

GATEWAY 14 STAKEHOLDER GROUP

Notes of the interim meeting of the Gateway 14 Stakeholder Group held in the John Milton Room, Milton House, Stowmarket on **Thursday, 19th October 2023 at 7.00pm.**

Attendees

Davin Bridges (Chair) Creting St Peter Parish Council

Development Team:

Emily Attack	Director of Assets & Investments and Managing Director of CIFCO Capital Ltd, Gateway 14 Ltd and Mid Suffolk District Council
Sir Christopher Haworth	Chair, Gateway 14 Limited
Ben Oughton	Jaynic Limited
Joe Clarke	Jaynic Limited
Nic Rumsey	Jaynic Limited
Mark Smith	Workman LLP
Katie Frank	Workman LLP
Andrew Sparrow	Workman LLP

Stakeholders:

Andy Aylott	Gateway 14 Residents Group
David Blackburn	Stowmarket Town Council
Donna Bridges	Stowupland Parish Council
Dick Downs	Cedars Park Residents
Terry Easter	Stowupland Parish Council
Sarah Ellice	Stowmarket Town Council
Gabriella Fox	Mid Suffolk District Council
Nic Gowrley	Stowmarket Town Council
Colin Lay	Stowmarket Town Council
Terry Lawrence	Mid Suffolk District Council (Needham Market Ward)
Sharri McGarry	Stowmarket Eco Future Group
James Patchett	Stowmarket Town Council
Keith Welham	Suffolk County Council

Apologies for absence had been received from Stewart Booth (Gateway 14 Residents Group), Barry Salmon (Stowmarket Town Council), Kevin Stobbs (Cedars Park Residents Representative) and Mark Valladares (Creting St Peter Parish Council).

1. WELCOME

The Chair for the meeting, Councillor Davin Bridges of Creting St Peter Parish Council, welcomed everyone present to the meeting.

2. PRESENTATION FROM DEVELOPERS

Emily Atack and Joe Clarke provided an update, supported by other members of the Development Team.

Programme Update: Joe Clarke

- Road layout had been completed.
- Phase 1 of the Landscaping works had been completed and Phase 2 would be commencing in November 2023.
- Mill Lane bridge works had been completed.
- Power On 'Live' had been completed.
- Toucan Crossing on A1120 had been completed.
- Part 2 adoption of the road was due to be completed during October 2023.

Joe Clarke commented that following liaison with representatives of the Suffolk Tree Warden Network and concerns expressed about the maintenance of new planting on site, the Landscape Architect, James Blake Associates had undertaken a review. It showed that arrangements were good and that the failure of new planting had been reduced to 5%. Failed planting would be replaced.

Construction Update: Joe Clarke

- The Range Unit was progressing well and due for completion on 6th November 2023 with fitting out to follow.
- The primary substation had been connected to the 33kv cable connection.
- The underground network of gas, water, telecommunications, CCTV and other future spare ducts had been installed and were ready to be connected to the new buildings as and when they were required.
- All footpaths were in place and being used.
- The wildflower meadow had been planted and signage had been installed.
- Suffolk Tree Warden Group had an additional allocated planting area available for use in December 2024.
- Concrete blocks had been placed around the site to stop unwanted visitors.
- CCTV had been installed and was in use.

Occupier Update; Joe Clarke & Emily Atack

- The Range was due to be operational from Summer 2024.
- Discussions were taking place with local, regional and national businesses in a variety of sectors including manufacturing, technology, office accommodation, food production and logistics.

- Heads of terms had been agreed for a second occupier on site and the legal aspects of this were being dealt with. Emily Atack identified that the unit was at the eastern edge of the site and that it was hoped that it would progress quickly through to the pre-contract and contract stages actioned by the legal advisers of the respective parties.

Plot 2000 Update: Emily Atack

- Speculative planning application was being made for 164,796 square feet.
- The application contained a manufacturing and distribution option.
- Decision was expected by late 2023.
- If granted, it would accelerate the delivery programme by 6 to 9 months.
- Retained flexibility to adapt to the occupier's requirements.
- Ample parking would be provided meeting Suffolk County Council standards including car and HGV parking.
- Building would be within approved height limits
- Proposals fully compliant with outline consent and the site was located prominently at the entrance to the park.
- The sustainability measures would be "significantly" in excess of those required by planning policy and the requirements of the outline planning permission, providing: EPC Rating A, BREEAM 'Excellent' standard, 22% soft landscaping, solar PV, air source pumps and 20% EV charging (+ 20% future proofing).

Skills and Innovation Centre Update; Emily Atack

- The initial business case for the Skills and Innovation Centre had been supported by Mid Suffolk District Council's Cabinet in March 2023, and, if delivered, could provide 30,000 square feet for collaboration spaces, meeting rooms and workspaces.
- The full business case was being developed and would be considered by Mid Suffolk District Council's Cabinet and Freeport East shortly.

Park Management Update: Mark Smith

It was indicated that Workman LLP would become more involved in the park as it progressed. However, the steps taken so far included:

- The first draft of the Park Management Handbook had been produced for new occupiers on what to expect, what services would be provided and the services/amenities available in the local area.
- Workman had contributed to the submission of the Green Travel Plan which included actions the Park would adhere to with regard to sustainability.
- Options for the Electric Bus Shuttle Service were being investigated.
- CCTV camera equipment had been installed on Gateway Boulevard enabling there to be 24-hour "monitoring" of the site.

