

**Construction of a new vicarage and one new dwelling  
St Francis Vicarage, Arnison Avenue, High Wycombe,  
Buckinghamshire, HP13 5AB**

**Planning, Design and Access Statement**

**Client: Oxford Diocesan Board of Finance**

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## 1 INTRODUCTION

- 1.1 Bluestone Planning has been commissioned to prepare a Planning Design and Access Statement on behalf of the Oxford Diocesan Board of Finance (the applicant), for a proposed development at St Francis Vicarage, Arnison Avenue, High Wycombe, HP13 5AB.
- 1.2 This statement is in support of a planning application submitted to Buckinghamshire Council for the construction of two four-bedroom dwellings, one of which will be a new vicarage.
- 1.3 The site currently consists of the existing St Francis of Assisi vicarage and garden. The vicarage serves the adjacent St Francis of Assisi Church. To the north of the vicarage is an area of open land, formerly part of the vicarage garden, on which the new dwellings will be located. This application follows planning permission granted in 2019 for the erection of a new vicarage and will, if planning permission is granted, replace the original permission.
- 1.4 The proposal is to erect a new vicarage, to provide modern accommodation suitable for the vicar and their family. One additional dwelling is also proposed.
- 1.5 St Francis of Assisi Church is a Grade II\* listed building, the existing vicarage is a Grade II listed building. Therefore, the impact of this proposal on the setting of both buildings is a key consideration. This Planning Design and Access Statement should be read in conjunction with the separate Heritage Statement (Bluestone Planning – December 2021), to assess the impact of the proposal on these important heritage assets.
- 1.6 Access to the site will be from the existing dropped kerb access from Arnison Avenue, which serves the existing vicarage. The existing access will be adapted to accommodate all three dwellings.

## 2 SITE DESCRIPTION

- 2.1 The application site is located in the Terriers and Amersham Hill area of High Wycombe, on the corner of the junction between Amersham Road (A404) and Arnison Avenue, with the existing vehicular access on Arnison Avenue. The entrance to the church is on

Amersham Road, approximately 17metres to the east. This part of Amersham Road is predominantly residential, with some shops and services. Arnison Avenue, to the west of the application site, is a residential street comprising mainly of two storey semi-detached dwellings constructed in the 1960's/1970's. This part of the street is characterised by dwellings on the western side and a grass verge and an area of Green Space, which includes grass and trees on the east side, close to the boundary with the vicarage.



Figure 1. Site Location taken from Google Maps

- 2.2 The application site comprises an area of grass, formally part of the garden of the existing vicarage. There is an existing close boarded fence which subdivides the site which has been erected following the 2019 planning permission. The site boundaries with the church, Amersham Road and Arnison Avenue are formed by a 1.8 metre close boarded fence. The remains of a wire mesh fence are also evident. Within the site the boundary planting includes a mixture of conifer hedgerow, mixed scrub, and mature trees.
- 2.3 There is a group of mature trees located in the northern section of the site two of which (a beech and an ash) are protected by a tree preservation order (TPO 60/2019). This application is accompanied by an Arboricultural and Planning Integration Report (GHA Trees - November 2021). The existing trees and plants, although overgrown, provide visual protection of the site when viewed from the church and other nearby properties.

- 2.4 Immediately to the south of the proposed area for development is the existing vicarage and its associated garden and gravelled access drive. To the southeast lies the St. Francis of Assisi Church and gardens, to the northeast lies the church hall and a parking area. The vicarage was listed on 8<sup>th</sup> June 2020, for its group value which, along with the Grade II\* listed St. Francis of Assisi Church, were designed by architect Sir Giles Gilbert Scott around 1929-1930.
- 2.5 The site lies within the settlement of High Wycombe, outside the Chilterns AONB and is not within a conservation area. The site lies within Flood Zone 1, where it is at low risk of river and surface water flooding, according to the Environment Agency online resource.

