



To: **Planning Reps**
From **Highways Development Management Officer**

Date 27th July 2022

Your Ref 20220773

Location 83 Chalk Road, Gravesend, Kent, DA12 4UT

As presented, I would have to recommend refusal of this application. Building Regulations are very clear on the location of soakaways and they cannot be within 5 metres of the highway or a building.

Soakaways and other infiltration drainage systems

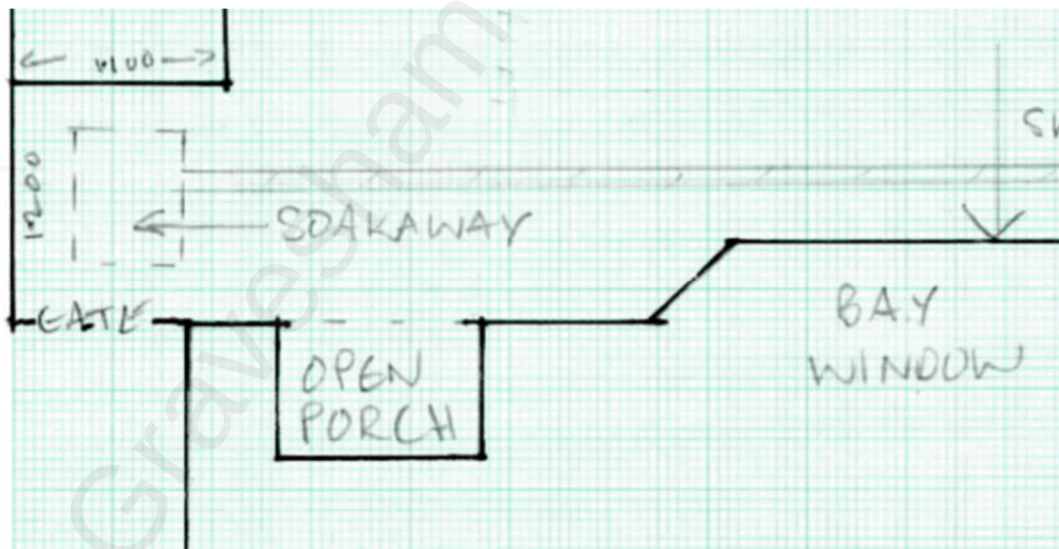
3.23 Infiltration devices include soakaways, swales, infiltration basins and filter drains.

3.24 Further information on the design of infiltration drainage systems can be found in CIRIA Report 156 – *Infiltration drainage – Manual of good practice*.

3.25 Infiltration drainage is not always possible. Infiltration devices should not be built:

- a. within 5m of a building or road or in areas of unstable land (see Planning Policy Guidance Note 14 Annex 1);

Here the soakaway would be adjacent to the building.



If the construction were changed to a bound permeable paving, with the slit drain discharging its water over a wide area into the sub-base of the drive, it may be acceptable in drainage terms, but the installation would have to comply with the requirements of the material supplier.

In addition, to be acceptable the drive way would have to have direct access for each vehicle onto the highway, resulting in an access width of 5.4 metres minimum and not the 3.74metres shown, as this would seriously impede access to one of the vehicle parking spaces. Alternatively, provision could be made for just a single vehicle and more space given over to soft landscaping.

Les Seaborn

Highways Development Management Officer