



**middle level
commissioners**

Proudly managing water levels in the Fens since 1862

Middle Level Commissioners and Administered / Associated Internal Drainage Boards Pre- and Post- Application Consultation

Under the byelaws of the Middle Level Commissioners and associated Internal Drainage Boards (known as The Board), consent is needed to discharge any increase in flow or volume of surface water or foul water, or to undertake any development in or around watercourses. This is in addition to any planning consent that may be needed from the Local Planning Authority (LPA) or any other authority.

It is important that developers think about flood risk management issues when planning any development. This will ensure that consent is more likely to be given by the Board, which will avoid delays and reduce costs. If planning permission is given by a LPA, and it is then found that the Board will not issue consent for the agreed plans, this can lead to lengthy and costly discussions to try and develop a solution that suits the Board. Changes may also have to be made to the original planning application which also take time and may delay the start of the works.

Please do not presume that because Planning Permission has been granted, the Board will automatically issue consent.

Pre-application Consultation

We encourage pre-application consultation with this office, so that flood risk management issues can be dealt with at the earliest stage. These discussions will be able to highlight potential areas where Consent will be needed from the Board, and to give an idea as to whether consent would be given. This would therefore help you prepare an application which met the Board's requirements before a formal planning application was submitted. Thinking about flood risk early on should also mean that fewer conditions would be imposed on planning permissions, or if they are, they should be quickly discharged. This could save substantial time and money being spent on planning applications.

The costs for pre-application consultations can be found on the fees document on the consent/planning page on our website. The fees are less than those for post-application discussions, to encourage the use of this service.

Post-application Consultation

The Board will, of course, undertake post-application discussions, when planning permission has already been issued. As the planning application will have already been discussed, and comments made by various parties, it will be more difficult to adjust the application to incorporate the Board's comments. Any planning permission which does not meet the Board's needs may lead to the Board refusing to issue the consents needed for the development to progress. For this reason, pre-application discussions are therefore encouraged and preferred.

The application forms for pre- and post-application, and details of what information we would like you to provide can be found on the consents page of our website. For further information, please do not hesitate to contact us.

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