- Pro-Scape were implementing the landscaping scheme with any unsuccessful plants in the first year due to be replaced.
- A Waste Management Plan was being developed with Mid-Suffolk District Council.
- Discussions would be held with occupiers regarding how their businesses operated and the impact upon the wider community.
- Initial contact had been made with local community groups to discuss placemaking ideas, particularly around how the dedicated 'Amenity and Bio-Diversity' zone.

3. QUESTION AND ANSWER SESSION

- James Patchett enquired about the provision of an 800 vault "supercharger" on site which he felt should be an essential part of Gateway 14 t given the "green" credentials and innovation sought by the developers (including Mid Suffolk District Council) for the site. Emily Atack responded that there was sufficient power capacity on site. Discussions were in their infancy with the District Council about additional measures which would, of course, require funding. The requirements of new occupiers would need to be established as they committed to come to the park, including whether or not they required ultra charging points. The new plot 2000 was expected to have two parking places for buses with charging points. Nic Rumsey added that it was unrealistic to expect Gateway 14 to provide, upfront, the maximum level of infrastructure that any occupier could conceivably need.
- Keith Welham enquired if Gateway Boulevard had been adopted. Emily Atack responded that the main estate road was adoptable but had not yet been adopted by the Highways Authority. Keith Welham continued by referring to the flooding that was appearing on two sections of the road. Joe Clarke replied that this was being caused by Plot 2000 which currently drained down on to the road. He was raising this matter with County Highways.
- Keith Welham asked who was monitoring the CCTV on site. Katie Frank stated that there was a 30-day recording cycle. It was not a monitored service but it did capture images which could be accessed through a request made to the installer, Ward Security. Emily Atack added that eventually, monitoring would be undertaken 24 hours per day, 7 days per week.
- Keith Welham enquired about what amount of EV charging there would be on Plot 2000. Nic Rumsey said that the amount provided would be sufficient to meet the needs of the occupier. The design was intended to be future proof. Emily Atack added that the initial provision of panels would be to a Category "A" standard but would eventually be to a Category B level established with the occupier.
- There was a discussion about the capacity of the power network to receive power generated on site from solar panels. Currently, the electricity that was generated could only be used on site and could not be uploaded to the grid. Emily Atack indicated that appropriate infrastructure was required to export power from the site. UK Power Networks indicated that it was not expected for this to be possible until 2035. Joe Clarke indicated that technically, a closed network was feasible, but this would require more occupiers on site to create any prospect of such infrastructure being provided.

- Andy Aylott enquired about the replacement of damaged and unhealthy trees. Joe Clarke indicated that all trees would be replaced. Nic Rumsey said that the trees had been inspected by Suffolk County Council and any problems identified were addressed. Andy Aylott also enquired about the planting of the remaining trees. Joe Clarke responded that all trees planting on site would be completed between November 2023 and May 2024, and that thereafter, they would only require maintenance.
- There was a question raised about the quality of the “blister pads” within the paving which appeared to be cracking and did not appear to be fit for purpose. Joe Clarke responded that they met the required specification but a number of fixes had been necessary. Jacksons were assessing the matter.
- Andy Aylott enquired about the footpath down to the river which appeared to be in a poor condition. Joe Clarke responded that there were drainage issues relating to the provision of a hoggin path. UK Power Networks needed to “make good” their works firstly, before Jaynic could step in. It was possible because of the construction of the path, that it might not be usable in all weather conditions. Winvic were in contact with the River Gipping Trust regarding when the works would be undertaken. Joe Clarke said that he would inspect the footpath the day after the meeting.
- The feasibility of connecting Gateway 14 with the town centre via the river footpath was raised. It was noted that this would require further discussions involving the Suffolk County Council and Mid Suffolk District Council, and the identification of funding to improve the river path to enable this to happen.
- Andy Aylott referred to the erection of the batching concrete plant five days after the previous meeting of the Stakeholder Group and felt that this should have been raised at the previous meeting. Emily Atack responded that this had not been considered at the time but that in noting the comments made, it would be the type of information that would be shared in the future at Stakeholder meetings.
- The situation regarding overnight parking on site was raised. Nic Rumsey said that once the site was adopted, double yellow lines would be marked out on the roads. It was indicated that representatives of Workman would undertake spot checks to understand the scale of the problem. Concrete bollards could be moved to restrict overnight lorry parking in bays if deemed necessary.
- An update was sought on the current position regarding the possible re-routing of the road near to Clamp Farm. Nic Rumsey replied that a deal had been done and that it was in the hands of solicitors.
- In response to a question, it was indicated that all the bunding planned for the site in was in place in accordance with the site landscaping plan and no further bunding works were due to take place.
- Dick Downs enquired about the use of the proposed bus service and whether it would be available for local people. Emily Atack indicated that whilst the service would be set up for those working on Gateway 14 there was a potential wider benefit for local people which could be pursued if the funding was provided to secure a wider service.

- Dick Downs asked about the cones in place on the A1120 and Joe Clarke indicated that they were there whilst were being undertaken to create an emergency access route for The Range. The works were nearly completed.

4. CLOSING REMARKS

It was confirmed by Emily Atack that it would be appropriate to set a date and time for the next meeting when there was a further update to be provided over the Skills and Innovation Centre and/or site occupancy. David Blackburn would coordinate this meeting.

Andrew Sparrow confirmed that work on the bio-diversity area plan would recommence close to Christmas.

The Chair, Davin Bridges thanked everyone for attending and closed the meeting.

The meeting ended at 8.05pm.