



HILLINGDON
LONDON

PAVING FRONT GARDEN GUIDANCE



Any works undertaken to front gardens of 5sqm or more no matter what surface it has before hand should ensure that:

- the surface is permeable or
- that water is collected and directed to a permeable area.

If it does not meet either of these criteria, a planning application is necessary and unlikely to be granted. The government changed the General Permitted Development Order¹ so that the Local Planning Authority can ensure that adequate provision is made for drainage.

Why? Flooding, Biodiversity and Urban Heat Island.

Where hard paving allows water to run straight off the driveway and on to the road, or you pipe it straight into the sewers, this water enters the drainage system which wasn't designed to cope with the extra water. Water also takes with it pollutants and silt from drives into the roads and sewers and then our rivers. The result is that flooding and pollution has become a more common problem. The hard impermeable surfaces soak up heat during the day and then release it into the surrounding environment at night. This contributes to the overall warming of the environment. The paving over of front gardens is also detrimental to local wildlife and biodiversity. Insects and other small organisms lose their natural habitats, so there's less food for mammals and birds. Tending your garden at the front of the house gives neighbours the opportunity to meet and can help to build community spirit.

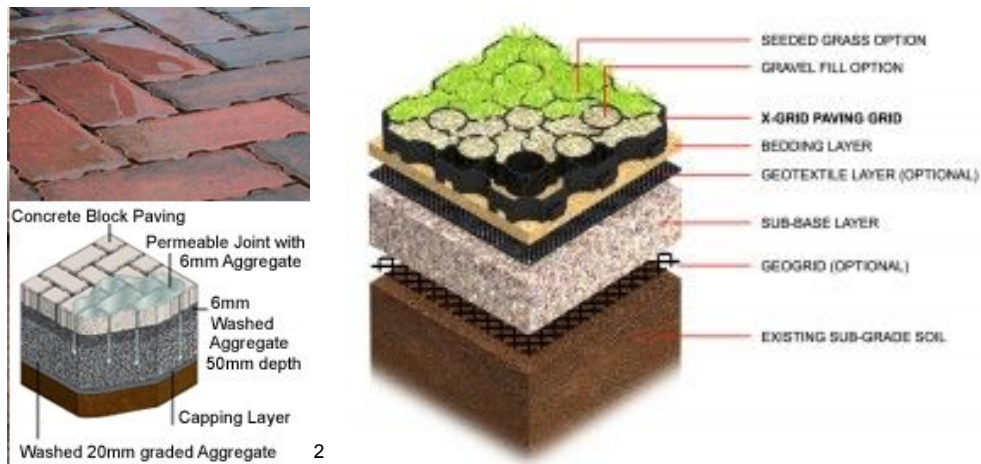
How to make your drive compliant?

Make it permeable. Permeable surfaces include: traditional gravel drives, Grasscrete, Plastic Grids filled with gravel, or soil and plants or interlocking brick paviours.

- **You MUST provide a permeable sub- base** ie no fines or sand, It should be laid on a well constructed sub base that uses type 3 or type 4 aggregate (larger sized aggregate.)
- **Plastic grids** Combine gravel with a reinforcing plastic cellular structure to keep it in place. They can also be filled with soil and planted. Consider the property boundary treatment so gravel does not travel on to the highway.
- **Grasscrete** is a concrete structure, which allows grass and/or other plants to grow through but water to drain away through a carefully constructed sub base.
- **Porous tarmac or a pebble bound with resin** is an increasingly popular choice.
- **Permeable Paving** requires pavers have ridges along the edge and therefore have larger open, permeable spaces between the units for water.

¹ <https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

Examples of Permeable surfacing and the required sub base



Non permeable surfacing

If using non permeable materials such as concrete, asphalt or paving, the front drive should:

1. Have a fall towards a permeable area - not the highway.
2. Retain a permeable area within the front garden of 25%. This should be a sufficient Sustainable Drainage system such as sized soakaway, or flower bed, french drain, which would adequately manage and control the flow of surface water.
3. Have a suitably sized collection system adjacent to the highway collecting and directing water towards the permeable front garden. This must not be connected to any existing piped drainage either private or public.

Useful tips

The [Royal Horticultural Society](#) provide some useful advice on how to comply on their website and have created a useful leaflet [Gardening Matters - Front Gardens](#)

Types of permeable surfacing and technical requirements can be found on [Paving Expert](#)⁴

Ensure there will be continual inspection and maintenance so that it is clear of debris.

All roof downpipes connected straight into a pipe which flows into the road, also contribute to flooding on the highway. These should also be allowed to flow onto the permeable area.

Enforcement

Discharge of water onto an adopted highway is an enforceable offence. Please report non compliant front drives to the Council Contact Centre. There are also additional highways requirements, as it is necessary to apply for an appropriate vehicle crossover or 'drop kerb'. Failure to do so can also lead to enforcement action. When applying for a drop kerb you will be expected to provide information to show you are complying with the above legislation. This includes the provision of a plan of the front garden and cross section of the proposed permeable surfacing.

² http://www.creativepavingandleisure.co.uk/Permeable_Paving.php

³ <http://www.duratex.co.uk/permeable-paving-grids/116-permeable-ground-reinforcement-paving-grid-330mm-x-330mm-x-40mm.html?gclid=CO6Gttzy6MsCFUORGwodAIsLxw>

⁴ <http://www.pavingexpert.com/perma11.htm>