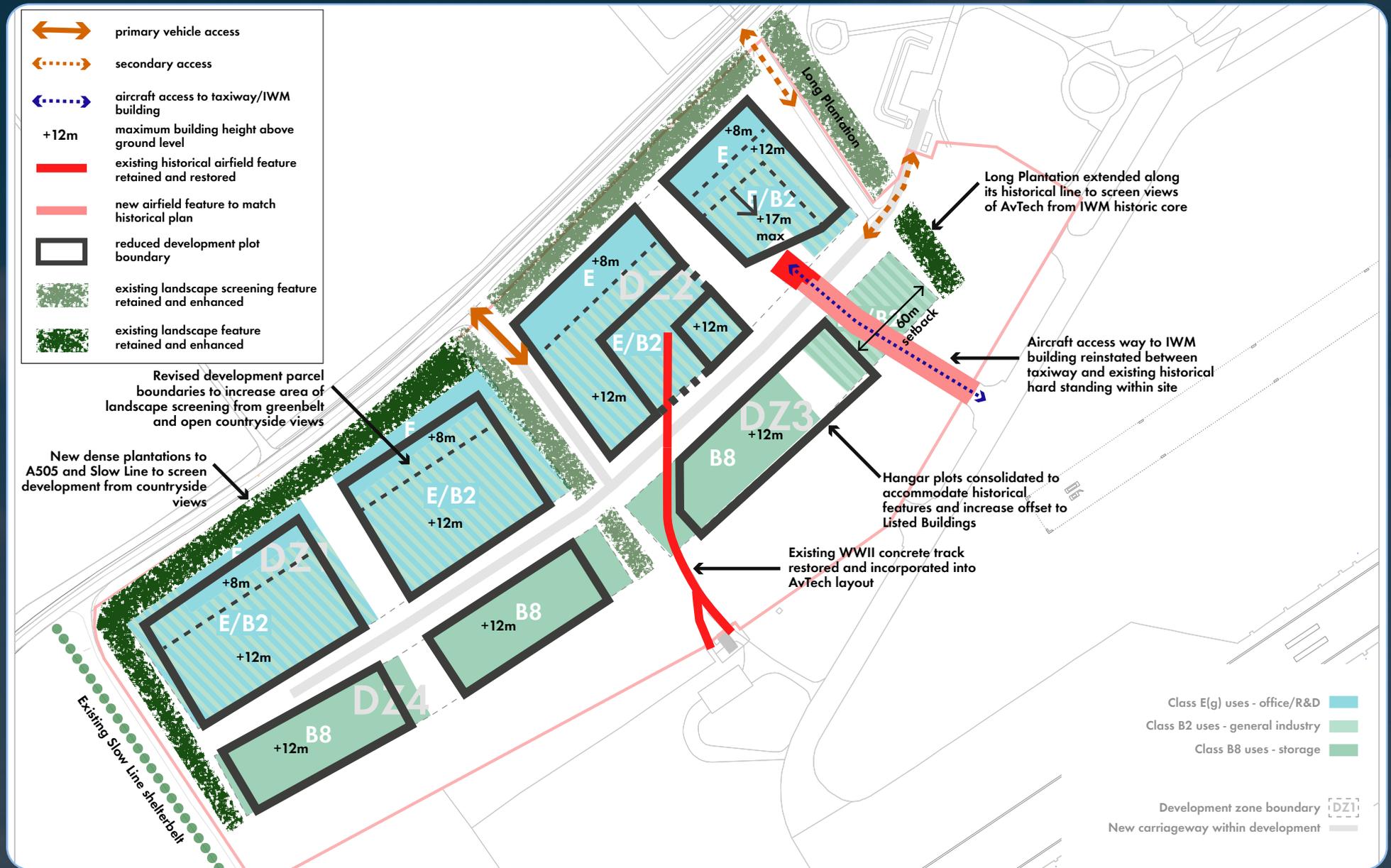
PRE-APPLICATION MASTERPLAN

Allies and Morrison ('A+M') has produced a draft illustrative masterplan for Duxford AvTech. For the purposes of obtaining pre-application advice from the local planning authority, the proposed commercial scheme extended to circa 45,000 sqm (484,000 sq ft (GEA) and comprised an indicative mixture of R&D and office uses (Class E (g)), light industrial/prototyping space (B2), storage (B8) and aviation operations including aircraft hangars, aprons and taxiways (sui generis).

