

Open meeting with Pegasi in Rickling Primary School 24th February.

**Robert Timmins of Pegasi
Claire Coats of Alan Baxter, Landscape Architects
Residents of Quendon and Rickling**

- Q. The estate is owned by a trust. Can you tell us what the trust consists of?
A. We are not at liberty contractually to divulge that information.
- Q. There will be a large number of extra cars. What will Pegasi do to deal with this increase?
A. It is hoped to help improve public transport which will mean that less car journeys will be necessary.
- Q. What influence does Pegasi have on public transport?
A. It is hoped to encourage bus companies to provide more buses.
- Q. The village has an antiquated sewage system. With 150 more homes this will put more pressure on the system and will make matters worse.
A. Pegasi will be discussing the sewage system and alternative options.
- Q. How will people who will only have short-term residence be encouraged to become involved in village life?
A. The three-year rental agreements should encourage people to stay. All the properties will remain in the ownership of Quendon Estates. No proportion needs to be set aside for affordable housing with UDC.
- Q. Why dig up the football pitch and re-locate? Why not just build on the area designated for the replacement pitch?
A. By offering an alternative, this could be an artificial surface which could be used for other activities than football, and could be used all year round rather than just in the football season.
- Q. Both the sites are considered to be unsuitable in the Neighbourhood Plan. Will you go direct to the government to apply for planning permission?
A. We are awaiting the Secretary of State's announcement. Pegasi could go the direct route but would prefer to go through UDC. If refused by UDC then will appeal to the Secretary of State.
- Q. Could the size of the development be smaller?
A. The financial model points to 150 units.
- Q. How long is it expected that the development will take?
A. Five years.
- Q. In an earlier meeting you said that you would not develop the sites if the village was against the plans. [At this point a vote was taken amongst the residents to see how many were for the development and how many against. The vote was overwhelmingly against].
A. No.

Q. At a meeting with representatives from Pegasi in November 2019, comprising yourself, Jo Upton and William Rogers, you assured residents that if they did not want the development you would walk away and not proceed. Do you still intend to abide by this undertaking?

A. That assurance no longer stands.

A resident also mentioned that if one of the intended footpaths north of the Belchams Lane Plot was to proceed it would actually go through his garden.