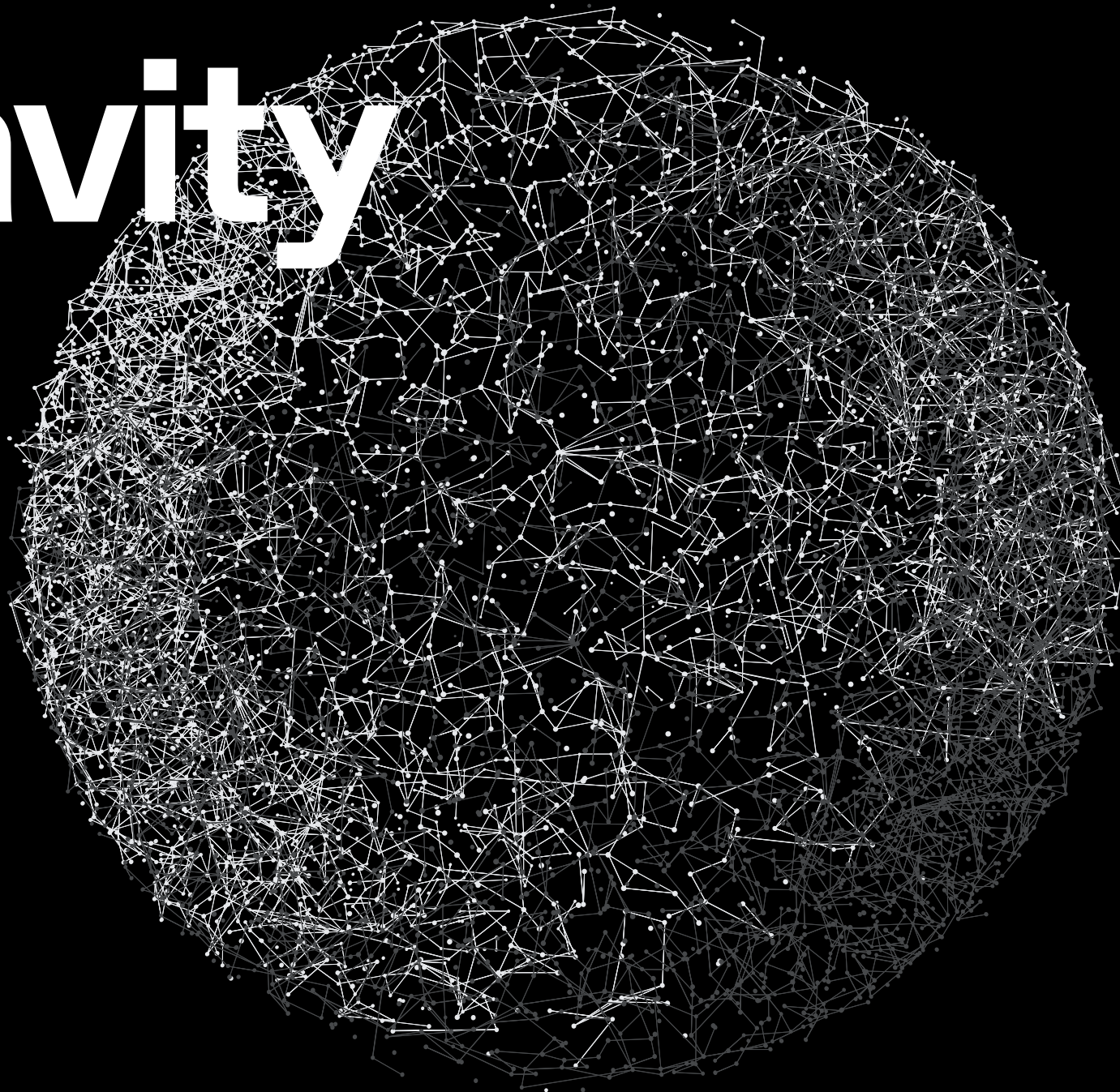


# Gravity



**Delivery Group**  
**Meeting One**  
**7 October 2020**

# Gravity

Item	Subject	Timings	Lead
1.	Introductions and Welcome	9.30 – 9.40	CP
2.	The role of the Delivery Group	9:40 – 9:55	JH
3.	Gravity Presentation	9:55 – 10:10	CP
4.	Delivery Group – Ambitions and Priorities for Gravity:		
	Sedgemoor District Council	10.10 - 10.15	StH
	Heart of the South West LEP	10.15 – 10.20	IH
	Somerset County Council	10.20 – 10.25	MODJ
	Highways England	10.25 – 10.30	APD
	Network Rail	10.30 – 10.35	DN
	Environment Agency	10.35 – 10.40	SD
	Natural England	10.40 – 10.45	MH
	Bridgwater and Taunton College	10.45 – 10.50	MT
5.	Next Steps	10.50 – 11.00	CP / JH