The A+M layout is based on a simple grid of parcels, allowing for phased development. Shared yards and other facilities will further facilitate the generation of an ecosystem centred on advanced aviation technologies. Frontage along the south has been maximised for direct access to the IWM airfield and runway.



LAND USE	OFFICES		R&D		GENERAL INDUSTRIAL		STORAGE/HANGAR		TOTAL	
	E(G)(I)		E(G)(II)		B2		B8			
USE CLASS	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
IWM LAB SPACE	0	0	0	0	1,000	10,764	3,000	32,292	4,000	43,056
AVTECH SPACE	5,000	53,820	7,000	75,347	13,000	139,931	16,000	172,222	41,000	441,320
INDICATIVE TOTAL (GEA)	5,000	53,820	7,000	75,347	14,000	150,695	19,000	204,514	45,000	484,376



ILLUSTRATIVE CONCEPT SCHEME

PRE-APPLICATION ADVICE

The Landowners made two pre-applications submissions to South Cambridgeshire District Council in April and September 2022. The response to the pre-application discussions (November 2022) was generally positive and is provided within the Document Repository.

The pre-application response recognises the need for the form of development proposed due to the demand from existing businesses on the site and other potential operators, that need direct access to the airfield. It acknowledges development would provide important funds towards the protection of the museum and historic airfield to ensure that it is sustained in the future.

The pre-application response also recognised the wider benefits of the proposed development, noting it would “provide economic, social and environmental benefits to the region through the provision of jobs, spending in the local economy (restaurants, hotels, shops etc.), learning for schools, relocation of existing activities away from the historic core, and improvements to the accessibility of the site by more sustainable modes of transport”.

The pre-application response concludes by stating:

//

In summary, the development of an advanced technology aviation innovation cluster on this specific site on the Duxford Imperial War Museum Special Policy Area and in the countryside may be considered acceptable in principle subject to submission of the further information identified and the recommendations above.

//

PROCUREMENT PROCESS

The local planning authority is aware of the procurement process. Interested parties must not contact members or officers of South Cambridgeshire District Council, including the Greater Cambridge Shared Planning team at this stage.

A more detailed supplementary “Planning Statement” prepared by the Landowners planning consultants for the purposes of the procurement process, is provided within the Document Repository.





LANDOWNER STRATEGIC OBJECTIVES

The Landowners' key strategic objectives are:



Execute the delivery of an industry-leading aviation technology campus, which will foster a culture of innovation while championing sustainability practices and low carbon technologies, positioning it as a market leader in the sector.



Adhere to and deliver high quality and sustainable design for Duxford AvTech which will facilitate long-term operational excellence and environmental responsibility.



Obtain a planning permission for Duxford AvTech that optimises the development potential of the site, ensuring alignment with policy and regulatory requirements while maximising value and opportunities for growth. The planning permission must also include consent for IWM Lab.



Develop a robust financial strategy to maximise returns and ensure a sustainable income stream for IWM and Caius over the long-term.



Deliver tangible benefits to Duxford and surrounding communities and environment, enhancing the reputation and standing of IWM and Caius as vital contributors to the local economy and as guardians of national heritage.



Ensure development of Duxford AvTech does not impede the operation of IWM Duxford and its airfield or future uses of surrounding land by Caius. Encourage good neighbourly behaviour which will lead to a positive, cooperative, and mutually beneficial relationship with IWM and Caius.

COMMERCIAL STRUCTURE

01

The Landowners will appoint a Developer following the conclusion of the public procurement selection process. The Developer will enter into a Development Agreement ('DA') upon selection and contract award.

02

The Developer will pay a contribution towards the Landowners' costs upon entering into the DA.

