

STATEMENT OF COMMUNITY INVOLVEMENT



CALA HOMES (NORTH HOME COUNTIES) LTD

VENTNOR LODGE, RICKLING GREEN

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1. Introduction

- 1.1 CALA Homes is submitting a planning application to build 12 homes on the site Ventnor Lodge in Ricking Green, a single dwelling house with associated garden land.
- 1.2 This Statement of Community Involvement has been prepared in support of CALA Homes' application.
- 1.3 CALA Homes is committed to engaging with local communities when putting forward a planning application in line with Government guidance. It aims to deliver a consultation programme which involves the local community, elected representatives and other identified stakeholders.
- 1.4 This document, prepared by CALA Homes, details the consultation programme carried out and feedback received.

2. Consultation Approach

- 2.1 The consultation process has been underpinned by CALA Homes' commitment to engage with the local community, stakeholders and elected officials.
- 2.2 CALA aims, through its consultation programme, to:
 - Inform the local community and stakeholders, ensuring complete transparency of proposals and pro-active engagement
 - Provide the opportunity for comment and feedback
 - Take on board feedback and respond as appropriate, communicating how the proposal addresses the points raised
 - Communicate the final scheme and each step of the application process, so everyone is aware of how the application is progressing

3. Background

- 3.1 CALA Homes is submitting a planning application for the erection of 12 residential dwellings, including landscaping and new access, at Ventnor Lodge land in Ricking Green. The site is located next to the B1383 and neighbours the rear car park of the Cricketers Arms pub and playing fields.

3.2 CALA's proposal includes five 5-bedroom houses, three 4-bedroom houses, two 3-bedroom houses and two 2-bedroom houses. All units will remain private and an off-site financial contribution will be made towards affordable housing.

4. Pre-application Consultation

4.1 Government guidance and Uttlesford District Council's own SCI encourages pre-application discussions with the local community.

4.2 CALA sought to approach the local community and elected members prior to the planning submission.

4.3 Meetings with Local Planning Authority

4.3.1 During the pre-application period, CALA Homes held a meeting with planning officer Maria Shoemith to discuss the proposal. The meeting was held on 3rd February 2016 at Uttlesford District Council offices.

4.3.2 During the course of the meeting, the planning officer highlighted a number of considerations that need to be taken into account as part of the submission. These include:

- Officers within the Policy department have advocated the site will be allocated within the next draft of the Local Plan.
- The site has been considered suitable for residential development with capacity between 12 and 20 dwellings
- Garden sizes to meet Essex Design Guide requirements
- Ecology report and tree survey required to support the application
- Amendments required to plots 1 and 12 to improve highways safety
- Layout to include pedestrian link to CALA's neighbouring development to the north
- Cross sections and elevations required to support the application

4.4 Consultation with the Parish Council and Local Community

4.4.1 CALA Homes met with Rickling Green and Quendon Parish Council on 23rd February 2016 to discuss the scheme and get initial feedback. Following the meeting with the Parish Council, the public consultation event was organised at Rickling Primary School Hall on March 15th to present early stage proposals. This was also a chance for local people to shape the emerging design of CALA's proposed scheme.

- 4.4.2 The event was promoted by Rickling Green and Quendon Parish Council who organised the venue and invitations to the local community and stakeholders.
- 4.4.3 CALA set up dedicated web page (www.cala.co.uk/ventnorlodge) and the URL given at the consultation event. Exhibition materials were placed on this site after the event, available to download. A contact form was also placed online, for visitors to feedback. A copy of the web page can be found in the appendix.

4.5 Public Consultation Event

- 4.5.1 A public consultation was held on March 15th at Ricking Primary School Hall from 7.30pm until 9.30pm.
- 4.5.2 At the event, CALA displayed a series of exhibition pull-ups which introduced the early stage proposals. Individual pull ups were included with details of site context, CALA's proposal, design, highways and next steps.
- 4.5.3 There was also an opportunity for local residents to leave feedback, analysis of which is included below.
- 4.5.4 A PDF of the pull-ups is included in the appendix.

5. Review of Feedback Received

- 5.1 Approximately 55 people attended the public consultation event.
- 5.2 In addition to residents, also in attendance were a number of elected members.
- 5.3 28 feedback forms were received at or following the event. A detailed analysis document has been included in the appendix.
- 5.4 Additionally, five residents submitted feedback in the form of a letter or email. This correspondence is included in the appendix.
- 5.5 CALA Homes reviewed and considered all of the feedback received on the proposed scheme to ensure all comments and concerns were suitably addressed in the proposed application.

