

GATEWAY14

STOWMARKET

Quarterly update

April 2022



Welcome to the second quarterly update of Gateway 14 for 2022. We hope you find this information useful. If you have any questions, please contact info@g14yoursay.co.uk

Programme update

Jacksons Civils have now been appointed to deliver the main infrastructure works at Gateway 14 to create the framework for the new business park. Works are due to commence in mid April and will be completed by winter 22/23.

Section 278 and 38 Highway agreements have been finalised for the work to the Tesco roundabout and the new road through the site so this infrastructure can be adopted by Suffolk County Council Highways. Similarly a Section 104 agreement has been finalised with Anglian Water to allow adoption of the foul drainage works.

A new gas pipeline and foul drains main will be taken to the junction of the new road and Mill Lane so that the Clamp Farm residents can be connected to these main services for the first time.

After Jacksons site establishment, the first activity on site will be creating the 4 metre high bunds alongside the Clamps to ensure minimal visual impact to the residents as quickly as possible.

The landscaping works will be implemented in the next planting season – we anticipate this to be autumn 22 through to spring 23.

Construction/ contractor update

Ongoing archaeology works will be concluding in the next couple of weeks.

Ecology and arboricultural works will be carried out on site week commencing 4th April.

Site compound with temporary site cabin offices, meeting room, store, toilet and changing facilities will be located off the roundabout on the A1120 and this is proposed to be installed week commencing 18th April.

Site hours will be 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

The site will be fenced off with Heras to the bunds and proposed roads week commencing 18th April (tbc).

The scheme has been registered with the Considerate Constructors scheme, further updates will be provided in coming months.

Jackson Civils will be setting up a Whats App broadcast group to keep local residents updated with key news including short term programme, major deliveries and vehicle movements and also road closures. Details for registering and following will be provided in the next couple of weeks.

Planning matters

The site has outline consent for employment uses and detailed consent for the infrastructure, subject to conditions. All pre-commencement conditions on this planning consent have now been discharged to enable start on site.

A closing order has been made by the Department of Transport for the stretch of Mill Lane from before the A1120 overbridge to the corner of the Clamps, to be implemented at the appropriate time.

Avison Young are engaged by G14 to support the developer in meeting the outstanding conditions as the development progresses.

G14 has made full payment of the contribution towards sports and recreational facilities.

In due course, reserved matter applications will be submitted in respect of the development plots to deliver new buildings for occupiers.

Estate management

Short term steps to manage the site prior to the commencement of development have been instigated including the installation of barriers, ditches, and blocks to prevent unauthorised access and use of the land as well as a ploughing and weed management strategy.

Workman have now been appointed to manage the park and are currently preparing a long-term management strategy to promote the long-term success of the park. This includes reviewing site security, landscape management as well as opportunities for community engagement and activities.



Freeport status

The outline business case for Freeport East was formally approved by Government in December. The three tax sites in Felixstowe, Harwich and Gateway 14 have been agreed, published on Gov.uk and Statutory Instruments laid to enshrine them in legislation.

Following designation, businesses investing in the Freeport's tax sites will be able to benefit from several tax reliefs including Stamp Duty Land Tax Relief, Enhanced Capital Allowances, Enhanced Structures and Buildings Allowance, National Insurance Contributions rate relief and business rates relief.

In addition to the three tax sites, Freeport East will have customs sites at Felixstowe, Harwich, Gateway 14, Port One Logistics Park, Horseley Cross, Uniserve and PD Ports.

The full business case is due to be submitted this month and will provide access to seed funding to support the delivery of a skills and innovation centre at Gateway 14.

Sustainability

Gateway 14 Ltd has a clear business goal to maximise sustainable construction opportunities and explore low carbon heat and energy/water sources on the site. A summary of our commitments in this regard is set out below:

- The development will be designed to meet the BREEAM 'Very Good' target as a minimum. Where feasible this will be increased to BREEAM 'Excellent' (i.e., Innovation Centre and low energy usage tenants).
- Building fabric and airtightness will be designed to exceed Building Regulations standards, incorporating Green Guide A rated products where feasible.
- The proposals for the development will mitigate the carbon impact of the development as far as practically possible, during construction and whilst in use. Individual building CO₂ emissions will be reduced by 15% over current target as a minimum.
- All roofs will be designed to be fully PV ready, PV installation to roofs will be sized in accordance with the tenant energy usage. Additional renewable technologies to be considered alongside individual building design.
- We are working with a local energy network provider which will enable occupiers to share solar energy generated at the park.
- Rainwater recycling will be incorporated for all buildings and buildings will be designed to meet higher water efficiency standards. Low flow wash hand basin, small flush WCs and shower water outlets will be specified throughout to prevent excessive water use.
- 20% active and 20% passive EV (Electric Vehicle) charging points will be installed to all units at the outset.
- Construction waste and recycling will be managed and monitored as part of the development strategy to ensure the minimisation of waste and maximisation of recycling of any waste generated during construction and operation of the proposed development.
- Improved transport links and provision for bicycle storage and bike routes.

