



## **Growth and Development Scrutiny Group**

**Wednesday, 15 July 2026**

### **Freeport Update**

## **Report of the Assistant Director Growth, Property and Projects**

### **1. Purpose of report**

- 1.1. East Midlands Freeport (EMF) was established in March 2023. It was selected following Government's call for bids for new freeports in 2022. The East Midlands Freeport is the only inland freeport in the country and is made up of 3 sites:
  - East Midlands Airport and Gateway Industrial Cluster (EMAGIC) in Leicestershire
  - East Midlands Intermodal Park (EMIP) in Derbyshire
  - Ratcliffe on Soar (RoS) Power Station site in Rushcliffe, Nottinghamshire.
- 1.2. As Ratcliffe on Soar is within Rushcliffe, it is important that Councillors are aware of the role of EMF, the work being done and plans for the site. The Council's Leader is a member of the EMF Board.
- 1.3. Representatives from EMF and RoS site owner Uniper will attend the Growth and Development Scrutiny Committee to deliver a presentation responding to the key lines of enquiry identified in the scrutiny request, as well answering any questions Councillors have.

### **2. Recommendation**

It is RECOMMENDED that Growth and Development Scrutiny Group consider the update provided by EMF at the Committee meeting and identify any further opportunities to be explored or developed.

### **3. Reasons for Recommendation**

EMF is a key stakeholder in the delivery of the redevelopment of the RoS Power Station. This is a gateway site to the Borough with the potential to deliver significant benefits to residents. It is important therefore that Councillors understand the role of EMF in the delivery of the site and have the opportunity to be engaged.

### **4. Supporting Information**

- 4.1. Scrutiny of the East Midlands Freeport was undertaken in July 2025 by the Growth and Development Scrutiny Group. A written update was also provided in October 2025. The Growth and Development Scrutiny Group requested

that this item be returned to the Group so that further progress and outstanding actions can be updated upon. Additional questions from the Group include:

- Securing electricity demand connections to be resolved 2026 - any progress?
- Local Development Order (LDO) transport cap - is this being addressed?
- Indicative timescale - is this being met?
- Future focus plans including decommissioning this year - are they being met?
- Junction 24 modelling - what is being done?
- Transport restrictions to be lifted 2027/28 – what is the latest position?
- Skills plans focus – what does this mean in real terms ie jobs for local people?

4.2. The primary desired outcome for the Growth and Development Scrutiny Group is greater understanding of the Freeport and its governance structure, impact of the development locally and timescales.

## **5. Risks and Uncertainties**

There are no risks associated with the content of this report. One area of focus for the presentation from EMF will be risks and issues associated with the delivery of the ROS site. This will be covered at the Scrutiny meeting.

## **6. Implications**

### **6.1. Financial Implications**

There are no direct financial implications associated with this report, it is intended to be an update of EMF activity.

### **6.2. Legal Implications**

There are no legal implications of this report, it is intended to be an update of EMF activity.

### **6.3. Equalities Implications**

There are no equalities implications of this report.

### **6.4. Section 17 of the Crime and Disorder Act 1998 Implications**

There are no crime and disorder act implications of this report.

### **6.5. Biodiversity Net Gain Implications**

There are no direct BNG implications associated with this report.

## 6.6. Local Government Reorganisation

There are no Local Government Reorganisation implications associated with this report.

## 7. Link to Corporate Priorities

Quality of Life	The Freeport has the potential to benefit local residents' quality of life through the provision of new jobs and green infrastructure.
Efficient Services	Not applicable
Sustainable Growth	The development of Ratcliffe on Soar power station through the Freeport could attract a significant number of new businesses and jobs.
The Environment	The transformation of Ratcliffe on Soar power station from the production of coal-fired energy to other more sustainable forms of energy including Research and Development into clean energy will help the region's plans to become carbon neutral and then net zero.

## 8. Recommendations

It is RECOMMENDED that Growth and Development Scrutiny Group consider the update provided by EMF at the Committee meeting and identify any further opportunities to be explored or developed.

<b>For more information contact:</b>	Cara Prendergast Assistant Director - Growth, Property and Projects <a href="mailto:cprendergast@rushcliffe.gov.uk">cprendergast@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	<a href="#">Minutes of the meeting held on 16 July 2025 - Growth and Development Scrutiny Group</a>
<b>List of appendices:</b>	Scrutiny Request