6. Conclusion

- 6.1 During the consultation process, CALA Homes kept to its principle of undertaking a programme that would involve and engage the local community, stakeholders and elected officials, by hosting a public consultation event and meeting with parish

councillors on a number of occasions, to ensure the proposed scheme is on that will met the expectation of all parties.

- 6.2 CALA Homes gave the local community and elected members the opportunity to feedback on the plans and has taken on board all of comments provided. We believe the proposed scheme addresses all of the concerns and points raised by those who engaged.

Going forward, we remain committed to ensuring the local community is kept up to date during the course of determination to maintain transparency.

7. Appendix

- 7.1 Copy of exhibition materials
- 7.2 Copy of blank feedback form
- 7.3 Copy of CALA Homes Ventnor Lodge website
- 7.4 Analysis of feedback from consultation event
- 7.5 Feedback correspondence sent post-consultation event

WELCOME



Welcome to this public consultation event for our proposed residential development at Ventnor Lodge, located on the southern edge of Quendon and to the east and within the boundary of Rickling Green. Thank you for taking the time to come along today.

CALA Homes is preparing a planning application for a development of 12 high quality, family homes, which would include a mix of property types to meet demand in the area.

This community consultation event is your chance to have your say and help shape the design of our proposed development before we submit our plans to Uttlesford District Council.

Here today are representatives from CALA Homes and our consultant team who will be happy to discuss the proposals with you and answer any questions you may have. You can also leave your feedback.

CGI's of CALA Homes existing development in Rickling Green - The Pavilions (Foxley House)



