

# 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 **Wednesday 28<sup>th</sup> February 2024 at 7.00pm.**

## Attendees

Colin Lay (Chair)                      Stowmarket Town Council

## Development Team:

Emily Atack                              Director Assets & Investments and Managing Director of  
CIFCO Capital Ltd and Gateway 14 Ltd, Mid Suffolk District  
Council

Sir Christopher Haworth              Chair, Gateway 14 Ltd  
Ben Oughton                              Development Director, Jaynic Ltd

## Stakeholders:

Andy Aylott	Gateway 14 Residents Group
David Blackburn	Stowmarket Town Council
Davin Bridges	Creting St Peter Parish 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
Kevin Stobbs	Cedars Park Residents
Russell Stott	Gateway 14 Residents Group
Keith Welham	Suffolk County Council
Kate Yates	Stowmarket Town Council

Apologies for absence were received from Stewart Booth (Gateway 14 Residents Group), Terry Lawrence (Mid Suffolk District Council), Sharri McGarry (Stowmarket Eco Futures Group), James Patchett (Stowmarket Town Council), and Nic Rumsey (Jaynic Ltd).

## 1. WELCOME

The Chair for the meeting, Councillor Colin Lay of Stowmarket Town Council, welcomed everyone present.

## 2. MINUTES

**It was AGREED:** That the minutes of the previous meeting held on 19<sup>th</sup> October 2023 be approved.

## 3. PRESENTATION BY DEVELOPERS

Emily Atack and members of the Development Team gave a presentation regarding progress that was being made on site.

## **Construction Update**

- Landscaping works for Phase 2 were continuing with further planting taking place.
- A meeting had been held with the Suffolk Tree Wardens earlier that day to discuss the integration of local tree whips within the planting scheme.
- Hedgerows within developed areas had been removed outside the nesting season with oversight from the Ecological Clerk of Works.
- Works would be undertaken during March 2024 to improve drainage of a new path towards Elizabeth Meadow.
- Further works requested by Suffolk Highways would be undertaken during March 2024 including shallowing the bend adjacent to Clamp Farm.
- The fit out of The Range was underway and would be conducted from February to October 2024.

## **Park Management Update**

- A Waste Management Strategy had been prepared with Mid Suffolk District Council and implementation measures would follow shortly.
- Planning of the electric bus was ongoing with a target of Summer 2025.
- CCTV was being operated along Gateway Boulevard and the network of cameras would be extended as more occupiers came to Gateway 14.
- The Phase two service charge budget would be implemented from 1<sup>st</sup> April 2024 to ensure the common areas were maintained to a high standard following installation including landscaping, cleaning, and waste collection.
- Future workstreams would include:
  - Engagement with occupiers regarding their Corporate Social Responsibility and the creation of a programme of volunteering.
  - Future hosting of community events with school's groups on site in collaboration with occupiers.
  - Community engagement to maximise opportunities regarding employment, education, and social value.

## **Plot 1600**

- Contracts had been exchanged in respect of Plot 1600, subject to planning, with a renowned international supplier of construction materials looking to build on their UK presence.
- A planning application would be submitted shortly.
- The site area was 3.8 acres.
- The development proposal would comprise 44,055 square feet (including 3,370 square feet of offices).

- Construction was expected to commence in Summer 2024.
- The new business was expected to create 50 to 60 jobs.
- The plot would incorporate important sustainability measures including EPC Rating A, BREEAM 'Excellent', 24% soft landscaping, Solar PV, Air source pumps and 20% EV charging (+ 20% future proofing). These measures would be in excess of planning policy requirements and the requirements of the outline planning consent.

In response to a question from Russell Stott, it was confirmed that the unit on Plot 1600 would face away from Creeting St Peter with loading and unloading of vehicles undertaken on the opposite side of the building to the village. //In response to a question from Keith Welham, it was confirmed that the roof would have solar panels on it. There would potentially be 24-hour use of the site. The unit would be used to assemble products, coordinate distribution, and provide technical support. Details of the structural landscaping of the eastern boundary would be shared with local residents including programming and timescale.

### **Plot 2000**

- A speculative planning application had been made with manufacturing and distribution options.
- The development would comprise 164,796 square feet.
- The original design had been refined.
- A decision was expected on the planning application in March 2024.

### **Skills and Innovation Centre**

- Key partners regarding the provision of the Skills and Innovation Centre included Mid Suffolk District Council, Gateway 14 Ltd, Jaynic, Freeport East, local universities, and West Suffolk College. They were working collaboratively to provide a facility that would address skills gaps and shortages in the local and sub-regional economy.
- Heads of Terms had been provisionally agreed.
- Funding was expected to be secured from the Freeport East Board in March 2024.

Emily Attack explained that the proposals for the three-storey building comprising 35,000 square feet would offer skills, training, and meetings space downstairs and a flexible workspace on the upper floors. The building would fill one quarter of the land designated for innovation. Gateway 14 would provide the building and sell the freehold to Mid Suffolk District Council.