# Gravity

## Delivery Group

Gravity	Claire Pearce (Chair)
Stantec – Gravity Consultants	Jane Hirst, Mary Crew, Jonny Riggall, Scott Witchalls, Sam Harper
Womble Bond Dickinson – Gravity Legal	Josh Taylor (Minutes)
<b>Sedgemoor District Council</b>	Stuart Houlet, David Grattan (Arup)
<b>Heart of the South West LEP</b>	Ian Harrison
<b>Somerset County Council</b>	Mike O’Dowd Jones or Jon Fellingham
<b>Highways England</b>	Andrew Page-Dove
<b>Network Rail</b>	David Northey
<b>Environment Agency</b>	Samantha Dawe or Jo Nipper
<b>Natural England</b>	Matthew Heard or Rachel Williams
<b>Bridgwater and Taunton College</b>	Matt Tudor

# Gravity

## Gravity Project Team

Planning, technical, EIA	Stantec	
Masterplanning	LDA	
Commercial / Market	JLL	
Landscape	The Richards Partnership	
Community engagement	Social	
Ecology	Ecology Solutions	
Energy	E-on	
Legal	Womble Bond Dickinson	
Water	Albion Water	

# Gravity

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## Memorandum of Understanding

- Purpose: To promote effective co-ordination and co-operation between the MOU partners to secure the delivery of Gravity.
- Key working principles around collaboration and a commitment to timely delivery and maintaining momentum.
- Strategy - including co-operation around planning, highways, commercial and environmental matters, and liaison with key agencies, potential occupiers, community groups and other stakeholders.

## Project Charter

- Purpose: To facilitate the delivery of Gravity as an Enterprise Zone, an international, leading edge smart campus and community
- Gravity aims and outcomes
- Partner specific commitments
- Governance and Structure

