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Ely Station Gateway
Introduction

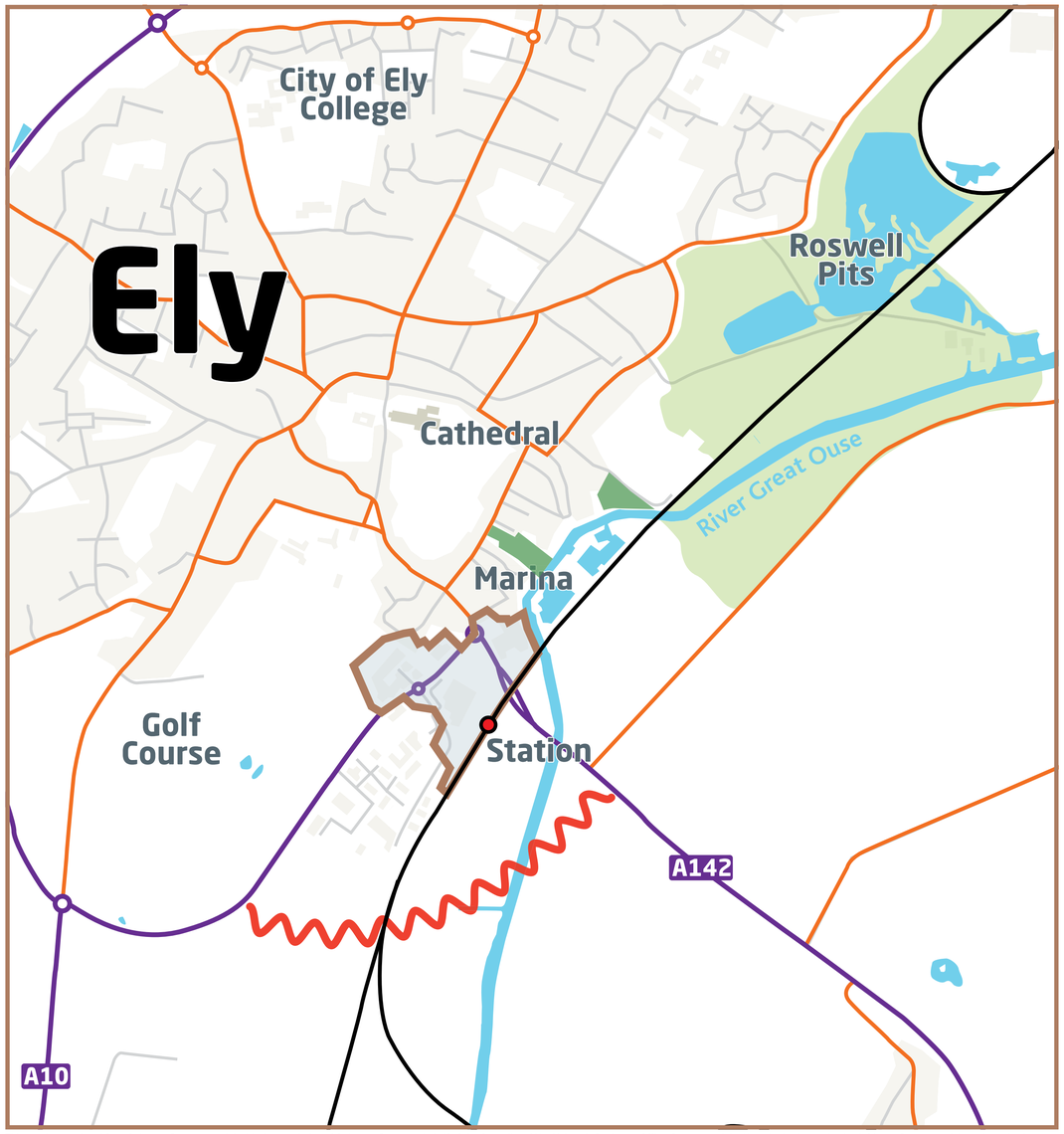
EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

Ely Station Gateway has been identified as a significant opportunity site for future redevelopment in the draft East Cambridgeshire Local Plan.

