



**SOUTH LINCOLNSHIRE**  
**FOOD ENTERPRISE ZONE**

COLLABORATION | INNOVATION | TECHNOLOGY | EDUCATION

UK FOOD VALLEY





THE **UK'S LEADING ADVANCED**  
INNOVATION CLUSTER HUB FOR THE  
FOOD SECTOR, COMPLIMENTING THE  
ADJACENT AGRICULTURAL, FOOD  
PROCESSING & LOGISTICAL CLUSTER.

# WELCOME

The South Lincolnshire Food Enterprise Zone (FEZ) covers an area of 17 hectares of employment space and is split into two phases. There is also permission for an additional 900 residential units on the north western edge of Holbeach, close to the FEZ. A Local Development Order was adopted on 20th November 2018. It is designed to streamline the planning process by removing the need for developers to make separate planning applications for development within the FEZ.

It's main focus is to create bespoke, high quality business space for businesses specifically operating in, or engaged with, food manufacturing and agri-tech sectors; with particular emphasis on creating a suitable environment for high tech businesses developing cutting edge technology and innovators. Specialisms we would like to attract include the food supply chain, productivity, food sustainability, logistics and packaging

Facilities will be provided to support these businesses. As well as access to the University of Lincoln, these include a "Hub" building that will provide business accommodation and ancillary space to encourage collaboration and stimulate sharing of ideas and best practice. Businesses will also be on the doorstep the University of Lincoln's National Centre for Food Manufacturing, providing support for research and development and industry focused teaching facilities; opening up opportunities for collaboration as well as development of the skilled workforce required for industry success.



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THE REGION AND THE FEZ IS OPEN FOR BUSINESS TO COMPANIES IN THE AGRI-FOOD AND FOOD MANUFACTURING SECTOR, WITH FAST PLANNING, ACCESS TO A FULL RANGE OF INVESTMENT SUPPORT SERVICES AND ADVICE TO PROVIDE A SOFT LANDING FOR NEW AND ESTABLISHED GROWING BUSINESSES IN THE FOOD CHAIN.

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## LOCATION

The South Lincolnshire FEZ is positioned to the west of Holbeach in the south of the county and is located at the intersection of the A17/A151. Eight miles from Spalding and 24 miles from Peterborough which provides a direct train route to London in 46 minutes.

South Lincolnshire sits at the heart of a global food processing cluster which stretches across Eastern England from Norfolk and Suffolk, through the low lying and productive fens of Peterborough, Cambridgeshire and Lincolnshire, and into the higher arable heartlands of Lincolnshire and inland into the east midlands. The South Lincolnshire FEZ is ideally positioned in the centre of this cluster, and is rapidly developing the reputation of being the UK's Food Valley.





THE REGION AND THE FEZ IS OPEN FOR BUSINESS TO COMPANIES ENGAGED IN THE FOOD MANUFACTURING AND AGRI-TECH SECTORS, WITH FAST PLANNING, ACCESS TO A FULL RANGE OF INVESTMENT SUPPORT SERVICES AND ADVICE TO PROVIDE A SOFT LANDING FOR NEW AND ESTABLISHED GROWING BUSINESSES IN THE FOOD CHAIN.

## GREATER LINCOLNSHIRE SCALE & OPPORTUNITY

**The Agri-food sector combines agriculture, food manufacturing, wholesaling and distribution with a strong focus on underpinning technology. We have an international reputation for food, fish and farming and one of the largest concentrations of food manufacturing, research, storage and distribution in Europe. We are developing a UK Food Valley ecosystem which will bring together the food industry, food supply chain, technology suppliers, government and academia, to position our food cluster as a world class investment location.**

Greater Lincolnshire is responsible for growing 30% of the nation's vegetables and producing 18% of the poultry, with a total agricultural output of over £2bn in 2019, representing 12% of England's total production. This strength in agriculture is replicated in food processing with the UK's largest fish processing cluster on the Humber, the centre of the UK's fresh produce industry in South Lincolnshire and major arable, poultry and meat processors spread right across the area and we are therefore strategically important in national food security.

More focused on the commercial food sector than any other LEP, 18% of our workforce is employed in agriculture, food processing, food wholesaling and distribution. The sector is 5 times more concentrated in Greater Lincolnshire than at UK level and, in South Lincolnshire at the Heart of the UK Food Valley, this rises to 10 times.

