

## Quarterly update

January 2022



# Introduction

Gateway 14 is a large employment development site with a hybrid planning consent to deliver 2.4 m sq. ft of innovation, business, and logistics accommodation. This is a long-term project which could span a 5-to-10-year period and will have a significant impact on the wider Mid Suffolk district as well as Stowmarket and surrounding villages delivering £75-250m p.a. of gross value added to the area as well as between 1800 and 6200 direct and indirect jobs.



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**

# Background

The development site known as Gateway 14 is owned by Gateway 14 Ltd which is a wholly owned local authority trading company, with Mid Suffolk District Council as the ultimate shareholder. The board of Gateway 14 comprises non-executive directors as well as Councillor and officer Directors. Gateway 14 Ltd appointed Jaynic as Development Managers in Spring 2020

A revised holistic planning application was submitted in January 2021 and consent granted in November 2021. Gateway 14 has therefore now moved into the delivery phase of the development and will seek to keep local residents, councillors, and businesses up to date with site activity and plans by sharing quarterly written up dates in addition to 2 meetings each year to be hosted near to the Gateway 14 development. Additional ad hoc meetings and correspondence will be arranged as needed.

## Programme Update

Pre-construction activities continue on and off site with the archaeological investigations and satisfaction of pre-commencement planning conditions and legal contracts. The archaeological investigations are anticipated to be completed by the beginning of Spring 2022, with a view to the main infrastructure works commencing thereafter. An application to stop up part of Mill Lane has been made and will progress alongside the infrastructure delivery programme.

## Construction/ Contractor Update

Preferred contractors have been identified for the infrastructure works and contracts are due to be awarded in February. Infrastructure works are likely to commence in March with completion by late Autumn 2022. Planting will be undertaken in Autumn 2022.

A contractor compound and car parking area will be provided on site during the infrastructure construction works programme – full details of this together with working practises will be agreed by the planning authority.

## Planning Matters

The site has outline consent for employment uses and detailed consent for the infrastructure, subject to conditions. Pre-commencement conditions are currently being discharged.

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.

In the longer-term Estate Managers 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.

## 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.

## 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.



# 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 some of Gateway 14's 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, shall mitigate the carbon impact of the development as far as practically possible, during construction and whilst in use. Individual building CO<sup>2</sup> 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.
- Gateway 14 Ltd are working with a local energy network provider which will enable occupiers to share solar energy generated at Gateway 14.
- 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 WC's and shower water outlets shall 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 & 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 brush 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.
- Gateway 14 are exploring opportunities for Suffolk Wildlife Trust to have an ongoing role in the development.

## 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.

