BRIGHTER PLANNING
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SHEDDING LIGHT ONTO THE PLANNING PROCESS

PLANNING STATEMENT WITH DAS

Proposed self-build detached single-storey dwelling (Class C3) with on site parking, utilising an existing vehicular access.

Mirador, Reservoir Road, Surfleet, Spalding PE11 4DH

July 2025



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1 Introduction

1.1 Brighter Planning Ltd have been appointed by Ms. Kay Wood, the owner of 23 Reservoir Road, to act as Lead Agent in the formal submission of a planning application for a new dwelling, to be known as Mirador. The new plot will be formed from the existing western part of the garden area of No.23 to the northern bank of the River Glen. No.23 would retain a reasonable garden amenity. To the east of the site is the existing single storey dwelling of Willow Bank, 23 Reservoir Road and to the north the two dwellings of 88 and 94 Reservoir Road. The new dwelling would be a self-build house for the applicant.

1.2 There are currently no structures within the garden area which will form the application site. The site is currently laid to lawn and runs parallel to the river. There is an established existing vehicular access to the garden site separate from the access serving No.23. The proposals seek to develop the garden land for a single dwelling (Class C3) with the residential curtilage defined by the red line.

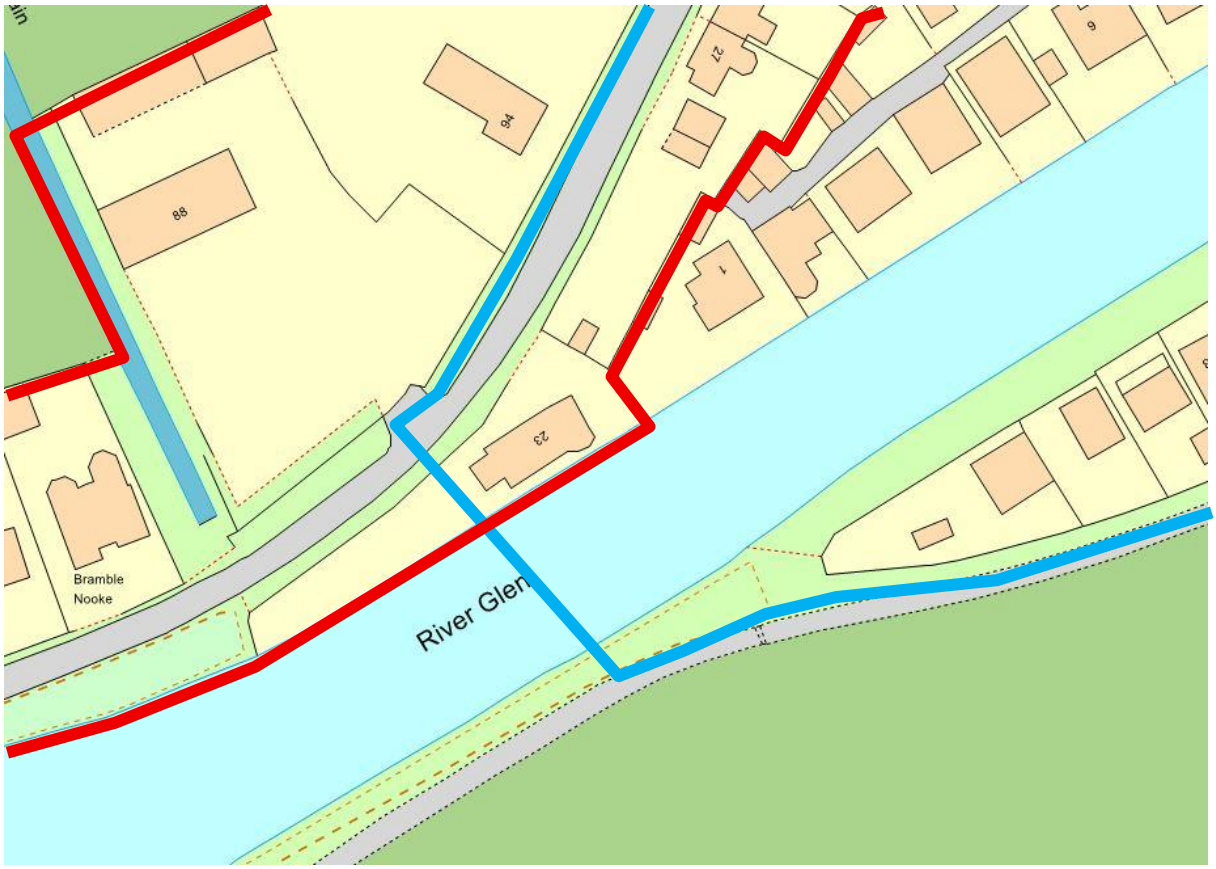
1.3 The site is within the defined settlement boundary for Surfleet. The constraints and opportunities relating to the site are considered in Section 3 below, the material planning considerations and the planning balance are set out on Sections 6 and 7 respectively.