Landscaping and bio-diversity

- Bio-diversity 13.59% net gain for habitats and 148.65% for linear features (hedgerows) with infrastructure implementation.
- Planting of 13,819 whips (tree seedlings), 330 trees, 1,003sqm native hedge, 16,931sqm woodland, 7,626sqm scrub and 60,000m2 wildflower meadow
- Retention of 21,640sqm of existing habitat and enhancement of 25,432sqm
- Inclusion of green corridors to facilitate species movement through the site and to maintain ecological links with the wider landscape
- Inclusion of brash piles, bat and nest boxes and hibernacula to provide nesting opportunities and dens
- 20% of each plot to be delivered as green landscaping in addition to the structural landscaping proposed- delivering further opportunity for increased bio-diversity
- 31.85ha of agricultural land at Saxmundham has been provided as mitigation for Eurasian skylark which will be specifically managed to enhance breeding habitat.
- The Shepherds Needle previously identified within the main development site has been translocated to other areas of the Park, where they won't be disturbed and should thrive.
- Continuing engagement with Suffolk Wildlife Trust with regard to an ongoing role in the development.

Occupier news

Detailed negotiations are underway with a number of local and national occupiers to deliver a range of buildings which will provide a range of employment opportunities. More news will be shared as soon as possible.

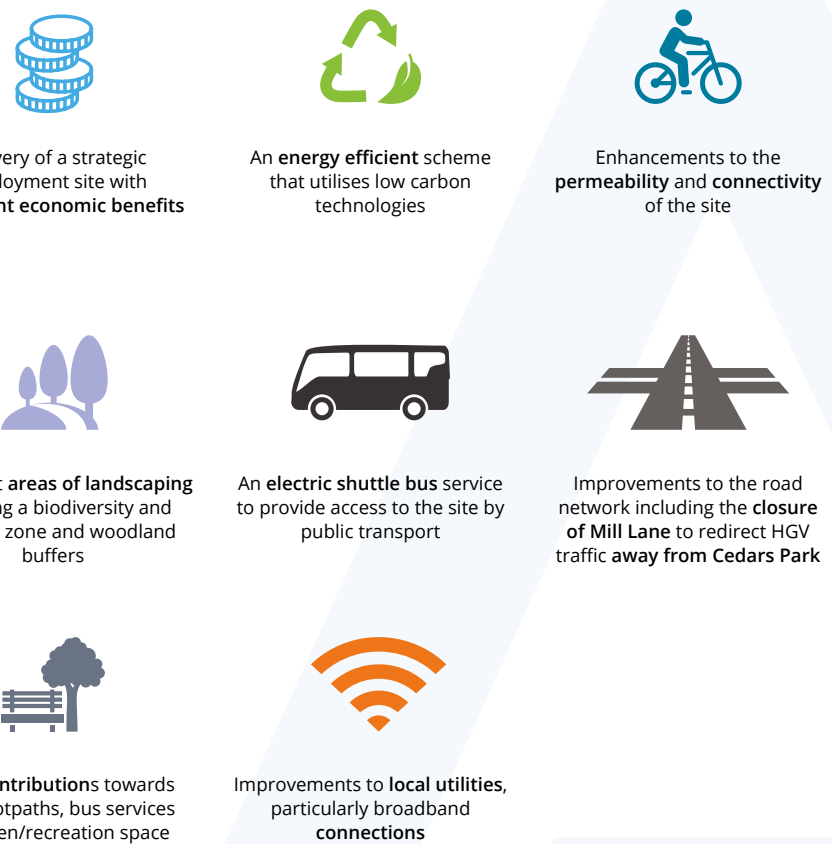












Community projects

Gateway 14 Ltd and our development partner Jaynic continue to work with community groups and representatives to explore opportunities to enhance the park providing wider benefits to the community. We are currently investigating sourcing trees and plants locally to support local species and enhance local provenance as well as identifying areas for additional community planting around the scheme.

We recently completed a walk of the site with several stakeholders including the River Gipping Society, Stowmarket Eco Future Group and representatives of the Gateway 14 Residents' Campaign Group to review opportunities together, as well as holding our first regular stakeholder engagement meeting on 30th March. Our thanks to Stowmarket Town Council for arranging and chairing this event.

We look forward to updating you further in due course and as the development progresses.



			
Delivery of an integrated, efficient scheme reducing pressure for further countryside to be allocated for future employment development	Delivery of a strategic employment site with significant economic benefits	An energy efficient scheme that utilises low carbon technologies	Enhancements to the permeability and connectivity of the site
			
Significant enhancements to biodiversity , in excess of the required Biodiversity Net Gain	Significant areas of landscaping including a biodiversity and amenity zone and woodland buffers	An electric shuttle bus service to provide access to the site by public transport	Improvements to the road network including the closure of Mill Lane to redirect HGV traffic away from Cedars Park
			
S106 contributions towards local footpaths, bus services and open/recreation space	Improvements to local utilities , particularly broadband connections		