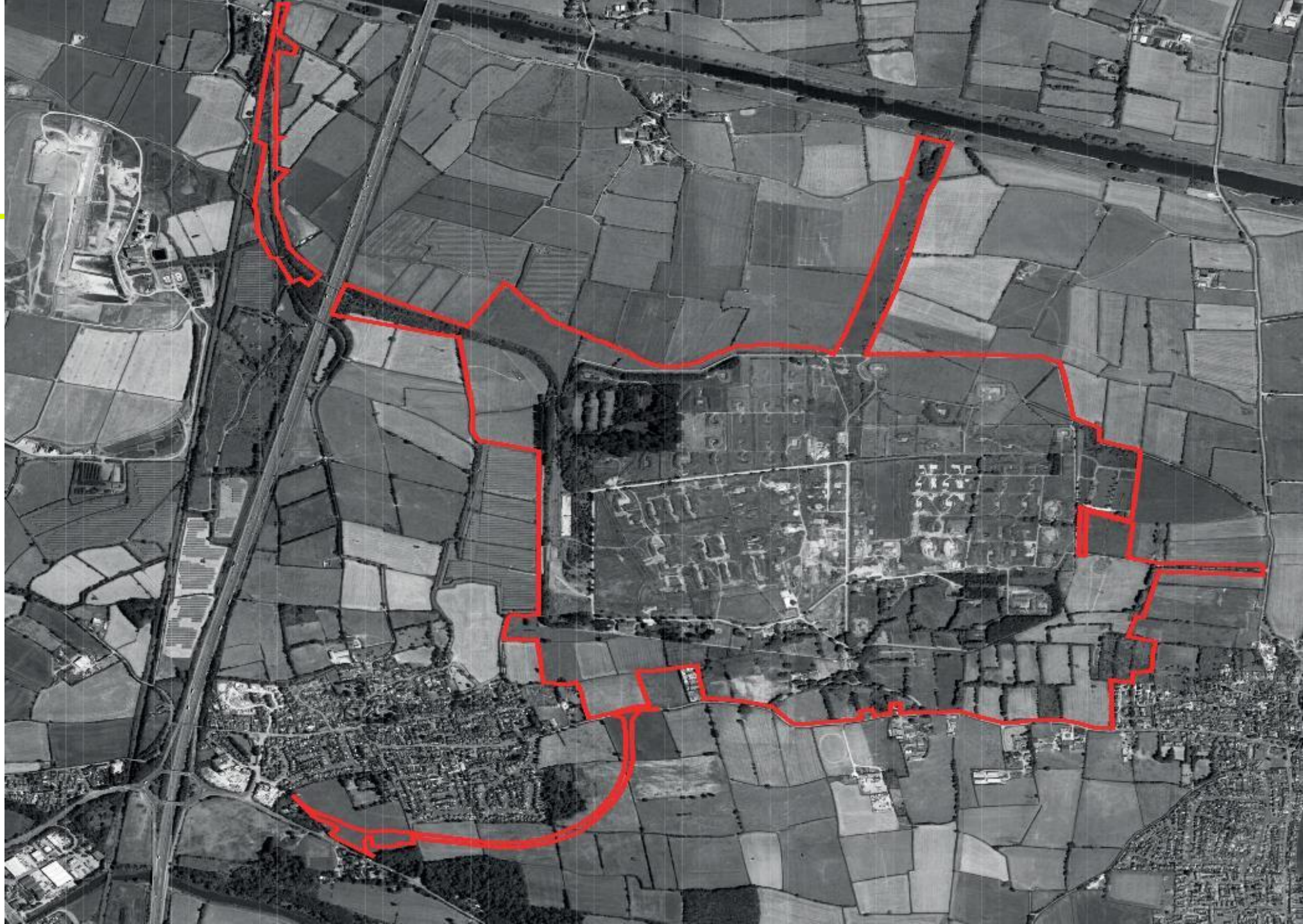
## LDO Programme – Milestones

2020	July	SDC Executive decision to prepare an LDO
	Sept	Delivery Group Established
	Oct	Technical work – ongoing
	Nov	Visioning and parameters plans
	Dec	EIA Screening
2021	Feb	EIA Scoping
	March	Draft LDO / Design Guide / EIA
	May	Informal public consultation
	Aug	Statutory consultation
	Nov	Adopt LDO



# Gravity

LDO Red Line





# Gravity

## This is Gravity

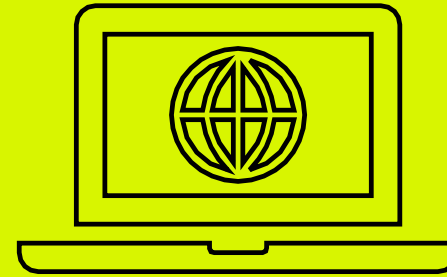
- Our ambition is to be a beacon for clean and inclusive growth in the UK
- Opportunity to deliver the UK Industrial Strategy. There are few sites at such scale. DIT destination for inward investment in post Brexit context
- Clean, smart campus where business can thrive within a community of interest geared around decarbonisation and economic restructuring.
- With its national scale energy, on-site energy solutions, dark fibre, on site water supply, smart mobility, excellent connectivity, top tier universities and high performing college, Gravity will provides occupiers with the ability to collaborate, co-design and transform businesses to be clean and fit for the future - faster.
- 4000 new jobs in resilient and growing sectors, creating employment - driving out a green economic recovery.
- Creating social value and inclusion throughout.



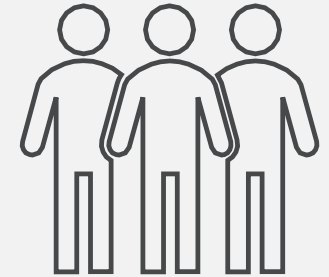


# Supporting the Grand Challenges

- **Smart Campus:** Exemplary use of AI & IoT, data, environmental performance.
- **Clean Growth:** The South West has an opportunity to ‘lead’ the **Clean Growth space in the UK.**
- **Future of Mobility: Research and innovation centre:** EV, AV, rail, passenger transport active travel choices, including micro-mobility.
- **Ageing Society:** Live-work-play, inclusive and holistic approach to wellbeing, cycling and walking trails, investment in natural environment as an asset.



