

GATEWAY14

STOWMARKET



FREEPORT EAST | Felixstowe
Gateway14
Harwich



GATEWAY14

STOWMARKET



Emily Atack
Managing Director



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Chairman



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Managing Director



Ben Oughton
Development Director



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Senior Commercial Manager

Construction Update

- Landscaping works for phase 2 planting continues.
- Meeting arranged with the Suffolk Tree Warden group on 28th February to discuss local tree whips being integrated and planted into the scheme.
- Hedgerows that sit within developed areas have been removed. This work was undertaken under the control of our Ecological Clerk of Works and outside of nesting season.
- New path towards Elizabeth Meadow will be made good which will improve drainage in this area. This is to be undertaken during March.
- Planning underway now to complete further works as requested by highways which include shallowing the bent adjacent Clamps Farm. To be undertaken during March.
- The Range fit out is underway which runs from February to October - *please note this is not being managed by Gateway 14.*

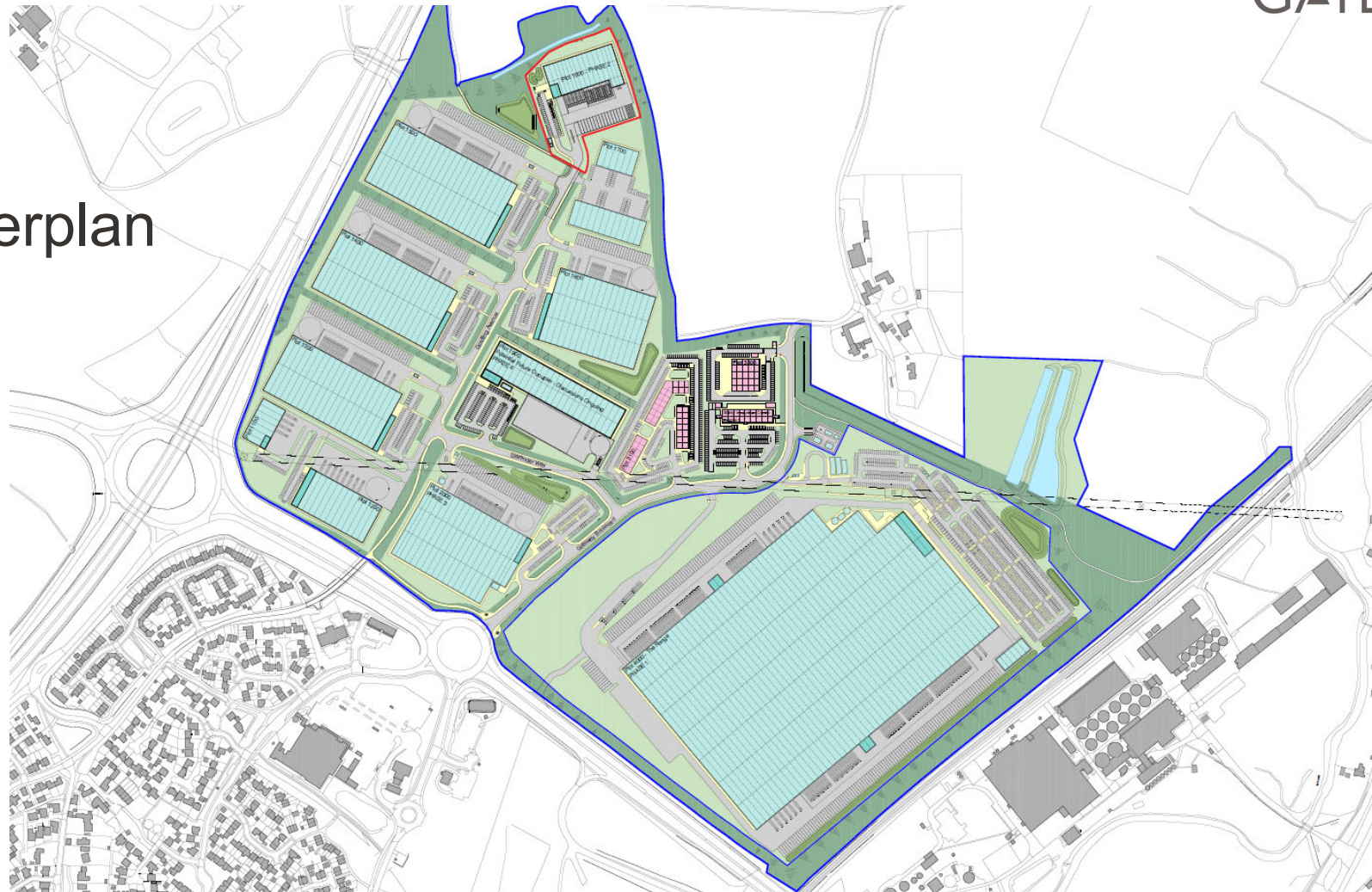




Park Management Update

- Waste Management strategy has been established with Mid-Suffolk Council and installation will follow shortly.
- The Electric bus plans are ongoing, collecting costs and working out the timeline. We are currently working towards Summer 2025.
- CCTV continues to operate along Gateway Boulevard, this network of cameras will be extended as more occupiers come onto the park.
- Phase two service charge budget will be implemented from 1st April 2024 to ensure the common areas are maintained to a high standard following installation including landscaping, cleaning and waste collection.
- Development of Corporate Social Responsibility and volunteering programme with occupiers.
- Future hosting of community events with school's groups onsite in collaboration with occupiers.
- Continuing community engagement to maximise employment, educational and social value opportunities.

Masterplan



Plot 1600

- Exchanged contracts, subject to planning, with a renowned international supplier of construction materials looking to build on their UK presence.
- Planning application to be submitted shortly.
- 44,055 sq ft (including 3,370 sq ft of offices).
- Site area 3.8 acres.
- Construction to commence Summer 2024.
- 50-60 jobs anticipated.



Plot 1600 Site Layout

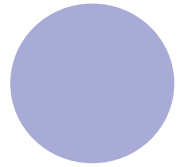


Sustainability –

- Plot 1600 building will achieve the following:
 - Significant sustainability measures
 - EPC Rating A
 - BREEAM 'Excellent'
 - 24% 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.



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Plot 2000 Planning Application

- Speculative RM planning application
- 164,796 sq ft
- Manufacturing and distribution options
- Design has been refined
- Decision expected March 2024



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.
- Freeport East Board funding approval expected in March 2024.
- Heads of Terms provisionally agreed.



Occupier Update

- Heads of terms agreed with a manufacturer of sustainable building products.
- Advancing discussions with local, regional and national businesses in a variety of sectors including advanced manufacturing, tech, offices, food production and logistics.



Keeping Up to date

- Local Update Meetings
- www.G14yoursay.co.uk for news, events and updates
- WhatsApp Broadcast Group
- Local Councillors
- Community Group Work

