



RCC TOWN PLANNING CONSULTANCY



Site: Little Thatch 192 Winterbourne Monkton Swindon
Wiltshire SN4 9NW

Proposal: Change of use of land from agricultural to garden
for purposes incidental to the enjoyment of the
dwellinghouse with erection of a detached outbuilding

On behalf of: Peter Jackson
Date of Issue: September 2026



RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 BACKGROUND AND DEVELOPMENT PROPOSAL

Introduction

- 1.1 This Statement has been prepared on behalf of the applicant in support of a full planning application for the change of use of part of an agricultural field to a garden for purposes incidental to the enjoyment of the dwellinghouse, together with the erection of a detached garage/workshop at Little Thatch, 192 Winterbourne Monkton.
- 1.2 Little Thatch is a detached Grade II listed dwelling owned by the applicant. The applicant also owns the paddock land adjoining the eastern side of the property. The paddock contains an existing stable building towards its eastern boundary and a small ground-mounted solar array towards the northern end of the field.
- 1.3 The proposed development comprises a modest domestic outbuilding associated with the existing dwelling, together with a small and logical extension to the area of land used for residential purposes. The proposed garage/workshop has arisen from the applicant's desire to provide suitable garaging and workshop space for personal use. The applicant is due to retire and requires a building which can accommodate vehicles together with space for personal hobbies and workshop activities.
- 1.4 Consideration has been given to alternative locations for the building within the existing residential curtilage. However, the garden contains a number of mature trees and the introduction of a building in closer proximity to the listed dwelling would have the potential to conflict with tree root protection areas and to have a greater effect on the setting of the listed building.
- 1.5 The proposed location has therefore been selected as the most appropriate in that the garage/workshop would be sited adjacent the existing driveway, partly within the existing residential curtilage and partly within the adjoining paddock. This location means that the building is both functionally and visually associated with the existing dwelling yet sufficiently separated from the listed building.
- 1.6 The purpose of this statement is therefore to explain how the proposed development relates to the site and its surroundings. It also demonstrates that, having regard to the Development Plan, national planning policy and material considerations (including the pre-application advice of the Council), the proposals are acceptable.

Planning History

- 1.7 There is relevant planning history relating to the provision of garaging at Little Thatch. Application K/53935 for the erection of a replacement garage was approved on 26 April 2006. This approved the demolition of a rundown existing garage positioned tightly against the existing hedgerow and the construction of a replacement garage slightly further to the south.
- 1.8 The earlier consent was not fully implemented because, following demolition of the existing garage, it became apparent that the approved arrangement



opened up views of the road from the house and views of the house from the road. The current proposal has therefore been designed having regard to the experience of the previous consent and the desire to retain an appropriate degree of privacy and enclosure around the listed dwelling.

- 1.9 In light of the various site constraints, the applicant submitted a pre-application enquiry to the Council in February 2026 (reference ENQ/2026/00461). The Council's pre-application response confirmed that the development could receive favourable consideration subject to the submission of additional information to enable the Council to undertake a full assessment. It identified a number of matters requiring further information as part of a formal application, principally relating to heritage, arboriculture and flood risk. However, the general principle of a garage/workshop in the chosen location (alongside the accompanying change of use) was considered acceptable in principle.
- 1.10 The current application has been prepared in direct response to that advice. The application is therefore supported by detailed plans and the additional technical information required by the Council to reach an informed decision.

Proposed Development

- 1.11 The application proposes the change of use of a modest area of agricultural land to a garden for purposes incidental to the enjoyment of Little Thatch, together with the erection of a detached garage/workshop.
- 1.12 The formal description of development follows the advice provided by Wiltshire Council during the pre-application process.
- 1.13 The proposed garage/workshop would measure 10m by 5.5m and would be single storey. The building has been designed to provide sufficient space for a modern vehicle together with a modest workshop area, without creating an unnecessarily large or dominant structure.
- 1.14 The building would be constructed primarily using timber, incorporating horizontal timber cladding and timber side-hung doors. The use of timber and the simple rural form are intended to reflect the character of traditional rural outbuildings within the village.
- 1.15 The building would have a simple pitched roof, with the eaves and ridge heights kept low at 2.25m and 4.95m respectively. The single-storey form is particularly important in ensuring that the building remains visually subordinate to the existing listed building.
- 1.16 The building would be positioned immediately adjacent to the existing driveway, with a modest extension to the driveway allowing vehicles to enter the building.
- 1.17 The area of paddock proposed to change from agricultural use has been kept purposely restrained and restricted to that necessary to accommodate the building and its immediate access. The majority of the existing paddock would remain as is.
- 1.18 The garage/workshop would be used solely for purposes incidental to the enjoyment of Little Thatch.