1.4 Given the location adjacent to the River Glen pre-application consultations have been undertaken with The Environment Agency.

1.5 The application is supported by:

- Proposed scaled drawings including elevations and floor plans
- CGI images of the proposed dwelling.
- A Flood Risk Assessment May 2025 – Ellingham Consulting Ltd including response from EA
- Ecology Report and Protected Species Survey June 2025 – Tim Smith
- Predicted Energy Assessment details (SAP)
- U Value Analysis – Focus 360 Energy

2 The Site



2.1 The application site will be formed from part of the garden area of the existing linear plot of No.23 Reservoir Road. The new plot will have a road frontage of c.23.4 metres. The northern boundary is enclosed by Reservoir Road whilst to the southern side of the site fronts the River Glen. The new eastern boundary will abut the residential garden to be retained for Willow Bank, 23 Reservoir Road. There is an existing vehicular access central to the northern boundary.

2.2 The site is on land which steps up from the river (see section drawing). To the south is open countryside and the southern bank of the river is a Local Wildlife Site, designated in the Southeast Lincolnshire Local Plan (2019).

2.3 There are no heritage assets on or covering the site.

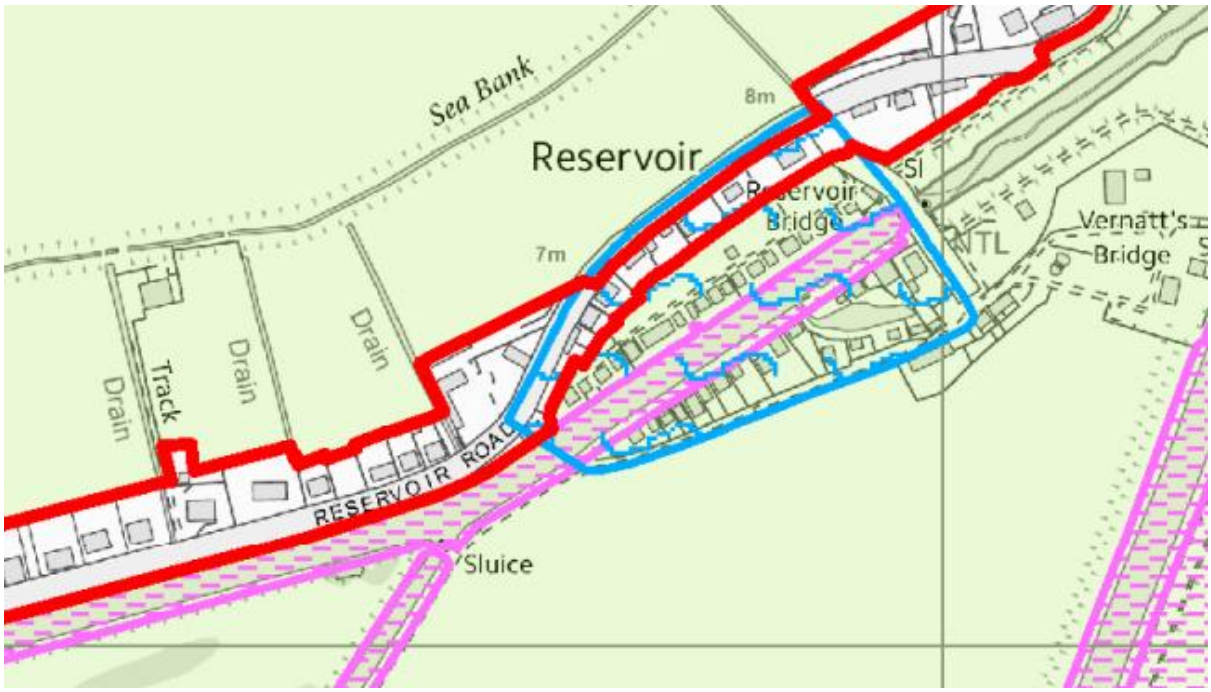
2.4 Both the aerial photo below and the map above illustrate that the site is within an area where residential use is the predominant land use.