The possible future relocation of the current Tesco store and the proposals for a Southern Ely Bypass opens up opportunities for this site. The land in this area is currently in separate ownership and is likely to come forward for redevelopment at different times, so it is important that the planning documents for the area give a clear steer on what would be acceptable alternative developments in this location.

The draft Supplementary Planning Document (SPD) looks at the whole Station Gateway area and provides an overarching co-ordinated development framework of appropriate land uses and design within which the different sites can be redeveloped over a 20 year period.

Your feedback is important in helping us to shape the SPD for the Station Gateway area.



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Ely Station Gateway
Site Appraisal

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The map below shows the sites which are included within the draft Ely Station Gateway SPD

Currently, heavy traffic movement and car parking dominate the area. It is assumed, for the purposes of the SPD, that the Cambridgeshire County Council proposals for an Ely bypass go ahead. (The bypass proposals are currently at planning application stage). The construction of the bypass would reduce the levels of traffic through Station Road by an estimated 40%.

Passenger traffic using Ely Station has been increasing significantly, with a 27.5% rise in numbers between 2004/5 – 2009/10, well above national averages. Improved car parking, pedestrian and cycling access to the station are urgently needed.

Ely Station dates from the 1850's and whilst it is not a listed building, it does fall within the Ely Conservation Area.

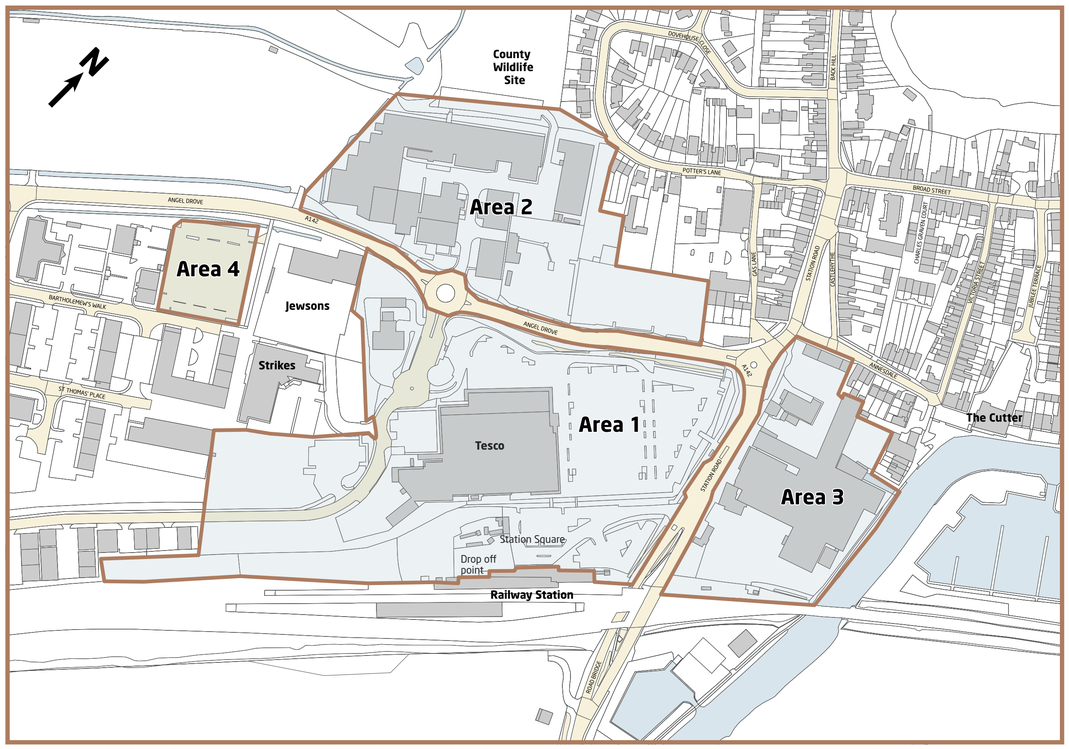
The County Wildlife Trust advises that the County Wildlife Site immediately to the north of this site has ecological value and should remain protected.

