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Dear George,

Thank you for your letter of 21 September about Lanpro's proposal for a Garden Town in your constituency. I appreciate your time and effort both in examining the proposal and discussing it with the Leader of Breckland Council, local councillors and residents.

Strong local leadership is crucial to developing and delivering a long-term vision for new garden communities. I would therefore like to reassure you of my firm commitment to the approach set out in the prospectus; that proposals submitted by private sector partners must be expressly supported by the local authority.

We have also been very clear that local communities – both current and future residents – must have a meaningful say in developing the proposal from design to delivery. Any bids made under the prospectus should set out how the local community is being, or will be, engaged and involved at an early stage as well as include strategies for continued community engagement and involvement in the proposed garden community. It will be for the local authority to decide – along with any private sector partners such as Lanpro – how they best engage with residents and local stakeholders in developing the proposal.

As a final point, I would like to emphasise that proposed garden communities will need to comply with normal planning processes.

**KIT MALTHOUSE MP**