

Growth Delivery in East Cambridgeshire

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

In the centre pages you will find a preview of some of the Local Plan proposals that the District Council is preparing for formal public consultation later this year. The front page article provides an insight into the new Community Infrastructure Levy and how this will be used to fund infrastructure development in the District, whilst the back page highlights some of the growth projects that have already been delivered in the District, and are now making an important contribution to life in the community.

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

The Draft Community Infrastructure Levy charging schedule submitted

East Cambridgeshire District Council has set a timetable to introduce a Community Infrastructure Levy (CIL) by early 2013. It will become the primary means of securing developer contributions towards the delivery of infrastructure and will partly replace the current system of Section 106 Agreements. A draft CIL charging schedule has been submitted to Government and a public examination will take place on 18/19 October 2012.

The CIL tariff provides a simple process for developer contributions based on a £ per m² of additional net floorspace, so it takes into account the actual size of the development, making it fair and transparent. It is non negotiable, which will help speed up the planning process, and people seeking planning permission will know in advance how much they need to pay.

Payment of CIL is normally on commencement of the development; however, the Council is planning to offer payment by instalments for larger developments.

New housing and retail developments have an impact on the demand for infrastructure in the local area, and the money raised from CIL will help pay for improvements to existing facilities and also for



any new infrastructure that is required; this might include schools, transport and traffic schemes, health care facilities, open space and parks, flood defences, community and sports facilities.

In addition, a percentage of the income raised from CIL will go directly to parish and town councils, to be spent on local infrastructure.

More information is available on the Council's website

[www.eastcambs.gov.uk/planning&building-community infrastructure levy](http://www.eastcambs.gov.uk/planning&building-community%20infrastructure%20levy)

Help us plan for the future of East Cambridgeshire

The District Council is preparing a new Local Plan for the district which will provide a blueprint for growth over the next 20 years to 2031. The Plan will look at key issues such as:

- How many new homes should be built?
- How can we encourage new jobs?
- Which sites should be developed or improved?
- What new infrastructure and facilities are needed (e.g. schools, roads, sports facilities)

We are keen to get your views about how the area should grow and improve. There will be an opportunity for you to make comments on the draft Local Plan when it is published for consultation in November. If you would like to be notified of this consultation and other key milestones in the production of the Local Plan, please send your contact details to ldf@eastcambs.gov.uk or call Forward Planning on 01353 665555.

A preview of the Proposals for Ely

Potential areas of change

1 North Ely

North of Ely, between the A10 and the railway

Draft Proposals

- 3,000 homes in a series of local character areas that reflect and enhance the distinctiveness of Ely, its Cathedral and the Fens
- Target of approximately 1,300 jobs
- Extensive public open space including a continuation of Ely Country Park and allotments
- Community facilities including 2/3 primary schools and local shops
- Prioritisation of walking and cycling and good bus service

2 Downham Road

Area west of the A10 with planning permission for a Leisure Village to serve the district

Draft Proposals

- Swimming pool facilities, sports hall, squash courts and gym
- Underpass beneath the A10, linking the site with the city centre for pedestrians and cyclists, and public transport links
- Potential complementary leisure uses

3 City Centre

Two sites on the edge of the city centre – the Grange (District Council offices and former Magistrates Court) and Paradise (Paradise sports centre, swimming pool)

Draft Proposals – The Grange

- Relocation of the District Council offices and public car parking spaces
- Mixed use retail development, potentially incorporating an anchor store, and a mix of smaller units as an extension to the city centre with residential apartments on upper floors
- Sensitive re-use of Sessions House, the former Magistrates Court, to support its future, including new public open space

Draft Proposals – Paradise area

- Relocation of the existing uses to the proposed Leisure Village at Downham Road but retaining Paradise Field
- Residential development with 65-80 units, incorporating cathedral views
- Sympathetically designed multi-storey car park to replace the existing 270 spaces from The Grange and Paradise sites and provide for additional demand

4 Station Gateway

Key gateway area on the southern edge of Ely surrounding the railway station

Draft Proposals

- Redevelopment of sites to create a mixed-use development – to include offices, business units, high quality residential townhouses/apartments and potentially cultural or leisure uses such as a hotel
- Provision of a southern link road to allow the congested railway crossing to be bypassed
- Creation of an attractive pedestrian link from the station to the riverside and new views of the cathedral from the station area
- Enhanced station facilities including a new transport interchange and opportunities for small-scale retail or employment

