



**middle level
commissioners**

Proudly managing water levels in the Fens since 1862

**Middle Level Commissioners
and Administered / Associated Internal Drainage Boards
Detailed Consultation Process**

With the exception of the simplest matters, any discussions in addition to the consideration of a consent 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) For initial and relatively simple enquiries, we offer a free 15 minute Development Control and Consent 'Surgery' at which you can discuss your proposal with us. The most appropriate pre-/post- application procedure for Discharge and Byelaw Consent can then be determined.
- b) Undertake the Soakaway Certification and Checking Service, which has a fixed fee per device.
- c) Complete the Preliminary Assessment form. This procedure is undertaken for a fixed fee, following discussions with the Fenland Developers Forum, and allows developers to determine the viability of a site before submitting a planning application.
- d) Apply for the appropriate consents, as applicable. By using this process without any preliminary discussion, there is a risk that the application may be refused.
- e) Undertake a more detailed pre-/post- application discussion procedure. This procedure ensures that any issues concerning flood risk, water level management, navigation systems and environment issues are dealt with as soon as possible, 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 costly amendments to planning applications. An estimate detailing the charges for items considered can be provided for this process on request.

To help us deal with your query, please complete and sign the relevant form and return it to us with the necessary supporting documentation and payment if required.

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

Apr 2025