

This note is to brief the Village on a matter that will affect us all.

WHAT DO WE KNOW?

- A Freeport IS TO BE BUILT on Egginton and Etwall Commons, as announced in the Budget.
- That is the land South of the A50 and West of the A38.
- It will be an SRFI, being a large distribution, warehouse and manufacturing park linked into the rail and highway network, to optimise rail freight and reduce carbon emissions in the supply chain.
- It is likely to be huge, possibly restricted to land North of the Derby - Crewe railway line but that is by no means certain.
- There will be a planning process, including a Public Consultation.
- This process is expected to be shortened from that normally involved for a site of this size and importance. We understand from Goodman there is still a long way to go to get it approved with Freeport status. No plans yet submitted for the industrial or rail elements. They anticipate it taking 2.5-3 years before a spade touches the ground but we may see surveyors around.
- FAQs about Freeports -
https://emea01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fgovernment%2Fuploads%2Fsystem%2Fuploads%2Fattachment_data%2Ffile%2F956117%2FFreeports_Clarification_QA.pdf&data=04%7C01%7C%7Ca96bc567eff44bc6796408d8e89635d6%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637515079125819917%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=R6Ri57R9uAcY5A4rka%2FGBIJNG%2FvwnNCdSB4iDYxw2sQ%3D&reserved=0
- Further info on Freeports -
https://thamesestuary.org.uk/wp-content/uploads/2020/09/THAMES-ESTUARY-GROWTH-BOARD-SETS-OUT-CRITERIA-FOR-FREEPORT-PROPOSAL_FINAL.pdf

WHAT DON'T WE KNOW?

- Rather a lot, as no specific plans are yet available to us.
- No timing details for the Consultation nor the length of period of construction.

WHAT CAN WE EXPECT?

- A huge impact on our community and surrounding area.
- This will be a massive development and it is coming.
- We foresee the likelihood of major issues relating to flooding and groundwater, road congestion, the visual impact on a country area and a huge and dramatic effect on all nearby housing.
- If we work together as a community, we can seek to mitigate the worse aspects, while at the same time working for elements of betterment for the Village.

WHAT IS THE PARISH COUNCIL DOING?

- We have been working up to this point since development of this site was first mooted in 2003.
- We prepared a Freeport Outline Briefing for Egginton in advance of the Budget, to summarise the impacts that can be expected and our early ideas for mitigation. SEE ATTACHED. This was sent to Toyota, SDDC, DCC and was then shared with the developer and local politicians.
- Through our initiative, Toyota hosted a meeting on 8 March for local councils to meet the developer (Goodman) and to hear what they had to say.

- At that meeting, we initiated the following:
 - i. SITE EXPANSION - We are seeking clarity and confirmation that South of the railway line will not be developed.
 - ii. LIAISON COMMITTEE - Goodman agreed to set up a Liaison Committee, with the first meeting on 21 April. This is to mirror the very successful Liaison Committee set up and run by Toyota over 30 years. Goodman are developers and are likely to sell-on the completed site to an operating company to be managed. We will seek their clear agreement, from the outset, that any subsequent sale requires (as a condition) that the Liaison Committee continues under the control of a new operating company and that all existing arrangements will be honoured.
 - iii. POINT OF CONTACT - Goodman agreed the early establishment of a clear 'point of contact' for queries and sharing of information, to help alleviate local concerns and to keep the flow of information moving, without the need to wait for future Liaison Committee meetings.
 - iv. NEWSLETTERS - This was suggested as the regular sharing of information will be key to help to build trust within the wider local communities
 - v. SHARE BID DOCUMENT - It was requested that Goodman's Bid Document be shared (or that part of it that is not considered confidential), so that local communities can more fully understand, at an early stage, what is being proposed for this site
 - vi. HOUSEHOLDERS MOST AFFECTED - Great concern is evident RIGHT NOW from the large numbers of questions being raised by those whose houses may be demolished or those that are sited very close to where the developments will take place. We urged Goodman, at the meeting, to make immediate contact with those most directly affected, to offer assurance and a point of contact for local concerns.

WHAT CAN YOU DO?

- Come to meetings and express your views and concerns.
- We need your help and support in this difficult task.
- If you are able to offer your assistance, please let me know.
- Please remember that your Parish Councillors are UNPAID and, together with the District Councillors are undertaking this work for our community in their free time and doing their best.
- We understand that feelings can run high, however, sad to say that some comments we have received (from various quarters) have been quite abusive. If you wish to have our on-going help, any such abuse will now CEASE.

WHAT HAPPENS NEXT?

- A Parish Council meeting is called for 22 March, to discuss this and other Village matters.
- We will attend the Goodman Liaison Committee on 21 April.
- And hold Goodman to their agreements.
- Then we must await further information from the developers.
- Our aim will be to keep you informed as matters develop.
- Remember that 'spades in the ground' may be 2.5 years away BUT it's the work that is done during the planning stage that will make the difference. By the time digging starts it may well be too late...

If you wish to respond please use the eggintoninformation@gmail.com address.

There is a busy time ahead.

Miles Nesbitt Chairman Egginton Parish Council