SITE CONTEXT

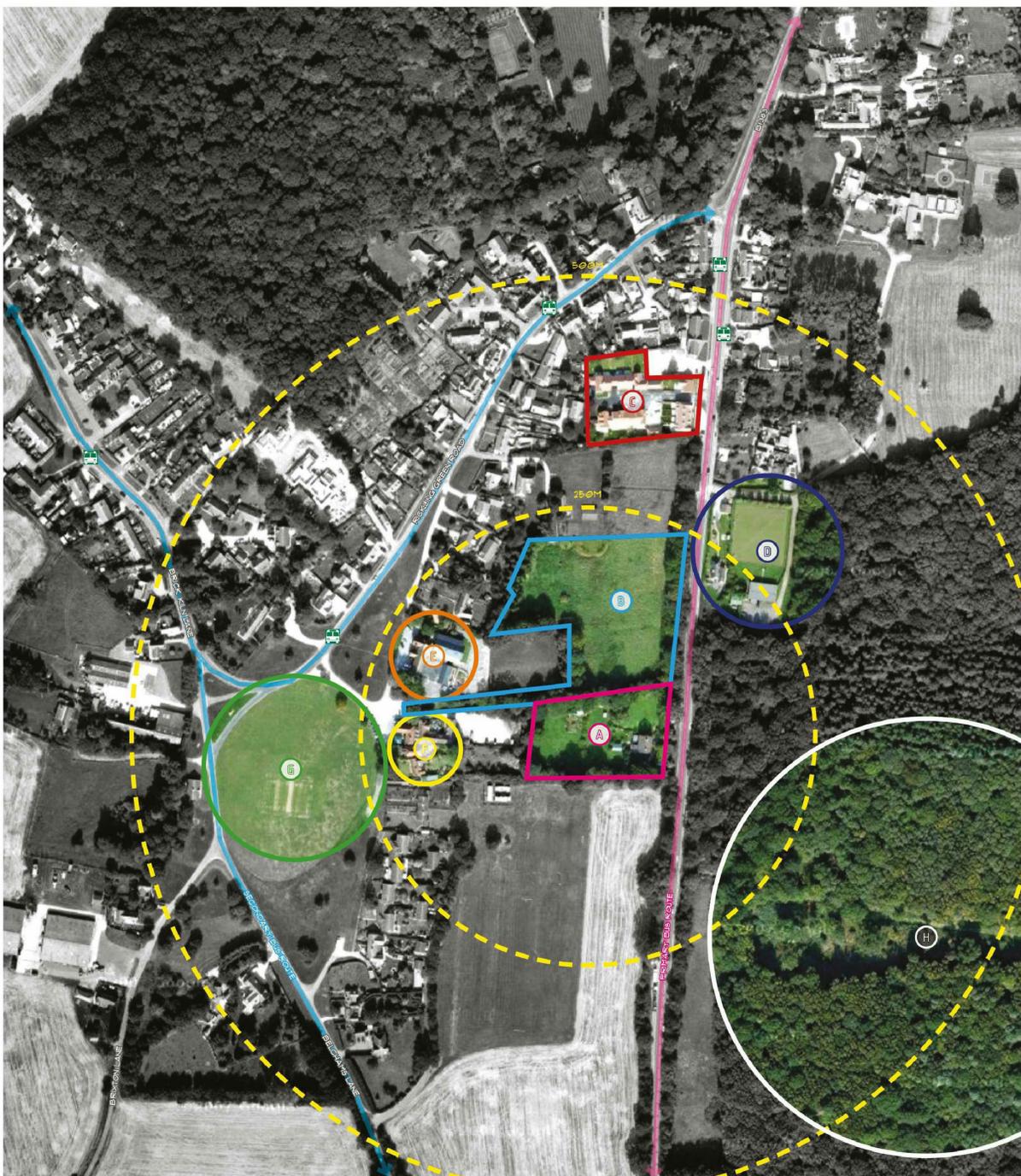


CALA Homes is proposing to redevelop the site of Ventnor Lodge, a single dwelling house with associated garden land, which is located next to the B1383 and neighbours the rear car park of the Cricketers Arms. The site has been identified by Uttlesford District Council as a suitable site for residential development of between 12 and 20 dwellings.

The site is also to the west of, and directly adjacent to, the existing CALA Homes development The Pavilions on the old site of Foxley House, where detailed planning consent has been granted for 19 homes and work has recently started on site. As such, Ventnor Lodge will form a logical extension and second phase to CALA Homes' approved scheme at The Pavilions.

AS PROPOSED: SITE CONTEXT PLAN

KEY	
A	APPLICATION SITE
B	'FOXLEY HOUSE' DEVELOPMENT
C	HALFIELD ROAD DEVELOPMENT
D	QUENDON BOWLING GREEN
E	RICKLING PRIMARY SCHOOL
F	THE CRICKETERS ARMS (PH)
G	CRICKET FIELD
H	WOODLAND
	BUS STOP



OUR PROPOSAL

CALA Homes plans to submit a proposal to build 12 high quality homes on the site, which will include a mix of:

- Five 5 bedroom homes
- Three 4 bedroom homes
- Two 3 bedroom homes
- Two 2 bedroom homes



In addition the scheme will benefit from:

- New footpath link connecting the site to the village
- Vehicular access onto B1383

A number of community benefits will be delivered as part of CALA's application which will be made through the Section 106 agreement. These include:

- Delivery of 20% affordable housing offering residents a genuine opportunity to gain access to the housing market
- Contribution towards local community services and facilities, including a contribution to early years, primary school and secondary school education in the community

We are keen to get the thoughts of local people on how else this investment could be best spent.

DESIGN



CALA Homes is renowned for creating high quality properties that enhance the areas in which they are located. We have a strong track record of sensitive development in village locations. The homes will be designed to reflect the style of existing buildings within the village and complement their surroundings, using a high quality palette of materials including stock brick, render and Essex-style weatherboarding.

The proposed homes will be designed as either detached or semi-detached properties, across two and two and a half storeys, and will include rear gardens, providing space for families to use and enjoy.

As well as a thoughtful design and layout to create an inclusive and attractive development within the village, the scheme will also offer communal landscaping. This includes the retention of trees along the site boundary, along with the planting of native trees, shrubs and hedges across the site.

Here are some examples of proposed street scenes to indicate how the development will look.



HIGHWAYS & ACCESSIBILITY

We are proposing to create a new vehicular access point directly from the B1383 for the development. The creation of such a junction allows for vehicles associated with the development, including fire tenders and refuse vehicles, to access the site.

The site will also be linked to the village via a footpath. The footpath is currently under construction as part of phase one of development in Rickling Green (The Pavilions).

We are proposing ample car parking for residents and visitors, and the site has good accessibility to public transport and commuter links, including rail access to London Liverpool Street and Cambridge. The motorway network is accessible via M11 (J8) and the development is also located on three of the main local bus routes through the area.

AS PROPOSED: HIGHWAYS PLAN



NEXT STEPS



The proposal for Ventnor Lodge is for a premium development of a high quality and considerate design, which is in-keeping with the character of the surrounding area. Detailed planning consent has already been attained on phase one of development in Rickling Green and Ventnor Lodge will form a logical extension and second phase to The Pavilions.

All the comments received today and following this event will be taken into account when we prepare the detail of our planning application.

You can leave feedback today by completing one of the forms available. Alternatively, you can comment online at www.cala.co.uk/ventnorlodge

Thank you for taking the time to attend today's event.



FEEDBACK FORM



VENTNOR LODGE, RICKLING GREEN

Thank you for taking the time to come along to our event today. Your views are extremely important to us and we would be grateful if you would take the time to provide us with your feedback by answering the following questions before leaving your form in the box supplied.

1. Do you believe that more **family** homes are required within the district to meet the housing need? Please tick the relevant box below.