Our food cluster contains world class farmers, UK and international food processors, traders and logistics companies. Spalding in the south of the county, alone dispatches over 1,000 lorry loads of food into the supply chain each day! The UK Food Valley cluster in Lincolnshire is ambitious, has strong private and public investment, and is innovating.

The sector here is also a major investor in skills, innovation and research. The last five years have seen significant investment in the agri-food R&D and innovation infrastructure in Greater Lincolnshire with the creation of the Lincoln Institute for Agri-Food Technology (LIAT), the growth of the National Centre for Food Manufacturing (NCFM), the development of an Institute of Technology (IoT) - focused on higher level skills in agri-food, and the development of Bishop Burton's Riseholme Showground campus.

# FOOD SECTOR

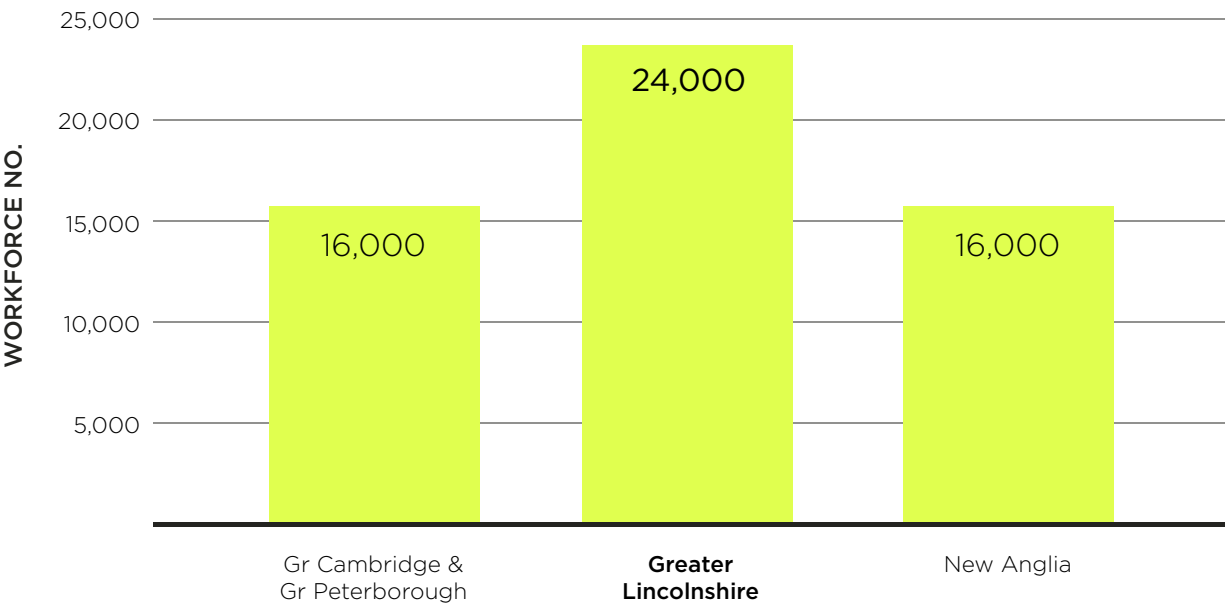
## WORKFORCE, EDUCATION & SKILLS

The food industry is the fastest growing sector in the UK and employs more than any other sector in the UK, with Greater Lincolnshire employing nearly 30,000 highly qualified individuals in food processing alone.

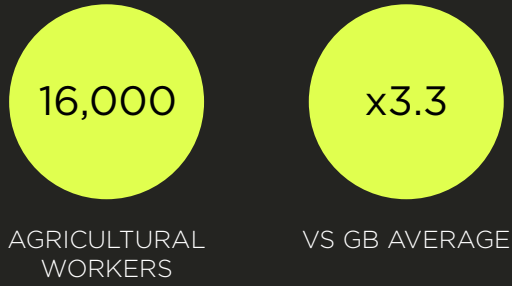
Food is what we do in Greater Lincolnshire and business choosing the Food Enterprise Zone will be able to easily lock into established supply chains, networks, logistics and proactive support from local partners such as as Lincolnshire County Council, South Holland District Council, Greater Lincolnshire Enterprise Partnership and Team Lincolnshire.

