**Buckinghamshire Council**

**PLANNING APPLICATION 23/01594/AOP**

**SUMMARY**

We object to this application on the following grounds:

1. It conflicts with the Vale of Aylesbury Local Plan 2013 – 2033 Policies D3 and S3
2. It conflicts with Aylesbury Vale HEELA
3. It conflicts with Aylesbury Vale Settlement Hierarchy
4. It conflicts with Aylesbury Vale Sustainable Transport Vision
5. It conflicts with National Planning Policy Framework para 78 which states that planning policies and decisions should be responsive to local needs and para 79 which directs that housing should enhance or maintain the vitality of rural communities
6. It will have a detrimental effect on the character and appearance of the area, including visual impact.