Much of the site is within an area of flood risk (Environment Agency Zone 3). This means that development is permissible but it requires detailed Flood Risk Assessments to identify any mitigation measures needed.

Approach to Ely Station – car dominated

County Wildlife Site – to the north of the former Westmill Foods site

Hanson's concrete plant



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Ely Station Gateway
Vision and Objectives

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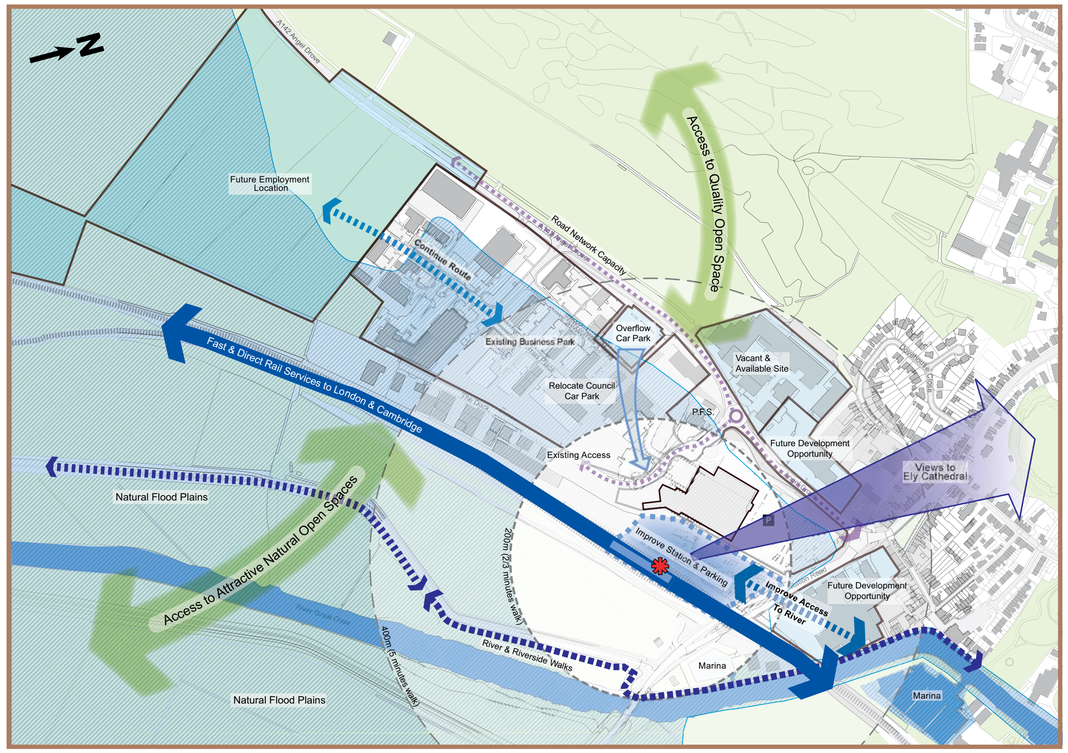
The draft East Cambridgeshire Local Plan vision for the Ely Station Gateway area is as follows:

The Station Gateway area will be transformed into a vibrant mixed use area which provides an attractive gateway to the City. Existing industrial uses will be relocated where possible and the sites comprehensively redeveloped with:

- High quality offices providing a minimum of 800 jobs
- Approximately 400 apartment and housing units
- Small scale retail uses which are complementary to the railway station
- A new public transport interchange at the railway station
- Sensitively designed multi storey car parks to provide additional parking
- Segregated pedestrian and cycle links to the station
- Areas of public open space

The objective is to provide a high quality urban quarter which opens up views across from the station to both the Cathedral and river Ouse, provides employment opportunities, and a much improved transport interchange facility at the railway station. There is also potential for a hotel development if there is sufficient commercial interest.



