

Kingsfleet Sustainable Urban Extension – Update

Report of Matthew Hogan, Executive Manager for Growth

Summary

This paper provides an update on activity to unlock the Kingsfleet Sustainable Urban Extension in order to support development of the site and bring forward housing growth within Thetford.

Recommendations

- (i) That the board notes the update provided within, and supports the ongoing work of officers to bring the needed infrastructure to the Kingsfleet SUE site in order to secure housing growth through the site.

1. Introduction

The Kingsfleet Sustainable Urban Extension is a major strategic housing and employment development site on the northern side of Thetford, adjacent to the A11 dual carriageway.

The site, which was awarded planning consent in 2015, has outline permission for 5,000 new homes. A major constraint associated with the delivery of the SUE relates to utility provision, most notably the substantial upfront and one-off infrastructure requirements with regards to power connectivity. The site has some power capacity, but this is constrained at a level which would provide power to c.343 homes.

The site is in the ownership of two landowners, and is promoted by Pigeon Ltd; a private land promoter. Given the strategic importance of the site with regards to Thetford and the wider district, officers at Breckland have been undertaking a range of activity to bring the site forward.

2. Progress

There are two notable areas of progress to update with regards to the Kingsfleet SUE.

Firstly, this includes an update on progress with the development of Phase 1a; the first 343 homes on the site that are not affected by power constraints. Following the award of 'reserved matters' planning consent earlier in the year, Phase 1a is now 'on site' with Hopkins Homes undertaking the necessary amendments to the highway to enable access to the first homes. Hopkins Homes have expressed an intention to see the first completions on the site in April / May 2019.

Secondly, and in respect of the work to overcome the constraints on the development of the wider site, officers are working with Homes England to finalise the due diligence concerning a £9.95m grant under the Housing Infrastructure Fund programme to front fund the delivery of a

primary substation, required to provide power to the remaining c4,600 homes. Upon completion of the due diligence process, and subject to final sign-off from Homes England, work will be able to commence on the project to bring power to the site, enabling further tranches of the SUE to come forward for delivery.

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

That the board notes the update provided within, and supports the ongoing work of officers to bring the needed infrastructure to the Kingsfleet SUE site in order to secure housing growth through 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