

30 October 2023

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Buckinghamshire Council
The Planning Department
Walton Street
Aylesbury
HP20 1UA

Dear Sir/Madam

OUTLINE APPLICATION FOR INFILL RESIDENTIAL DEVELOPMENT UTILISING EXISTING ACCESS TO THE LAND TO THE WEST OF WORMINGHALL ROAD, OAKLEY, FOLLOWING THE DEMOLITION OF A STEEL FRAMED BARN – PP-12521058

Moorside Planning has been instructed to submit an outline planning application on behalf of Elmtree Enterprises Limited for the proposed demolition of an existing steel frame barn and residential development of the discreet and enclosed parcel of land to the west of Worminghall Road, within the village envelope of Oakley. All matters are reserved apart from access, which comprises the existing access onto Worminghall Road.

In addition to the completed application forms and certificates, the required application fee of £2,374 (including Service Charge) having been paid at the time of submission, the application is accompanied by the following documents:

- Drawing 001 Rev A – Site Location and Site Plan;
- Drawing 002 Rev B – Illustrative Site Plan;
- Preliminary Ecological Appraisal of land at Hedges Farm;
- Preliminary Roost Assessment;
- Planning Statement, including Design and Access Statement.

The proposals the subject of this application seek to address part of the housing shortfall identified by the recently produced Aylesbury Vale Area Five Year Housing Land Supply Position Statement. However, as the Planning Statement demonstrates, all pertinent policies have been considered and addressed by the proposals the subject of this application.

The site is the equivalent of a small infill plot within the built envelope of the village, with no wider policy ramifications arising. The settlement hierarchy and layout will therefore be reinforced rather than undermined by the proposals, in accordance with the provisions of policy, whilst making a small but meaningful contribution to local and district housing requirements in an entirely appropriate fashion at a time of recognised shortfall.

In the first instance, I look forward to the application being registered and to then discussing its merits with the Officer to whom it is allocated.

Yours sincerely
On behalf of Moorside Planning



Matthew Pardoe
Director