

Dropped kerb and hardstanding guidance

A 'vehicle crossing' or 'dropped kerb' is a section of kerb lowered to provide vehicle access to a property. If you wish to drive over a pavement or grass verge to access a driveway to a dwelling, you will need to apply for permission.

The term hardstanding refers to a 'ground surface with a hard permeable material for parking vehicles'. Hardstandings must allow water to run through or into an ACO drain type drain.

WDH dropped kerb and hardstanding requirements

Any work to construct the hardstanding must ensure that surface water does not drain onto the adjacent highway and is collected and dispersed in a sustainable method within the boundary of the property. If the water cannot be drained sustainably, planning permission may be required. Additionally, gravel or unbound materials are not permitted. The proposed design for the driveway or hardstanding must be approved by our Assets Team before work starts.



Examples of dropped kerbs and hardstandings

For further information, you may wish to consult the Planning Portal, the UK Government's online planning and building regulations resource for England and Wales. However our policy on driveways will supersede some of the planning advice on the portal www.gov.uk/planning-permission-england-wales

Requirements for dropped kerbs and vehicular crossings

If there is presently an inadequate or no dropped kerb / vehicle crossing at the property, before starting any work to develop the driveway or hardstanding, you must contact Wakefield Council's Highways and Engineering Department to make an application for permission to install a dropped kerb and get their approval to provide a vehicular crossing over any verges and footpaths.

Their contact details are:

Wakefield Council Highways and Engineering
PO Box 700
Wakefield One
Burton Street
Wakefield
WF1 2EB

Phone: 0345 8 506 506

Once Highways approval has been obtained and the dropped kerb installed, written approval should then be provided to the Assets Team. On completion of the works, Wakefield Council Highways will provide a completion certificate which also must be presented to the Assets Team.

Planning permission

Specific rules apply for householders wanting to pave over their front gardens. You will not need planning permission if a new hardstanding or driveway uses permeable (or porous) surfacing which allows water to drain through, such as permeable resin, block paving or porous asphalt or if the rainwater is directed to a lawn or border to drain naturally with planning guidelines, please check here

Hard permeable and porous surfaces

Hard surfacing which allows water to soak into it can be built with porous asphalt (tarmac), porous resin or clay block permeable paving.

The material has open voids across the surface or the material or around the edges of blocks that allow water to soak through.

To work effectively permeable surfaces should be laid over a subbase, which differs from traditional hardcore, containing fine material (sand and silt) that stops water passing through it easily.

For permeable and porous hardstanding or driveways different subbase materials are needed that allow water to pass through and store the water for a short time if it cannot soak into the ground as fast as the rain falls.

Various materials are available and two examples are known as 4/20 and Type 3 subbase.

Materials for permeable subbase are described as open graded and consist only of larger pieces of stone that have spaces between to store water.

Additional requirements on open plan areas

Areas defined by us as being 'open plan', our preference is for driveways and hardstandings to also be constructed completely in hard surfacing (porous) materials.

Whichever option is chosen, you must ensure that the construction of the driveway and the materials used are of a sufficiently robust standard and that they are laid in accordance with good building practice. You must take into consideration that our Grounds Maintenance Contractors will be cutting the grass on the open plan areas immediately adjacent to the newly installed driveway and if the material used cracks or the tarmac sinks when the lawnmowers go across it, we nor the contractor will be responsible for replacing the damage or replacing the broken materials.

Planning your hardstanding

It is important to remember that your new hardstanding must be planned in accordance with our requirements, for example where possible, provision must be made for pedestrian footfall and (where open plan) grass cutting grounds maintenance access should be accounted for.

Specifications

Your appointed contactor must provide a specification to Wakefield Council where required or to us depending upon the requirement, (permeable tarmac, resin, block paving, open plan and so on). To begin with please visit the Government's Planning Portal [here](#)

What is not permitted

There are several hardstandings that are not permitted and would not be given permission for. Wakefield Council or our guidelines would not allow the following examples of in curtilage or open plan parking.

Five easy steps to follow

1. Contact us and apply for a dropped kerb or hardstanding.
2. Following a visit from one of our surveyors, contact Wakefield Council's Highways department to get approval for a dropped kerb.
3. When you have received Highways approval and installed the dropped kerb, you should then provide our Survey Team with written approval from the Highways Department that the dropped kerb has been installed to the required standard.
4. Provide us with a sketch plan from your nominated contractor detailing the size and location of the proposed hardstanding or driveway, information about the form of construction and how surface water dispersal from the site will be managed. (Advice on this can be obtained from the Highways Department by calling 0345 8 506 506).
5. Notify us when the hardstanding has been completed so the surveyor can complete a final inspection and issue a notification of completion notice.

Further information

Wakefield Council: www.gov.uk/planning-permission-england-wales

Vico Homes: www.vicohomes.co.uk



Struggling to read this information? Let us know if you would like this document in another format, size or language. Please call us on 0345 8 507 507 or email contact@vicohomes.co.uk