

Agenda Item 7

EXECUTIVE DECISION

7 FEBRUARY 2017

REPORT: SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE AND PEPPERMINT JUNCTION IMPROVEMENTS, HOLBEACH

SCRUTINY OPINION FROM THE OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE – 26 JANUARY 2017

The Overview and Scrutiny Management Committee met on 26 January 2017 and considered a report concerning the South Lincolnshire Food Enterprise Zone and Peppermint Junction Improvements, Holbeach.

The Committee supported the recommendations contained in the report.

In addition, the following comments were made:

- It was agreed that this development was extremely important and exciting for the area as it would lead to traffic improvements, additional housing and create 2000 jobs. However, concerns were raised about the impact of the development on Holbeach with the additional 900 houses planned. It was confirmed that these houses would be built over a period of time and were part of the South East Lincolnshire Local Plan for the next 20 years.
- It was highlighted that the Economic Scrutiny Committee visited the site in October 2016, and was very impressed and supportive of the proposals.

Members were provided with an opportunity to ask questions, where the following points were noted:-

- With regards to optimism bias, it was clarified that this meant that a contingency was built in to the costings in case the tenders came in higher than anticipated.
- In relation to whether there would be any student accommodation provided by the University of Lincoln on the site, it was noted that there were no plans to do so, but consideration was being given to whether there was a need for a hotel in the area, potentially on land adjacent to the old site of the National Centre for Food Manufacturing.
- In response to a query about the impact on the county farm estate, it was confirmed that statutory notice had been served to terminate the tenancy on the part of land needed. However, it was noted that the farming business would still continue and compensation would be provided to the farmer in accordance with the terms of their lease.
- With regards to whether there were any major concerns about the scheme, it was noted that this decision was asking the Executive to allow officers to undertake more analysis, such as the employment opportunities in the Food Enterprise Zone, and investigate the costs in more depth, such as for utilities.
- In relation to whether any analysis had been undertaken on the target market and what the incentive was for businesses to invest, it was clarified that South Holland District Council had done some market analysis and it was felt that

the market was there but not highly visible. It was confirmed that the benefits for businesses would come from the clustering effect and there would be more planning benefits initially than financial benefits.