



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

Date 6th March 2024

Your 20240026

Location Woodlands 28 Beechwood Drive, Meopham, Gravesend Kent

As presented, I consider the application should be refused. The applicant states that standard Marshall's block paving will be used and not their permeable range. Given the sites limitations it is doubtful a soakaway can be installed as it will not be possible to achieve the 5metre separation Building Regulations requires between the highway and a soakaway and the building and a soakaway. This therefore requires a bound porous paving to be used to the front of the property.

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);

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I would therefore recommend the applicant either demonstrates how the driveway will be suitably drained or the application is refused until a bound porous system is used, installed as directed by the manufacturer of the paving.

Les Seaborn
Highway Development Management Officer