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree

2. Do you support CALA's provision of two affordable homes at Ventnor Lodge?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree

3. Are you in favour of CALA's proposals for Ventnor Lodge?

Yes	
No	

4. What community benefits would you like to see in the village?

Investment in primary and secondary education	
Affordable housing for local people	
Improvements to local leisure and community facilities	
Other – please specify	

5. Do you have any additional comments or feedback you would like to share with us?

Please help us analyse your response by completing the following details:

Name: _____

Address: _____

Postcode: _____

Thank you for taking the time to complete this form. The responses you have given will be analysed and a summary document will be published in due course to accompany the planning application. No personal details will be placed in the public domain.

Are you a?

Local resident	<input type="checkbox"/>	Business person	<input type="checkbox"/>
Elected member	<input type="checkbox"/>	Other interested person	<input type="checkbox"/>

You can leave this form in the box provided or alternatively post it back to us at the following address. All forms must be received by 24 March 2016 to be included in our summary document:

Klaudia Merten
CALA Homes (North Home Counties) Limited
1 Falcon Gate
Shire Park
Welwyn Garden City
AL7 1TW



HOMES FOR SALE

WHY CALA

ABOUT CALA

LAND & PLANNING

LOGIN

REGISTER

LAND TO SELL | PLANNING APPLICATIONS



PLANNING APPLICATIONS

[VENTNOR LODGE, RICKLING GREEN](#)

[VENTNOR LODGE PLANNING ENQUIRY](#)

VENTNOR LODGE, RICKLING GREEN

CALA Homes is preparing a planning application for a development of 12 HIGH QUALITY family homes on the site of Ventnor Lodge, a single DWELLING HOUSE with associated garden land, which is located in Quendon and lies within the boundary of RICKLING GREEN.

VENTNOR LODGE, RICKLING GREEN | NORTH HOME COUNTIES

The site is also to the west of, and directly adjacent to, the existing CALA Homes development at Foxley House, where detailed planning consent has been granted for 19 homes and work has recently started on site. As such, Ventnor Lodge will form a logical extension and second phase to the approved development at Foxley House.

We are proposing 12 new homes, in a mix of two, three, four and five bedroom properties. The plans will also include significant community benefits, which will be made through the Section 106 agreement, including affordable housing and a contribution towards local community services and facilities.

We hosted a community consultation event on 15th March to outline our plans for development at Ventnor Lodge. We will be submitting a planning application to Uttlesford District Council in the next few weeks.

[Our exhibition boards are available to view here.](#)

You can leave feedback on our plans by filling in our [contact form](#).

Analysis of feedback: Ventnor Lodge, Rickling Green, public consultation, 15 March 2016

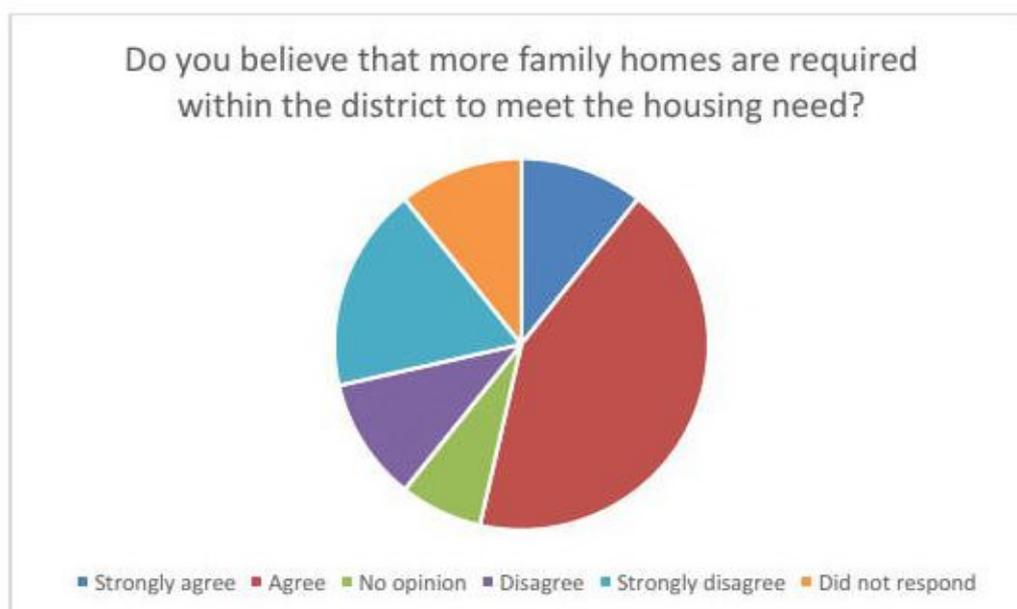
It was decided that the consultation event, on Tuesday 15 March, should be held in the evening, from 7.30-9.30pm, to ensure that those who work during the day were able to attend and had the opportunity to feedback. The venue of Rickling Primary School was chosen as it had suitable facilities and its location meant that it was close and convenient for residents. In total, 55 people attended the public consultation event. In addition to residents, a number of elected members were also in attendance.