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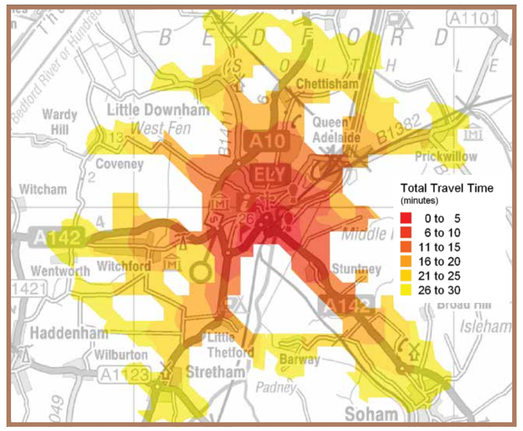
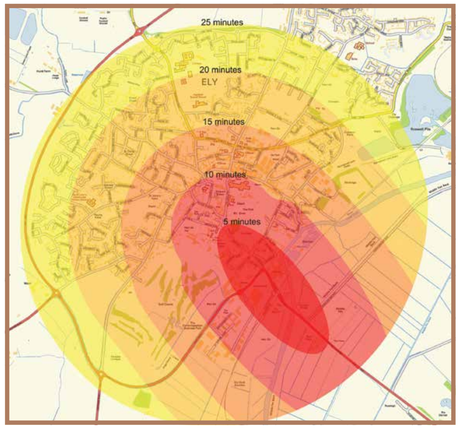


The potential of Ely Station as a transport interchange – the station is within a 10 minute cycle ride of all current residential areas within the bounds of the city of Ely



Walking times to Ely Station from different parts of Ely

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Ely Station Gateway
Land Use Map

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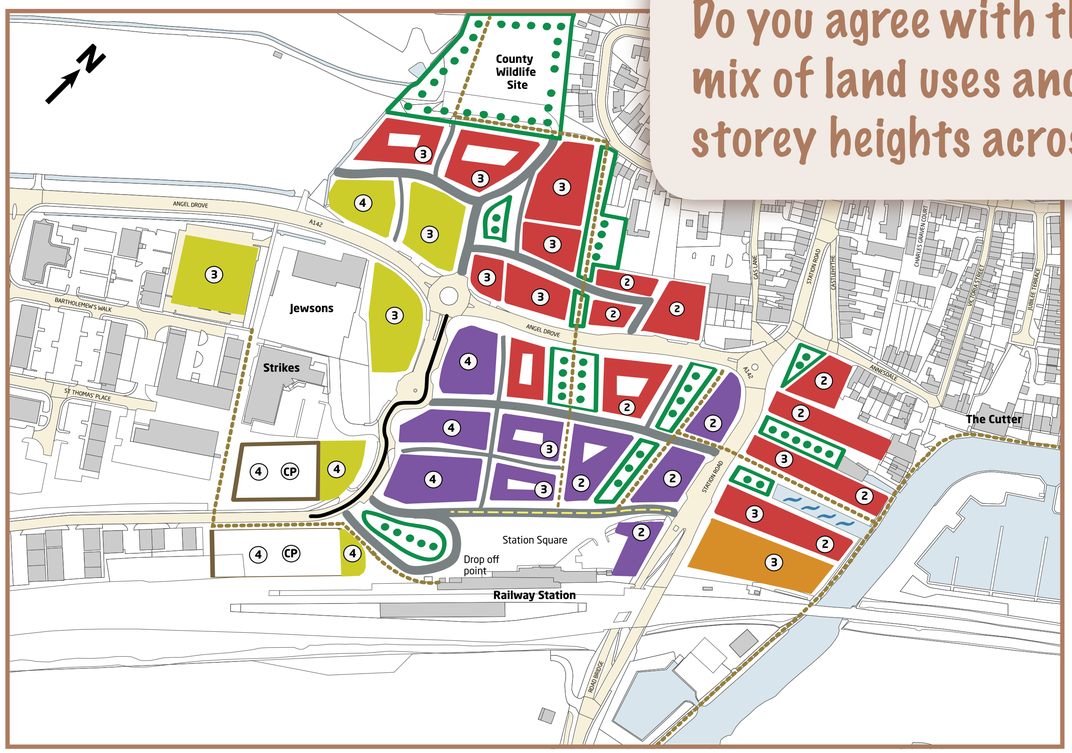
This map illustrates the proposed land uses for the Station Gateway area, together with the suggested storey heights. Where mixed use is proposed, it is envisaged that this will comprise of office or retail uses on the ground floor with residential units above.

