

## IMPORTANT INFORMATION

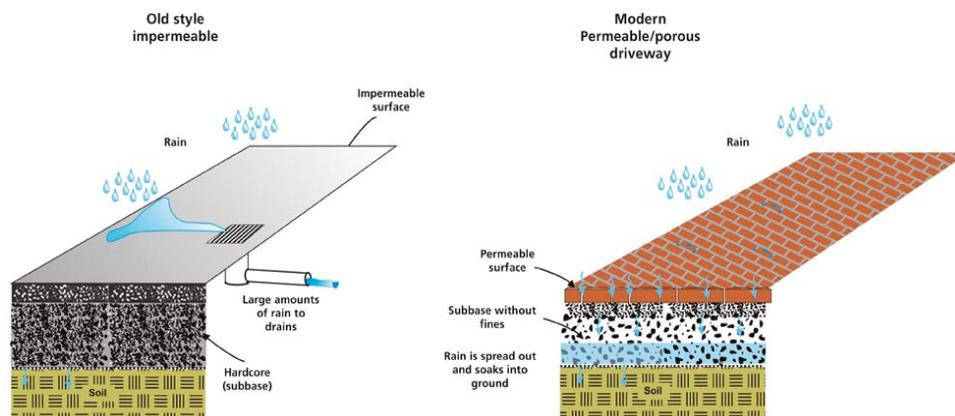
### GUIDANCE NOTES FOR HARD SURFACES

From the 1<sup>st</sup> October 2008, the permitted development rights that allow householders to pave certain areas of their land have changed. Planning permission is now required to lay traditional impermeable driveways that allow uncontrolled run-off of rainwater from the gardens onto roads, because this can contribute to flooding and pollution of water courses.

If a driveway or parking area exceeding 5 square metres between the principle elevation and a highway, is constructed or replaced using permeable surfaces, or if the water is otherwise able to soak into the ground (e.g. a soakaway) within your curtilage you will not require planning permission. Drainage into a main drain is not considered to be appropriate.

A planning application for hardsurfacing without any of these provisions would be likely to be met with an objection and possible refusal by the Local Planning Authority.

Modern permeable surfaces work by allowing water to soak through the surface into the ground below.



There are three main types of solution to creating a permeable driveway:

- 1) using gravel or a mainly green vegetated area
- 2) directing water from an impermeable surface to a border rain garden, or a soakaway
- 3) or using permeable block paving, porous asphalt or porous concrete.

Examples of appropriate solutions:

- loose gravel
- wheel tracks
- reinforced grass and gravel
- hard permeable and porous surfaces
- rain gardens and soakaways
- rainwater harvesting

For further information on the above information please consult the Local Communities document 'Guidance on permeable surfacing of front gardens'

(<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>)

Alternatively, please contact the Development Control section of the Ryedale District Council.