

**FREEPORT  
EAST**

# **FREEPORT EAST**

**Felixstowe  
Harwich**

**A GLOBAL FREEPORT FOR A GLOBAL BRITAIN**



# POLICY OBJECTIVE



- The government's intention is to design a bespoke, world-leading UK Freeport model aiming to achieve three objectives:
  - ✓ Establish Freeports as national hubs for **global trade** and **investment** across the UK
  - ✓ Promote **regeneration** and **job-creation**
  - ✓ Create hotbeds for **innovation**
- Up to 10 Freeports will be established though a higher number is possible if there are more high-quality proposals
- Freeport coalitions of international and local businesses, academic institutions, ports and local authorities were invited to iterate how their region can best meet Freeports' objectives

*Tendring*  
District Council



**NEWANGLIA**

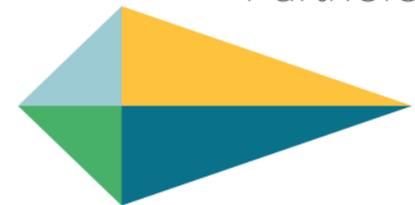
Local Enterprise Partnership  
for Norfolk and Suffolk



**Essex County Council**



Haven Gateway  
Partnership



**EASTSUFFOLK**  
COUNCIL



# WHAT IS A FREEPORT?



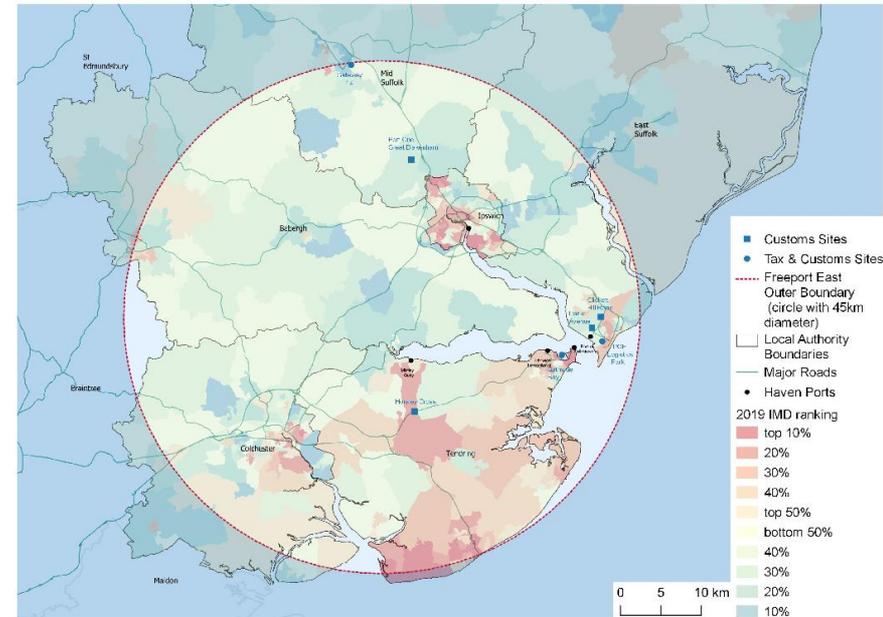
- Freeports are secure customs zones where business can be carried out inside a country's land border, but where different tax and customs rules apply
- Businesses will benefit from more generous tax reliefs, simplified customs procedures and wider government support, bringing investment, trade and jobs which will regenerate regions across the country that need it most
- UK Freeports :
  - ✓ Will have a limited Outer Boundary set at 45km diameter
  - ✓ Will have up to 3 Tax Sites between 20-200 hectares or a single Tax Site up to 600 hectares
  - ✓ May have multiple Customs Sites (“customs subzones”) of any reasonable size
- In the spring 2021 Budget, the Chancellor, Rishi Sunak, confirmed in his budget announcement that England will have eight (8) new Freeports, including Freeport East

# FREEPORT EAST



- 3x Tax Sites:
  - ✓ Felixstowe Logistics Park – 31 hectares (HPUK owned)
  - ✓ Bayside Bay, Harwich – 122 hectares (HPUK owned)
  - ✓ Gateway 14, Stowmarket – 67 hectares (Mid Suffolk Council owned)
- 7x Customs Sites:
  - ✓ Above 3 Tax Sites PLUS
  - ✓ PD Logistics 8.5ha – Felixstowe
  - ✓ Uniserve 10.5ha – Felixstowe
  - ✓ Port One 22.2ha – Great Blakenham
  - ✓ Horsley Cross 14ha – Tendring
- 275 hectares of Freeport East opportunities

168376864 Freeport East Outer Boundary. FREEPORT EAST OUTER BOUNDARY



Base Map Imagery: Ordnance Survey, 2021

# TAX SITE #1: FELIXSTOWE



Port of Felixstowe launches the latest phase of development, offering 1.4 million sq. ft. of industrial space on a 68-acre site



# TAX SITE #2: BAYSIDE BAY, HARWICH

Harwich International has permitted consent for development of a new terminal at Bathside Bay.

Comprising a 101 hectare (250 acre) site, Bathside Bay potentially offers enormous scope for scaled development and the creation of a Green Energy Hub.

