

GodwinDevelopments

Godwin Developments is preparing a planning application for the redevelopment of the Former Westmills Food site on Angel Drove, to provide new homes and jobs for Ely. This leaflet provides information on the draft proposals for local residents, businesses and community representatives, together with details on how to give your feedback to help shape the future development.

Who Are Godwin Developments?

Godwin Developments is an established national multi-sector property developer delivering a range of high quality residential and commercial projects in partnership with both the private and public sectors across the UK.

The Site and Surroundings

The site is a previously developed brownfield site of approximately 1.9ha (4.7 acres). Following the closure of the Former Westmills Food factory, which included agro-industrial buildings, the site has been vacant. The industrial buildings were demolished in 2011 and the site was cleared.

The land immediately to the rear of the site is designated as a County Wildlife Site known as ‘Angel Drove Drains’.

The surrounding area contains a broad range of land uses and buildings, which include an industrial and retail estate, to the south side of Angel Drive. To the north east are residential properties on Potters Lane / Dovehouse Close. Playing fields and Ely City golf course are to the north and west.

The site is in a very accessible location. Ely train station is approximately 300m to the south east, and there is good access to bus services on Angel Drive.



What Is Being Proposed?

The proposal will provide around 110 Build to Rent homes, including a mix of apartments and family houses, all with private balconies or gardens. The proposal will include high quality landscaped amenity space and parking for residents and visitors. New commercial floorspace providing around 16,000 sq ft (1,500 sq m) of modern purpose built, flexible floorspace suitable for small and medium size businesses will also be provided.

The scale and massing of the development ranges across the site, with lower density family housing towards the west and higher density apartments towards the east, fronting Angel Drive, which provides a main access point into the City. The increased scale and massing along Angel Drive serves as a 'marker' along this main route into the City.

Access to the site will be provided from the existing Angel Drove roundabout junction. Pedestrians will be able to access the County Wildlife area to the north of the site and beyond.



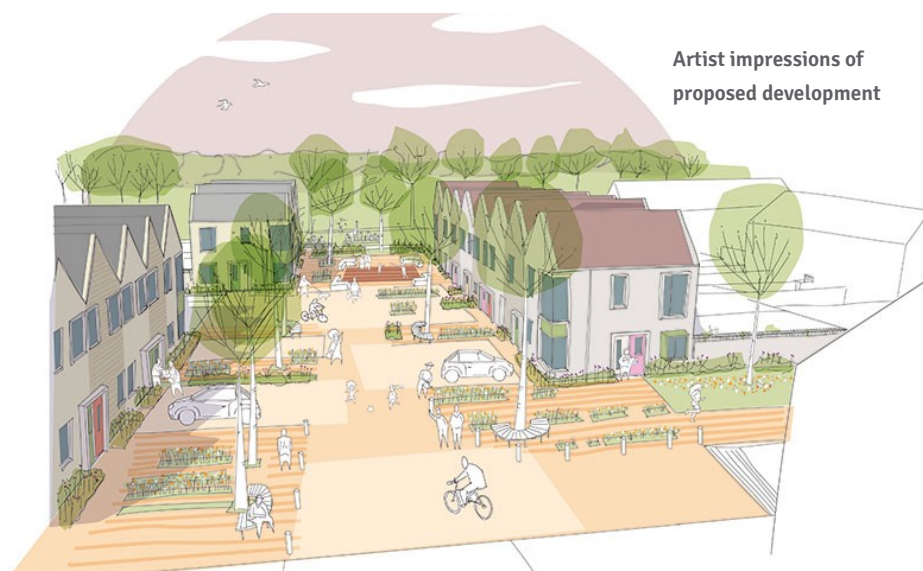
All homes will have an allocated parking space, with extra spaces for visitors. The parking spaces will be provided in a mix of off street, forecourt and undercroft car parking.

At the north west boundary of the site, there is an existing Right of Way which connects to Potter's Lane / Dovehouse Close. However, this has become overgrown and unused. Adjacent to this there is an informal path which is utilised in place of the formal Right of Way. The development will seek to formally divert the Right of Way to the route of the informal path. This will be included as part of the hard and soft landscaping proposals associated with the proposed development, to ensure accessibility and permeability for existing and future residents and members of the local community to the wildlife site and the surrounding areas.

What are Build to Rent (BTR) Homes?

BTR homes are owned and operated by one owner and offer high quality professionally managed rental accommodation. They provide high levels of customer service for their residents and can create a strong sense of local community. BTR homes can provide greater security of tenure for occupants and will increase the choice of good quality rental accommodation available for the local housing market. The proposed scheme can make a significant contribution towards the forecast demand for rental accommodation in Ely.

The design of the new homes and apartments will be based on best practice guidance and exemplar developments, taking account of the design context and history of the site and its surroundings. A focal amenity area will be designed to create an attractive open space adjacent to the existing County Wildlife area, where community activities could be organised, and neighbours can meet.



Artist impressions of
proposed development

What kind of commercial space will be provided?

The proposal includes around 16,000 sq.ft (1,500 sq.m) of new purpose built flexible 'business' floorspace (Use Class E). This will be suitable for a variety of business uses in particular small and medium size local start up businesses. The new commercial space could accommodate around 100 new jobs.



Benefits of the Proposal

The scheme will provide significant benefits to the local area as follows:

- A significant contribution towards meeting the forecast demand for rental housing accommodation in Ely;
- Professionally managed rental homes which offer a high level of customer service and security of tenure for residents to promote a sense of local community.
- Maximising the use of a sustainably located previously developed brownfield site to reduce the use of greenfield sites for development.
- Affordable housing provision.
- New purpose built flexible commercial floorspace suitable for small and medium size businesses which could accommodate around 100 jobs.
- Further employment opportunities for the local community, including construction related jobs during the development stage, and, at the operational phase, the opportunity for local companies to be involved in the ongoing management and maintenance contracts for the Build to Rent housing and commercial floorspace.
- Significant improvements to the visual appearance of the local area through high-quality design and landscaping.
- Biodiversity and ecological improvements through the provision of new open space and landscape areas, and via improved accessibility to the County Wildlife Site.
- Improvements to accessibility and permeability in the local area through the provision of specific pedestrian and cycle routes through the site, and improvements associated with the existing right of way.
- Economic and social benefits of residents using local shops, services and facilities.



How To Have Your Say



We welcome your comments on the draft proposals and we will be grateful if you can complete our online survey:

<https://www.surveymonkey.co.uk/r/XQDFFQZ>

We have also created a dedicated website with further information about the proposal. This also provides the opportunity to give us your views.

Website: <https://rapleys.com/consultation/redevelopment-angel-drove-ely/>

Alternatively, you can provide your comments by email or telephone:

Email: angeldrove@rapleys.com | Telephone: 01618 176 225

Please provide your comments by **Friday, 29th January 2021**.

What Happens Next?

Thank you for your time in considering the proposed development and providing your feedback. We will review all comments and suggestions provided to us as part of this consultation exercise.

A Statement of Community Involvement report will be prepared as part of this consultation to register all comments received and explain how these contributed to the details of the proposal. We aim to submit the planning application in Spring 2021.



Artist impressions of
proposed development



Design and landscaping
best practice examples

