

# GATEWAY 14

STOWMARKET





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SENIOR COMMERCIAL MANAGER

# Occupier News

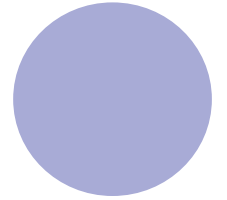
- The Range,unanimously approved at planning committee on 12 October 2022.
- Several advancing discussions with local, regional and national businesses in a variety of sectors including advanced manufacturing, tech, offices, food production and logistics.





# Sustainability – The Range

- The proposals will achieve the following:
  - A Net Zero building to shell and core
  - EPC Rating A
  - BREEAM 'Excellent'
- This is significantly in excess of planning policy requirements and the requirements of the outline planning permission.



# Sustainability – The Range

Utilising renewable energy generation:

- Air source heat pumps to offices
- 600kwp Solar PV (generating over 495% of shell/core requirements)
- Futureproofing the building to ensure that additional PV panels can be accommodated on the roof once other buildings within the site come forward (or tenants energy demands increase) at which point energy could be shared across a local network
- Infrastructure has been built into the site to allow for local export and export to the grid to accommodate the future exporting of generation from PV panels
- Incorporating 20% active and 20% passive EV charging points
- Futureproofing EV charging for HGVs
- Battery storage infrastructure provided



# Ecology & Biodiversity – The Range

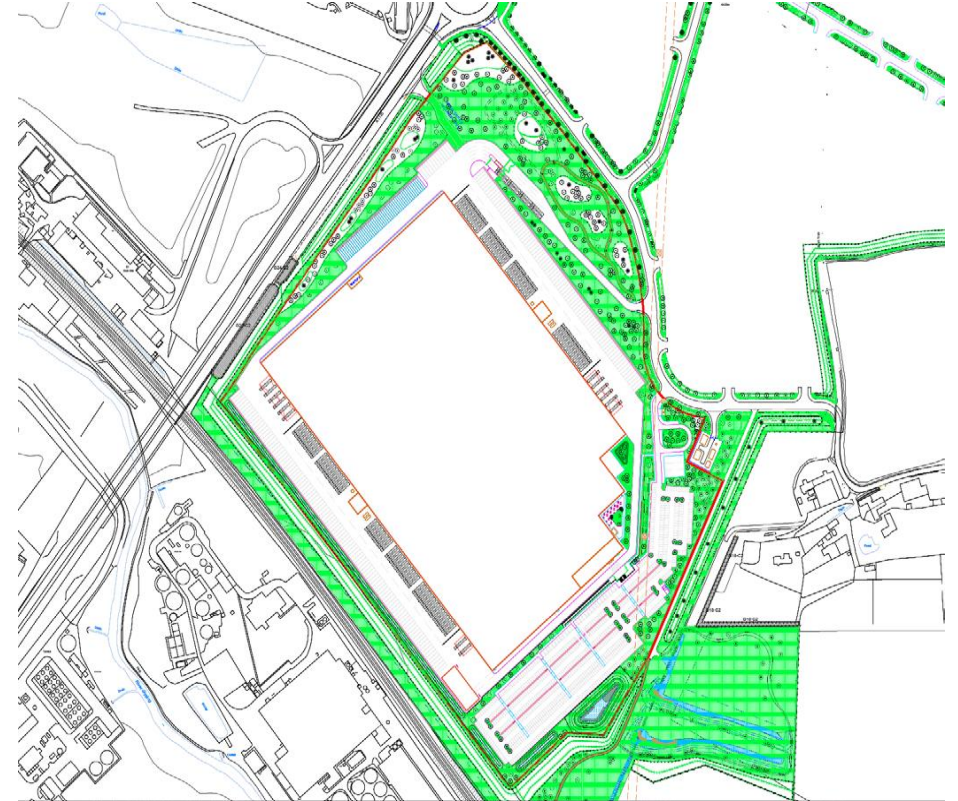
- In addition to the structural landscaping and amenity zone secured as part of the detailed element of the application, landscaping is also provided on each Plot.
- 22% of Plot 4000 is provided as soft landscaping which is in excess of the hybrid planning permission requirements.
- The proposals for Plot 4000 will exceed the 10% Biodiversity Net Gain requirement by providing 54.66% for habitat units and a 100% gain for hedgerow/linear features.
- Shepherds Needle translocation complete. This is being monitored to ensure success.
- A Landscape and Ecological Management Plan and Landscape Management Plan are secured by condition and will ensure the ongoing management and maintenance of on-site landscaping.