### 3 THE PROPOSAL - DESIGN & ACCESS MATTERS

- 3.1 The proposal is to construct a new vicarage and an additional new dwelling. The application follows planning permission granted in 2019, for a new vicarage. Following a review of requirements, the Diocese has concluded that the approved vicarage and associated garden would be too large for future incumbents needs. Given the location of the site, within the defined settlement of High Wycombe, it is considered that the development of the site for two dwellings would make the most efficient use of the land.
- 3.2 The need for the replacement vicarage has arisen from the assessment by the Diocese that the existing vicarage building no longer meets the Green Guide requirements of the Church of England. The existing vicarage is too large and expensive to run which puts a burden on the financial resources of the Dioceses and for the vicar to run. A modern vicarage suitable to meet the needs of the vicar and family in modern, functionally suitable and appropriate accommodation, remaining close to the church and within the domestic heart of the parish is required. The new four-bedroom dwelling will be an open market dwelling.
- 3.3 **Layout/Density/Amount** – The proposed site plan (18/581/510/203 rev P1) accompanying this planning application shows the location of the proposed buildings in relation to the existing vicarage and properties on Arnison Avenue. The new buildings will be located to the northwest of the rear of existing vicarage, with a separation distance of 19 m between the new four-bedroom dwelling and existing vicarage. The existing vicarage will be centrally positioned within the remaining plot with existing garden land

and driveway area surrounding it. The existing vicarage will occupy a plot approximately 0.16ha in area.

- 3.4 The proposed layout will provide for a shared access, taken from the existing dropped kerb with parking and turning to the front of each dwelling. The dwellings will be set back from the road, and slightly behind the side (southwest) elevation of the existing vicarage. The siting of the dwellings will provide private rear garden areas in excess of 150 m<sup>2</sup>. The density proposed will be similar to plot sizes of the dwellings on the eastern side of Arnison Avenue.
- 3.5 **Scale** - The new buildings will be two-storey, each with four bedrooms and an integral garage. The two-storey form will be similar to that of the existing vicarage and dwellings on the west side of Arnison Avenue.
- 3.6 The topographic survey which accompanies this application shows that levels rise toward the northeast boundary and drop away to the south. The siting of the dwellings will be on a relatively flat section and are in a very similar location to the previously approved dwelling and detached garage.

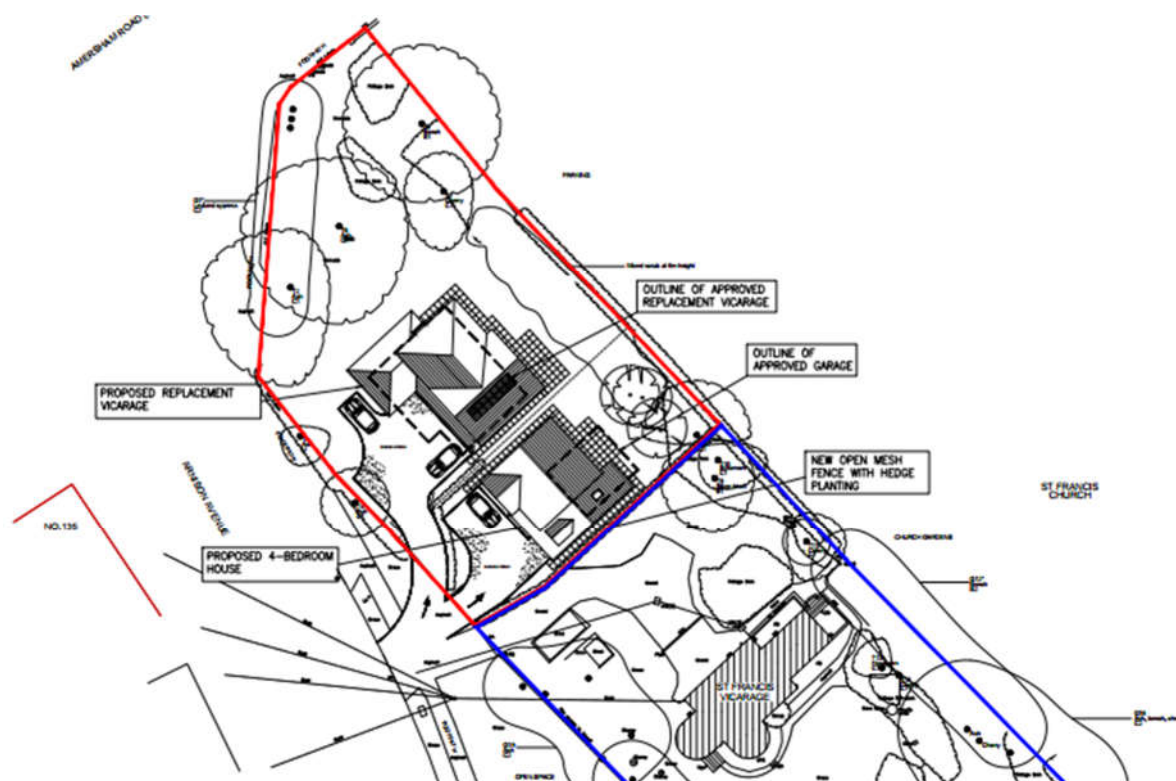


Figure 2. Proposed Siting of the Dwellings, with Existing Vicarage to southeast. Recently approved vicarage and garage shown in black dashes.