Google Earth Pro 2025 AIrbus

3 Constraints and Opportunities

Development limits



Extract from Local Plan Map for Surfleet – South Lincolnshire Local Plan 2019

3.1 The red line on the above map defines the village development limits, and the site falls within the settlement boundary. This means that there is a presumption in favour of development within this area.

Listed Buildings



Extract from Historic England website

3.2 The above map illustrates that there are no Listed Buildings on the site or within the locality of the site.

Conservation Area

3.3 The site is not located within the Conservation Area

Trees

3.4 There is no tree protection order on the site.

Planning History

3.5 There is no planning history relating to the application site.

3.6 The adjacent property of Willow Bank 23 Reservoir Road, was granted planning permission in 2008 (H17/0852/08) for a detached garage to front of dwelling.

3.7 Appendix 1 contains a list of dwellings granted planning permission within the area in the recent past.

4 The Planning Policy Context

National legislation

4.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

4.2 Under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by Schedule 14 of the Environmental Act 2021) a Biodiversity Net Gain of 10% is now mandatory on most developments. However, there are some exceptions which includes self-build and custom build applications (as defined in Section 1 (A1) of the Self Building and Custom Housebuilding Act 2015) on a site of less than 0.5 hectares. The application site meets this size criteria.

National guidance

4.3 National planning guidance is set out in the National Planning Policy Framework (NPPF) Dec 2024. This document retains a presumption in favour of sustainable development (paragraph 10). Achieving sustainable development means that the planning system has three overarching objectives set out in Paragraph 8 of the NPPF:

a) *an economic objective* – to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places to support growth.

b) *a social objective* – to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.

c) *an environmental objective* – to protect and enhance the natural, built and historic environment including making effective use of land, improving biodiversity and natural resources prudently, minimizing waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

4.4 Paragraph 10 states that there is a presumption in favour of sustainable development. Paragraph 11 states that where there is an up-to-date development plan that the development proposals accord with, the application should be approved without delay. Where policies are held to be out-of-date the tilted balance is applied so that any adverse impacts relating to policies in the NPPF are weighed against the resulting benefits.

4.5 Section 5 of the NPPF considers the delivery of a sufficient supply of homes. Paragraph 73 b) supports small sites for housing and self-build and custom build housing.

4.6 Paragraphs 82-84 cover rural housing and paragraph 83 promotes sustainable development in rural areas where it will enhance or maintain the vitality of a community.

4.7 Section 11 considers making effective use of land, to meet the need for homes whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.8 Section 12 of the NPPF considers achieving well-designed and beautiful places. Paragraph 131 states '*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.*

4.9 Section 14 covers the challenge of climate change, flooding and coastal change. The planning system is identified as supporting the transition to net zero by 2050.Proposals to mitigate and adapt to climate change and which consider long-term implications for flood risk will be material to the assessment of planning applications.

