



Gravity

A Smart Campus and Community

Project Charter

September 2020

Gravity Project Charter

A joint Statement of Commitment & Cooperation, and Terms of Reference

This Project Charter outlines how the Delivery Group will co-ordinate activity, cooperate and demonstrate commitment to deliver the Gravity Enterprise Zone, known as Gravity, as well as key specific roles and functions within the project led by each partner organisation.

Purpose:

To facilitate the delivery of Gravity: a world-leading smart campus and community.

Aims:

- Offer a UK destination for **inward investment through DIT and BEIS**, including a freeport zone site, and space to host international and national scale facilities in the South West
- Target **advanced manufacturing**, life-sciences, cyber including digital/data, automotive (electric vehicles/ e- mobility), clean growth/ energy, logistics, and agri-tech sectors.
- Be a pioneer in responding to the **Clean Growth** challenge, striving to accelerate the transition to a net zero carbon model fit for the future.
- Have a transparent approach to responding to the UN **Sustainable Development Goals**, establishing clear priorities on well-being and inclusivity, clean energy, transport, natural resources, digital and innovation.
- Be underpinned by a clean growth energy strategy through Eon, providing national scale low carbon **energy management and supply solutions** to reduce energy consumption and demand, capture energy generation from the site, and to deploy bespoke energy systems to meet occupier needs.
- Be inclusive, creating 'decent' **employment** opportunities and social value, including for example local supply chain opportunities, linked to apprenticeships, training and development, embedded in employment and skills plans.
- Reduce the need to travel, providing choice and a range of **smart mobility** options geared towards decarbonising transport.
- Facilitate **rail restoration and new transport choices** with end to end e-mobility for passengers and rail freight.
- Be a test bed for **innovation**, including smart mobility and 5G deployment.
- Integrate a broad range of ancillary uses to support and increase the attractiveness of the **smart campus**, to enable a 'live work play' scenario, thereby enabling deliverability.
- Create a range of housing solutions as part of a linked, **clean and smart community**, which seeks to reduce the need to travel, including homes for key workers, through private sector rent serviced accommodation, hotels, executive homes and inter-generational and extra care housing to ensure a cohesive and sustainable community.
- Consider **the art of the possible** is responding to the challenge, whether large scale, or small.

Predicted Outcomes

Subject to the LDO process, evidence base and assessments, initial predicted outcomes are as follows below. These may be subject to change and refinement during the process as parameters are tested.

- **Planning consent** for the 616-acre Enterprise Zone.
- **Accelerated response to climate change**, withdrawing from combustion-based energy generation technologies and minimising in early phases to enable first moves, and transition to a net zero carbon model.
- **Support approaches to facilitate greenhouse gas emission removal technology.**
- **National scale energy supply** as primary attractor to Gravity. Direct connections to WPD and the National Grid, (including onsite substations with a supply of up to 350MW), maximising the potential of renewable energy, battery storage, waste energy capture, recycling and storage, and potentially alternative energy generation below 50 MW.
- **Energy management system** to reduce energy consumption and providing a heating and cooling grid across the smart campus and community.
- **Attracting new businesses and sectors** to Sedgemoor, Somerset, the South West and UK in sectors that can be sustained into the future.
- **Create over 4000 new jobs** (estimate for all development phases), to help transition from a low value, low wage economy to anticipate and respond proactively to economic and structural change, as a result of climate change, and mechanisation.
- **500,000m2 to 1,000,000m2 commercial floorspace** which would sit within B1, B2, B8, sui generic floorspace uses. To potentially accommodate a Gigafactory and / or a freeport location for advanced manufacturing and trade.
- **A range of ancillary uses** including restaurants/ cafes, shops, leisure uses up to 100,000m2.
- **Approximately 1300 homes** / units including hotels, private rented sector key worker homes, executive homes and inter-generational housing and extra care facilities.
- **A Strategic Design Code** refreshed and updated.
- **Enhanced landscape infrastructure and biodiversity**, to link to the Avalon nature reserve.
- **Inclusive campus with public access.**
- **Sustainable water management strategy** and water treatment.
- **Work towards zero avoidable waste by 2030 across the campus.**
- **A sustainable transport strategy**, geared to minimising impacts on the strategic and local road network, striving for decarbonisation and smart mobility, including the provision of charging infrastructure, consolidated parking and alternative fuel use.
- **Rail restoration** as part of a multi modal and smart mobility strategy for passengers and provision for rail freight.
- **Business rate retention** and reinvestment to accelerate delivery, infrastructure completion and enhance outcomes in the locality.
- **Contribute more than £1 billion** to the local economy
- **Contribution to local, regional, and national growth ambitions** linked to post Brexit economy, grand challenges of the Industrial Strategy and responding to the climate emergency and drive to net zero carbon outcomes
- **Strategic response post Covid-19 to stimulate a green economic recovery** and provide a focus for governmental investment and response.
- **New templates** for compliance and fast track decision making.
- **Fee schedule** through an LDO.
- **Permitted development** through an LDO.