03

The Developer will submit a planning application for the agreed Duxford AvTech development plan to include IWM Lab.

04

On grant of a Satisfactory Planning Permission, and satisfaction of the Funding Condition (as defined in the DA), the DA shall be deemed to be unconditional, and the Developer will be entitled to draw down a new geared long leasehold interest, over all or part of the land (an agreed phase) for a term of 175 years.

05

The Developer will appoint a contractor and professional team to build the consented Duxford AvTech scheme. The developer will market and secure tenants for Duxford AvTech on commercial market terms and proactively manage the estate. The developer will be responsible for securing outline planning permission for IWM Lab, but will not be responsible for constructing IWM Lab.

06

The Landowners wish to realise the value of the Duxford AvTech commercial land as a proportion of annual rental income from the development (the Total Rent). The Rent will be payable in two parts—the Minimum Ground Rent ('MGR') and the Ground Rent. The MGR will be payable on the commencement of the long leasehold interest for each phase of the development. The Ground Rent calculated as a contracted proportion of the Total Rent received by the leaseholder from the development. The rent payable to the Landowners each year will be the higher of either the Ground Rent or the MGR. The remainder of the rental income investment will be retained by the developer.

07

Working in long term partnership with the Landowners, the developer will implement a marketing, leasing, and management strategy to target and retain occupiers engaged in research and development for aviation, primarily low carbon, and may also include sustainable manufacturing and related service and support businesses.

08

Heads of Terms for the Development Agreement and Long Lease are included on the online procurement portal Document Repository.

PROCUREMENT PROCESS

Anticipated Timeline (subject to review & amendment)

STAGE 1

🕒 6 weeks

☑️ **Marketing Period & Process for Expressing Interest**

Tender Notice published. Access to the online procurement portal Document Repository provided to interest parties containing Information Memorandum, site information, Heads of Terms & Selection Questionnaire (SQ). Interest parties complete and submit SQ.

Evaluation criteria:

- Confirm Organisation details
- Evidence of technical ability & capacity
- Track record of previous developments
- Evidence of financial standing.

🕒 4 weeks

- ☑️ Landowners evaluate SQ responses and notify shortlisted parties. The Landowners anticipate shortlisting up to four parties.

STAGE 2

🕒 8 weeks

☑️ **Invitation to Participate in Dialogue (ITPD)**

Shortlist parties invited 'dialogue' meetings to discuss their approach & landowner requirements.

Anticipated discussion topics & evaluation criteria:

Technical (Quality)

- Approach to design and delivery
- Planning strategy
- Leasing strategy & estate management
- Proposed team
- Sustainability
- Social value

Commercial

- Financial terms
- Contract

STAGE 3

🕒 4 weeks

☑️ **Invitation to Submit Final Tenders (ISFT)**

Bid preparation & submission stage.

- Submit technical (quality) proposal
- Submit commercial (price) proposal
- Confirm acceptance of draft contract & contractual terms.

🕒 4 weeks

- ☑️ Landowner Evaluation of Final Tenders and clarification of any outstanding points. Formal recommendation reporting processes and approval of decision.

STAGE 4

🕒 1 week

☑️ **Selection of preferred Development Partner**

STAGE 5

🕒 2 weeks

☑️ **Contracting**

Standstill period (10 days) & completion of legal formalities. Minor contract clarifications. Contract signature & execution.

08

PROCUREMENT PROCESS

PORTAL ACCESS

Please contact Alex Bristow (abristow@geraldev.com) or Adam Pappini (APappini@geraldev.com) to arrange online portal access to the Selection Questionnaire (to be completed by organisations wishing to be considered for shortlisting) and Document Repository.

DOCUMENT REPOSITORY CONTENTS

- Selection Questionnaire
- Planning Statement
- Pre-application response letter
- Illustrative Masterplan
- Heads of Terms
- Topographical survey
- Utility survey
- Land Registry Information (Title Plans and Number)
- Aerial photography
- Procurement timetable
- Site Viewing and Industry Days.



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Particulars issued June 2024