4.10 Section 15 offers guidance on the conserving and enhancing the natural environment. Paragraph 187 requires that planning decisions should contribute to and enhance the natural and local environment. This includes protecting and enhancing biodiversity and geodiversity (paragraph 192).

Local Plan Policy

4.11 The adopted Local Plan for the locality is the South East Lincolnshire Local Plan adopted in March 2019. This is a joint Local Plan prepared in conjunction with Boston Borough Council and Lincolnshire County Council. The following policies are held to be of relevance:

Policy 1 Spatial strategy Surfleet is identified in the spatial strategy for the plan area as being a Service Village where within the settlement boundaries development will be permitted.

Policy 2 Development Management This seeks to ensure all new developments are sustainable and demonstrate that the issue of climate change has been addressed.

Policy 3 Design of new development – All development shall be of high quality and inclusive design and where appropriate make innovative use of local traditional styles and materials. Encouragement will be given to contemporary design that reflects local distinctiveness.

Sustainable transport and accessibility- the transport strategy for South East Lincolnshire is to maximize the use of non-car modes.

Policy 4 Approach to flood risk – this sets out the criteria which need to be met for new development.

Policy 28 the Natural Environment – all development is required to protect the biodiversity value of land and buildings and minimize fragmentation of habitats.

Policy 31 Climate change and renewables and low carbon energy – all new development will need to address and minimize the potential impact on climate change as part of the design details.

Policy 36 Vehicle and cycle parking – all new development should provide on-site vehicle and cycle parking.

South East Lincolnshire Strategic Flood Risk Assessment 2017

4.12 The area covered by the South East Lincolnshire Joint Planning Unit is low-lying making it vulnerable to flooding by both rivers and the sea. The document has been produced to refine the information contained on the Environment Agency's Flood Map for Planning.

Neighbourhood Plans

4.13 There is a designated Neighbourhood Plan Area for Surfleet but there is as yet no published Plan.

Supplementary Planning Guidance

4.14 There are no SPG's of relevance.

5 The Proposals



The site plan

5.1 The application seeks to erect a new single storey dwelling to the west of No. 23 Reservoir Road, the current house of the applicant. The new plot will be formed from the garden land of No. 23 but with both dwellings having adequately sized amenity areas and on-site car parking. The above site plan illustrates that the new plot is rectangular in shape with the road to the northern boundary and the River Glen to the south. The dwelling will be served by an existing vehicular access to the site with a parking area sufficient to accommodate two cars and the site will have amenity space on either side of the dwelling. A

mooring and balcony area are proposed onto the river frontage mirroring the other dwellings along Reservoir Road with a waterside frontage.



5.2 The floor plan above illustrates that this will be a single bedroom dwelling with an internal floor area of c.45 sq. metres. It is proposed to be a self- build project which will employ green technology and addresses climate change and energy and water conservation. The SAP ratings and U Values for the building submitted as part of the application details illustrate it will be an extremely energy efficient building.

6 Material Planning Considerations and Design and Access Statement

The principle of development

6.1 The NPPF in paragraph 11 sets out a presumption in favour of sustainable development. The application site is within development limits and thus meets the Local Plan spatial strategy for the settlement of Surfleet. The siting of the dwelling follows the pattern of development along the southern side this section of Reservoir Road. The scale and form of the development echoes the neighbouring residential development, which is the principal land use along Reservoir Road. The principle of a dwelling in this location is held to be acceptable.

Sustainability

6.2 The development is assessed to meet all three strands of sustainability as set out in the NPPF (Paragraph 8). The *economic objective* of supporting growth is complied with as the development is held to be in the right location and in accordance with the Local Plan. This enables small scale growth to be achieved in the locality. The building project will provide some short-term employment opportunities during the construction period.

