

Item 5: SUE, TEP and Waterspace Updates

GTDP Community Sub-Group Meeting, 16th January 2019

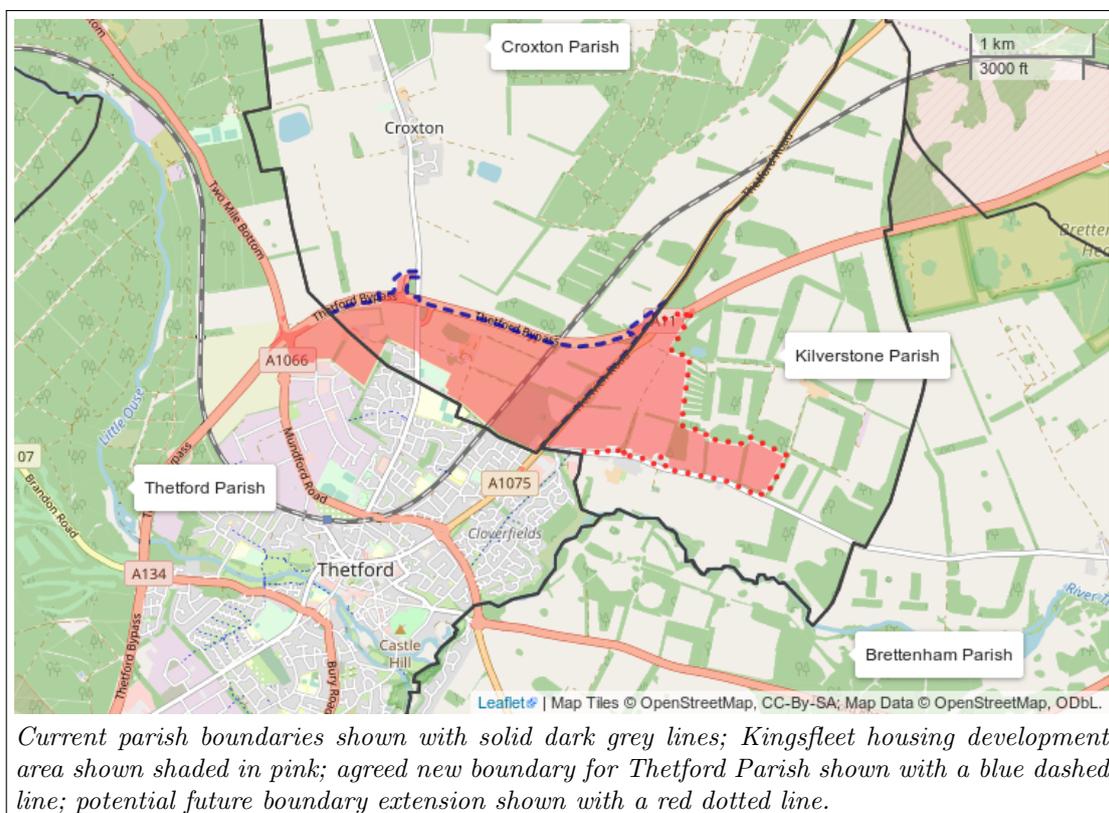
1 SUE Phase 1A Progress

Construction work started in October 2018 on the first new houses on the Sustainable Urban Expansion (SUE) — also known as Kingsfleet. Phase 1A is being built by Hopkins Homes, on land inside the A11 between the A1075 Norwich Road and the Railway. Further information about the first phase of the development can be found at <https://bit.ly/2RKMcfX>.

2 Community Governance Review (Thetford Boundary Change)

At the request of Thetford Town Council, Breckland District Council recently ran a ‘Community Governance Review’ to consider changing the boundary of the Parish of Thetford so that it incorporates the whole of the new development to the north of the town.

Three stages of public consultation have now been completed, and Breckland Full Council made its final decision at a meeting on 6th December 2018. The decision partially accepts the Town Council’s request, and broadly follows the recommendation of the Community Governance Sub-Committee, with the exception of changing the name of new Thetford parish ward.



Breckland Council has decided to move the boundary between Thetford and Croxton Parishes to the A11, but not move the boundary between Thetford and Kilverstone Parishes (see map above). This means that the land on which most of the new houses in the first three phases of

the Kingsfleet Development will be built will now become part of Thetford Parish. The land for the later phases of the SUE (not expected to start until around 2034) will remain in Kilverstone Parish for the time being, but that decision can be re-visited in the future. A new parish ward called 'Iceni' will be created for the new land in Thetford Parish inside the A11, which will elect two additional Councillors to Thetford Town Council.

The boundary changes cannot occur immediately, as consent is required from the Local Government Boundary Commission for England. It is unlikely that this will be obtained in time to move the boundary for the May 2019 Council elections.

Further background information and details of the earlier consultation rounds can be found online at <https://bit.ly/2RQXBqK>.

3 TEP Roundabout

Construction work is essentially complete on the new roundabout on the A1066 Mundford Road, which will provide access to the Thetford Enterprise Park (TEP) site (the land between the A11, and Brunel Way).

The total project cost is roughly £1.5M. Funds allocated to the project include £1.8M from the Local Enterprise Partnership (which was originally intended for sustainable transport projects in Thetford) and £450k allocated by Norfolk County Council from their 'Pooled Business Rates'.

The Board had previously been told that any LEP funding not required for the roundabout would be returned for use on sustainable transport projects in or around Thetford, such as those recommended by the Sub-Group's Cycling and Walking report (<http://www.gtdp.org.uk/cycling-walking>). To maximise the funding available for such projects, Breckland could have chosen to use a significant proportion of the £450k 'Pooled Business Rates' money on the roundabout (up to 22.5% of total project cost). However, they have instead decided to return this money to Norfolk County Council, leaving only £300k of the LEP money available.

The £300k available is currently earmarked for upgrading the pavement along part of Croxton Road to a shared-use cycleway.

4 River Thet Re-Routing

Erosion of the river bank at Ford Meadow during Summer 2018 has resulted in the main flow of the River Thet being diverted from its historic course under the Coffee Mill. The main flow now follows what was a smaller drainage channel. This passes under the middle bridge of Nuns' Bridges, before joining the Little Ouse just below the Thetford Pulp Mill Sluice. The old course between Ford Meadow and the Tricorn bridge by the Riverside development now has a lower water level, and is almost stagnant with very little flow.

The Environment Agency is currently considering its preferred solution to the problem, and a report is expected to be published soon. The Town Council (as the responsible land owner) will take the options to the Amenities, Land and Property Committee for discussion and decision. Potential costs and funding sources are unclear at present.

For further details see <https://bit.ly/2MwtJX8>.