

## A Planning Information Leaflet

# I want to construct a means of access (vehicular crossover) from a highway to my property



**If you require a copy of this leaflet in large print, Braille or another language, please contact:**

The Planning Department  
Rochford District Council  
Tel: 01702 318191

Email:

**[planning.applications@rochford.gov.uk](mailto:planning.applications@rochford.gov.uk)**

or visit the website:

**[www.rochford.gov.uk](http://www.rochford.gov.uk)**

# **I want to construct a means of access (vehicular crossover) from a highway to my property**

If the answer to any of the following questions is "Yes", then planning permission is required. If you would like written confirmation that planning permission is either required or your development is classed as permitted, it will be necessary for you to submit a Lawful Development Certificate (LDC) to establish this.

1. Is the means of access onto a classified road?

**Note:** Classified roads include all roads prefixed by a letter, for example Chelmsford Road A130, Eastwood Road A1015, Hall Road, Main Road, etc. (B1013). However, roads such as Ferry Road, Hullbridge, are also classified. Please check with the Planning Division for a full list of classified roads.

2. Will the means of access be constructed independently of any other development such as a garage or hardstanding?

## **Hard Surfaces**

If you wish to replace or put in a new area with a hard surface on your land, such as a driveway or additional parking area, then planning permission would be required if this area is located between the principal elevation of the property and a highway and also that the area covered exceeds 5 square metres. However, if

you make the hard surface out of porous materials or make provision so that any water drains off into a permeable or porous area within your garden then planning permission is not required. This is to encourage people to use materials that allow water to drain naturally into the ground rather than flowing off hard surfaces and into the public sewer network which can overload causing local flooding.

## **Building Regulations**

Building Regulations Approval is not necessary.

## **Local Highway Authority**

All vehicle crossovers require the prior consent of the Local Highway Authority, irrespective of the need for planning permission. However, the responsibility for safe development rests with the developer. This is especially relevant to vehicular crossovers, where they must not create an obstruction on any highway used by vehicular traffic or which would be likely to cause a danger to people.

Information about consent from the highway authority can be obtained from the Area Highway Manager (South East) at the following address:

Essex County Council  
Highways & Transportation South East Area  
No. 1 Endeavour Drive  
Festival Business Park  
Basildon  
Essex  
SS14 3WF  
Tel: 0845 603 7631

## Contact Information

The Duty Planning Officer will be available:

Monday 8.30 am – 1.00 pm

Tuesday 8.30 am – 1.00 pm

Wednesday 1.00 pm – 5.30 pm

Thursday 8.30 am – 1.00 pm

Friday 8.30 am – 1.00 pm

Phone:

Planning: 01702 318191

Building Control: 01702 318081

Fax: 01702 318181

Or you can email:

**[planning.applications@rochford.gov.uk](mailto:planning.applications@rochford.gov.uk)**

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