There were multiple members of the same household at the event, so a total of 28 feedback forms have been received. The Parish Council also collected feedback, with some residents only responded directly to Councillors. Out of the 28 respondents, 10 (36%) were in favour of CALA's proposals for new family homes at Ventnor Lodge in Rickling Green and 11 (39%) were not in favour. Seven (25%) did not say whether they were in favour or not.

Outlined below are the responses to each question on the feedback form and all comments and queries that were raised.

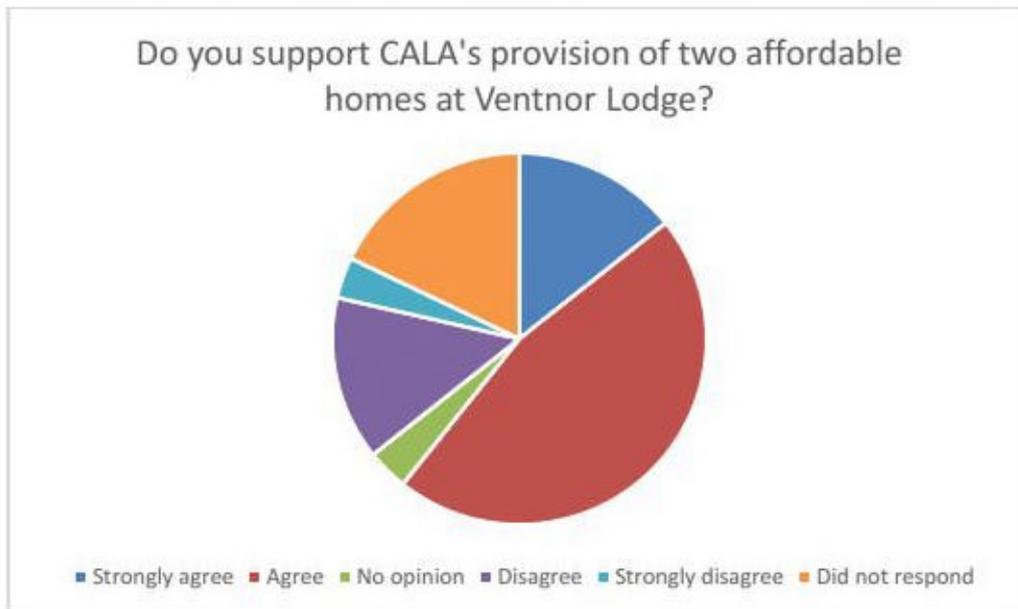
1. Do you believe that more family homes are required within the district to meet the housing need?

Strongly agree	Agree	No opinion	Disagree	Strongly disagree	Did not respond
3 (10%)	12 (43%)	2 (7%)	3 (11%)	5 (18%)	3 (11%)



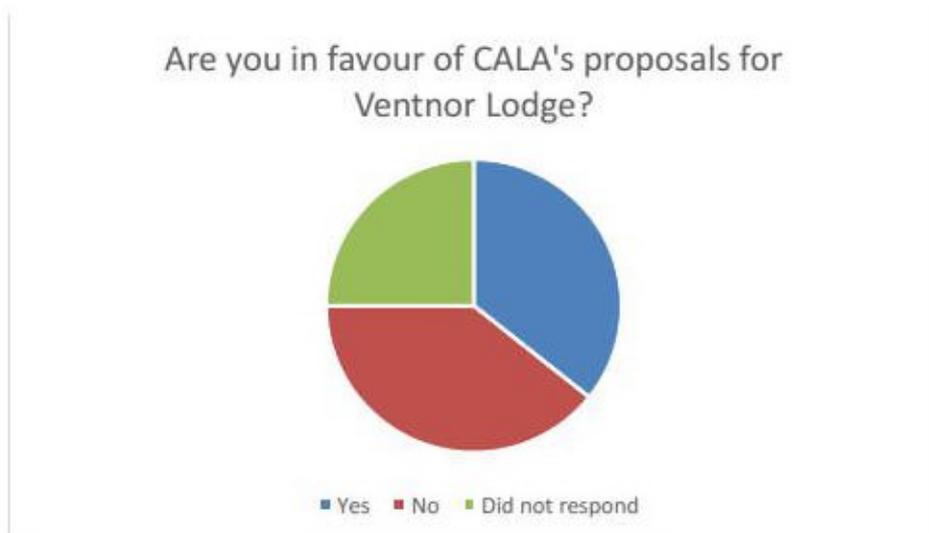
2. Do you support CALA's provision of two affordable homes at Ventnor Lodge?

