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20<sup>th</sup> April 2017

Rectory Homes  
Rectory House  
Thame Road  
Haddenham  
HP17 8DA

Dear Sirs,

As Chair of the Worminghall Neighbourhood Planning Steering Group (WNPSG), I believe it is necessary to put on public record our response to your firm's recent leaflet drop to the residents of Worminghall. In this document you have set out your outline proposals for the development of farmland in Worminghall and are looking for positive feedback from the residents to support your proposals. It is also stated that you will work with the WNPSG to "help inform and shape the development proposals"

I am concerned by your decision to proceed with this communication at this time because as you will be well aware the WNPSG is in the process of preparing our neighbourhood plan as explained in various telephone conversations Edd Vickers has had with myself and Tracey Skates over recent months.

The view could be taken that Rectory Homes is seeking to unduly influence the process we are currently going through. This has included an open day for residents in the village hall on 4th February 2017 where we made available details of the various sites that had been identified for potential development and received constructive feedback from those residents who attended. Full details of the sites, including the one in which you are interested, and comments from residents are available on the Worminghall Parish Council Website.

The WNPSG met following the open day and based on the feedback received are currently preparing our draft neighbourhood plan supported by our planning consultant. Following completion of the draft plan we will need to undertake formal consultation with The Environment Agency and other statutory bodies before presenting it to the Worminghall PC for approval probably in late summer.

As you will see from the responses received from the open day, the view of the majority of residents was that any further development of the village should be located on the existing Coldstream Farm site and on land behind the car park at the Clifden Arms. It is on this basis the WNPSG is proceeding to draw up the plan.

In view of its stated intentions of wishing to work with the Steering Committee, I am surprised that Rectory Homes did not have the courtesy of informing the WNPSG in advance of its intentions to contact residents. There has been lengthy and painstaking work to consult the village and develop this emerging neighbourhood plan. It is designed to reflect

the views of residents in Worminghall when informed in a fair and neutral way of all potential development sites in the village. The leaflet drop cuts across this process and is positively confusing for residents who have already been widely consulted.

This was highlighted at a recent Parish Council meeting where a number of residents asked about the relationship between the Steering Group and Rectory Homes. It was clearly necessary to state that the Steering Group is not working with any landowner on specific development proposals.

I would welcome clarification of your timing in terms of your intentions to submit any planning application. Given your interest in residents' views, can you confirm that any such application will not be made without majority support from residents? On this point could you please also confirm that you will share with the steering group any responses you receive whether positive or negative on your proposals as these will provide useful additional evidence in drafting the plan.

Finally I wish to make it absolutely clear that the WNPSG will not support any planning application that is made which is in conflict with the emerging neighbourhood plan and will be informing AVDC Planning accordingly.

We await your detailed response to this letter with interest.

Yours sincerely

Don Potter

Chair of Worminghall Neighbourhood Plan Steering Group