### FOOD MANUFACTURING SECTOR WORKFORCE

REGIONAL COMPARISON TO OTHER LOCAL ENTERPRISE PARTNERSHIPS



### FOOD PRODUCTION SECTOR WORKFORCE



### FOOD MANUFACTURING SECTOR WORKFORCE



### LABOUR COSTS (AVERAGE)



# GREATER LINCOLNSHIRE DISTRICTS

## WORKFORCE IN FOOD RELATED SECTORS VS GB AVERAGE

### FOOD PRODUCTION



### FOOD MANUFACTURING



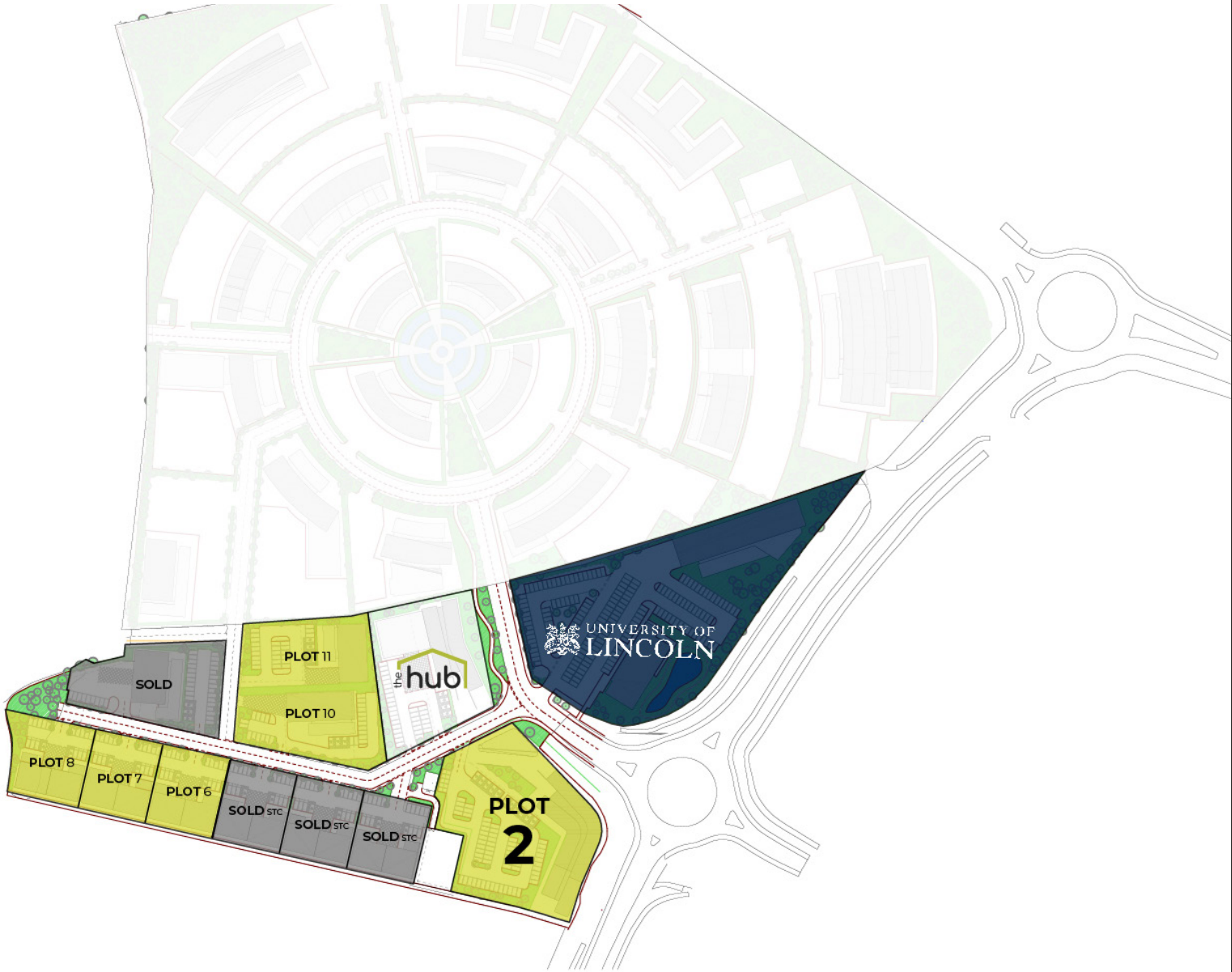
# PHASE 1 (5 ACRES)

Plots in Phase 1 of the Food Enterprise Zone offer a high level of flexibility and can be tailored to suit the needs of interested businesses.