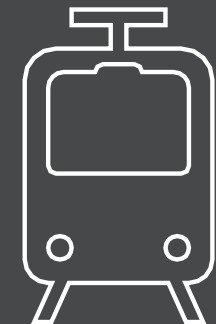
Smart Tech



Community / Local Services



Clean Growth



Future of mobility

# Gravity

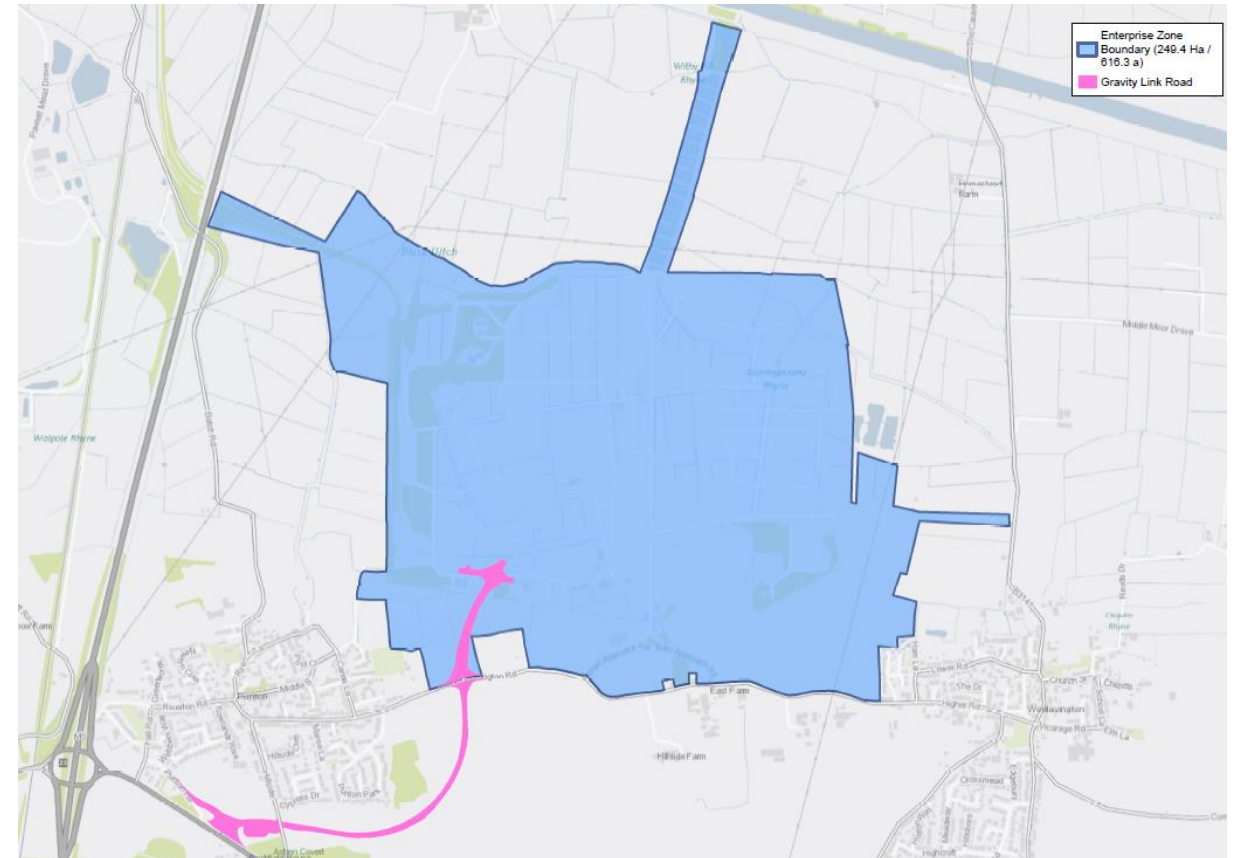
## Background

- Hybrid consent 42/12/00010: parameters and phasing
- Full permission for access road and B8 for 1,858 sqm
- Outline permission for:
  - 8.78 ha of B1 (max. 32,150 sqm)
  - 14.84 ha of B2 (max 43,600 sqm)
  - 30.45ha of B2 (max 101,310 sqm)
- Safeguarded
  - 38.74 ha of energy generating uses
  - 11.22 ha of leisure and community uses
  - Rail head



## Enterprise Zone

- Designated as part of the Heart of the South West LEP multi-sited Enterprise Zone (EZ ) in 2015, commencing April 2017.
- EZ designation runs through to April 2042 (25 yrs).
- EZ covers full 616 a site within the red line (excluding access road).
- EZ MOU with MHLCG – first buildings due to be occupied 2020 – MOU confirms Gov agreement on business rates retention and simplified planning.
- MHCLG advice and support for LDO as delivery mechanism.