Strongly agree	Agree	No opinion	Disagree	Strongly disagree	Did not respond
4 (14%)	13 (46%)	1 (4%)	4 (14%)	1 (4%)	5 (18%)



3. Are you in favour of CALA's proposals for Ventnor Lodge?

Yes	No	Did not respond
10 (36%)	11 (39%)	7 (25%)



4. What community benefits would you like to see as part of our proposals?

(NB: respondents could tick more than one answer)

Investment in primary and secondary education	Affordable housing for local people	Improvements to local leisure and community facilities	Other – please specify below
17	19	20	17

Summary of all responses for 'Other – please specify':

Highways

Residents requested that new footpaths be considered, especially for school children and the elderly, which CALA has already accounted for in the proposal. A reduction of the speed limit on the main roads around the village was also highlighted.

Local services

A number of residents highlight that existing services and facilities within the village require investment. These include the primary school, village hall improvements as well as play and leisure facilities for children.

Infrastructure and planning

There were a number of items raised, in relation to the existing infrastructure of the village, that residents felt would need to be addressed if work starts. This includes water and sewage improvements, lighting, better telecommunications, as well as the provision for environmental projects, such as the use of 'grey water'.

5. Do you have any additional comments or feedback you would like to share with us?

Traffic, highways and parking

Items highlighted echoed those previously mentioned, with the desire for new and improved footpaths, as well as a review of speed limits on roads around the village. The community was also keen for CALA to ensure there is sufficient parking space for each of the new homes.

Design and layout

The community have requested that as much greenery, trees and landscaping is retained in the proposed development and that the homes, and overall scheme, reflect the character of

the village. CALA has proposed a mix of homes, including larger family properties and small starter homes.

Affordable homes

Residents generally agreed there was a need for affordable homes. However they were keen to stress that the affordable homes should be allocated to local people.

Local services and planning

There was repetition in the theme of the improvements and facilities residents felt the village needs, if the new scheme is to go ahead. This includes investment in primary education and the local school, better local amenities such as shops, and leisure facilities for children, plus improvements to the Village Hall. The community was also keen that the Section 106 contribution is proportional to the number of homes being built.

Are you a local resident, business person, elected member or other interested person?

Local resident	Business person	Elected member	Other interested person	Did not respond
27*	1*	0	0	1

*One respondent ticked both local resident and business person.

Feedback received post-consultation

There were a further five pieces of feedback, three of which came as email comments; one document followed the format of the feedback form distributed at the consultation event and one letter of opposition which was addressed directly to the Parish Council and forwarded to CALA Homes. The full correspondence follows in the appendix.

In terms of sentiment, there is a general tone of acceptance of development or additional housing of some kind, but a keenness to negotiate the best outcome, in terms of additional facilities, better traffic measures and improved infrastructure.

Specifically, there is the desire for smaller homes, and a review of the footpaths and speed limits around the village. There is the concern that development in the village is being planned in phases, rather than one development, and that this may limit the amount invested via the Section 106 agreement. All mention the need to press for significant contribution to legacy and infrastructure citing school expansion, sport facilities, a community shop or café, Village Hall renovation and drainage.

----- Forwarded Message -----

Subject:Comments!

Date:Wed, 16 Mar 2016 23:25:57 +0000

From:stevie green . [REDACTED]

To:Lindy [REDACTED]

Hi Lindy,

Just had to digest last nights meeting before commenting on the proposed development.

There is the obvious issue of the school and that it can not possible cope with an influx of children. As you know, the school are desperately trying to expand the two classrooms but for the long term future of the school a purpose built building on the gifted land is one solution. Surely as they are currently developing the site it would make sense for the school to negotiate with Cala to build this for them?

The results of the village plan questionnaire show that we want more amenities but unfortunately we do not have anywhere suitable at the moment. Our village hall is not fit for purpose and has major structural issues, so again I would like to see some negotiating to ensure that our village hall is reconfigured/extended so our village is able to provide such amenities.

I strongly feel that the majority of the village do not understand what the future is for the village and what could be on offer. Of course they could attend the parish meetings but it has a poor turnout and not everyone reads the link. Therefore in order for everyone to fully understand issues like the schools intake, how big the school currently is; the fact that generally people are unaware there is a site for a playground with no equipment (and will need fundraising for), that the village hall needs underpinning etc. a letter needs to be posted through each door so everyone then can make an informed decision. It is too easy to say that if people want to know, they can find out - the reality is sometimes people need to be spoon fed! I am happy to make sure everyone would get one!

