

24 January 2024

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Buckinghamshire Council
The Planning Department
Walton Street
Aylesbury
HP20 1UA

Dear Sir/Madam

OUTLINE APPLICATION FOR REVISED PROPOSALS FOR RESIDENTIAL INFILL DEVELOPMENT UTILISING THE EXISTING ACCESS TO THE WEST OF WORMINGHALL ROAD, OAKLEY, FOLLOWING THE DEMOLITION OF A STEEL FRAMED BARN – PP-12752693

Given the decision with respect to 23/03391/AOP, Moorside Planning has been instructed to submit an outline planning application for revised proposals that address the previous concerns. The scheme has therefore been reduced to four units. Specific concerns with respect to the earlier proposals have also been addressed, though the need for the residential development takes precedence given the acknowledged housing shortfall (as expanded upon below and within the application submission).

In addition to the completed application forms and certificates, the application is accompanied by the following documents;

- Drawing 001 Rev A – Site Location and Site Plan;
- Drawing 002 – Illustrative Site Plan;
- Preliminary Ecological Appraisal of land at Hedges Farm;
- Preliminary Roost Assessment;
- Biodiversity Net Gain Report – the associated Excel Worksheet will need to be forwarded by email once the application has been registered (as Excel documents cannot be uploaded to the Planning Portal or PDFed);
- Surface Water Drainage Strategy;
- Planning Statement, including Design and Access Statement.

As these are revised proposals on behalf of the same applicant to address the concerns raised for the earlier scheme, the application is exempt for the purposes of application fees.

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, meaning that 'the tilted balance' is engaged. 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 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. This will be whilst making a small but meaningful contribution to local and district housing requirements in an entirely appropriate fashion at a time of recognised shortfall.

The revised proposals are even more discrete than previously proposed, and improve the relationship with adjoining properties, whilst also addressing all of the concerns raised. These matters are considered at length by the Planning Statement, which officers are referred to (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. In this respect, early dialogue is requested, to ensure that all matters are addressed in a positive and proactive manner.

Yours faithfully
On behalf of Moorside Planning



Matthew Pardoe
Director