Delivery Group Partner Specific Commitments

Commitment	TiG	SDC	SCC	LEP	HE	NE	EA	BTC	NR
Bring the partner organisations together to form, coordinate and maintain an integrated project delivery team									
Secure key infrastructure funding and progress transport improvements									
Facilitate the consenting process – securing a timely consent									
Attract inward investment – supporting potential occupiers									
Meet the costs for necessary technical studies required to facilitate site development									
Maximise local training and employment opportunities									
Lead on pre-planning and master-planning work									
Promotion and marketing of the site									

Terms of reference

Governance and structure

- The Delivery Group's activities will report as appropriate to Governing Authorities of the MOU partners and to the EZ Board.
- Each MOU partner has the responsibility to feedback and engage with its wider organisation and the relevant decision-making process, within the framework of the overall programme.
- Overall progress will be reported at the Delivery Group meetings.
- The Delivery Group shall be responsible for:
 - Agreeing and updating the Project Purpose and Outcomes
 - Agreeing and updating the Project Programme, identifying key milestones to be achieved within specified work streams
 - Assigning lead responsibilities for work streams and receiving updates on progress from lead person(s)
 - Agreeing and updating the Risk and Issues Register
 - Agreeing the approach to communications and stakeholder engagement

Delivery Group Membership

Membership of the Delivery Group will be as follows:



Organisation	Name
This is Gravity	Claire Pearce Paul Lowndes
Sedgemoor District Council	Stuart Houlet David Grattan
Heart of the South West Local Enterprise Partnership	Ian Harrison
Somerset County Council	Mike O'Dowd Jones
Highways England	Andrew Page-Dove
Network Rail	David Northey
Environment Agency	Samantha Dawe
Natural England	Matthew Heard
Bridgwater and Taunton College	Matt Tudor
<i>Potential Future Delivery Partners</i>	

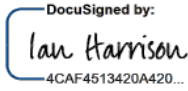






Meetings

The Delivery Team will meet every 6 to eight weeks unless otherwise agreed to align with programme and delivery.

Review

The Project Charter shall come into immediate effect. The partners will jointly review the arrangements set out in the Project Charter as and when necessary.

Signed	Date	Organisation	Name
	26 October 2020 22:04 GMT	This is Gravity	Claire Pearce
	03 November 2020 17:10 GMT	Sedgemoor District Council	Stuart Houlet
		Heart of the South West Local	Ian Harrison

 <p>DocuSigned by: Ian Harrison 4CAF4513420A420...</p>	05 November 2020 15:12 GMT	Enterprise Partnership	
 <p>DocuSigned by: Mike O'Dowd Jones 986BFA53B0C94DB...</p>	06 November 2020 15:23 GMT	Somerset County Council	Mike O'Dowd Jones
 <p>DocuSigned by: Andrew Page-Dove 23421A1617D74A8...</p>	11 November 2020 16:25 GMT	Highways England	Andrew Page-Dove
 <p>OFFICIAL</p>	01 February 2021	Network Rail	Mike Gallop
 <p>DocuSigned by: Samantha Dawe 12D8BCDE70D34C6...</p>	19 November 2020 09:40 GMT	Environment Agency	Samantha Dawe
 <p>DocuSigned by: Matthew Heard C8E6F52AF6AA4DD...</p>	18 November 2020 11:27 GMT	Natural England	Matthew Heard
 <p>DocuSigned by: Matt Tudor 0C22E4BC510B418...</p>	18 November 2020 09:04 GMT	Bridgwater and Taunton College	Matt Tudor
		Potential Future Delivery Partners	

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