6.3 The *social objective* of supporting a strong and vibrant community is complied with. The creation of an additional small one-bedroom dwellings within the settlement will help support the existing services and facilities. The building is held to be innovative in the approach offered to the use of green energy technology and resource conservation. The site has no significant constraints to preclude development and is deliverable. Mirador will make a contribution to the supply of small dwellings in the district and will add to the quota of self-build housing for South Holland.

6.4 The *environmental objective* of protecting the built and natural environment are both observed. There are no heritage assets affected by the proposals. The proposals will respect the nature reserve to the south of the river. The proposals will make effective use of the site and seeks to minimise waste and uses resources prudently.

6.5 The Local Authority can demonstrate a 5-year supply of housing land and so this additional unit would be taken to be a 'windfall'. It will contribute to the provision of self-build dwellings and the applicant is registered with South Holland on the self-build register – which is not a public document. The dwelling will contribute to the number of self-build units in the district.

Green Credentials

6.6 The new dwelling will have exceptionally high energy efficient credentials and as part of the design will include the following: passive ventilation, photovoltaic cells, triple glazing and will be highly insulated.

Residential amenity

6.7 The scale, design, orientation and separation distances ensure that the proposed dwelling would not result in any demonstrable harm to the amenities of the amenities of the occupiers of any existing dwellings in the locality.

Trees

6.8 The proposals do not result in the loss of any trees on the site. The site is not subject to a TPO.

Ecology and Biodiversity

6.9 The River Glen is identified as a Local Nature Reserve. Policy 28 of the South Lincolnshire Local Plan seeks to prevent development which would directly or indirectly affect the local designated habitat. An ecology report and protected species survey has been undertaken by Tim Smith and the findings submitted in support of this application. The report notes that the site is within the Impact Risk Zone for the Surfleet Lows SSSI which is located 2.6km to the southwest.

6.10 The ecology report finds that the site has no evidence and no scope to support protected species. None of the habitats on the site are significant. The report recommends mitigation measures during the construction period to prevent any silt or chemicals such as fuel entering the river.



View from site to local nature reserve area to opposite bank of the River Glen

6.11 Given the scheme is a self-build one it is exempt from BNG however the applicant proposes to install three coir rolls alongside the riverside piles providing a habitat for flowers such as purple loosestrife and visually softening the water frontage. In addition, it is recommended that at least one bat box is provided on site on the existing pine tree.

Flood risk

6.12 The general is within Flood Zone 3 on the Environment Agency Flood risk maps from river or sea flooding however the location for the dwelling is within Flood Zone 1 whilst the lower garden terrace is within the Flood Zone 3 area. A Flood Risk Assessment has been undertaken for the development by Ellingham Consulting Ltd and forms part of the application submission documents.

6.13 The FRA concludes that the proposed location for the dwelling on the upper terrace is at the lowest level of risk from flooding from the River Glen and River Welland. The land levels as shown on the submitted drawings are above the flood levels. During the 0.1%

annual probability (1 in 1000 chance each year) event including an allowance for climate change the flood level at the site is +4.83m OD.

6.14 In terms of surface water run off the development would increase the impermeable area on the upper terrace, but this is seen as creating a relatively small increase in the volume of surface water run-off. This will not affect any adjacent properties or increase flood risk elsewhere.

6.15 The development passes the Sequential Test and Exception Test and is therefore, suitable for the proposed dwelling. The report recommends mitigation measures which include set floor levels for the dwelling (as shown on the submitted plans) and provision of a safe refuge in the form of a mezzanine floor in the bedroom area. The occupier should also register to be on the Environment Agency flood warning system.