- 1.19 The development would not alter the existing highway access arrangements and would not result in an increase in vehicle movements associated with the dwelling once constructed.

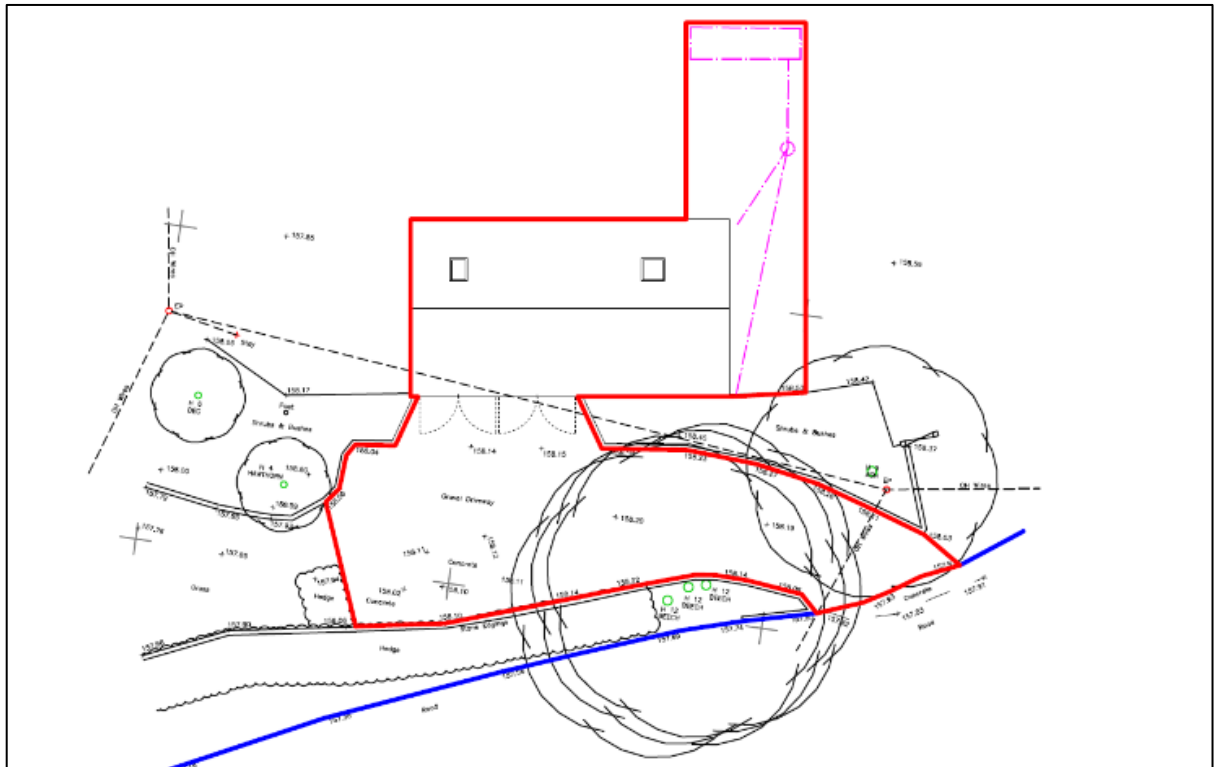


Figure 1: Proposed Site Layout

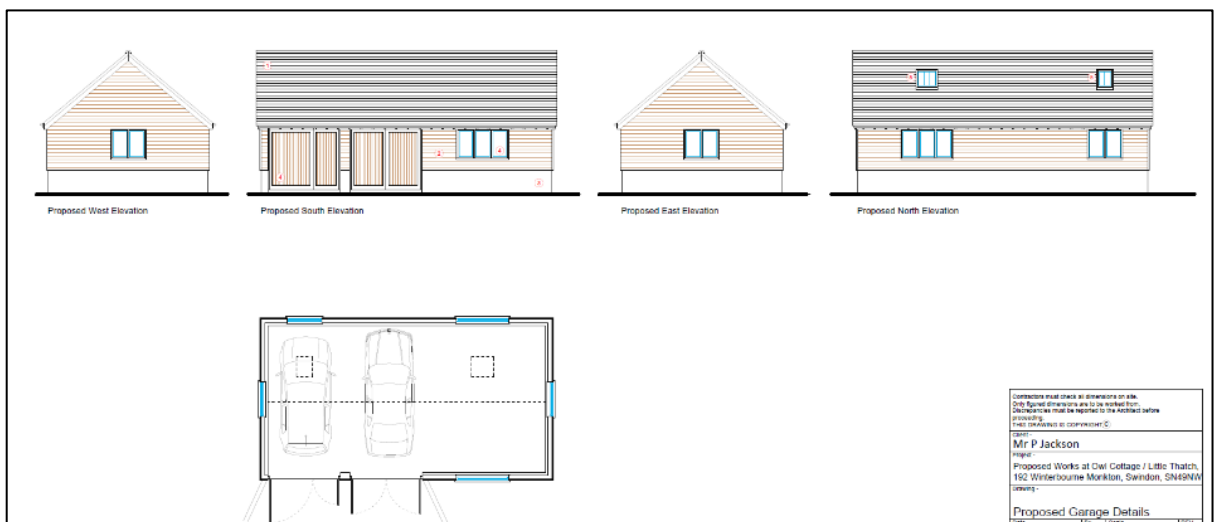


Figure 2: Proposed Plans

2.0 SITE CONTEXT

- 2.1 The application site relates to Little Thatch, 192 Winterbourne Monkton and a small area of the adjacent paddock, both of which are within the applicant's ownership. The wider paddock contains a stable building to the eastern boundary and a small ground mounted solar array to the northern end of the field.
- 2.2 Looking at the wider context, Winterbourne Monkton lies within the North Wessex Downs National Landscape and is identified as a small village in the Wiltshire Core Strategy (WCS) and, as such, does not have a defined limits of development.

