

**Thetford Enterprise Park employment site - Update**  
Report of Robert Campbell

**Summary**

This paper provides an update on activity to unlock the Thetford Enterprise Park employment site in order to support development of the site and create employment opportunities.

**Recommendations**

- (i) That the board supports the ongoing work of officers to bring the needed infrastructure to the TEP site in order to secure development on the site.

**1. Introduction**

Thetford Enterprise Park (TEP) is an 18ha development site on the northern side of Thetford, adjacent to the A11 dual carriageway.

There are opportunities for land purchases, leases and joint ventures which will create a major technology focused enterprise park, both to provide new modern facilities for existing Thetford based companies and also to attract more high tech companies into the area. Thetford has a substantial established manufacturing cluster and benefits from a well trained local workforce.

It is estimated that the site has the capacity to deliver 52,940 sq m of employment space with additional potential for a hotel development. The site has the potential to attract between 1,500 and 2,500 jobs given its prime location within the Cambridge Norwich Tech Corridor (CNTC) and provides additional opportunities to attract high growth companies across a range of tech sectors.

The site is immediately adjacent to the planned 5,000 home Kingsfleet development and the combination will be attractive to companies looking for new premises, in an affordable, well serviced location with excellent transport links.

**2. Site Constraints**

The site has been constrained for many years by lack of access and utilities which has been adversely impacting the viability of the TEP site at a key time in the evolution of the Tech Corridor. These include;

- Requirement for an electricity power upgrade
- Requirement for a new Foul and Surface Drainage scheme

- Requirement for site access

### **3. Progress**

In June 2016, New Anglia LEP approved the allocation of monies from the Local Growth Fund to enable the construction of an access roundabout to the TEP site. The roundabout is ahead of schedule, currently aiming for completion by Christmas.

Subject to final approval, a £150k allocation of public monies will be made available to progress bringing sufficient utilities to the TEP site to enable a first development to get underway. Discussions with the utilities companies have already commenced.

Discussions continue with the site promoters Pigeon Investment Management towards the objective of bringing a first development to this key employment site.

### **4. Contribution to Board Objectives**

- To seek and lobby for investment and improvement in strategic infrastructure.
- To promote Greater Thetford as a 'destination of choice'

### **5. Recommendations**

- (i) That the board supports the ongoing work of officers to bring the needed infrastructure to the TEP site in order to secure development on the site.

### **Officer Contact**

If you have any questions about matters contained in this paper please get in touch with:

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### **Appendices**

None

### **Background Documents**

None