# Landscaping – The Range

- A majority of the site is covered in various wildflower meadow types.
- Tree planting around the site will add screening.
- A northern amenity space is proposed including clusters of native and evergreen trees.
- Smaller canopy trees are proposed within the car park which are suitable to be proposed near cars.
- Fruit trees are provided within the amenity space on the eastern boundary, which is an attractive landscape feature close to the footpath alongside the site and bund.
- Landscaping is also used to soften the retaining features on site within the south east.
- A number of bird and bat boxes will be incorporated onto the new unit building to provide additional nesting/roosting opportunities for several bird and bat species.
- Hibernacula/log piles will also be incorporated within the green spaces, particularly the western and south/ south-eastern boundary.



# Estate Management Update



- Short-term steps implemented prior to development commencement such as barriers, ditches and ploughing and weed strategy
- Workman Chartered Surveyor appointed to undertake overall estate management from completion of infrastructure and beyond including staffing, security, landscape management, place-making and community engagement.



# Programme Update

- Road Open - December 2022
- Infrastructure works complete - January 2023
- Landscaping works commence - December 2022
- Substation 'Live' – March 2022
- Pre-commencement planning conditions – Discharge Complete
- Works to Gun Cotton Way – November 2022
- Works to A1120 – December 2022
- The PRow footpath along River Gipping through Muntons – Complete
- Notice board to Mill Lane Bridge – October 2022



# Construction Update

- On-site Archaeology is complete, and the archiving and reporting process is now being undertaken with Suffolk County Council.
- Ecology and Arboriculture works are complete with specialists remaining involved in site delivery watching brief.
- The new road layout 'footprint' is complete along with kerbs and tarmac surfacing to the binder course layer.
- The underground drainage systems are largely complete, with final outfalls in progress now.
- New ducts are currently being installed to form a services network across the site.



# Construction Update



- The 'earth bunds' around Clamps Farm are complete with Landscaping works expected early December to suit the 'planting season' –
- The new foul drainage connection point and thrust boring works across A1120 and down Gun Cotton Way are underway, with completion due mid November along with removal of Traffic Management.
- The works on the A1120 consist of a new Toucan crossing with footpath links, lane widening on the South Bound 'left turn', new mains incoming services and tarmac resurfacing. These work run until December which is when we plan to remove all Traffic Management in this area.



# Keeping Up to date

- Quarterly Written Updates
- 2 Local Update Meetings per year
- [www.G14yoursay.co.uk](http://www.G14yoursay.co.uk) for news and events
- WhatsApp Broadcast Group
- Local Councillors
- Community Group Work



# APPENDICES

# APPENDIX 1 – OUTLINE PLANNING CONDITIONS

Condition	Requirement	Ref	Notes
58	Phasing Plan	DC/21/06624	Discharged
62	Construction Surface Water Management Plan	DC/22/00191	Discharged
64	Construction Management Plan	DC/22/00146	Discharged
66	CEMP Noise	DC/21/06726	Discharged
67	CEMP Landscape	DC/21/06727	Discharged
68	CEMP Biodiversity	DC/21/06728	Discharged
70	Method Statement for Shepherds Needle	DC/21/06157	Discharged
71	Skylark Mitigation Strategy	DC/21/06157	Discharged
80	Control of Pollution	DC/21/00407	Discharged
76	Archaeological Scheme of Investigation	DC/22/00353	Part Discharged (Areas A and C) Discharge required for Areas B and D prior to works commencing in these areas.
72	Landscape Management Plan	DC/22/00352	Discharged
73	Landscape and Ecological Management Plan	DC/22/00352	Discharged
75	Lighting Design Scheme	Not yet submitted	Required prior to installation of any lighting
63	Surface Water Drainage Verification	Not yet submitted	Required on completion of the development
77	Archaeological Assessment	Not yet submitted	Required prior to first occupation