- 3.7 **Land Use** – The proposed vicarage and open market dwelling will be constructed on existing residential curtilage.
- 3.8 **Access** – The proposal will use the existing access to the vicarage with slight alterations. The new drives will be constructed of shingle, similar to that at the existing vicarage. The addition of two residential dwellings will not have a material impact on highway safety.
- 3.9 **Amenity** – The siting of the new dwellings will not result in an adverse impact to the amenity of neighbouring dwellings. The front of the new dwellings will be 30 m from the existing dwellings on Arnison Avenue. There are no windows proposed at first floor level in the side elevations. Windows to the rear would be directed toward the church garden and car park. Existing mature plants will ensure that any impact on privacy of future occupiers would be minimal.
- 3.10 **Landscape/Trees** – There are several trees, hedge plants and other planting on this application site. Two trees (an ash and a beech), to the north of the site are protected by a tree preservation order (TPO 60/2019). The application is accompanied by a Tree Protection Plan and Arboricultural and Planning Integration Report (GHA/DS/122560:21) prepared by GHA Trees. These documents identify and set out a protection zone for all trees and hedgerows within and bordering the site. The scheme has been developed having regard to the tree protection recommendations.
- 3.11 The proposal includes the provision of shingle driveways to the front of the new dwellings. The boundary between the existing vicarage is to be formed by a wire mesh fence with new hedge planting. The 1.8-metre-high timber fence, approved through the previous permission and currently erected, will be removed.
- 3.12 **Appearance** - The appearance of the new dwellings has been designed to maximise the sensitivity of the proposal to the surrounding area. Facing brickwork with render above and plain clay tiles will be combined in order to compliment the design and traditional form of the existing vicarage and dwellings to the west. This approach will help to ensure that the development assimilates to its surroundings and preserves the setting of both nearby listed buildings.



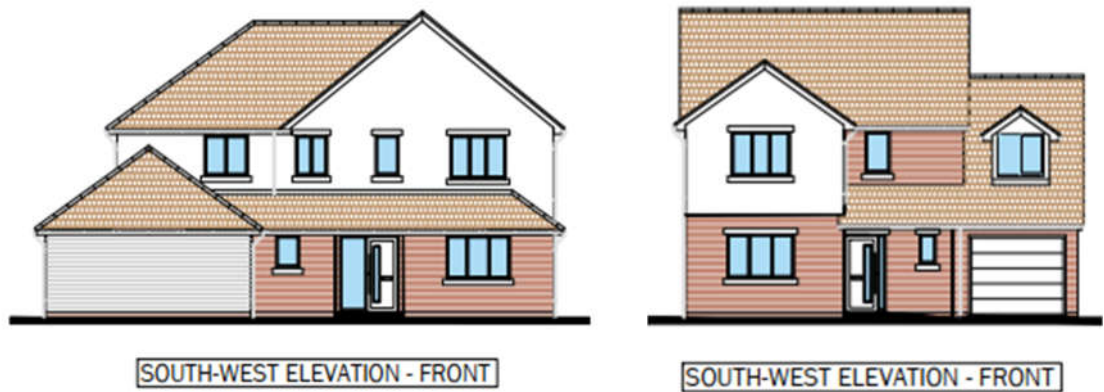


Figure 3. Front Elevations of the Proposed Dwellings

## 4 PLANNING HISTORY

4.1 The following planning history is relevant to the application site:

HW/908/69	Erection of a garage at the vicarage.	Approved	12 <sup>th</sup> December 1969
19/06746/FUL	Erection of a four-bedroom vicarage with detached garage, hard and soft landscaping and boundary treatment.	Approved	25 <sup>th</sup> September 2019
20/05554/ADRC	Application for the approval of conditions associated with planning permission 19/06746/FUL	Approved	23 <sup>rd</sup> April 2020
21/05021/FUL	Re location of fence	Pending	