The masterplan and plot layout of the Food Enterprise Park shown on the following page is indicitative and the opportunity exists for plots to be merged if this option allows a business to gain the right size plot for their intended use.

## PHASE 1 PLOTS

Plots	m <sup>2</sup>	Hectares	Status
Plot 1	11,315	1.315	Occupied
Plot 2	6,605	0.6605	Available
Plot 3	1,485	0.1485	SOLD STC
Plot 4	1,485	0.1485	SOLD STC
Plot 5	1,485	0.1485	SOLD STC
Plot 6	1,485	0.1485	Available
Plot 7	1,485	0.1485	Available
Plot 8	1,720	0.172	Available
Plot 9	2,770	0.277	SOLD STC
Plot 10	2,710	0.271	Available
Plot 11	2,460	0.246	Available
Plot 12	3,960	0.396	Occupied



## PHASE 1 FOOD ENTERPRISE ZONE



# LOCAL DEVELOPMENT ORDER

**The Local Development Order was adopted on 20th November 2018. It is designed to streamline the planning process by removing the need for developers to make separate planning applications for development within the FEZ.**

The LDO grants outline planning permission, with all matters reserved, for employment and education-led schemes on the whole of the FEZ site for the following range of uses:

- 20,000 square metres - Offices/Research and Development - Class E (c)
- 20,000 square metres - General Industrial Use - Class B2
- 9,500 square metres - Non-Residential Institutional Use (education and training) - Class F.1
- 1,500 square metres - Conference Facilities - Class F.1
- 1,500 square metres - Financial and Professional Services Use - Class E (c)(i) and Class E (c) (ii)
- 3,000 square metres - Hotel or Motel Use, and - Class C1
- Ancillary Storage and Distribution (Class B8) and Restaurant/Cafe Uses (Class E(b))

The LDO also grants permission in principle for associated infrastructure and site preparation works.

The Order is accompanied by a set of planning conditions which require details of reserved matters (access, appearance, landscaping, layout and scale) and that the development is carried out in accordance with the site-wide Flood Risk Assessment. They also require the prior installation of circulation routes, the provision of car parking, details of surface water drainage and foul water discharge, pollution control, site and floor levels, construction management and demolition control.

