

# GATEWAY14

STOWMARKET



**FREEPORT EAST** | Felxstowe Gateway14  
Harwich





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MANAGING DIRECTOR



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Senior Commercial Manager

# Programme Update

- Roads - Complete
- Landscaping works – Phase 1 Complete & Phase 2 commencing November 2023
- Mill Lane bridge works – Complete
- Power On 'Live' – Complete
- Toucan Crossing – Complete
- Part 2 Adoption of Road – October 2023
- The Range completion – November 2023



# Construction Update



- The Range is progressing well and due to PC on 6<sup>th</sup> November 2023.
- The primary substation is connected to the 33kv cable connection.
- The underground network of gas, water, telecoms, CCTV and other future spare ducts are installed and ready to be connected to the new buildings as and when they are required.
- All footpaths are connected and being well used.



## Construction Update

- Wildflower meadow planted and signage installed.
- Phase 1 Landscaping works are complete and Phase 2 will commence in November 2023.
- Suffolk Tree Warden Group have an additional allocated planting area for December 2024.
- Concrete blocks have been placed around the site to stop unwanted visitors.
- CCTV is installed and in-use.



# Occupier Update

- The Range: practical completion 6<sup>th</sup> November to be followed by fitting out and expected to be operational from Summer 2024.
- Advancing discussions with local, regional and national businesses in a variety of sectors including advanced manufacturing, tech, offices, food production and logistics.
- Terms agreed for second occupier, currently in solicitors' hands.