The draft East Cambridgeshire Local Plan indicates that a minimum of 400 dwellings and 800 jobs should be provided in the station gateway area. The table below indicates that the site has potential capacity for higher levels than this.

Ely Station Gateway Indicative Land Use Budget

Use	Tesco Site	Rail Station Land	North of Angel Drove	Standen's Site	Total	As a % of overall total floorspace
Residential Floorspace (sq m)	15,004	1,014	12,302	6,589	34,909	57%
Employment Floorspace (sq m)	12,164	2,672	6,118	0	20,954	34%
Hotel Floorspace (sq m)	0	0	0	4,253	4,253	7%
Retail Floorspace (sq m)	993	85	0	0	1,078	2%
No of Dwellings	300	20	176	132	628	
No of jobs	1066	223	510	68	1866	



Do you agree with the proposed mix of land uses and building storey heights across the site?

Key

- Residential
- Offices/Employment
- Hotel/Offices
- Mixed use
- Open space
- Parking
- Water inlet
- Main vehicular access route to station
- Pedestrian/cycle route
- Bus link

Storey heights:

- 1 One
- 2 Two
- 3 Three
- 4 Four

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Ely Station Gateway
Illustrative masterplan

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DISTRICT COUNCIL

This is an illustrative example of how the Ely Station Gateway could be developed in accordance with the SPD guidelines. Other alternative design solutions are possible and will likely emerge as the development comes forward.

Key

- Residential
- Offices/Employment
- Hotel/Offices
- Mixed use
- Open space
- Parking
- Pedestrian/cycle route

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Ely Station Gateway
Illustrative Design Examples

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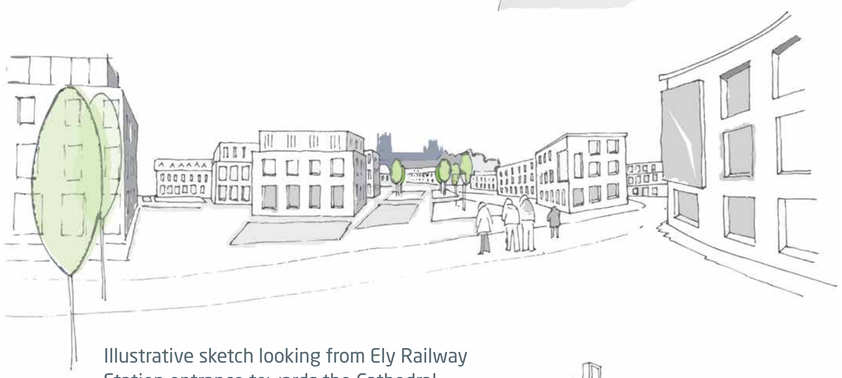
These sketches provide an artist's impression of how the area could look. These are illustrative only at this stage. Other alternative design solutions are possible, and these will emerge as the development comes forward.

Illustrative sketch looking from Ely Railway crossing along Station Road towards Annesdale

Illustrative sketch looking from Annesdale/ Station Road roundabout along Station Road towards the underpass

Illustrative sketch looking from Station Road into the Railway Station forecourt



Illustrative sketch looking from Ely Railway Station entrance towards the Cathedral, illustrating the potential for opening up of views across to the Cathedral

Illustrative sketch looking along Angel Drove towards the Station Road roundabout