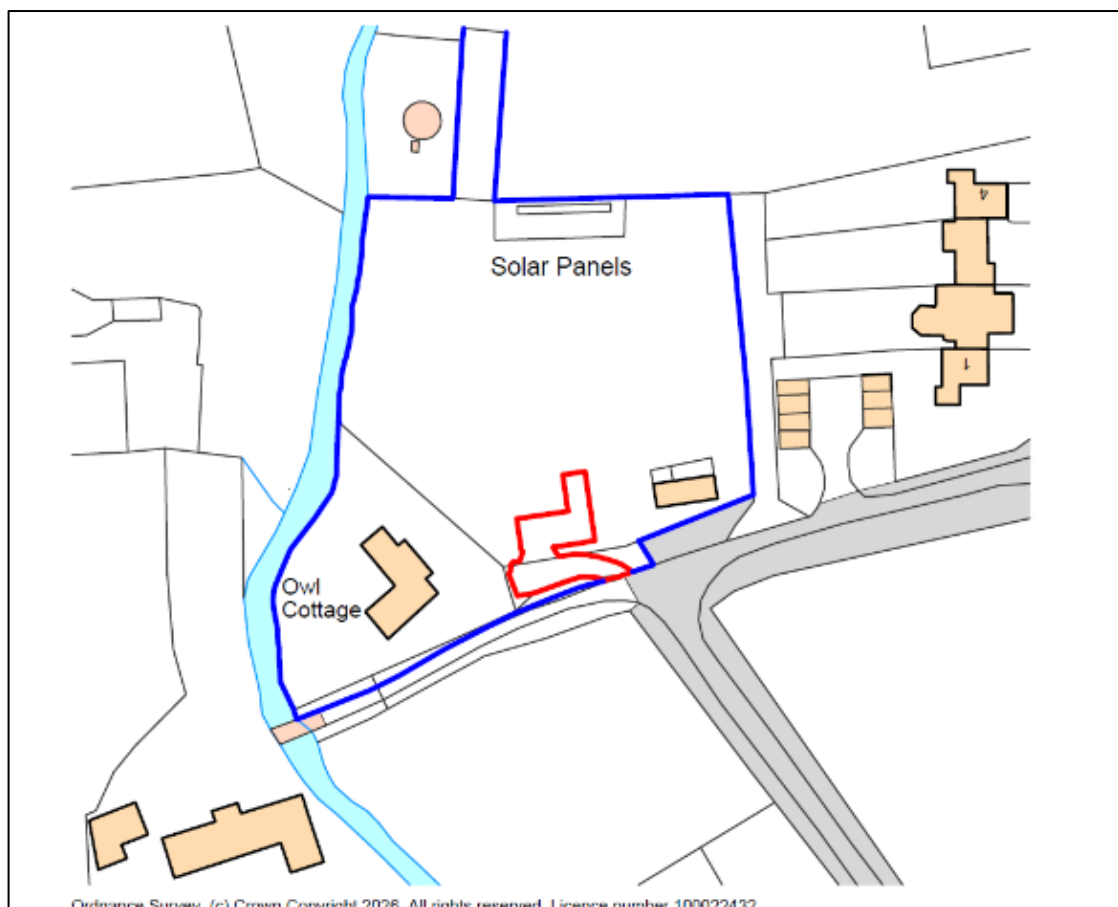


Figure 3: Location Plan

- 2.3 Little Thatch itself is a detached Grade II listed dwelling of 17th century origin. The property occupies a mature plot within the village and is read as part of the existing settlement rather than as an isolated rural dwelling. The list description identifies the property as a typical vernacular cottage of its period, constructed in sarsen boulders with a thatched roof and containing a number of traditional features.

"SU 07 SE WINTERBOURNE MONKTON - 5/162 Little Thatch II Cottage. C18. Sarsen boulders, thatched roof. Single storey and attic. Two-cell plan with living space

and smaller service room. Off-centre boarded door with glazed panel. Leaded casement windows with timber lintels. One flush half-dormer. C18 brick gable stack to living room on right, and roof half-hipped left. Twentieth century flat roof extension on right, extending to rear. The typical vernacular cottage of the area and period, unaffected by the C20 extension".

- 2.4 While Little Thatch is located on the edge of the village, it is not visually prominent. The house is set within a well-established plot containing mature trees and hedging, which filter views of the dwelling, its garden and the adjoining paddock. Mature planting is a characteristic feature of this part of the settlement, serving to create a verdant streetscene where built form is glimpsed through gaps in the planting. To the south lies Christmas House, and to the east are modern garage blocks and residential dwellings.
- 2.5 Whilst open in character, the paddock is enclosed by boundary hedging and trees and sits within the built area of the village. It does not therefore form part of open countryside divorced from the village, but as land closely related to the residential use of Little Thatch.
- 2.6 There are no views of the site from public right of way WMON3 to the east due to the separation distance and dense planting enclosing the paddock.
