

I understand that there is a proposed development to be completed in various phases which is known locally as "Land at High Flyer Farm, North of Kings Avenue, Ely", also known as "North Ely Development [East Site]" and "Church Commissioners Site" under the Ely Masterplan. I also understand this development is under ECDC planning application reference 11/01077/ESO (also with associated reference numbers relating to various planning conditions).

The information I am requesting is with regard to the following specific sites within this development, namely:

The proposed areas referred to in site/location plans as the "Neighbourhood Centres" which are located North of Morton Close and East of Lynn Road. From the planning application reference number 11/01077/ESO, I attach three site plans which identify these areas:

- the purple area, 'Neighbourhood Centre - Commercial Area - up to 4 Storeys';
- the yellow area, 'Neighbourhood Centre - Community Area - up to 3 Storeys'.

Below I advise you of both the information I am already aware of, and list my questions under FOI which are underlined. I hope this makes things clearer and easier for you.

1. Purple area: apparently there are shops/small supermarket to be built within this allocated area, with a 'goods road' (I cannot recall where amongst the planning application I read it was specifically to be a goods road but I imagine this is still the case?) entering the site from Lynn road, running parallel to the Morton Close border (refer to the arrow on the site on one of the attached site plans). There is to be a public access/road in to this site off the new proposed road connecting the Thistle Corner/Kings Avenue roundabout to Lynn Road (arrow on one of the attached site plans). One attached site plan states "As the provision of commercial uses within the neighbourhood centre is dependent on market demand, they will be built-out over several phases".

- a. Are there any other, detailed plans for this site, as the site plans attached are all I could find and only show the border and area of the proposed site?
- b. What types of shops are proposed, e.g. 'small independent', retail, small/local supermarket, other types of commercial premises, public house, offices?
- c. Where will the above buildings be located within the site, what height will they be (as the site plan says "up to 4 storeys")?
- d. Have any companies expressed an interest to have their business at this site and, if so, can you advise the name(s) of these companies/what will be located here?
- e. Will there be any car parking, if so where will this be within the site?
- f. The proposed goods road (I assume) will sit North of the Proposed Open Space (see question below and attached site plans); what distance will this road be from the Proposed Open Space and the nearest buildings within the site?
- g. Once complete, will there be any noise restrictions on this site for the benefit of surrounding residents) particularly evenings/overnight)?
- h. Do you know who the developer/s will be for this site?

2. Yellow area: I understand there is likely be a new church but I cannot recall from which document within the ECDC planning reference I learned this information.

- a. Are there any other, detailed plans for this site, as the site plans attached are all I could find and only show the border and area of the site?
- b. Where will the above buildings be within the site, what height will they be (as site plan says "up to 3 storeys")?
- c. Where will the church be located within the site and what will the design/architecture be like; are plans available?

- d. What other buildings (if any?) will be located at the site, where will they be located within the site?
- e. Will there be any parking within the site? If so, where is this to be located?
- f. Once complete, will there be any noise restrictions on this site for the benefit of surrounding residents) particularly evenings/overnight)?
- g. Do you know who the developer will be?

3. One of the attached site plans shows the existing trees along the border of the proposed Commercial and Community Neighbourhood Areas and Morton Close. The site plan shows "Proposed Open Space" which looks to offer some kind of green buffer zone between the existing Morton Close properties and the new proposed development. I am particularly interested in the area between the 'purple' proposed Commercial Area and the existing Morton Close properties.

- a. Will this Proposed Open Space be 'open and green (just grassed)' or have various other plants such as bushes and trees as well?
- b. There is an existing grassed/unpaved public footpath that runs along this border and I assume this, along with existing green margins either side of it, will be retained?
- d. What will the width be of the Proposed Open Space (I assume this does not include the existing footpath and green margins)?
- c. The proposed goods road appears to run adjacent to this Proposed Open Space - I therefore assume it will lay next to the Proposed Open Space, which will lay next to the existing footpath and green margins?
- d. What distance will the proposed goods road be from the Proposed Open Space?
- e. In context of your answers to 'a' to 'd', will this Proposed Open Space be the only 'buffer' to soften the impact of the purple and yellow areas (Neighbourhood Centre Commercial and Community Area) of the new development's height of "up to 4 Storeys", and associated noise of commercial and community activities (including the proposed 'goods road' and deliveries), and what other methods will be in place to address these important matters for residents?
- f. In context of your answers to 'a' to 'e', does ECDC deem this to be acceptable mitigation for the impacts of sight and sounds of the new development (when building work is complete), for residents living within Morton Close?
- g. Who will be responsible for both constructing the Proposed Open Space and who will be responsible for maintaining it?

4. I understand this entire development will be completed in phases, due to the scale of it. Can you outline when works are likely to commence, and any timescale for duration on:

- a. Commercial Neighbourhood Centre (purple area)?
- b. Community Neighbourhood Centre (yellow area)?
- c. Proposed Open Space?

5. Will any mitigation be in place (and if so, what) against sound/sight of construction of the above mentioned portions of the development (until works are complete) for existing residents of Morton Close?