4.2 There are also a number of planning applications on land to the southeast of the existing vicarage which previously formed part of the vicarage and church land:

HW/240/62	Outline permission for residential development near the Church and Vicarage.	Approved	4 <sup>th</sup> May 1962
HW/288/23	Outline 3 dwellings to the rear of the Vicarage	Approved	13 <sup>th</sup> September 1963
HW/1002/64	Outline site for the erection of 8 one bed flats	Approved	25 <sup>th</sup> June 1965

## 5 RELEVANT PLANNING POLICY

### National Planning Policy Framework

5.1 The Government's policy on planning matters is primarily contained in the National Planning Policy Framework ('the NPPF'). It was introduced in March 2012 and a revised version was issued in July 2021. The NPPF sets out planning policy on new development, including the provision of housing and design considerations. It also contains policies intended to control the effects of development on amenity and highway matters and is supported by guidance contained on the Planning Practice Guidance (PPG) website, a web-based 'living' resource.

5.2 The NPPF paragraphs relevant to this application are the following:

<b>Paragraph 8</b>	Objectives for sustainable development – Economic, Social and Environmental
<b>Paragraph 11</b>	The presumption in favour of development
<b>Paragraph 47</b>	Development plan and material considerations
<b>Paragraphs 55-58</b>	Planning Conditions and Obligations
<b>Paragraph 60</b>	Boosting the supply of homes
<b>Paragraphs 110-111</b>	Transport considerations for development proposals
<b>Paragraphs 119-120</b>	Making effective use of land
<b>Paragraphs 126-130</b>	High quality design

**Paragraph 134** Design and Decision making

**Paragraphs 190-195** Conserving and enhancing the historic environment

### Local Policy

5.3 Section 54A of the Town and Country Planning Act 1990 and section 38 (vi) of the Planning and Compulsory Purchase Act 2004 require planning decisions to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.4 The current Development Plan comprises:

- Wycombe District Local Plan (August 2019)
- Adopted Delivery and Site Allocations Plan (July 2013)
- Supplementary Planning Documents

5.5 The following policies of the Local Plan are relevant to this application:

- Policy **CP1** Sustainable Development
- Policy **CP3** Settlement Strategy
- Policy **CP4** Delivering Homes
- Policy **CP7** Delivering the infrastructure to support growth
- Policy **CP9** Sense of Place
- Policy **CP11** Historic Environment
- Policy **CP12** Climate Change
- Policy **DM20** Matters to be Determined in Accordance with the NPPF
- Policy **DM21** The Location of New Housing
- Policy **DM22** Housing Mix
- Policy **DM24** Affordable Housing
- Policy **DM31** Development Affecting the Historic Environment
- Policy **DM33** Managing Carbon Emissions, Transport and Energy Generation
- Policy **DM34** Delivering Green Infrastructure and Biodiversity in Development
- Policy **DM35** Placemaking and Design Quality
- Policy **DM38** Water Quality and Supply
- Policy **DM39** Managing Flood Risk and Sustainable Drainage Systems
- Policy **DM40** Internal Space Standards

- Policy **DM41** Optional Technical Standards for Building Regulations Approval

5.6 The following policies of the Delivery and Site Allocations Plan are relevant to this application:

- Policy **DM1** Presumption in Favour of Sustainable Development
- Policy **DM2** Transport Requirements of Development Sites
- Policy **DM11** Green Networks and Infrastructure
- Policy **DM13** Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance
- Policy **DM14** Biodiversity in Development
- Policy **DM16** Open Space in New Development

5.7 In addition to Development Plan Documents, Supplementary Planning Documents (SPDs) should also be considered when relevant to a development proposal. The SPDs that are deemed relevant to this application are the following:

- Planning Obligations Supplementary Planning Document (POSDP)
- Housing intensification SPD

5.8 The site lies within the parish of Terriers and Amersham Hill. There currently is no Neighbourhood Plan that is under examination or that has been 'made'.