# Gravity

## Market Led, Delivery Focused

- Enterprise Zone implementation: DIT is working to put Gravity on the map internationally
- Targets for UK EZ's are FDI (inward investment).
- Commercial input vital
- Government
- Investors
- Partners
- Delivery Group
- Project team



## Working Themes



## Creating Social Value

- **Employment and skills strategy:** local labour agreement in construction and operation.
- **Advancing Leadership:** creating capacity and capability to support young people and strengthen resilience – supporting teachers and parents through Bounce Forward.
- **Activate:** Building resilience in the workforce of the future – skilling up students for the world of work.
- **Inspire:** students in future career opportunities.
- **Engaging:** young people in housing design and thinking about homes for the future.
- **Supply chain** development.



## Supporting Engagement – Social



Ben Lowndes  
Director, South West



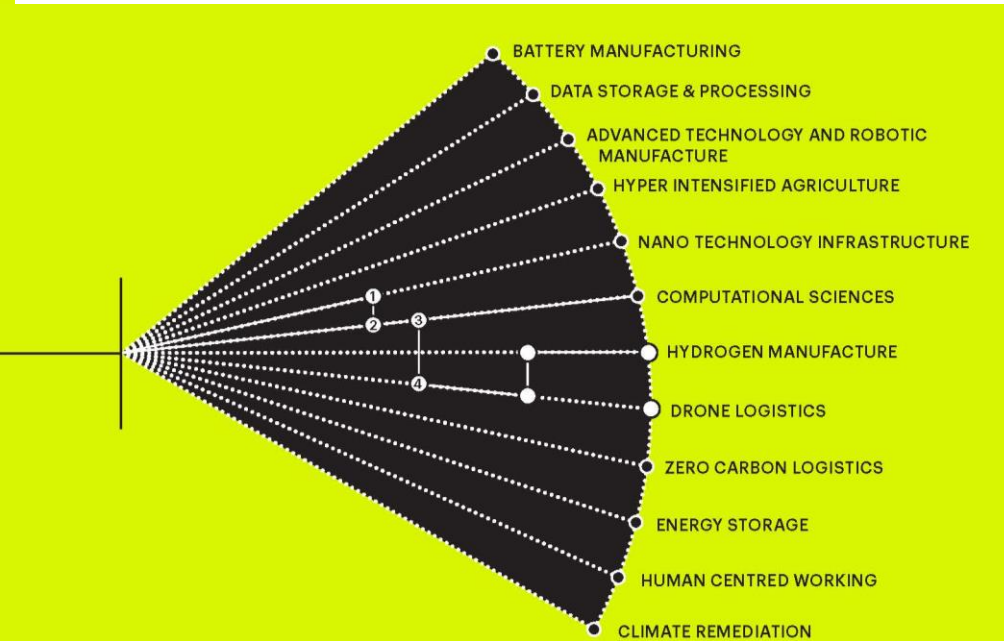
Freddie Palmer  
Senior Account Manager



Tori Madine  
Senior Account Manager

Supported by 35 dedicated communication and engagement professionals

## Clean and Inclusive Growth: The Gravity Fifty



### Setting waypoints -

- 1 CONCEPT DESIGN
- 2 LOCAL DEVELOPMENT ORDER
- 3 MAJOR TECHNICAL INNOVATION
- 4 DETAIL DESIGN



### Wellbeing & Inclusivity

Human centre investment decisions will drive the need for infrastructure, industrial growth and design. Our strategy looks to enable work life blending and open access for all build mental wealth as a valued asset, enhance self-awareness and management.