 **The Range**  
Home • Leisure • Garden

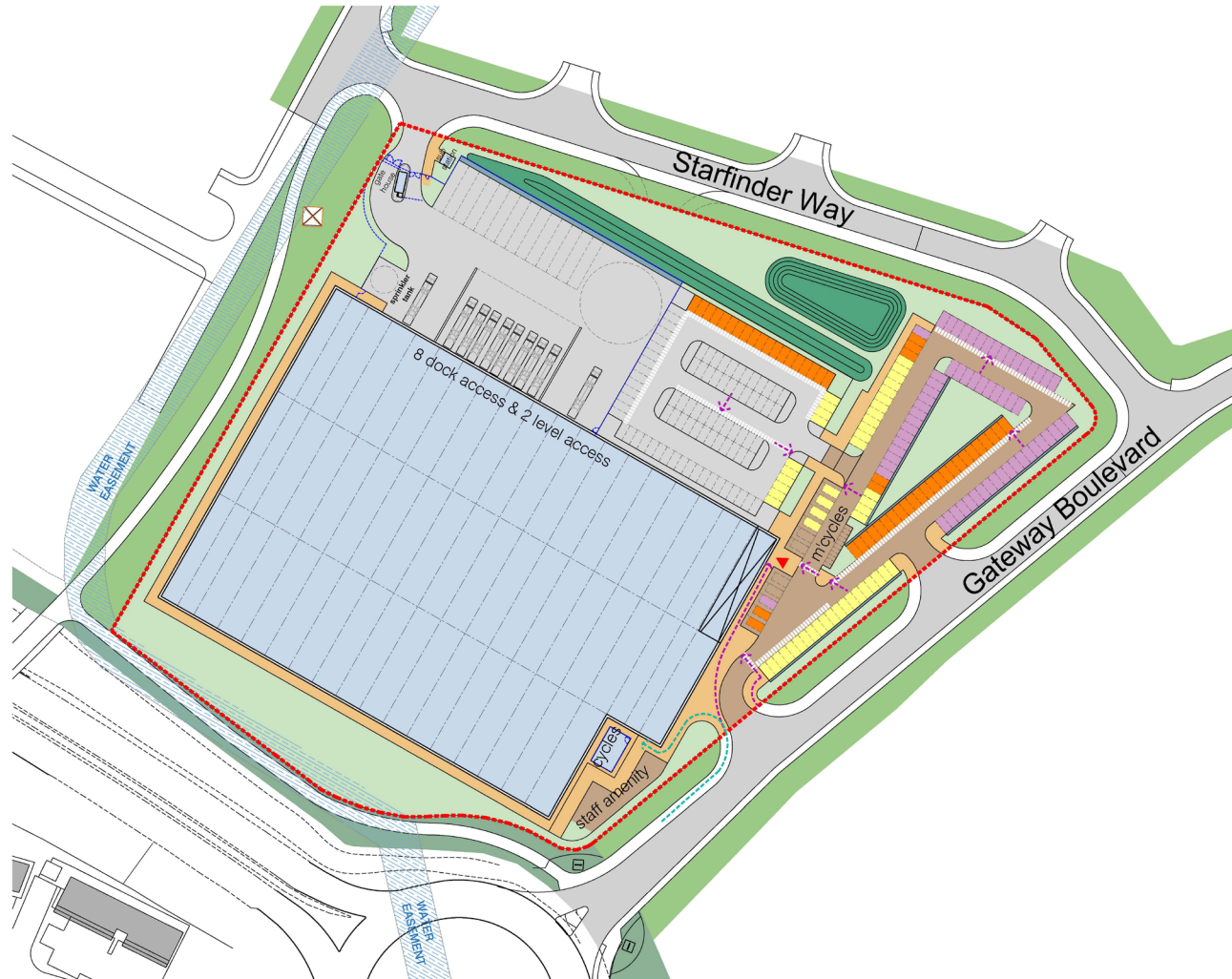


# Plot 2000 Planning Application

- Speculative RM planning application
- 164,796 sq ft
- Manufacturing and distribution option
- Accelerates the delivery programme by 6-9 months
- Retains flexibility to adapt for occupier's requirements
- Reduces perceived planning risk/delay
- Decision expected late 2023



# Proposed Layout – Manufacturing



- Building proposed on Plot 2000 of 15,310 sqm
- 22% landscaping
- Biodiversity net gain of 30.62% (and 100% for hedgerows)
- Ample parking provided meeting SCC standards, including car and HGV parking
- Building within approved height limits
- Proposals fully compliant with outline consent
- Prominently located at the entrance to the park

# Sustainability –

- Plot 2000 building will achieve the following:
  - Significant sustainability measures
  - EPC Rating A
  - BREEAM 'Excellent'
  - 22% soft landscaping
  - Solar PV
  - Air source pumps
  - 20% EV charging (+ 20% future proofing)
- This is significantly in excess of planning policy requirements and the requirements of the outline planning permission.



# Skills & Innovation Centre

- Key partners MSDC, Gateway 14 Ltd, Jaynic, Freeport East and local Universities and West Suffolk College to help address skills gaps and shortages in the local and sub-regional economy.
- Initial Business Case for a circa 30,000 sq ft high quality and sustainable facility comprising collaboration spaces, meeting rooms and range of workspaces was supported by Mid Suffolk's Cabinet in March 2023.
- Full Business being developed and will be considered by Mid Suffolk Cabinet and Freeport East in Autumn 2023.



# Park Management Update

Workman LLP are appointed to provide overall park management services for Gateway 14. From the point of practical completion of infrastructure through to general maintenance. Our role will include managing site service charge, staffing, security, landscape management and placemaking.



- Workman have produced the first draft of the Park Management Handbook – a guide to new Occupiers coming to the Park on what to expect and what services will be provided, and local services/ammonites are available inf the local area.
- From a security perspective we have installed CCTV camera equipment installed on Gateway Boulevard providing 24-hour monitoring of the site.
- Landscaping Scheme is being closely monitored. Pro-Scape who are installing the landscaping scheme are working hard to nurture the new plants to ensure as many as possible bed in and continue to thrive – any unsuccessful plants in the first year will be replaced.
- Workman Team are looking into options for the Electric Bus Shuttle Service we plan to provide under the service charge for the Park.

# Park Management Update

- Waste Management plan is being established with Mid-Suffolk council to complement the local community initiatives regarding recycling.
- Workman have contributed to submission of the Green Travel plan which includes actions the Park will adhere to with regards to sustainability.
- Ongoing discussions with occupiers on prospective tenants regarding how their businesses operate and impact on the wider community.
- We have contacted local community groups, charities and community leaders to discuss placemaking ideas, particularly around how the dedicated 'Amenity and Bio-Diversity' zone can become a community hub.
- As well as discussing activities for the amenity and biodiversity zone, two other key outcomes from the discussions have been;
  - 1) Opportunity to promote volunteering and social value project participation to new occupiers coming to the Park *"We could create an army of new volunteers to Stowmarket"*
  - 2) Promoting local businesses and footfall from Occupiers into the town centre.

# Keeping Up to date

- Local Update Meetings
- [www.G14yoursay.co.uk](http://www.G14yoursay.co.uk) for news, events and updates
- WhatsApp Broadcast Group
- Local Councillors
- Community Group Work

