

Vehicle Crossover Frequently Asked Questions

Q. Is a vehicle crossover and a dropped kerb the same thing?

A. Yes - a vehicle crossover is also commonly known as a dropped kerb

Q. How much is the application fee for a vehicle crossover?

A. The current application fee is £350 and it is non-refundable

Q. What is the cost for construction of the vehicle crossover?

A. The current cost is £440 per sqm. The total cost for construction will vary at each location and the applicant will be notified of the exact costs.

Q. Does the cost include all works on the highway?

A. No. Where other works are required to complete the construction such as movement of street furniture, lamp columns, etc or the raising or lowering of footway chambers then these costs will also have to be covered by the applicant

Q. There is a tree in front of my property. Can this be removed so that a vehicle crossover can be installed?

A. The council's policy is that a healthy tree will not usually be removed to enable construction of a vehicle crossover

Q. When was the Vehicle Crossover Policy last reviewed?

A. The policy was last reviewed and approved in May 2022 in order to ensure it is fit for purpose with regard to climate change and the council's climate change targets.

Q. Does the new policy only apply to new vehicle crossover applications?

A. Yes it applies to all new applications i.e. applications since the new policy was agreed in May 2022, but it should be noted that it also applies to applications for extensions to current vehicle crossovers

Q. What is the minimum depth that my property frontage must be to enable a crossover to be installed?

A. The property frontage should have a minimum of 4.8m available space for the parking of a motor vehicle – this is measured from the back edge of the highway to the furthest forward protrusion on the property e.g. the front step, front windowsill, any raised planter or enclosed raised flowerbed/lawn. The local authority has to be assured that the property it is being constructed at has sufficient space on its frontage to enable a vehicle to park wholly within that frontage perpendicular to the property without impacting upon or obstructing the public highway.

Q. What if my vehicle(s) will not completely fit onto my frontage and part of them overhangs the footway. Is this allowed if my wheels are entirely within my property?

A. No part of your vehicle(s) should overhang the footway whatsoever as this is classed as a highway obstruction and enforcement action will be taken to prevent this

Q. As my property frontage slopes towards the footway surface water tends to run off across the footway and into the road gullies/drains. Is this allowed?

A. In accordance with the Highways Act 1980 the occupiers/owners of the property must ensure that any surface water on the property does **not** flow onto or across the public highway.

Q. How can I prevent surface water from flowing out of my property?

A. As part of the new Vehicle Crossover Policy 50% of your property frontage must be retained as soft surfacing/landscaping to enable any surface water to soak into the ground. To ensure that any excess surface water does not flow onto the highway you will also need to install a gulley and grate across the front of any driveway and that gulley must lead to a soak away or drainage so that any surface water entering it is able to flow away or be absorbed into the ground within the property boundaries

Q. What is *soft surfacing/landscaping*?

A. *Soft surfacing/landscaping means* all soil-based areas where surface water is able to soak into the ground and will include grass lawns, flower and shrub borders/beds but will not include flower or shrubs that are raised or encased in tubs, etc. Where a water butt is installed in the front area to contain surface water from downpipes the area that the water butt occupies can be included within the 50% requirement.

Q. If I am installing hardstanding on my frontage on which to park my vehicle do I have to use specific material?

A. You will need to comply with any planning regulations along with the Vehicle Crossover Policy. Our current policy indicates that any hardstanding should be made of permeable material i.e. material that allows surface water to permeate through it into the ground. A surface water test will be carried out to ensure permeability.

Q. Can I use a concrete subbase to place the permeable hardstanding on?

A. No. If the permeable material is placed on a non-permeable material such as concrete, it will not comply with the Vehicle Crossover Policy

Q. Does my property frontage have to be completed before the vehicle crossover is constructed?

A. Yes. The property frontage will be inspected to ensure it complies with the Vehicle Crossover Policy before any works can be carried out on construction of the crossover. If it is not compliant then you will be notified of what is still required to be done to ensure compliance is achieved.

Q. Do I have to sign a legal agreement to enable construction of a vehicle crossover?

A. Yes. A legal agreement between the applicant and the council will need to be completed and a copy of the legal agreement is placed on the deeds of the property as it will apply to all current or future owners of the property. The cost of the legal agreement is currently £300

Q. What if I change my property frontage after the vehicle crossover is installed?

A. If your property frontage no longer complies with the Vehicle Crossover Policy and the legal agreement that you have entered into this will result in the property owner/occupiers being given 28 days to bring the property back to compliance. If this does not happen then, in accordance with the legal agreement, the council can take steps to prevent the crossover from being used, such as bollards, or remove the crossover and **all works are rechargeable to the owner/occupiers.**

Q. I have already constructed my property frontage but have not applied for a vehicle crossover. Can I use my frontage for parking whilst I decide whether to apply or am awaiting the outcome of an application?

A. No. Crossing the footway without first having a properly constructed vehicle crossover in place is an offence under the Highways Act 1980 and the council's enforcement officers will serve legal notice where such activity is taking place. If the activity does not cease legal action will then be commenced which may result in prosecution and receiving a fine and criminal conviction. Rechargeable works can also take place to prevent the footway from being crossed.

Q. I live on a main road. Do I need planning consent to have a vehicle crossover installed?

A. Planning permission isn't usually required for this type of work, but will be if:

- the property has the frontage directly onto a classified road. See a [list of classified roads](#) (PDF)
- the property is a listed building
- the property is other than a house for a single-family, for example, a flat or maisonette
- the property is in a conservation area
- the proposed hard standing has more than 5m² of non-permeable surface

Q. Do I have to have planning consent, if it is needed, before applying for a vehicle crossover?

A. Yes. The application fee is non-refundable and if you apply for a vehicle crossover before receiving planning consent and that consent is subsequently refused you will not receive a refund of the application fee

Q. I live in a Controlled Parking Zone (CPZ). Can I still have a vehicle crossover?

A. Where an application may involve the removal of a CPZ parking bay the Traffic Team will be consulted to determine if the loss of a bay or bays would have a detrimental effect. If it is agreed that a bay can be removed the applicant will be responsible for the full costs of the legal process, advertising and works involved, which is currently **a minimum of £3,500.**

Q. Vehicles are constantly parking over my vehicle crossover. What can be done about this?

A. Blocking or obstructing any dropped kerb is against the law, and the council's contracted civil enforcement officers can issue a penalty. Once a penalty's been issued, the vehicle may be towed away.

A vehicle doesn't have to be fully blocked to be committing a parking violation.

If any part of a vehicle is parked adjacent to the fully flat section of a dropped kerb, then a PCN can be issued. This includes overhang from a bonnet or boot. We cannot act if the vehicle is only parked next to the sloping or tapered part of a dropped kerb.

Q. How can I report a vehicle that is blocking my vehicle crossover?

- A. To report a vehicle blocking a dropped kerb, call our parking enforcement contractors NSL. Please leave your name, contact number, and the details of the location and vehicle.

NSL can be contacted on 0203 092 0112 (option 4) Monday to Saturday 6.30am to 10pm and Sunday 9am to 5pm

Outside of these hours, you can call the police to deal with the issue as an obstruction.

Q. Where can I find a copy of the Vehicle Crossover Policy?

- A. A copy of the policy, the application guidance and the legal agreement can be found on the councils website at <https://www.walthamforest.gov.uk/parking-roads-and-travel/roads-and-pavements/dropped-kerbs> and all applicants will be advised to read all documents before applying for a vehicle crossover to ensure they can meet the required criteria. You will need to confirm, as part of the application process, that you have read and fully understood these documents.