### **Occupier Update**

- Heads of terms had been agreed with a manufacturer of sustainable building products (referred to above).
- Discussions were being advanced with local, regional, and national businesses in a variety of sectors including advanced manufacturing, technology, offices, food production and logistics.

#### 4. PRESENTATION BY A LOCAL RESIDENT

Andy Aylott gave a presentation containing photographs which illustrated a range of concerns he had about the quality of the development being delivered and some of the adverse effects that it was having upon his home.

The issues raised were as follows:

- It was suggested that Clamp Farm bend was not fit for purpose, that problems had intensified when there were closures of A14, and significant damage was being done to the road because of the increased volume of HGV's.
- The landscaping of the bund near Clamp Farm and of the plot occupied by The Range was not meeting expectations. For example, Heras fencing discarded on to newly planted trees damaging them significantly.
- The contoured pedestrian paving mats that were inset into the pedestrian routes were bowing and creating a hazard. It was noted that following the issue being raised those in place along Gateway Boulevard had been replaced, notwithstanding the fact that they were of the standard stipulated by the County Council.
- The recreational paths on the site were made of sand and were washing away. It was suggested that they were not of the standard promised for use by the local community and site employees.
- The development of the site was having major implications for Mr Aylott's home. The plans shown by Mr Aylott appeared to show that the previous drainage arrangements had been compromised and that the new arrangements were taking water towards rather than away from his property.
- The Clamp Farm landscaping protection measures were viewed as being inadequate. The single tree of any substance on the bund had died and had not been prioritised for replacement and the smallest tree planted on the site had been planted outside Mr Aylott's house.
- The Gateway 14 development had championed the creation and use of green routes, but it appeared that there had been no progress made in connecting the site to the river path.

Emily Atack responded that all of the issues raised were taken seriously and that they would be investigated fully, and responses provided to Mr Aylott and all members of the Stakeholder Group. It was known for example, that works were planned to shallow the bend at Clamp Farm and these works were due to take place in March 2024. Any planting that had been damaged or had failed would be replaced. Plans were also in place to rectify the recreational paths.

Differing points of view were expressed about the drainage arrangements near to Clamp Farm including suggestions that the development had diverted flood water directly into the ditch next to Clamp Farm Barn. It was also recognised, however, that there was a failed drain on the corner of the Clamp Farm bend. Emily Atack said that the points raised needed to be taken away and considered.

Ben Oughton said that it was unfortunate that Joe Clarke, Jaynic's Senior Commercial Manager, had been unable to attend the meeting as he would have been in a position to provide updates on many of the points raised by Mr Aylott.

Emily Atack suggested that a meeting should be held to examine the feasibility of improving the river path which was outside the scope of the Gateway 14 development. Keith Welham said that he would be prepared to participate in such a meeting and David Blackburn said that he would assist in facilitating a roundtable discussion about what improvements were feasible and their associated costs.

Colin Lay referred to a constructive meeting held by the Suffolk Tree Wardens with Proscape over the route of the new path. It has been confirmed that none of the current planting on site would be affected.

## **5. QUESTION AND ANSWER SESSION**

Barry Salmon referred to the lack of a pedestrian controlled crossing across Gateway Boulevard which failed to follow through the connectivity achieved by the introduction of a pedestrian controlled crossing across the A1120.

In response to issues raised about the adoption of Gateway Boulevard and the application of speed restrictions, Keith Welham said that whilst the Police could not act in respect of speeding vehicles they could act in respect of anti-social behaviour if vehicles were being driven irresponsibly. Emily Atack confirmed that CCTV cameras covered Gateway Boulevard but not other parts of the estate and that a request would be made to increase security patrols with a view to deterring some of the activity that was occurring along Gateway Boulevard at night.

Russell Stott enquired whether progress had been made with the fulfilment of a planning condition to have an upgraded bridleway from the Gateway 14 site through to Creeting St Peter. Keith Welham said that he had walked the site with an officer from Suffolk County Council and negotiations were taking place with the local farmer. He was convinced that should it prove necessary, the County Council would consider the option of a compulsory purchase order to secure the route for the bridleway.

Russell Stott asked if a representative of The Range could attend the next meeting. It was confirmed that steps would be taken to arrange this.

## **6. CLOSING REMARKS**

### **Next and Future Meetings**

Ben Oughton felt that a further update might be possible between the middle and end of May 2024. David Blackburn suggested that in making the Stakeholder Group meetings as successful as possible, there should be a minimum of one month's notice given of future meetings and additionally, if stakeholders wished to present concerns or emerging issues, it would be useful if two to three weeks' notice could be provided of them so that suggestions and solutions could be presented to the Stakeholder Group meetings.

The Chair, Councillor Colin Lay thanked everyone for attending and closed the meeting.

The meeting ended at 8.36pm.