**Planning applications will be considered and a decision will be made within eight weeks of application.**

# FEZ THE HUB

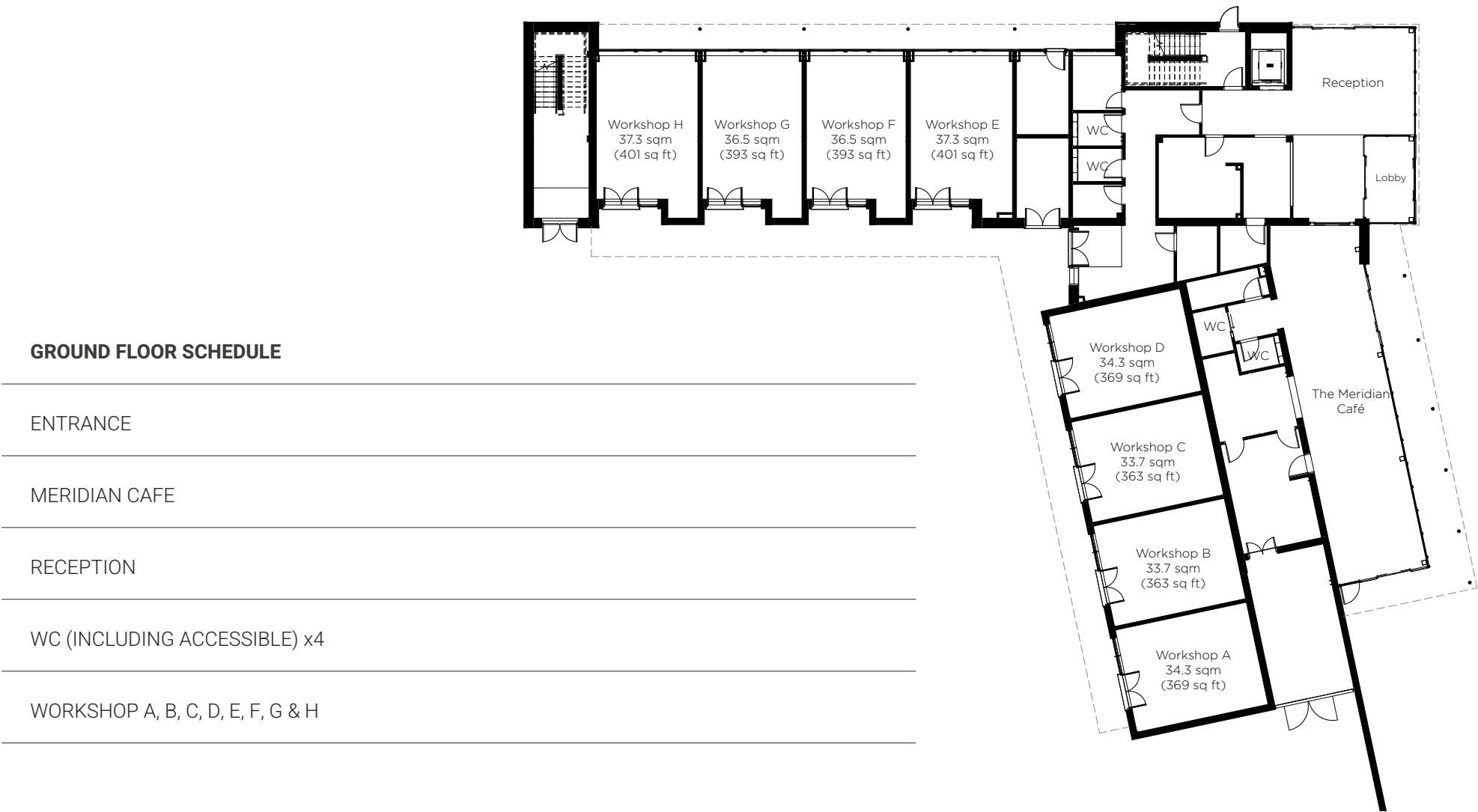
The Hub provides multi-use space for business tenants with support services, networking, meeting & events space and catering, within the South Lincolnshire Food Enterprise Zone.

There are workshops and offices, specifically designed for businesses within food manufacturing and agri-tech to establish themselves with access to the best support and expertise. It offers specialised, collaborative environments and flexible, cost effective property solutions, enabling food sector participants to exchange knowledge, boost productivity and grow.

“THE HUB IS THE PLACE TO ENCOURAGE COLLABORATION AND STIMULATE SHARING OF IDEAS AND BEST PRACTICE.”



