

# PEPPERMINT PARK



## OVERVIEW

Holbeach has a population of 5,000 with an economy heavily influenced by the agri-food sector.

The development of a Food Enterprise Zone and new housing development on adjacent land will create a pipeline of growth for Holbeach over a 15 to 20 year period.

As part of the Peppermint Park scheme, the FEZ will provide purpose built business space designed to nurture and grow the agri-food sector with particular emphasis on small to medium sized enterprises developing cutting edge technology and techniques.

## OPPORTUNITY

A range of commercial and residential development and investment opportunities are available for potential investors with a focus on the agri-tech, food and drink sectors.

At this stage in the programme, there is a strategic opportunity to shape the delivery of the Food Enterprise Zone which is considered suitable for a range of potential investment and delivery models including co-investment and forward funding based on an identified occupier.



Peppermint Park in south east Lincolnshire will provide approximately 59,500 sq m of employment space and up to 900 residential units on the north western edge of Holbeach.

New road infrastructure to access the FEZ site as well as the residential development land is now complete having been funded by Lincolnshire County Council and the Greater Lincolnshire LEP.

Phase 1 of the FEZ will be delivered on land already owned by Lincolnshire County Council and will become a high quality business park attracting companies working in the agri-tech sector.

An early anchor occupier within the FEZ will be the University of Lincoln who have outline planning consent to construct a 1,360 sq m Food Centre of Excellence on Phase 1. Construction of the Centre is expected to commence in late 2018.

Outline planning approval has been approved for the University Food Technology Centre and the full application will be submitted in February 2018. South Holland District Council are developing a Local Development Order which, once adopted, will provide a set of clear planning objectives for the site.

Lincolnshire County Council have appointed a range of highly experienced advisors including Colliers International on scheme viability, Gleeds and Pick Everard for master planning advice and AECOM for utilities.

## PROJECT PROMOTERS

Lincolnshire County Council, South Holland District Council, University of Lincoln and Greater Lincolnshire Local Enterprise Partnership

## SCALE

£150 million +

## SECTOR

Food, drink, agri-tech

## LOCATION

Holbeach, Lincolnshire

## INVESTMENT TYPE

All types considered

## PROGRAMME

2018 onwards

## PLANNING STATUS

Residential and University scheme benefits from outline planning consent.

A Local Development Order is expected to be adopted in Spring 2018 to create a simplified planning regime for the delivery of the Food Enterprise Zone

## WEBSITE

[www.greaterlincolnshirelep.co.uk/priorities-and-plans/sectors/agri-food-sector/food-enterprise-zones/holbeach-peppermint-park/](http://www.greaterlincolnshirelep.co.uk/priorities-and-plans/sectors/agri-food-sector/food-enterprise-zones/holbeach-peppermint-park/)