- 2.7 The proposed building would be located directly behind an existing section of the long gravelled driveway serving Little Thatch.
- 2.8 Although the site of the proposed building itself lies within Flood Zone 1, Little Thatch and part of the wider paddock is located within Flood Zone 3a and therefore has a high level of risk from fluvial flooding. The pre-application response from the Drainage Engineer also confirmed that the site has a low level of risk from surface water flooding but a has medium risk of flooding from ground water flooding. The conclusion was therefore that *"overall, the site is shown to be at a high cumulative risk of flooding in the future from all sources"* and that *"a site-specific Flood Risk Assessment (FRA) is required for this application"*. As such, the applicant has commissioned an FRA in support of the application.



Figure 4: View of application site from close to the site entrance



Figure 5: View south-east towards the location of the garage and associated change of use as well as the existing driveway



Figure 6: View north-west along the existing access and towards Little Thatch

3.0 PLANNING POLICY

- 3.1 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 3.2 In relation to this site, the Development Plan comprises the Wiltshire Core Strategy (WCS) and the 'saved' policies of the Kennet Local Plan (KLP) (although there are no saved policies of relevance to this proposal).
- 3.3 There is no 'Made' Neighbourhood Plan covering Winterbourne Monkton.
- 3.4 Material considerations comprise the following:
- Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy
 - The Wiltshire Design Guide (2024)
 - National Planning Policy Framework 2026 (NPPF)
 - National Planning Practice Guidance (NPPG)
 - The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- 3.5 The relevant policies and guidance are set out in the associated tables:

WILTSHIRE CORE STRATEGY

Policy	Title
CP 1	Settlement Strategy
CP 2	Delivery Strategy
CP14	Spatial Strategy: Marlborough Community Area
CP50	Biodiversity and Geodiversity
CP51	Landscape
CP57	Design and Place Shaping
CP58	Conservation of the Historic Environment
CP60	Sustainable Transport
CP 61	Transport and Development
CP57	Flood Risk

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
3	Decision-making policies
4	Achieving sustainable development



5	Meeting the challenge of climate change
14	Achieving well designed places
15	Promoting sustainable transport
17	Pollution, public protection and security
18	Managing flood risk and coastal change
19	Conserving and enhancing the natural environment
20	Conserving and enhancing the historic environment

4.0 PLANNING ASSESSMENT

4.1 The key planning policy issues are considered to be:

- Principle
- Design
- Landscape and Visual Impact, including the North Wessex Downs National Landscape
- Heritage Impact
- Trees
- Ecology
- Flood Risk
- Neighbour amenity
- Highway Safety

4.2 Each of these material considerations will be considered below.

Principle of Development

- 4.3 As described in Section 2.0 of this Statement, the application site lies on the edge of, but within, the built-up area of Winterbourne Monkton. However, as Winterbourne Monkton is designated as a Small Village, it does not have defined Limits of Development as set out in the Wiltshire Core Strategy (WCS), and for planning purposes is therefore considered to be within the open countryside.
- 4.4 There are no policies within the WCS which specifically address the principle of constructing a garage/workshop building for domestic purposes within the open countryside, nor are there any policies which expressly preclude the principle of such development. In the absence of such a policy, regard must instead be had to the general core policies which address the detailed considerations relevant to the application. Core Policy 51 (Landscape) requires development to protect, conserve and, where possible, enhance landscape character; Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires development to achieve a high standard of design which responds positively to its context; and Core Policy 58 (Ensuring the Conservation of the Historic Environment) requires development to protect, conserve and, where possible, enhance the historic environment. The proposal's compliance with these and other relevant policies is considered in the following sections of this Statement.
- 4.5 Notwithstanding its location outside a defined settlement boundary, the proposal is modest in scale and nature and is well-related to an established dwelling. It does not involve the introduction of a commercial use or the establishment of new isolated development within the countryside. Rather, it comprises a domestic outbuilding directly associated with an established dwelling.



- 4.6 The proposed garage/workshop is required to provide garaging for one vehicle and additional space for the applicant's personal hobbies. The applicant is shortly due to retire and wishes to make use of his professional skills and interests for personal projects. The building is therefore intended solely for purposes incidental to the enjoyment of Little Thatch.
- 4.7 The associated change of use is similarly very limited in extent and represents a very small proportion of the overall paddock area, with the vast majority remaining in its existing use.
- 4.8 The proposal should also be considered in the context of the previous approval for a replacement garage at Little Thatch (K/53935), as set out in Section 2.0 of this Statement. This demonstrates that the principle of providing garaging associated with Little Thatch has previously been accepted by the Council.
- 4.9 It is therefore considered that the proposal is acceptable in principle and does not give rise to any conflict with the spatial strategy of the WCS. This was also the conclusion reached by Wiltshire Council in its pre-application response, which, in its discussion of the principle of development, concluded:

"The development involves a modest loss of agricultural land and the erection of a domestic outbuilding for purposes incidental to the enjoyment of an existing dwellinghouse. Notwithstanding the countryside location where development is strictly controlled, and the absence of a relevant exception policy, the nature and scale of development is not excessive and, accordingly, it is unlikely to be considered in conflict with the spatial strategy of the area which, among other things, seeks to protect the intrinsic beauty of the countryside and ensure development is sustainable and strategically located. In principle, the development is therefore considered to be acceptable."

- 4.10 For these reasons, the principle of the proposed development is considered acceptable as there is no conflict with the spatial strategy of the WCS and aligns with the guidance contained within the NPPF.