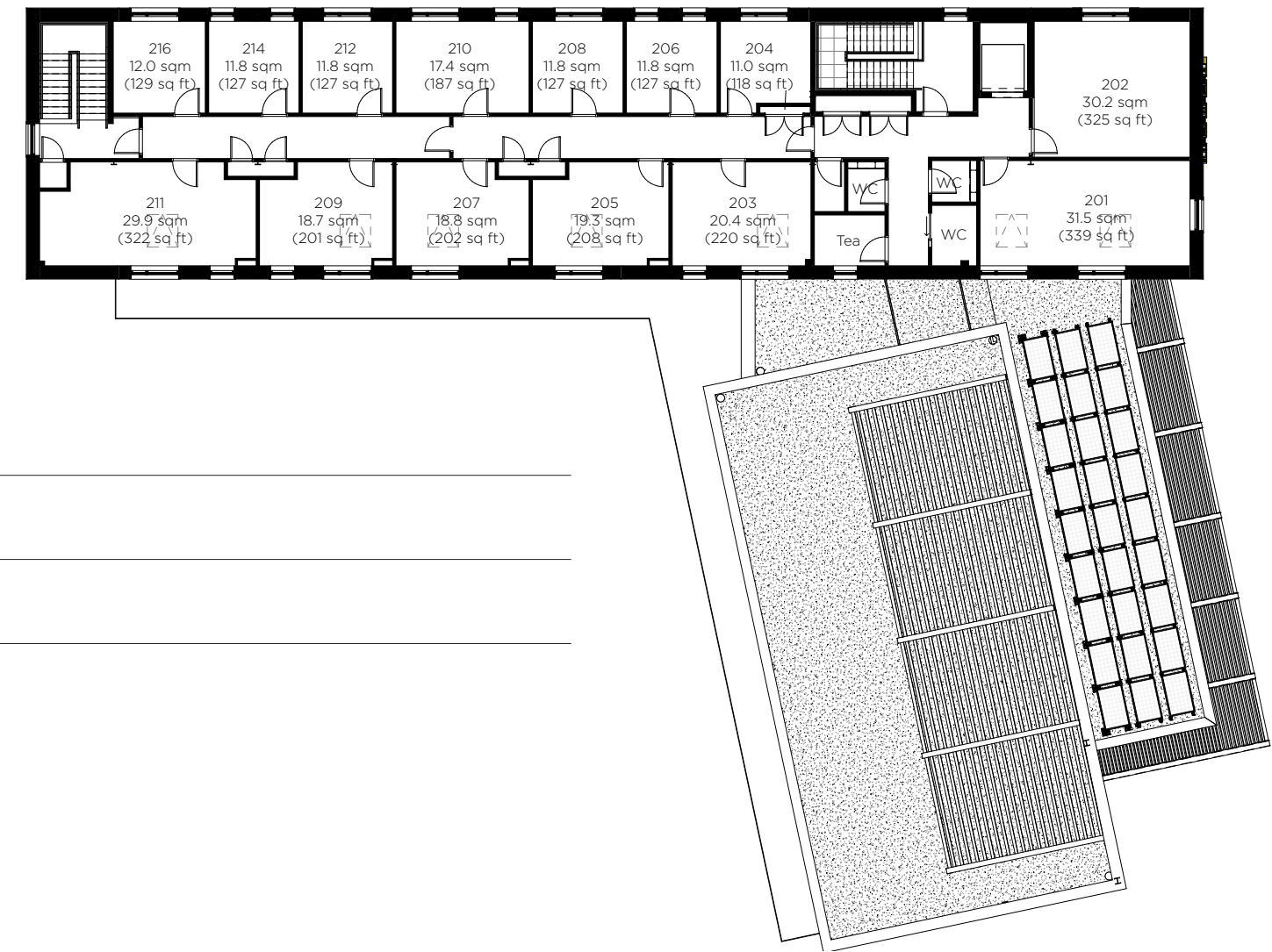
# THE HUB GROUND FLOOR LAYOUT



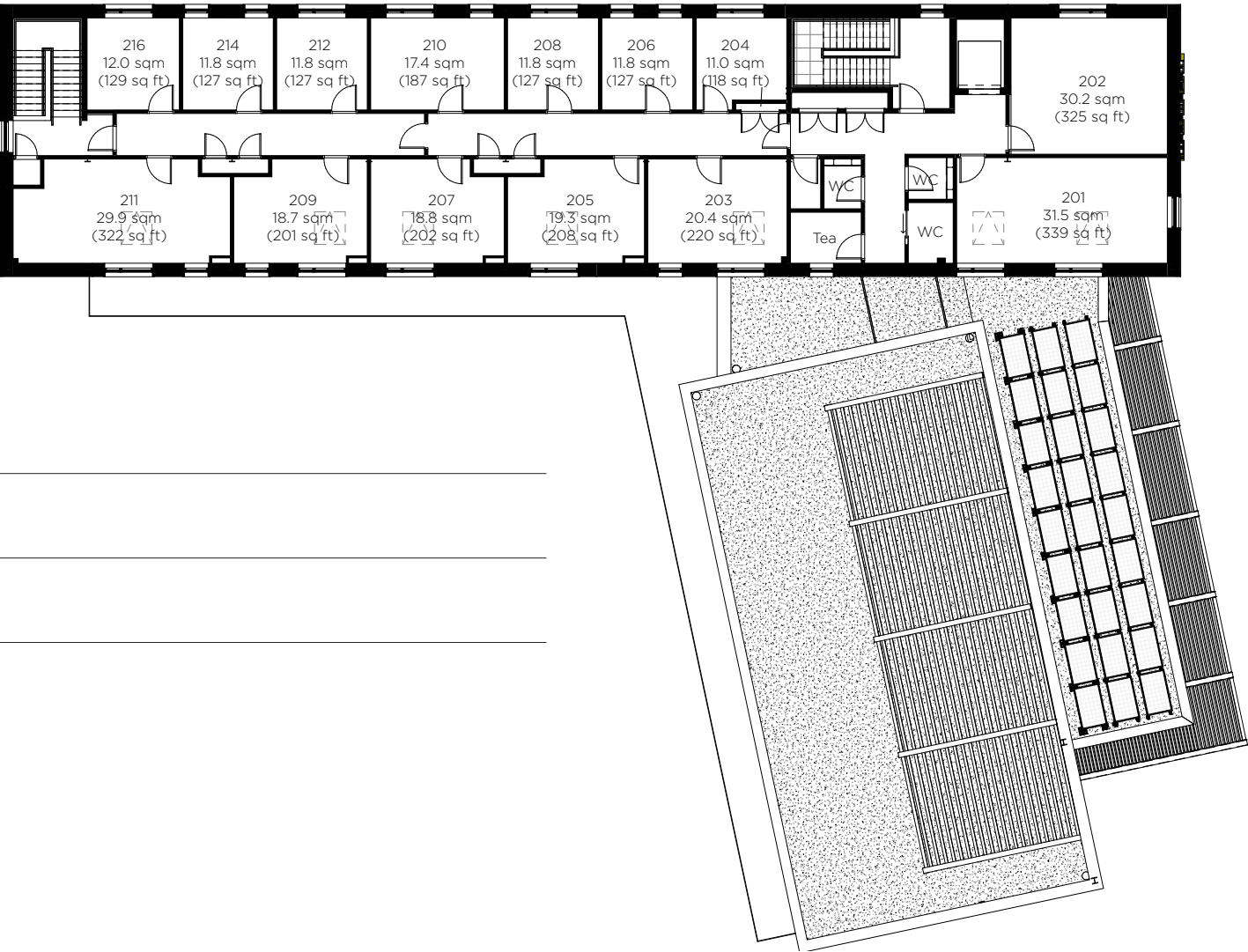
## SECOND FLOOR SCHEDULE

OFFICES (VARIOUS SIZES) x14

WC (INCLUDING ACCESSIBLE) x3



# THE HUB SECOND FLOOR LAYOUT



## SECOND FLOOR SCHEDULE

OFFICES (VARIOUS SIZES) x14

WC (INCLUDING ACCESSIBLE) x3

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THE NATIONAL CENTRE FOR FOOD MANUFACTURING IS A MAJOR NATIONAL RESOURCE FOR THE UK FOOD SECTOR, PROVIDING; APPRENTICESHIPS, SKILLS AND SUPPORT FOR RESEARCH AND INNOVATION TO ADVANCE THE SECTOR.

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# UNIVERSITY OF LINCOLN

**The University of Lincoln is a key partner and anchor tenant of the South Lincolnshire FEZ, and will be a crucial driver of the FEZ's progression through its National Centre for Food Manufacturing (NCFM). The NCFM is located on the FEZ, in ready access for the FEZ's businesses.**

A satellite campus of the University of Lincoln, the NCFM is a major national resource for the UK's food industry providing an industry tailored offer of skills and support for research and innovation. The NCFM is renowned for its sector leading approach to apprenticeships and for innovation in food manufacturing robotics, digitalisation, automation, and process technologies, underpinned by its industry expertise and outstanding specialist food factory research facilities.