## 6 PLANNING JUSTIFICATION

6.1 The following section sets out the justification under the following headings:

- Principle of Development
- Character, Design and Appearance
- Impact on the Surrounding Historic Environment
- Highways and Access
- Amenity Issues
- Impact on the Natural Environment
- Sustainability and Drainage

### **Principle of Development**

- 6.2 The proposal consists of the erection of two detached dwellings. The application site is located within an established residential area of High Wycombe, where new residential development is considered acceptable in principle.
- 6.3 The principle of development of this site for residential dwelling has also been accepted through the extant 2019 planning permission. Policy CP4 states that the delivery of new homes through windfall development is acceptable, with Policy DM21 confirming that the development of suitable windfall sites, including those within existing garden areas is acceptable.
- 6.4 The development plan also seeks to ensure that new developments provide an appropriate housing mix and tenure. The size of the development falls below the threshold in respect of housing mix and affordable housing (policies DM22 and DM24).
- 6.5 The proposal is therefore considered to be in accordance with policies CP1, CP3, CP4, DM21, DM22, DM24 and DM33 of the Wycombe District Local Plan and relevant paragraphs contained within the NPPF, which seek to boost the supply of housing in sustainable locations.

### **Character, Design and Appearance**

- 6.6 The application site is located within an established residential area, on the corner of the junction with Amersham Road and Arnison Avenue. The area is mainly characterised by semi-detached and terraced two storey dwellings. The site contains a number of trees, to the north of the proposed development area and to the boundaries. Two of these trees in the northern section are protected by a TPO (a beech and an ash TPO 60/2019).
- 6.7 The proposal is for the erection of two detached two storey dwellings. These will each have four bedrooms and an integral garage. The siting of the dwellings and their appearance have been carefully considered to ensure that the development will not adversely impact on the character of the area.
- 6.8 The siting, set back from the road will be in keeping with the established development pattern of the area and will not dominate either street scene. Existing trees, including those protected by a TPO, and shrubs, on the boundaries and in the north section of the site will be retained. This existing vegetation makes a positive contribution to the character of the area. The proposed application is accompanied by detailed tree survey

and report, which demonstrates tree protection for the proposal and specialist construction techniques for the new drive.

- 6.9 The proposal includes a new boundary treatment between the open market dwelling and existing Grade II listed vicarage building, to replace the existing 1.8m high close boarded fence. The new boundary will be formed by an open mesh weld fence with hedge planting. This will enhance the relationship between the site and listed vicarage.
- 6.10 The dwellings are sensitively designed to reflect the character of the surrounding area and also the listed vicarage and Church. The detached dwellings will be attractive, with an individual appearance but still blending into the established residential character. Proposed materials will include plain clay tiles, facing brickwork and painted render. The proposed materials will be the same as or similar (subject to availability) to those approved for the new vicarage (Dreadnought Plain Clay tiles, Michelmersh Freshfield Lane bricks and Weber Pearl Grey render). These details having been accepted through the condition details of the extant planning permission (19/06746 and 20/5554).
- 6.11 Details in respect of tree protection, landscaping, surfacing and boundary treatments and external materials can be secured by suitably worded conditions.
- 6.12 The proposal is therefore considered to be in accordance with policies CP9, DM34, DM35 of the Wycombe District Local Plan, policies DM1, DM11 and DM16 of the Delivery and Site Allocations Plan and relevant paragraphs contained within the NPPF. These seek to secure sensitively designed development which protects and enhances the existing character of areas, ensuring a sense of place.

### **Impact on the Surrounding Historic Environment**

- 6.13 The proposed new dwellings lie within the setting of the nearby St Francis of Assisi Terriers Church, a Grade II\* listed building and the St Francis Vicarage, a Grade II listed building. Both buildings were designed by renowned architect Sir Giles Gilbert Scott in 1929-30 and constructed during the same period. The Church was listed in 1973. According to Historic England's online resource, its reasons for designation are: *"it is an outstanding building by a great architect of the 20<sup>th</sup> Century"* and *"the design is both beautiful and imaginative, showing a mastery of planning, detail and lighting"*. The vicarage was listed in 2020, just after the extant planning permission for the replacement vicarage was issued. The reasons for its designation are architectural and historic

interest (by noted architect Sir Giles Gilbert Scott) and group value with the Church of St Francis (Grade II\*).