### Clean Energy

Gravity goes beyond just embedding infrastructure to enable low and zero carbon energy use. Through investment into access to 'national' scale power infrastructure Gravity will become a centre for advancement in manufacturing and supply of clean growth technology



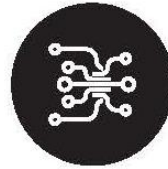
### Natural Resources

Focusing on natural capital receipts that both enhance benefits to the planets as well as benefits from investments into nature.



### Clean Transport

Through linking the geographic benefits of energy and data infrastructure Gravity will create the stimulus to enable the transition to zero carbon movement.

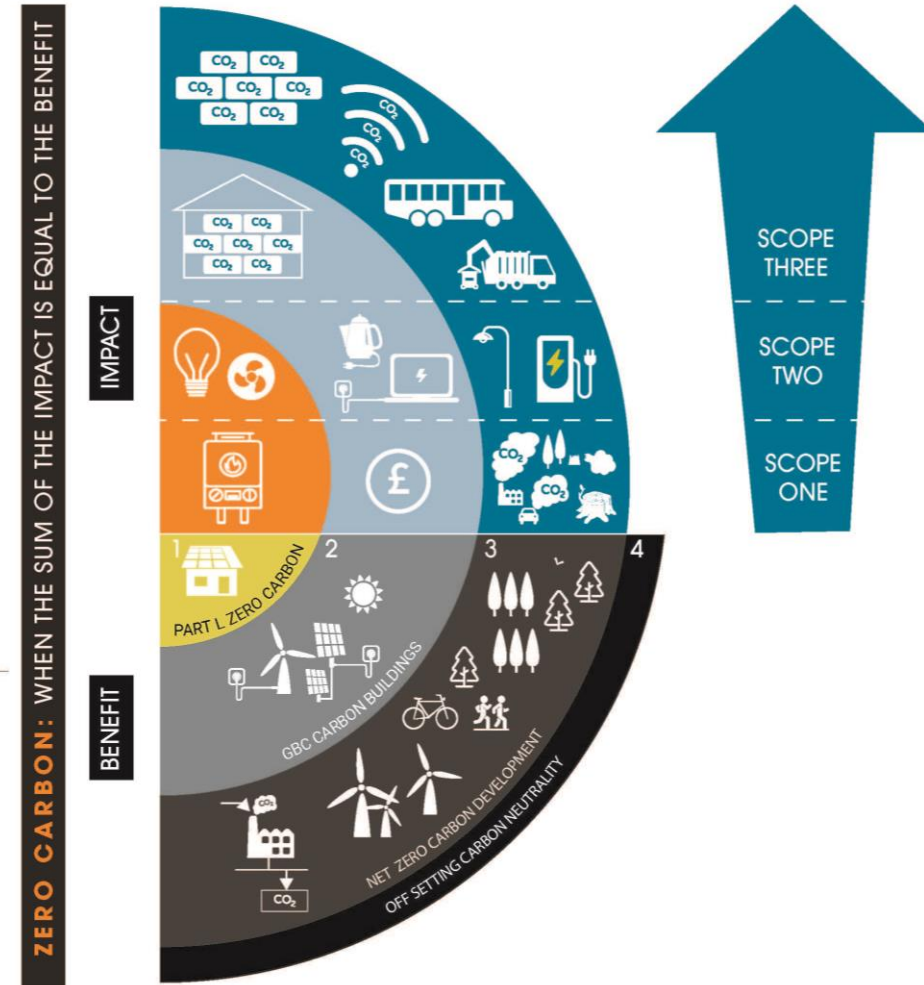


### Digital Revolution

Gravity will play a key rolling in enabling the South West to 'level up' in the digital economy creating jobs by attracting innovative forward thinking companies.

## Clean and Inclusive Growth: Net Zero Carbon

- 1 **Building regulations part 1 zero carbon** requires lighting and heating energy demand to be met by on plot or within development renewable energy.
- 2 **Net zero carbon buildings** require all energy from construction to operation to be met from directly connected renewable energy sources.
- 3 **Net zero carbon development** with no standard definition. The ethos is for all defined emissions to be balanced through investment in "real" reduction and measure.
- 4 **Carbon neutrality** allows the additional benefit of voluntary offsetting to meet neutrality. Cheap offsets are not good, good offsets are not cheap.





# Clean Transport: Smart Mobility



## **Accessible**

Accessible vehicles, infrastructure, and services create barrier-free environments without regard for ability or socioeconomic circumstance while improving the complete trip for all.