6.16 Flood resilience measures for the new dwelling are also recommended which have been included as part of the proposed design of the property. These include

- the floor level is at +5.1m OD;
- there is 0.3m of flood resilient construction above finished floor level and
- The services including power sockets will be at raised levels

6.17 The FRA has been submitted to the Environment Agency for their view under their Planning Advice Service. Their response dated 21 March 2025 is in Appendix 4 of the FRA which includes the following statement:

> '*we are satisfied that the FRA proposes appropriate flood risk mitigation measures and is in accordance with the local flood risk advice matrix. We are also pleased to see the detailed consideration for flood resilience and resistance measures as outlined in Section 5,2 of the submitted FRA. Based on this we anticipate that we would have no objection to the planning application from a flood risk perspective.*'

6.18 The provisions of Policy 4 of the adopted Local plan are therefore demonstrated to be complied with.

Design & Access Statement

6.19 The Design & Access Statement follows the headings set out in the National Design Guidance 2021. The application scheme has been assessed against the ten design characteristics identified in the guidance:



Proposed elevations for Mirador – CGI by Tom Blunden

Context

6.20 The new building will full respect the built and riverside character of this part of the settlement including the key views within the public realm as demonstrated by the CGI riverside views included as part of the package of supporting drawings for the application submission. The adjacent dwelling at No.23 is single storey and the proposal will echo the scale this existing built form, with two storey dwellings on the northern side of Reservoir Road (not shown on the CGI views).



The adjacent property at No. 23 looking towards the site with two storey houses opposite

Identity

6.21 The design of the proposed new structure has been shown to respond to the local distinctiveness to this part of the waterside in the architectural form of the building. Most of the dwellings are of modern design and the proposals would be in keeping with the scale, form and materials with the other dwellings in the locality. The design makes full use of the orientation of the site by having the main windows to the southern elevation to maximise the natural lighting, and this elevation also fronts onto the river to have the best outlook.

Built form

6.22 The proposed single storey modest form of the dwelling will follow the pattern of development to the southern side of this section of the road.

Movement

6.23 The formation of a single one-bedroom dwelling on the site would not result in any significance change in the level or patterns of movement in the locality especially as it will utilise an existing access.

Nature

6.24 The application is supported by an ecology and protected species survey report which confirms that the proposals offer an opportunity to enhance the ecology and biodiversity of the site and improve the appearance of the riverside of the site – it is noted that given the scheme is a self-build the proposals are exempt from BNG.

Public Spaces

6.25 The proposals will not be visually intrusive within the public realm of Reservoir Road and follows pattern of development in the area which lines the riverbank to this side.

Uses

6.26 A single storey modest dwelling located on the northern bank of the river follows the land use pattern in the locality.

Resources

6.27 The development has been designed to be environmentally low impact with the use of renewable energy and in being highly thermally insulated. The dwelling will meet low water consumption criteria and the areas of hard surfacing around the building are proposed to be permeable.

Lifespan

6.28 The building is designed to be a long-lasting high-quality family home capable of adaption for changing needs of the occupiers. The building has also been designed to be resilient to flood risk.



The existing access to the garden of No.23

Access and Highway safety

6.29 The site will use the existing vehicular access as shown in the above photo. There are good sight lines to this access to the proposed on-site parking area.

Policy Compliance

6.30 The proposals have been shown to accord with the relevant policies of the adopted Local Plan 2019. The site is within the development limits identified for Surfleet and therefore accords with the spatial strategy for the area. The proposals accord with Policy 3 the Design of New Development and Policy 4 the approach to flood risk. The provisions of Policy 28 The Natural Environment is also complied with.

7 Conclusions

7.1 The application site is within the development limits for Surfleet and therefore there is a presumption in favour of the proposals. The application has demonstrated that the design of the new dwelling will be both sustainable, resilient to flood risk and in keeping with the locality. It is acknowledged the site is in a flood risk location, although the actual siting of the dwelling is within Flood Zone 1 and mitigation measures will be required as part of the detailed design and internal fitting of the dwelling. The Environment Agency Pre Planning Service having reviewed the FRA supports the proposed residential development on the site with the flood resilience measures which have been included.

7.2 Having assessed all three dimensions of sustainable development; economic, environmental and social the proposal is held to comply with these three strands. The green credentials/energy saving performance of the new dwelling will be outstanding.