Design and wider landscape impact

- 4.11 The starting point for assessing the design of any scheme is the context in which it will be read. Indeed, CP57 states that a high standard of design is required in all new developments, and proposals are expected to create a strong sense of place, drawing on local context and being complimentary to the locality.
- 4.12 Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment, and should not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated. The impact of the development on the listed building is considered later in this statement.
- 4.13 The Wiltshire Design Guide was formally adopted by Wiltshire Council as a Supplementary Planning Document was on 25th March 2024. This notes that:

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region is necessary when making decisions on the siting, design and identity of new developments. It ensures they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. The section on Identity elaborates on physical context”.

- 4.14 The proposed building has been designed as a simple rural outbuilding which is considered appropriate given the location of the site and the presence of other rural and agricultural buildings within and around the village. The use of timber horizontal cladding and timber side-hung doors reflects traditional rural outbuilding construction and complements the existing timber stable building within sited within the corner of the paddock.
- 4.15 Furthermore, the building is deliberately modest in scale. Its footprint of 10m by 5.5m provides sufficient accommodation for a standard vehicle alongside a modest workshop without resulting in an unnecessarily large structure. The proposed eaves and ridge heights have been kept to the minimum necessary. The Council's pre-application response accepted that a building of these proportions is unlikely to appear overtly dominant within the rural street scene.
- 4.16 The building would be positioned close to the existing dwelling and directly adjacent the gravelled driveway which is to be extended to provide vehicular access to the building. Its close position to the existing driveway visually reinforces the domestic and ancillary nature of the proposal.
- 4.17 The site benefits from substantial existing landscaping along its boundaries, including mature trees and hedgerows, which would ensure that the building is largely screened from public viewpoints within the village. Any limited glimpsed views would be seen in the context of surrounding built form and it would read as a subordinate ancillary structure within the site.
- 4.18 Having regard to wider landscape impact, it is recognised that the site lies within the North Wessex Downs National Landscape. The proposal has been carefully located and designed having regard to that designation. As previously described, it would sit close to the existing dwelling and alongside the driveway, within the established village context, rather than introducing an isolated building into the open countryside beyond the built up area. The existing landscaping provides a strong degree of visual containment, separating the site from nearby public rights of way. As a result, the proposed building would not appear unduly prominent in public views and would be read alongside the existing domestic environment and surrounding built form.
- 4.19 No additional landscaping is considered necessary to mitigate visual impacts. However, a small section of new hedging is proposed along the edge of the extended curtilage to clearly delineate it from the paddock and to soften the relationship with the setting of Little Thatch.
- 4.20 Given the position and modest scale of the proposals, together with their location within the village, we submit that the scheme preserves the character,

appearance and scenic beauty of the North Wessex Downs National Landscape. The development would therefore accord with Core Policies 51 and 57 as well as the advice and guidance contained within the NPPF.

Heritage Impact

- 4.21 Having regard to the position of the application site in relation to Little Thatch, which is Grade II listed, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building and its setting. Core Policy 58 similarly requires designated heritage assets and their settings to be conserved and, where appropriate, enhanced in a manner appropriate to their significance.
- 4.22 At the pre-application stage, the Planning Officer advised that any future planning application should be supported by a Heritage Statement setting out a proportionate assessment of the significance of the heritage asset/s and of the impact of the development on that significance.
- 4.23 However, the NPPF (Policy HE5) does not explicitly state that a separate Heritage Statement is required for planning applications. Instead, it requires development proposals affecting heritage assets to “...be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary”. Given the modest scale of the proposal, its degree of separation from the main listed building and the positive pre-application response from the Conservation Officer, a separate Heritage Statement was considered disproportionate and unnecessary. This planning statement therefore addresses the relevant heritage issues.
- 4.24 Little Thatch is a detached Grade II listed cottage of 18th-century date, constructed in sarsen boulders with a thatched roof. The list description identifies it as a typical vernacular cottage of the area and period. It is understood that the significance of the building derives principally from its architectural and historic interest as a surviving vernacular cottage and from the traditional features and materials which contribute to its character.
- 4.25 Its immediate setting is strongly influenced by its established garden, mature planting and surrounding residential development. The house is visually contained within its plot and is not experienced as an isolated building within an open landscape.
- 4.26 The proposed garage/workshop would be located over 15 metres from the listed building. It would also be positioned adjacent to the existing driveway and separated from the house by existing trees, hedging, planting and other structures. The proposed building is single-storey in scale and of a simple and unassuming rural vernacular. The building would therefore not have a direct physical relationship with the principal listed building (Little Thatch). Its



relationship would instead be with the driveway and wider domestic/rural outbuilding context associated with the property. Consequently, the building will read as a subordinate ancillary structure rather than competing with the listed building.

