



Vision • Development • Opportunity

Growth Delivery in East Cambridgeshire

This newsletter provides an update on growth delivery in the East Cambridgeshire District

The District Council has identified Community Land Trusts as one of the best ways to meet the local needs for affordable and market housing. See our feature on the centre pages about the Stretham and Wilburton Community Land Trust, formed by local residents, which is taking forward a scheme which has been recognised nationally as an example of good practice. Our front page article provides the latest update on the East Cambridgeshire Local Plan, which sets the blueprint for the future growth of the whole District, whilst later pages set out the plans for the new primary school and proposed station in Soham and work on district wide apprenticeship opportunities.

We welcome any comments that you may have on growth delivery in the district.

Future plans for East Cambs to be submitted to Government

The District Council is preparing a new Local Plan for the district which will:

- Provide for the delivery of 8,500 - 9,500 new homes with additional housing in the longer term
- Maximise opportunities for jobs growth with the aim of achieving a minimum of 9,200 additional jobs
- Make available at least 172.24 ha of employment land for business uses
- Make provision for at least an additional 1,984m² of convenience and 6,373m² of comparison retail floor space

The Draft Local Plan was subject to public consultation in February/March. Members voted at a Full Council meeting (11th July) to submit the Plan to Government for

examination later this year. The current timetable for the preparation of the Local Plan is as follows:

- Submission to Secretary of State: August 2013
- Local Plan examination (hearing sessions): November 2013
- Adoption of Local Plan: February 2014

If you have any questions on the Local Plan, please call the Forward Planning Team on 01353 665555, email ldf@eastcambs.gov.uk or for more details visit the website at www.eastcambs.gov.uk.



Award-winning Stretham and Wilburton set pace for community-led development

Like many villages, Stretham and Wilburton are facing tough challenges over access to the affordable homes, shared amenities and local jobs that are vital to a vibrant and sustainable community. Steeply rising local rents and house prices have led to a shortage of affordable housing and knock-on effects include local employees having to move away and drive further to work. So local residents have taken matters into their own hands and are planning the first new mixed facility development in Cambridgeshire that is built on the Community Land Trust (CLT) model.

Residents formed the Stretham & Wilburton Community Land Trust (SWCLT) – a not-for-profit Trust run by local volunteers that anyone living in the two villages can join, to lead a community based housing development in the village – this will provide housing and community facilities such as a doctors surgery. A legal ‘asset lock’ ensures that the assets will be forever owned by the local community.

SWCLT began by engaging the public to gain a deep understanding of what residents feel about their village, the level of support there was about the idea of extending it and what the design guidelines should include. The engagement revealed that the majority of people (61%) were in favour of some form



of community-led development with a further 25% cautiously in favour so long as it didn't spoil the village. They invited landowners to come forward with suggested sites for development and Manor Farm was chosen as a suitable location. The landowner agreed, subject to planning permission being granted, to transfer a significant sum to SWCLT from the sale of some of the land for private, commercial housing to finance community facilities such as affordable housing.

At the National CLT conference in June, the partnership of SWCLT and Foundation East won the most Effective Partnership Award. The competition was stiff, but judges commented “This is a partnership which without a trace of complacency is driving a very clever, very well consulted development. The way they have worked together to design the CLT scheme has recognised everyone’s role in setting a vision for the CLT – not just the partners themselves, but also local people and the local authority – and has created a robust, well-grounded plan that really reflects the wishes of local people”.

East Cambridgeshire District Council has appointed a part-time CLT adviser, Debbie Wildridge, to provide information and support for any group in East Cambridge interested in setting up their own Community Land Trust and it is providing some funding for set-up grants and pre-development loans to help get the schemes up and running.

The 2013 Regional Community Land Trusts Conference will take place on 25th September at the Maltings in Ely. This is the only local conference dedicated entirely to CLTs, and is a unique learning and networking opportunity.

For details go to <http://www.eelga.gov.uk/events/partner/east-of-england-community-land-trust-conference>

Soham Station

The provision of a new rail station at Soham is now included in Network Rail’s strategic plan 2014-2019. Demand modelling work has now been completed to assess station patronage and if the number of users would be commercially viable for a rail operator. The most recent study concluded that a rail station at Soham could generate up to an additional £490,000 per annum for the rail operator if an hourly service was in place with improved connection times at Ely station for onward travel to Cambridge.

The next stage is the development of a business case for the funding of the projected £6m capital cost of building the station and the provision of additional services along the route. The business case will be developed over the coming months with a view to submitting this to the Department for Transport by the end of 2013.

It’s all happening in the Soham Northern Gateway

Work on the creation of a Soham Northern Gateway is progressing swiftly. The construction of the Shade Primary School is going well. The new school building is rapidly taking shape whilst work is also underway to build a new access road into the school from the A142 Northern roundabout.

This new road will serve not only the school but importantly two new employment plots one of circa 1.41ac (0.57ha) and the other of 2.91ac (1.17ha). The plots will be available before the end of the year and enquiries should be addressed to the ECDC Business Development Team on 01353 616458 or via E mail at business@eastcambs.gov.uk



Supporting Young People in the District

The scheme aims to generate new apprenticeships to help young people find work, increase the number of work experience placements across the district as well as improving the awareness of local employment opportunities for young people.



'Since the launch in April interest in the East Cambridgeshire apprenticeship scheme has been strong. Expressions of interest for new apprentices from companies across the district have been received resulting in an initial 10 new potential apprenticeship opportunities that have been passed to the schools to offer students apprenticeships across a wide variety of sectors and geographies within the district. These include new apprenticeship roles in engineering,



business administration, accounting, construction and automotive repair offering young people a potential start in both trade and professional roles.'

The first apprentice supported by the scheme is due to start their new role in September.

If you would like to find out more about the scheme please contact business@eastcambs.gov.uk

Mantle Estates

In February 2013 Mantle Estates submitted a planning application for a 28,660 sqm mixed use business park at Angel Drove in Ely.

The 'Ely Octagon business park' application includes a mix of uses including large format food and non food retail units, offices and industrial units and a hotel and restaurant.

The 16ha business park could generate an estimated 685 jobs, provide new commercial floorspace and additional retail floorspace for a growing population.

If you would like to find out more about the proposed development please visit: <http://www.octogonparkely.co.uk/index.html>

If you would like to keep in touch with future growth delivery work in both Ely and the surrounding district,

- Ask to be included on the Growth Delivery contact database to receive the newsletter updates.
- Look out for updates on the District Council's website under the Growth Delivery/Masterplan and Local Development Framework sections www.eastcambs.gov.uk
- Send in your thoughts and ideas,

Email – customerservices@eastcambs.gov.uk
Write to East Cambridgeshire District Council,
The Grange,
Nutholt Lane,
Ely, Cambs CB7 4EE
Telephone – 01353 665555

