Dear Mrs Badenoch,

I am a constituent and am writing to you today to bring to your notice a developing situation here in Quendon, CB11 3YG. As usual, it’s planning related!

This week there has been an exhibition of plans for a large scale rental development for 110 properties by the principal landowner, Quendon Estates, on the south side of Quendon. Two years ago a minimally different version of the same plans met near universal opposition from residents in a very well-attended community meeting, with a straw poll indicating over 95% hostility to the plans, on reasons which still stand today and I outline below.

The managing agents are Pegasi, a firm whose normal activity involves managing client property portfolios for foreign-owned bodies in Mayfair. Their professed intention is to create a rural-urban community with Poundbury as its model, albeit on a smaller scale, and attach it to an existing linear village with its roots in agriculture.

Residents’ hostility to the plans centre on three points:

1. The **size** of the development: the proposal would increase the number of properties in Quendon and Rickling by over 30%, and in Quendon by over 50%

2. The **nature** of the proposal: all properties will be for rental only. There is no requirement in the local community for that many rental properties.

3. The **impact** on the existing community. Quendon and Rickling is a small village and is lacking in infrastructure (no retail, limited drainage capacity, water pressure issues). Whilst there is a Priority-1 road through the village there is no train line, bus services are irregular with none offered on a Sunday, and the existing footways both north and south are in very poor condition. There is no village shop and given there are shops within 3 miles in 3 directions any new shop here is unlikely to be a going concern in the long run. Speeding along the B1383 is a continual problem and makes the road dangerous especially on the outskirts of the village.

You will be aware that Uttlesford DC is working on a new Local Plan and has made good progress such that the Draft has been issued and a consultation run with residents. The Local Plan comes down very firmly against developments such as this as attachments to smaller communities without sustainable transport solutions and infrastructure. However the Plan is not fully published yet and we have been informed that Pegasi are hoping to get permission before the Plan has full weight, nevertheless the UDC intention and its support from residents here is clear and against this development. It’s worth adding that this precise site has been rejected on at least three occasions for development based on lack of sustainability.

I understand that Pegasi are confident they can obtain planning permission (I suppose planning-in-principle) direct from the government, given UDC being in Planning special measures, although no such permission has been sought yet, and certainly the PC here has not been informed.

As our representative I would ask you please to ensure that local views are respected in any government decision on this project. These residents’ views are based upon a serious concern that the nature and *sense of place* of our community will be irrevocably affected by such an oversized development to the village.

Please help us to be heard.

Many thanks

Quendon & Rickling Parish Council