I do feel like the wool is trying to be pulled over our eyes with regards to the development being done in stages, whereas I feel it would be more beneficial to know what the long term plan is, we all know that it will go through one way or another but in the process we need to make sure that we have the big picture.

I think that is all for now, thank you for all your efforts Lindy as I am sure you are busy at the moment!

Stevie

Sent from my iPad

----- Forwarded Message -----

Subject:Quendon and Rickling

Date:Wed, 16 Mar 2016 23:11:56 +0000

From:Green, Robert

To:

CC:Green, Robert

Hi Lindy,

I tried to leave feedback on the website but 100 words max and got a little carried away..... so can you please pass on to whoever?

I am writing on connection to the proposed building works in Rickling Green.

I will say immediately that given an option I would refuse any additional houses, but am realistic enough to know that this is fighting the inevitable, and can see that smaller start up houses are in short supply and would benefit many (should the locals get a sniff of buying!).

It seems obvious that eventually the Foxley ground will be filled in and in addition the other area by Mrs Warns. This is a substantial development for a village our size, and we do not have the facilities to cope. If the Parish council is to approve, I think a strong caveat with the district council is that we have fulfilled our quota for some years to come, and we have no wish to be conjoined with Stansted or Newport on either side. This is a historic village and the character should remain.

I suggest that we shoot for the moon and request substantial funds from the developers towards the village to improve both schooling and recreational activities.

The land at the bottom of the school that has been donated will remain undeveloped and the builders (Cala) should be able to build another block/classroom to help the school expand. Additionally, the existing school extension should be funded fully. This will leave the school in a fantastic place and allow for any expansion that the new homes will bring.

I currently manage a minis football team in Manuden, and having seen what the sporting field has brought to the village, I can really see the benefit of having a sporting facility in walking distance. 2 tennis courts or something similar would help all ages in the village live a more active life and promote more local interaction. This was funded by developers so gives an indication of scale they will go too if pushed, and I believe that was a smaller development than the 3 sites combined. I would like to see communication with the Manuden equivalents to hear and leverage their experiences of dealing with the developers, or any other local groups that have the same experience.

Pavements and access to new playground (which should be fully equipped) and the new houses should be a priority, as cars still speed along through Quendon.

I have heard talk of a community shop or café, and would support either of those ideas. Again, I think that we can really squeeze a legacy deal from the developers as I can only imagine the mark up on houses and profits generated on the new houses.

I think that this needs real village involvement and transparency. Not sure how you manage to enthuse the masses, but I would like to see either some sort of vote/questionnaire with clear questions distributed so we can get a true idea of what the general village wants.

The sums involved will be large and could set us up for years to come, and we should grasp the nettle whilst the balls in our court.

Kind regards,

Robert Green
Tudor Cottage
Green Road
Rickling Green

Robert Green

Director Operations | Capital Markets
95 Queen Victoria Street | 2nd Floor | London, EC4V 4HG, United Kingdom
T: +44 (0) 207 664 8266 | F: +44 (0) 207 664 8245

BMO  **Capital Markets**
Your ambition achieved.

Dear Klaudia

Here is feedback received from another resident:

Mrs Phillips
Wisteria House
Cambridge Road
Quendon CB11 3XJ

"I am not totally opposed to building on this plot as I would rather it be here than other sites put forward (i.e. behind the current line or near the church) and I realise that UDC have a requirement to provide additional housing. I am concerned however that there is total disregard for the Village Plan findings which show the local community would like more smaller houses rather than large ones. Regardless of the supposed conclusions for housing needs drawn up by UDC, the opinion of the local community on what it feels is needed should be incorporated. 2 x 2 bedroom properties out of 12 is totally disproportionate. I also think that some indication of exactly what we can expect in return should be given. CALA cannot rely on what they may or may not be doing for the Foxley development. To consider it as a whole lets them off the hook. I therefore think dialogue with CALA should continue but the proposal in its current form should be opposed.

Pressure should also be put on UDC/Highways to address the issues raised regarding the speed limit and pavements.

I am not totally opposed to building on this plot as I would rather it be here than other sites put forward (i.e. behind the current line or near the church) and I realise that UDC have a requirement to provide additional housing. I am concerned however that there is total disregard for the Village Plan findings which show the local community would like more smaller houses rather than large ones. Regardless of the supposed conclusions for housing needs drawn up by UDC, the opinion of the local community on what it feels is needed should be incorporated. 2 x 2 bedroom properties out of 12 is totally disproportionate. I also think that some indication of exactly what we can expect in return should be given. CALA cannot rely on what they may or may not be doing for the Foxley development. To consider it as a whole lets them off the hook. I therefore think dialogue with CALA should continue but the proposal in its current form should be opposed.