NEW  
**LANDMARK**  
DEVELOPMENT

SPANNING 156 ACRES, GATEWAY 14 IS  
POISED TO BE THE LARGEST LOGISTICS AND  
BUSINESS PARK IN EAST ANGLIA

The landmark development is strategically located in a prime position along the A14, perfectly situated for logistics and manufacturing. The A14 provides access to Ipswich and Felixstowe, as well as the A12 and the wider national motorway network.



**TAX SITE #3:  
GATEWAY 14, STOWMARKET**

**GATEWAY14**  
FROM 20,000 TO 1,000,000 SQ FT

WORKS STARTING  
**Q2 2021**

**FREEPORT  
EAST**

**PREMIUM  
CONNECTIVITY**  
LOCATED ON J50 OF  
A14, 26 MILES FROM  
FELIXSTOWE

**GRADE A  
SPECIFICATION**  
A HIGH QUALITY,  
SUSTAINABLE  
DEVELOPMENT

**HIGH-QUALITY  
LOCAL WORKFORCE**  
A SKILLED LABOUR FORCE  
NEARBY

# TAX SITES - BENEFITS



- Tax will be used to encourage inward investment and economic growth
- Tax reliefs will be time-limited and available only at Tax Sites as follows
- Tax reliefs available in Freeports will be:
  - ✓ Enhanced 10% rates of Structures and Building Allowances
  - ✓ Enhanced capital allowance of 100%
  - ✓ Full relief from Stamp Duty Land Tax
  - ✓ Full Business Rates relief
  - ✓ Employer National Insurance Contributions relief
- Planning reforms – permitted development rights, simpler area-based planning and streamlined EIA
- Regeneration and infrastructure – potential seed capital funding available

# CUSTOMS SITES - BENEFITS

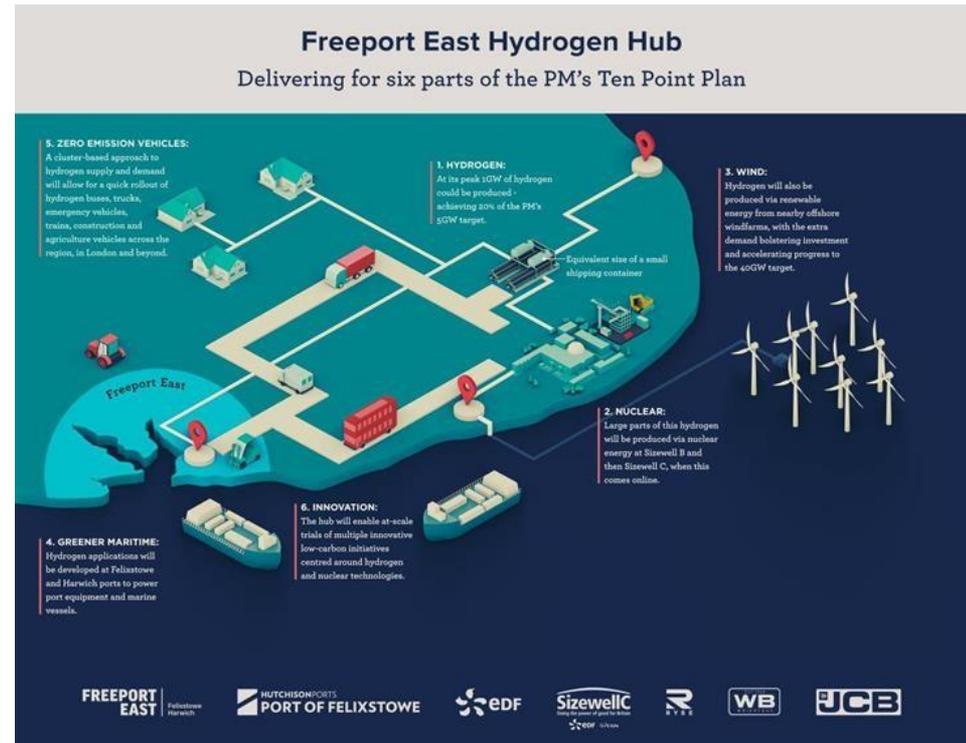


- There will be simplified declaration procedures for goods entering a Freeport
- Non-controlled goods will be declared via entry in commercial records
- Controlled and excisable goods will need to complete a simplified frontier declaration
- Import or export declarations will be required for goods leaving a Freeport
- Excise duties, duty and import VAT will be suspended when the goods enter a Freeport and payable when they leave
- Goods can be bought and sold in a Freeport provided both parties have the same customs authorisation

# IN SUMMARY

Freeport East proposal includes the following initiatives:

- ✓ Springboard into Europe for UK businesses and inward investors
- ✓ 275 hectares Tax and Customs Sites
- ✓ A Green Hydrogen hub – supported by Ryse and EDF
- ✓ A Green Energy hub – offshore wind, nuclear power
- ✓ Decarbonisation of Transport
- ✓ Contribution to PM's Ten Point Plan for a Green Industrial Revolution
- ✓ Creation of 13,500 new jobs plus an investment of over £500million



**FREEPORT  
EAST**

# **FREEPORT EAST**

**Felixstowe  
Harwich**

**A GLOBAL FREEPORT FOR A GLOBAL BRITAIN**

