

**MIDDLE LEVEL COMMISSIONERS AND ADMINISTERED
INTERNAL DRAINAGE BOARDS**



Pre-/Post-Application Consultation Procedures

Please be advised that with the exception of the simplest matters, any discussions in addition to the consideration of a consent application and/or response to a planning application needs to be the subject of a pre/post-application procedure. In this respect the developer has several options available. Please note that not all of these options may be relevant to the proposal. These are:

- (a) In respect of initial and relatively simple enquiries the Commissioners and associated Boards are currently offering a free Development Control and Consent “Surgery” at which you will be able to discuss the proposal and at which it can be determined the most appropriate pre-/post-application procedure for Discharge/Byelaw Consent.
- (b) Undertake the Soakaway Certification and Checking Service which we have introduced, on a trial basis, with a fixed fee arrangement.
- (c) Complete the “Preliminary Assessment” form. This is a trial procedure being undertaken on a fixed fee basis, following discussions with the Fenland Developers Forum.
- (d) Apply for the appropriate consents, as applicable. The applicant should be aware that using this procedure there is a risk that the application may be refused.
- (e) Undertake a more detailed pre-/post-application discussion procedure. This procedure was introduced to assist and guide applicants/developers in the implementation and completion of the proposal, ensuring that any issues concerning flood risk/water level management and/or navigation systems and/or environment issues are met, and any consent applications are submitted and approved prior to planning permission being granted and/or work commencing on site. This offers more certainty and increases the likelihood of meeting our requirements and alleviating the need to undertake enforcement action.

A “breakdown” estimate detailing the items considered can be provided for undertaking this process upon request.

Therefore, in order that we may deal with the query, the applicant should complete and sign the relevant form and return to us along with the necessary supporting documentation and payment if required.

Fees

The re-charging of fees is in accordance with the advice from HM Treasury.

For further information on all of the above options please see the relevant documents on our website at **www.middlelevel.gov.uk**.