Pressure should also be put on UDC/Highways to address the issues raised regarding the speed limit and pavements."

Kind regards
Lindy

Westcote,
Green Road,
Rickling Green,
Saffron Walden,
CB11 3YD
19TH March 2016

Dear Mr Price,

We are writing to oppose the proposed development of 12 houses by Cala Homes on land at Rickling Green.

We attended the developer's presentation on 15 March 2016 with no particular view one way or the other, but came away convinced of our opposition to the scheme for a number of reasons.

Firstly, we feel that the way in which Cala Homes is asking for small pockets of development when it seems quite clear that the end result will be 50-60 additional homes for the village, is slightly underhand. We say this because as we understand it, by asking for small pockets of development, their required contribution to the community is less. Good for Cala Homes' profits and therefore their shareholders, but not the best result for the village.

Another major concern to come out of the meeting is the pressure that additional homes would put on our already stretched services – drainage is already a problem in the village - not to mention the additional traffic.

Our village lacks play facilities for children – the token piece of green land in the current development taking place behind Rickling School is barely sufficient. More homes means more families and children who have nowhere to play in safety.

We should also bear in mind that this is a rural village, additional traffic will mean additional hazards and with our school in the middle, the risk to schoolchildren and pedestrians is increased.

We should be urging Uttlesford District Council, which has already earmarked the land for development, that we will not accept small developments here and there without significant contributions from the developer to help ease pressure on services, improve road safety and to provide our village with services and facilities that will benefit not just the new home owners but those of us who already live here.

Yours sincerely

Robert and Hollie Ryder

RESIDENT FEEDBACK IN RESPECT OF VENTNOR LODGE PROPOSAL.

QU. 1.

Family homes are only required within the District if the appropriate infrastructure is available to meet the needs of any such homes.

QU. 2 AND 3.

Quendon and Rickling are small, quaint, picturesque villages, much of which remains in a Conservation area. In general residents do not wish to see the villages developed any further.

Indeed, your own business model is founded upon acquiring land in premium locations in order to build premium family homes, yet our small villages do not currently have the services and infrastructure to facilitate your premium homes and the families who will be living in them.

If we were in a position to facilitate 50 new homes then I would agree to support the provision of affordable housing.

Your 2015 Report states, ".....it is not just this responsibility, but our strong desire to have a positive impact in the community and leave a valuable legacy. Cala is committed to the principle of delivering sustainable development..."

I am sure Cala are delivering sustainable family homes, however Quendon and Rickling as villages cannot sustain your family homes.

Cala may well wish to have a positive impact in the community however, this can only be achieved with transparency on your part. Villagers are fully aware that we are not solely looking at 12 homes on the Ventnor Lodge site, but 50 family homes over the 3 sites, which will increase our villages by approximately 20% and could potentially provide us with an extra 200 residents, so we need to be advised as to the logistics of these 3 sites and how you propose they are going to fit in with the rest of our village community.

To be fair the current site works at Foxley do seem to have been handled with respect to our community which is exactly what I would expect from "the UK's most upmarket homebuilder."

Further, I have no doubt that your "premium family homes" in our "premium location" will be most desirable. As a community we aspire to be welcoming of new families however, we simply do not have the facilities to integrate and sustain 50 new families within our community.

Currently your 50 new family homes will not obtain any benefit from our community. Families will be buying properties where:

1. Their children will be unable to play near their homes as there will be no equipped playground and our PC are not in a position to fund or maintain equipment.

2. Their children will be unable to attend our Outstanding Ofsted rated school, where children are able to walk to school and walk to the school allotment, grow and pick their own fruit and veg all as part of school life, as there will be no available places for them in the school right next to where they live.

The school is ill equipped to provide for any further children. At present the school is already overcrowded and the potential of an extra 25, possibly many more children, is unfeasible without new school buildings and facilities being provided.

3. Families will not have a village community hub to attend as our Village Hall is in need of renovation.

4. Families will be unable to stroll to a village shop as we are unable to set up a community shop within our village hall as it must be retained for recreational use. There is of course potential for a self-contained shop unit to be considered for siting within the village hall car park.

5. All new residents would be in danger in trying to access the bus stops or village hall along the main road, due both to the 50 mph speed limit which is currently in place and the lack of any footpaths along there.

The above are the community benefits which both myself and many other residents would like to see. At present, Quendon and Rickling can meet the needs of its residents. The addition of a 50 family home development will jeopardise our community. Your "..... building for today, planning for tomorrow....." approach must certainly encapsulate the need for your development to join our current community and become an integral part of it. This is why it is imperative that Cala works with our community.

We want and need to be able to sustain all of our residents, both current and in coming.

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