
TITLE: ELY STATION GATEWAY DEVELOPMENT FRAMEWORK

Committee: Development and Transport Committee

Date: 6th September 2012

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[M87]

1.0 ISSUE

1.1 To consider drawings for the Station Gateway area prepared by Harper Downie Ltd, commissioned to help progress the development of ideas and design concepts for the area.

2.0 RECOMMENDATIONS

2.1 It is recommended that Members make comment on the consultants drawings.

2.2 It is recommended that Members approve these drawings (with any suggested amendments) for presentation at the Cambridgeshire County Council Cabinet meeting on 17th September 2012 in respect of the Ely Crossing potential solutions.

2.3 It is recommended that, once the Cambridgeshire County Council Cabinet decision on the Ely Crossing solution is known, the consultants be instructed to work up drawings for the selected option in more detail.

3.0 BACKGROUND

3.1 The Ely Masterplan identified opportunity sites, and their successful development is fundamental to the delivery of the Ely Masterplan vision. These sites included the Station Gateway Area, which was identified as an area of potential change and improvement. These changes include opportunities for developing Ely Station as a transport interchange, and development of the wider area as an employment hub, with attractive mixed residential, office and other development with active frontages at ground floors. Tree planting, new pedestrian linkages and vistas of the Cathedral and river could enable significant environmental enhancements to be achieved.

3.2 It is clear that change is already taking place in the area. The Westmills Food site is currently vacant and has been cleared ready for redevelopment. The EMG site is the subject of various planning applications for retail use, and Tesco are considering relocation options. Passenger use of Ely Station has grown by over 50% in the last decade, and it requires improvements to

meet both current and future user demand, as well as to enhance the transport interchange facilities.

- 3.3 Some initial concept drawings were developed for the Station Gateway earlier this year, based on the assumptions that the Tesco store would relocate and that traffic congestion in the Station area could be significantly reduced. These identified potential for a mixed use development, comprising both office and residential, taking advantage of the potentially superb views from the Station across to the Cathedral, building in additional green space and potentially opening up views from the station to the river (subject to land becoming available).

4.0 Current Work

- 4.1 Officers have commissioned architects Harper Downie to develop these initial concept ideas further. They are currently working up options for the gateway area based on the two main solutions which are currently being investigated for the A142 Ely Crossing – provision of a Southern Link Road and deepening of the underpass . It is intended that the stage 1 options work produced by the architects will help to inform the decision making of Cambridgeshire County Council’s Cabinet when it meets to make a decision on the way forward in respect of the Ely Crossing on 17th September 2012.
- 4.2 Subsequent to this decision the architects will work up the preferred solutions in more detail. These proposals will form the basis of the Ely Station Gateway Development Framework, a formal planning document to help guide development in the Station Gateway area.

- 4.3 Copies of the drawings will be tabled at this meeting for Member comment.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The current study has been funded through HGF funding which was awarded to the District Council in the last financial year, and has been carried over to this year.
- 5.2 Implementation will be through primarily commercial sector investment as development projects come forward.

Background Documents

Location

Contact Officer

Ely Railway Station Interchange Study, Final Report, April 2011

The Grange

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