- 6.14 Given the location of the site, there is the possibility that the proposed development could impact on the significance of the setting of the Church and the existing vicarage. The impact should be assessed in the context of the existing situation and the fact that there is already an extant permission for a new vicarage and detached garage on the current application site, including the now erected 1.8-metre-high close boarded fence between the listed vicarage and development site.
- 6.15 The proposal is for two detached buildings, with the siting and appearance similar to the previously approved new vicarage. The approved close boarded fence (in situ), which separates the application site from the vicarage will be replaced by an open mesh weld fence with hedge planting. The existing vegetation screen between the site and Church will be retained. The scheme will provide a new vicarage, ensuring a functional relationship between the church and vicarage.
- 6.16 The NPPF makes clear that when a proposal will lead to less than substantial harm to a heritage asset, the harm should be weighed against the public benefits of the proposal. It is considered that the public benefit of providing incumbent housing to support the Church, far outweighs any adverse impact on the setting of the Church and vicarage. This is especially true when combined with the visual protection afforded to the Church by the large mature trees enclosing the application site and the replacement of the approved timber fence with a lighter boundary structure between the application site and vicarage.
- 6.17 Local Plan Policy CP11 seeks to promote the conservation and enhancement of the historic environment of the district, ensuring that the setting of designated assets is conserved and where possible enhanced. Detailed policy is set out at Policy DM31, which includes the requirement for a Heritage Impact Assessment. The current proposal must be assessed, within the context of the extant planning permission including the approved fence which currently forms the northern boundary to the vicarage.
- 6.18 The Church and the existing vicarage form a local grouping based around the operation and running of the Church, this grouping is separated from other residential areas by the enclosed nature of the land surrounding the existing vicarage. The use of the proposed dwelling as a new vicarage and one additional dwelling will assimilate into this grouping, this will support the operation of the Church and provide public benefits. This proposal is



considered to integrate into the existing character of the local area and enhance the existing setting of the listed vicarage, through an improved boundary treatment. Furthermore, the proposal will not result in the loss of any architectural or historically significant features, and as such, is considered to comply with this policy.

- 6.19 This application is supported by a separate Heritage Impact Assessment. The Heritage Impact Assessment acknowledges that the proposed development of the site will harm the existing setting of both listed buildings. The assessment considers the existing setting, the extant planning permission on the application site and the public benefits from the development. The assessment concludes that the harm caused will be less than substantial and this will be outweighed by the wider public benefits of improving the boundary treatment with the listed vicarage, retaining established boundary trees and releasing funds for reinvestment within the Diocese.

### **Highways and Access**

- 6.20 The application site is located on the junction of Amersham Road and Arnison Avenue. Vehicle access will be taken from Arnison Avenue which is an unclassified road with a 30-mph speed limit. The existing access, into the vicarage will be altered to accommodate the two new dwellings. This change will involve the removal of a small section of scrub and is similar to that already approved through the 2019 planning permission.
- 6.21 The proposal will include the provision of two parking spaces for each dwelling, in addition to the garage. Each dwelling will also be provided with an electric vehicle charging point. The garage will enable bicycles to be stored securely.
- 6.22 Development Plan policies seek to ensure that new development does not adversely affect highway safety and the free flow of traffic, encourage sustainable forms of transport and on-site parking provision.
- 6.23 The proposal will provide an access with adequate sight lines to meet current standards. Car parking provision (two spaces per dwelling, excluding the garages) will meet the current standards set out in the Buckinghamshire Countywide Parking Guidance. The provision of secure cycle parking within the garages and a EV charging point will encourage more sustainable transport choice. These details can be secured by suitably worded conditions.

6.24 The proposal is therefore considered to be in accordance with policies CP7, DM33 of the Wycombe District Local Plan, policy DM2 of the Delivery and Site Allocations Plan and relevant paragraphs contained within the NPPF.

### **Amenity Issues**

6.25 The proposed dwellings will provide private garden space in excess of 150 sqm, off street parking provision and secure cycle parking. Internal space standards will meet the requirements set out in the development plan. The dwellings will incorporate double glazing to ensure that there is no undue nuisance from traffic noise generated from Amersham Road to the north. These mitigation measures are the same as sought by the Environmental Health Officer for the 2019 planning permission.

6.26 The new dwellings will be located approximately 30 metres from existing dwellings on the west of Arnison Avenue and approximately 19 metres from the rear facing windows of the existing vicarage. There will be a gap of 3m between the two new dwellings. A first-floor side window is proposed in the northwest elevation of the vicarage, as a secondary window to the main bedroom. A first-floor side window is proposed in the northwest elevation of the new dwelling, this would serve an en-suite and would be obscure glazed. There are no other first-floor side windows proposed in either dwelling. Given the separation distances, there will be no adverse impact in terms of loss of light, outlook or privacy.