5 West of Cambridgeshire Business Park

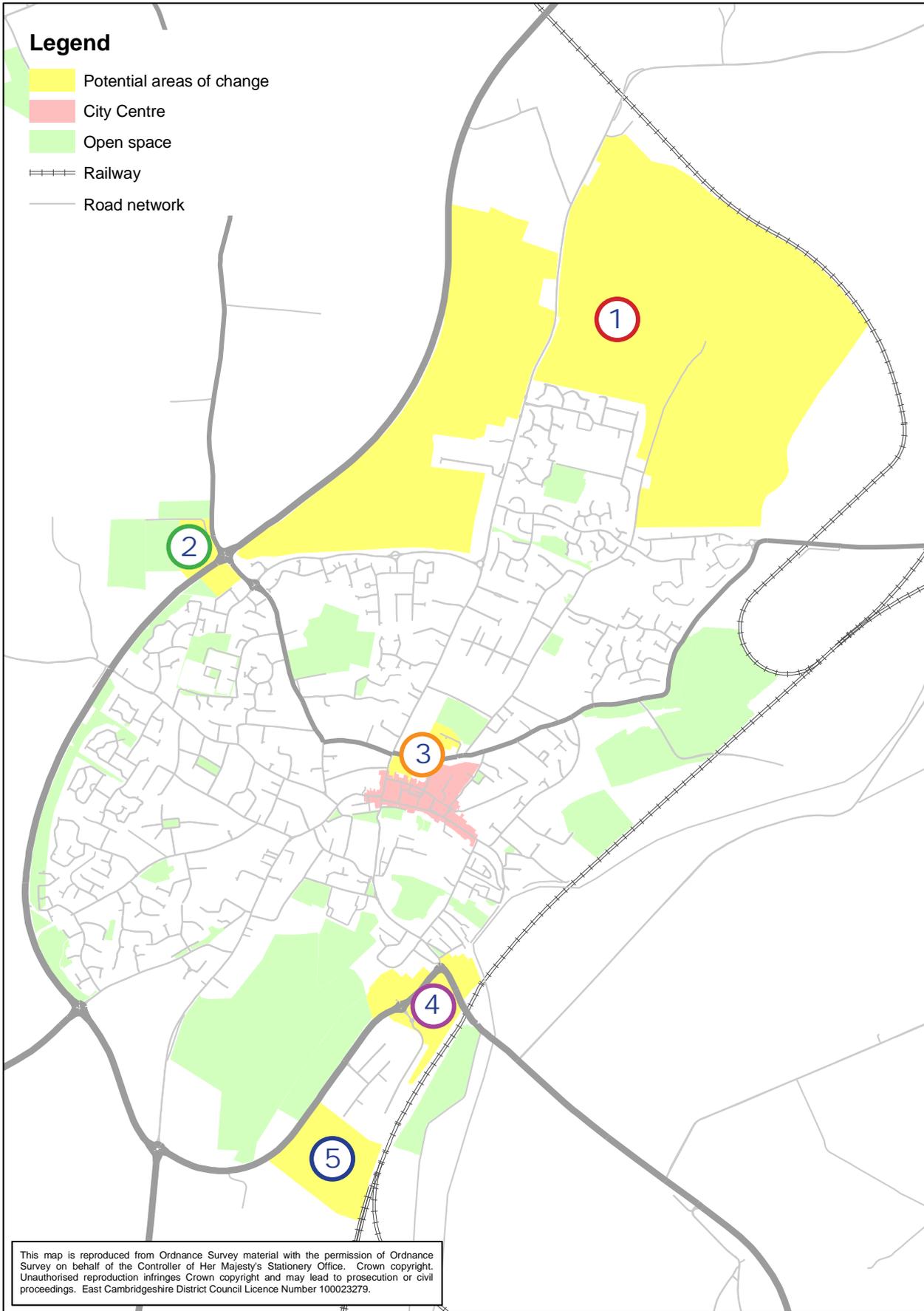
Area on the southern end of Angel Drove

Draft Proposals

- New location of the Tesco store
- Other retail units for 'bulky' goods and business/office uses
- Public transport link

Legend

-  Potential areas of change
-  City Centre
-  Open space
-  Railway
-  Road network



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Ely Country Park – one of the recent projects delivered in Ely

Ely Country Park is a 20 hectare area of green open space on the edge of Ely and the river Great Ouse.

The park encapsulates all that is Fenland, an area of natural, reserved beauty where visitors can enjoy a large open space within the City.

It is being developed by the District Council as part of the City's green infrastructure, utilising a variety of sources of funding.



Bus and Train travel offer

A new combined bus and rail ticket for frequent travellers using Ely Station was introduced in September this year. The PlusBus ticket is now available with rail season tickets to destinations such as Cambridge and London, providing unlimited travel on both the AbsolutELY city bus service, operated by Norfolk Green and funded by Sainsbury's and local Stagecoach services. This is an important breakthrough in enabling transport interchange facilities at Ely Station as the population of the City grows.



The Ark Project in Isleham

The first phase of a self-build church and community centre designed to seat up to 600 people for services has been completed in Isleham.

The Ark is believed to be one of the largest self-build projects in the UK and is being constructed entirely by members of the congregation. The project commenced in 2009 with the creation of a sawmill to prepare the timber for the project and in particular the green oak which will be used to construct the entire frame.

The Building Control team at East Cambridgeshire District Council has worked closely with the Ark project team prior to commencement on site to ensure compliance with Building Regulations .



Keep in touch with future developments

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 Planning and Building/ Growth Delivery and Masterplan/Local Development framework sections www.eastcambs.gov.uk
- Send in your thoughts and ideas,

Email – growthdelivery@eastcambs.gov.uk

Write to East Cambridgeshire District Council, The Grange,

Nutholt Lane, Ely, Cambs CB7 4EE Telephone – 01353 665555



East Cambridgeshire
District Council