- 4.27 The proposed change of use of the small area of paddock to form part of the residential curtilage would have no material impact upon the setting or significance of Little Thatch. The area lies immediately adjacent to the existing garden and driveway and its incorporation into the residential curtilage would not involve any physical alteration to the listed building or loss of any features which contribute to its significance. In accordance with Policy HE5 of the NPPF, assessments of the potential effects of development proposals on the significance of heritage assets should be made. In this instance, and as described above, the setting of Little Thatch would be preserved and the proposed development would have no effect on the significance of this heritage asset.
- 4.28 It is also important to emphasise that the scheme represents a material improvement upon that previously approved. Planning permission K/53935 approved a replacement garage closer to the listed building. What is now proposed is considered to have a reduced impact upon the setting of the listed building given its greater degree of separation and that it avoids closing up views between the house and the road.
- 4.29 At the pre-application stage, the Council's Conservation Officer advised that, subject to detailed design and materials, the development is likely to preserve the setting of the Grade II listed building and would not likely result in harm to its significance. In their full response they stated the following:

***"Summary:** The NPPF [2024 version was relevant at this time] confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.*

The impact of the proposals on heritage assets would likely to be considered neutral and the requirements of current conservation legislation, policy or guidance would be likely to be considered met".

- 4.30 The proposal has therefore responded positively to the Council's pre-application heritage advice. The detailed design and materials now form part of the submission details and have been selected to ensure that the building remains subordinate and visually appropriate to its setting.
- 4.31 As a consequence of the above, we submit the proposals comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, the Wiltshire Design Guide and Chapter 20 of the NPPF.

Highway safety and Parking

- 4.32 Policies CP60 and CP64 of the WCS deal with the traffic impacts of development and parking standards. These policies aim to ensure developments adequately address matters of access arrangements and road safety alongside adequate parking provision.
- 4.33 Policy TR6 (Assessing Transport Impacts) of the NPPF states that:

“Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.”

- 4.34 The proposal would utilise the existing access serving Little Thatch, with no changes proposed to the current access arrangements. The garage/workshop would provide parking and garaging for one vehicle and there would be no reduction in the existing parking provision serving the dwelling.
- 4.35 The Council's Highways Officer considered the proposal as part of the pre-application process and confirmed:

“The site is accessed from a no-through road. The proposal is not considered detrimental to highway safety. It is not considered that the proposal would result in any issues that would warrant a highway objection. I do not foresee an objection to a full planning application on highway grounds subject to the following: ...”

- 4.36 For the reasons outlined above, it is considered that the application complies with the requirements of CP60 and CP64 of the WCS as well as the guidance contained within the NPPF.

Residential Amenity

- 4.37 Policy CP57 (vii) requires development to have regard to the compatibility of adjoining buildings, the impact on amenities of existing occupants and ensuring appropriate levels of amenity are achievable.
- 4.38 The proposed building is ancillary to the existing dwelling and is located within the established residential environment associated with Little Thatch.
- 4.39 There are no immediate neighbouring residential properties which would be materially affected by the proposed building. The separation between the proposal and neighbouring dwellings (including Christmas House to the south), together with the existing vegetation and the modest single-storey form of the building, would ensure that there is no unacceptable effect upon neighbouring privacy, light or living conditions.

- 4.40 The proposed use is also personal and domestic in nature. The activities associated with the building would therefore be commensurate with those normally associated with the enjoyment of a dwellinghouse.
- 4.41 Furthermore, the Council did not raise any issues in respect of residential amenity within their pre-application response.
- 4.42 We therefore submit that the proposal would accord with Core Policy 57(vii) of the Wiltshire Core Strategy.

