



Middle Level Commissioners and Associated / Administered Internal Drainage Boards Boards' Policy on placing notes on the Land Charges Register

Under the byelaws of the Middle Level Commissioners and Internal Drainage Boards administered from this office (known as The Board) , it is a criminal offence to increase the flow or volume of discharges into a watercourse within their Districts without the prior written consent of the Board. This applies whether or not planning permission has been obtained or is necessary, and is in addition to other consents which may be required.

It is the policy of the Board to request a note to be placed on the Register of Local Land Charges if consent has not been granted. This will bring your and potential purchasers' attention to the fact that the arrangements of surface water disposal for the site are not fully resolved and that it may be the position that a legal consent for discharge is required. The note will remain until it is confirmed in writing that either consent has been granted, or our engineers confirm that consent is not required.

This Register note could be avoided, or the time it is in place might be reduced, if applicants use our pre-application procedure. This procedure aims to deal with the issues concerning flood risk and water level management at an early stage and prior to a formal application for planning permission or for our consent being made. 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.

A post-application consultation occurs after a planning application has been made and does not therefore provide the advantages of the pre-application procedure, as it will be more difficult to adjust the application to incorporate the Boards 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.

Further information on the pre- and post- application processes is available on our website at www.middlelevel.gov.uk

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