From Rectory Homes

To Chair of Worminghall Neighbourhood Plan Steering Group

**Land to rear of The Avenue, Worminghall**

Dear Mr Potter,

Thank you for your letter of 20th April 2017 with regard to our leaflet drop seeking views on potential development at the above site. At the outset, I can say that it was certainly not our intention to confuse residents in the village who have been engaging in the preparation of the Neighbourhood Plan or to undermine the process of plan preparation.

As a company we always seek to obtain the views of local people on the form that potential development could take. We do this at a formative stage in the process and, whenever possible, try to incorporate ideas which we feel make our schemes more attractive to the local community. This may be in terms of the types of housing proposed or potential benefits which we can try to secure.

In this case, the Steering Committee took the decision early on not to engage with developers or landowners. We submitted our proposals and I know my colleague Edd Vickers has made offers to meet with the Steering Committee on a ‘without prejudice’ basis so that our proposals can be refined to reflect the needs of the village. Without this opportunity we have sought a more direct route to obtain views.

In terms of the views that we have received, we are happy to share these with the steering Committee and I attach those received to date. We will forward any more responses received as they come in.

I note that the Steering Committee will prepare a Draft Plan allocating site 10/11 for development. I was initially surprised at this given that the latest Housing & Economic Land Availability Assessment (HELAA) from AVDC does not identify the site as suitable for development. However, it does appear to have found support from the respondents at the open day.

In response to the question you raise in relation to a planning application at this site, our current strategy is to seek to engage with the Neighbourhood Plan process and do all we can to shape our proposals to deliver the homes for first time buyers and the play/kickabout area which has emerged through the consultation as a need in the village.

I would like to reiterate that we would be delighted to meet with the Steering Committee at the appropriate stage to elaborate on what our site can offer to the village.

Yours sincerely

Jim Rawlings MA (Hons) MRTPI

Associate Planning Director