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Our Ref: GDB/6373

22nd September 2025

Charmain Hawkins
Brighter Planning
Lewis House
Great Chesterford Court
Great Chesterford
Essex
CB10 1PF

Dear Charmain

Re: South Holland District Council
Planning Application Ref: H17-0700-25
MIRADOR, Reservoir Road, Surfleet

I refer to the Lincolnshire County Council Highway consultation response regarding the above application. That requested dimensions be shown for the parking space, details regarding the gates, and expressed concerns regarding visibility and/or turning in relation to vehicular access.

Following discussions with the applicant, the parking area has now been dimensioned and shows a space 5m wide and 6.3m long. That is more than sufficient for 2 cars to park. The existing access gates, shown on the earlier drawing, have now been removed.

The revised drawings show visibility splays onto Reservoir Road of 2m x 43m in both directions. Reservoir Road is a minor road subject to a 30mph speed limit, and the indicated splays are consistent with the advice contained in Manual for Streets. The drawings are annotated to confirm that the hedges will be maintained as necessary to keep those splays clear.

The highway authority raised concern about drivers reversing into the highway. It is clear from the site plan that turning space cannot be provided, but the following factors are relevant. The proposals utilise an existing access, which has been used to provide vehicular access and parking on the land for many years, with no problems. The application relates to a development for a single 1-bedroom dwelling, so vehicular activity will be limited. Reservoir Road is a relatively minor road, contained within a 30mph speed limit, and many of the frontage dwellings have driveways with no turning space on site. In that regard, there are 3 dwellings recently constructed at 43, 43A and 45 Reservoir Road and none of these have on-site turning space. Given the available visibility from the application site, both from the site access, and also along the length of Reservoir Road, reversing into the access presents no material safety issue.

Overall, therefore, I conclude that the revised drawings now meet appropriate highway standards.

Yours sincerely



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