Trees and landscaping

- 4.43 The site contains a number of established trees which make a positive contribution to the character and appearance of the site and its surroundings. The Council's Arboricultural Officer, in their pre-application response, specifically identified the importance of retaining sufficient space around existing trees to ensure their longevity and achieve a satisfactory landscaped setting.
- 4.44 The siting of the proposed building has therefore been finalised and agreed with the advice of an arboriculture consultant (WH Landscape), who carried out a tree survey and informed the design process. This Planning Statement should therefore be read alongside the accompanying Arboricultural Impact Assessment and the associated Tree Constraints Plan and Tree Survey.
- 4.45 The report confirms that the proposed development has been designed to avoid direct conflict with the existing trees and hedgerow. No trees or hedges are proposed for removal (only domestic border planting requires removal) and the footprint of the proposed garage/workshop lies outside the Root Protection Areas (RPAs) of the adjacent trees.
- 4.46 The assessment concludes that there are no negative arboricultural impacts of any substance. While the RPAs of Beech T7 and Ash T6 could be vulnerable to inadvertent damage during construction, this can be appropriately mitigated through the establishment of Construction Exclusion Zones, protective fencing and temporary ground protection in accordance with the recommendations of the AIA. These measures can be secured by condition if considered necessary.
- 4.47 The submitted plans also include a new section of mixed native hedgerow along the edge of the extended domestic garden. This will ensure there is a clear and appropriate boundary between the garden as extended and retained paddock. It will also serve to assimilate the proposal into its rural but domestic context.
- 4.48 Overall, the Arboricultural Impact Assessment concludes that "*there are no negative arboricultural impacts of the proposed scheme of any substance.*" The recommended tree protection measures can be secured and implemented during construction to ensure that the retained trees are adequately protected. We therefore submit that the scheme complies with Core Policies 57 and 58 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the relevant guidance contained within the NPPF.



Flood Risk

- 4.49 The Council's Drainage Team was consulted as part of the pre-application process and advised that a site-specific Flood Risk Assessment (FRA) and drainage strategy should be submitted with any subsequent planning application. The pre-application response identified potential flood risk from a number of sources and specifically required the assessment to demonstrate that the development would not be adversely affected by flood risk or increase flood risk to the site or elsewhere. It also advised that the suitability of infiltration and the appropriate surface water drainage strategy should be assessed having regard to the underlying chalk geology.
- 4.50 In response, a Flood Risk Assessment and Surface Water Drainage Strategy has been prepared by Dixon Civils. Whilst the wider Little Thatch property extends across Flood Zones 1, 2 and 3, the assessment confirms that the proposed garage/workshop is located wholly within Flood Zone 1 and is therefore at low risk of fluvial flooding. The development site is also identified as being at low risk from surface water, sewer and artificial sources of flooding, with the risk of groundwater flooding affecting the proposed garage considered to be low.
- 4.51 The development would create approximately 57m² of additional impermeable roof area. Surface water runoff will be managed through a new cellular soakaway, utilising the infiltration characteristics of the underlying chalk. This has been designed and located in discussion with the Arboriculturist to ensure that RPAs are avoided.
- 4.52 The drainage strategy also establishes an exceedance route should the system become overwhelmed or its capacity be reduced by blockage. In such circumstances, flows would follow the existing natural topography towards the south and west, broadly following the existing drainage pattern. The drainage system will remain privately maintained by the property owners, with routine inspection and maintenance arrangements set out within the drainage strategy.
- 4.53 Overall, the FRA concludes that *"the development is not expected to increase flood risk either on or off the site"*. It further concludes that the proposed development *"can be accommodated without increasing flood risk either within the site or elsewhere"*, subject to implementation of the proposed drainage measures.
- 4.54 The submitted FRA and Surface Water Drainage Strategy therefore demonstrate that the proposal can be safely accommodated in flood risk terms and that surface water arising from the development can be appropriately managed without increasing flood risk elsewhere. The scheme therefore accords with Core Policy 67 and the guidance contained within the NPPF.

5.0 CONCLUSION

- 5.1 This Statement has demonstrated that the proposed development is acceptable in principle and accords with the relevant policies of the development plan. The proposal would provide a modest garage/workshop to meet the needs of the applicant, together with a very limited extension of the existing residential use into the adjoining paddock.
- 5.2 The Statement has also demonstrated that the proposal has been carefully considered in response to the character and constraints of the site. The proposed garage/workshop is a modest, subordinate structure which would sit comfortably within the established context of Little Thatch, while the limited change of use would not result in any material harm to the character of the surrounding area or the setting and significance of the listed building. The proposal would also have no unacceptable impact upon highway safety, trees, flooding or residential amenity.
- 5.3 The Council is therefore respectfully requested to approve the application.