7.3 In terms of any potential impact, it has been assessed that there will be no resulting harm to any of the nearby existing dwellings. No heritage harm will result from the proposals. The potential impact on the natural environment will be mitigated by the measures identified in the FRA during the construction period and by the implementation of the enhancement measures recommended in the ecology and protected species report. The proposals being a self-build scheme are exempt from BNG.

7.4 The proposals offer a self-build scheme which accords with the land use pattern to the locality, and which will complement the existing scale and form of development to this side of Reservoir Road.

7.5 The proposals have been shown to comply with the relevant Local Plan policies and the up-to-date national guidance of the NPPF (Dec 2024). Accordingly, it is held that there are no sound reasons to refuse this development and planning permission should therefore be granted.

Appendix 1

Table of planning permissions for dwellings in the locality

PLANNING DECISIONS IN SURFLEET SEAS END

RESERVOIR ROAD & THE RESERVOIR

MAP NUMBERS	ADDRESS	DESCRIPTION	PLANNING REF	DECISION	STATUS	NUMBER OF DWELLINGS	CUMMULATIVE TOTAL OF DWELLINGS	LOCATION	SITE AREA	PARKING	RENEWABLES	FRA	EPC	ACCESS
1	Land between 12 Flaxmill House & Old Lammas Reservoir Road Surfleet Seas End Spalding PE11 4DH	Erection of 2 Dwellings	H17-1284-21	APPROVED	0	2	0	North of Reservoir Road						NEW
2	Adj. 144 Reservoir Road Surfleet Seas End Spalding PE11 4DH	Single Storey Dwelling	H17-1169-21	APPROVED	0	1	3	North of Reservoir Road						NEW
3	88 RESERVOIR ROAD SURFLEET SPALDING PE11 4DH	Proposed dwelling with attached double garage	H17-0740-21	APPROVED	BUILT	1	4	North of Reservoir Road						EXISTING
4	25 The Reservoir Surfleet Seas End Spalding PE11 4DJ	Demolition of existing dilapidated dwelling and erection of new dwelling - re-submission of H17-0466-21	H17-1289-21	APPROVED	0	1	5	River Frontage (north bank)			NONE			EXISTING
5	43-45 Reservoir Road Surfleet Spalding PE11 4DH	Residential Development - 3 dwellings with associated parking and amenity space	H17-0371-21	APPROVED	BUILT	3	8	South of Reservoir Road			NONE			NEW
6	15 THE RESERVOIR SURFLEET SPALDING PE11 4DH	Demolition of existing dwelling and erection of new dwelling	H17-0216-21	APPROVED	0	1	9	River Frontage (south bank)						EXISTING
7	Greetings Reservoir Road Surfleet Spalding PE11 4DH	Erection of 2 dwellings	H17-0986-20	APPROVED	BUILT	2	11	North of Reservoir Road			NONE			NEW
8	River House 6 The Reservoir Surfleet Seas End Spalding PE11 4DJ	Replacement Dwelling	H17-1066-19	APPROVED	BUILT	1	12	River Frontage (south bank)						EXISTING
9	Site adjacent to 74 Reservoir Road Surfleet Spalding Lincs PE11 4DH	Erection of house and vehicular access	H17-1060-17	APPROVED	BUILT	1	13	North of Reservoir Road						NEW
10	43/45 Reservoir Road Surfleet Seas End Spalding Lincs PE11 4DH	Garage to dwelling	H17-0679-16	APPROVED	BUILT	1	14	South of Reservoir Road						EXISTING
11	4 Surfleet Reservoir Surfleet Spalding Lincs PE11 4DH	Replacement dwelling (retrospective)	H17-1059-10	APPROVED	BUILT	1	15	River Frontage (south bank)						EXISTING
12	41 The Reservoir, Surfleet, Spalding, Lincs, PE11 4D	Replacement Dwelling	H17-1029-21	APPROVED	BUILT	1	16	Pond Frontage(south bank)						
13		Replacement Dwelling	H17-0146-08	APPROVED	BUILT	1	17	North of Reservoir Road						