



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

Date 1st June 2022

Your Ref 20220492
Location 85 Chalk Road

As presented I have to recommend refusal of the application. Building regulations do not permit a soakaway within 5 metres of the road or a building. The proposed surfacing would have to be amended to a bound permeable material to be acceptable, although it is suggested that the drainage channel at the boundary should be retained with the outflow pipe draining to the drive subbase.

Extract from The Building Regulations 2010 H3 Surface Water Drainage.

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*.

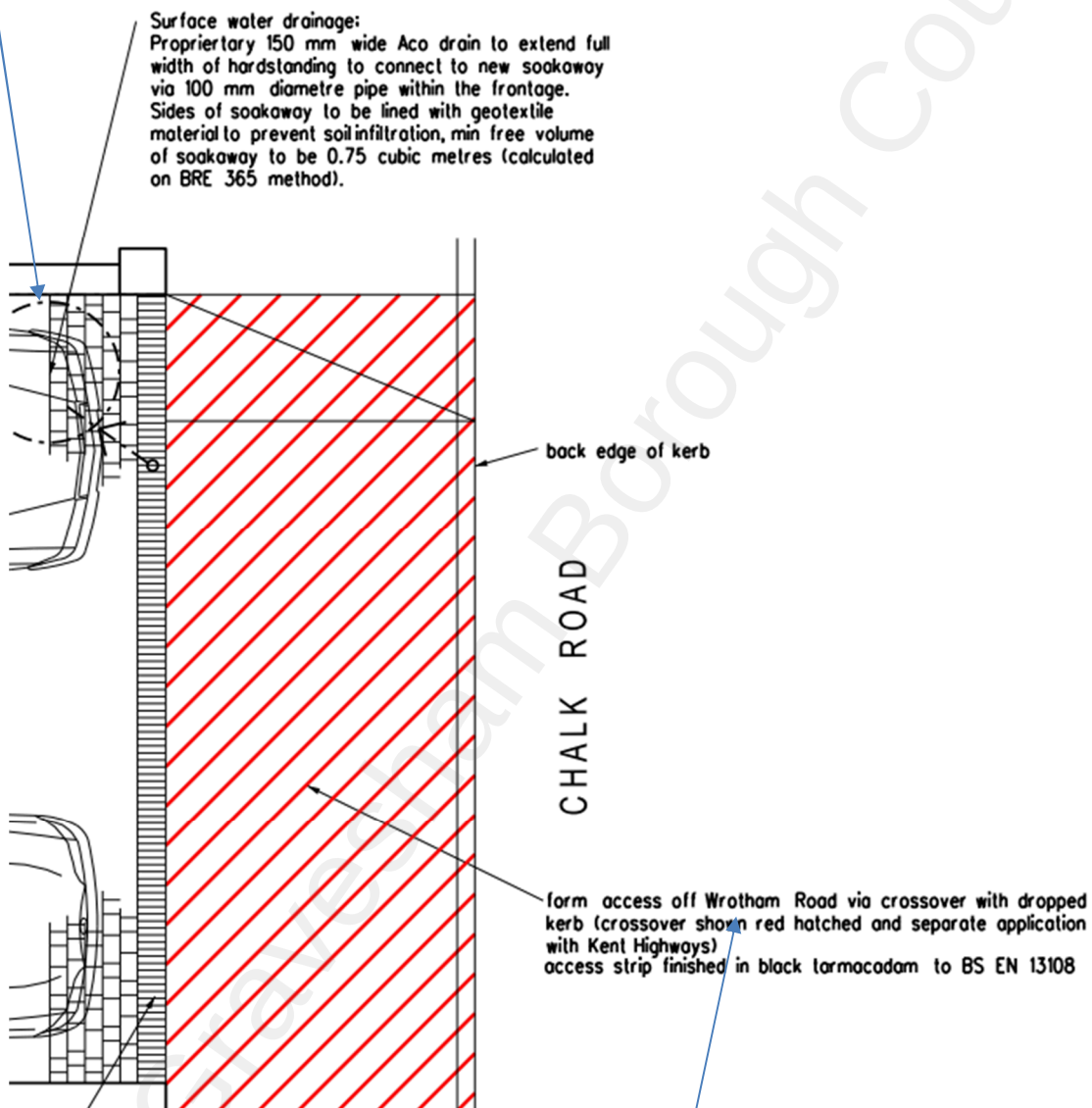
3.25 Infiltration drainage is not always possible. Infiltration devices should not be built:

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

It should be noted that the submitted drawing appears to be initially based on an application for a different site as Wrotham Road is referred to instead of Chalk Road



Note location of Soakaway



Extract from drawing number DM/04

Note reference to Wrotham Road

Les Seaborn

Highways Development Management Officer

Gravesham Borough Council