The NCFM also partners with the Lincoln Institute for Agri-food Technology (LIAT) which is based at the University's Riseholme Campus on the outskirts of Lincoln. Specialising in research in Agri-food Technologies, LIAT has earned a global reputation for its innovation in agri-focused robotics, vision systems, artificial intelligence, machine learning, retail energy management and food storage. LIAT is home to the largest agrifood robotics research team in Europe and the UK's first 'robotic farm'.

Working collaboratively, the NCFM and LIAT are very well placed to ensure that businesses across the whole food supply chain have access to the innovation and skills development required to optimise and advance their businesses.

The University occupies Plot 1, of Phase 1, taking 11,315 sq.m. on a long term lease, where the NCFM's 'Centre of Excellence' and 'Institute of Technology Centre for Digital Food Manufacturing operate.







✉ [commerical@pygott-crone.com](mailto:commerical@pygott-crone.com)

🖱 [pygott-crone.com](http://pygott-crone.com)

☎ 0330 128 0939

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**In addition to the Food Enterprise Zone, Lincolnshire County Council** has offices to let in five business centres and other premises in Caistor, Gainsborough, Lincoln, Market Deeping and Skegness, and commercial and industrial premises to let in Alford, Boston, Lincoln, Long Sutton, Market Rasen, Pinchbeck, Sleaford and Sutterton.

We also have serviced development land for sale in Gainsborough, Holbeach, Kirton, Lincoln and Skegness.