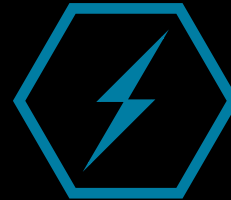
## **Automated**

Mobility systems which use computers and sensors to travel more efficiently and predictably in less space, effectively increasing road capacity and safety while lowering maintenance and operations costs.



## **Connected**

Modes and infrastructure enabled with Wi-Fi, cellular, or dedicated short-range communication devices that allow two-way communication between vehicles, cyclists, pedestrians, and more, increasing safety and efficiency.



## **Electric**

Battery electric vehicles ideally powered by renewable energy to reduce fossil fuel consumption and harmful emissions.



## **Shared**

Vehicles – whether cars, bikes, scooters, shuttles, buses or rail cars – that share rides, ownership, or use, to reduce congestion costs and total vehicle miles travelled, while enabling new access options for underserved neighborhoods.

# Route Map Evolutionary & Revolutionary

By  
2025



Micromobility, R+D, 5G,  
Logistics & Freeport,  
Influencing Travel Patterns

2030



Rail Restoration,  
Consolidated Parking and  
EV Technologies, CAV

2035



CAV, Full Micro mobility Mass  
Transit and Managed  
Networks

2040 +



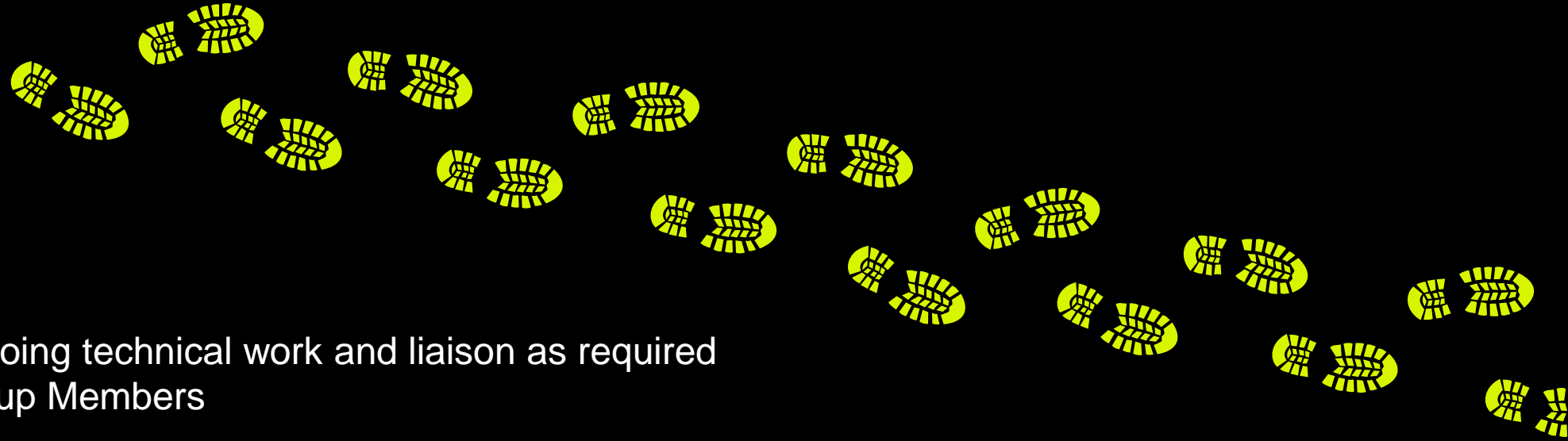
Zero Carbon, Fully Shared  
Autonomous networks

## Delivery Group Round Table - Priorities and Ambitions for Gravity

Sedgemoor District Council	10.10 - 10.15	Stuart Houlet
Heart of the South West LEP	10.15 – 10.20	Ian Harrison
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Bridgwater and Taunton College	10.45 – 10.50	Matt Tudor



# Gravity



## Next Steps

- Project Team ongoing technical work and liaison as required with Delivery Group Members
- Environmental Objectives – NE / EA
- Transport Strategy – Stantec with SCC / HE
- Energy Strategy / Approach – EON
- Parameters Plans – LDA
- Delivery Group Meeting Two - 23 November 2020