6.27 The proposal is therefore considered to be in accordance with policies DM35 and DM40 of the Wycombe District Local Plan, Housing Intensification SPD and relevant paragraphs contained within the NPPF.

### **Impact on the Natural Environment**

6.28 The application site previously formed part of the garden area for the existing vicarage. It is primarily an area of open ground, laid to lawn with trees and shrubs to the eastern, northern and western boundaries. Most of the existing vegetation will be retained, additional hedge planting will be introduced to form the new boundary to the south with the existing vicarage. The proposal will help to maintain and enhance habitats for wildlife on the site.

6.29 The proposal will also include biodiversity enhancement such as bird and bat boxes and wildlife corridors.

6.30 The proposal is therefore considered to be in accordance with policies DM34 of the Wycombe District Local Plan, policies DM13 and DM14 of the Delivery and Sites Allocations plan and relevant paragraphs contained within the NPPF.

### **Sustainability and Drainage**

6.31 The application site is located within a sustainable location in the settlement of High Wycombe in an area which has a low likelihood of flooding. The proposed development will incorporate measures to ensure that the new dwellings are sustainable, will minimise any impact on climate change and not increase the risk of surface water flooding.

6.32 The proposed dwellings will include double glazing and water efficiency measures. Solar panels will be incorporated onto the vicarage. Each dwelling will have a charge point for electric vehicle charging. Existing tree canopy cover will be maintained, through the retention of existing trees. Water runoff will be managed through either reuse or controlled infiltration. These details can be secured by suitably worded conditions. This package of measures is similar to those previously agreed through the 2019 planning permission (19/06746 and 20/05554).

6.33 The proposal is therefore considered to be in accordance with policies CP7, CP12, DM20, DM33, DM38, DM39 and DM41 of the Wycombe District Local Plan and relevant paragraphs contained within the NPPF.

## **7 PLANNING CONDITIONS AND OBLIGATIONS**

7.1 The previous sections of this statement have noted that the applicant would be prepared to consider appropriately worded planning conditions, however these should avoid 'prior to commencement' conditions, unless lawfully justified.

7.2 There are no issues where it is considered necessary to secure obligations under Section 106 of the Town & Country Planning Act 1990 (as amended), as any issue can be secured by condition.

## 8 CONCLUSIONS & PLANNING BALANCE

- 8.1 This planning, design and access statement supports an application for Full Planning Permission for the erection of two dwellings, on land off Arnison Avenue within the settlement of High Wycombe. The site benefits from an extant planning consent for one dwelling.
- 8.2 The proposed development will provide a new vicarage for the adjacent church, ensuring that the vicarage remains a central part of the community, whilst meeting the Church of England Green Guide, providing a modern dwelling to meet the incumbents' needs.
- 8.3 The main planning considerations to be taken into account in this application relate to the impact on the setting of the adjacent Grade II and II\* listed building, the impact on the surrounding natural environment, residential amenity and highways and access safety. This statement has sought to address these issues, and it is considered that in each respect, the proposal is in accordance with the relevant local and national policies.
- 8.4 The application site is within High Wycombe, where new residential development is normally supported subject to other policy considerations. The site is considered large enough to accommodate the two dwellings. Existing trees and hedgerows will be retained, with protection during construction. The proposed siting and design will ensure that the character of the area, setting of nearby listed buildings and amenity and privacy of neighbouring dwellings will not be adversely harmed.
- 8.5 The proposed development will affect the setting of the listed buildings. However, this harm, as demonstrated in the supporting Heritage Statement will be less than substantial. The heritage balance is that the public benefits of the proposed vicarage and removal of the previously approved timber fence, outweigh any potential harm to the setting of the nearby Grade II\* Listed Church and Grade II listed vicarage. Furthermore, the development will release funds for reinvestment within the Diocese.
- 8.6 The dwellings will be constructed to be sustainable, incorporating construction methods to minimise any impact on climate change and surface water flooding. The proposal will not result in an adverse impact to highway safety and will incorporate the provision of EV charging and cycle storage to provide for more sustainable modes of transport.
- 8.7 Taking into consideration the development plan and the requirement imposed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application proposal is

considered to accord with the policies of the development plan which comply with the NPPF. The planning balance is considered to weigh in favour of granting permission for the proposed development.

- 8.8 It is therefore respectfully requested that planning permission be granted, subject to appropriate imposition of planning conditions that fulfil the requirements in paragraph 57 of the NPPF.