



Coventry City Council

LEAD LOCAL FLOOD AUTHORITY PRE-APPLICATION CHARGING SCHEME

Adopted: **XX XXXX 2017**
Reference: **LLFA/2017/001/A**

Introduction

Coventry City Council's Lead Local Flood Authority (LLFA) operates a scheme of charging for pre-application advice for development proposals and project work. This note provides guidance on the procedure and charging arrangements for pre-application advice.

The LLFA considers around 240 consultations each year. The advice of the LLFA is an important material consideration for the Planning Authority when determining planning applications as a statutory consultee. The LLFA welcomes and encourages discussions before a developer submits a planning application. These discussions can result in better quality applications which stand a better chance of a successful outcome and help speed up the decision making process after submission. As a consequence they can help to minimise subsequent costs and avoid abortive applications.

To enable the LLFA to provide this service to a consistent and high standard we allocate significant resources to the service. The Council has decided that the cost of providing the service should be recovered directly from the developer and not fall as a general cost to the council taxpayer, in accordance with The Local Government Act 2003. It should be noted that the current statutory planning fees do not cover the cost of pre-application advice given by the LLFA.

Development Management approach

The principle of front loading the local planning process is detailed within the National Planning Policy Framework (NPPF). The NPPF highlights the benefit for pre-application discussions to be held in order to assist in resolving issues prior to the formal application stage. This will aid in the submission of the right information that is crucial to good decision-taking by the Local Planning Authority.

Manual for Streets (March 2007) and subsequent Manual for Streets 2 (September 2010) also emphasise the need for a collaborative approach to shaping development proposals, where developers, local authorities and other public agencies work together to ensure developments are designed and delivered with consideration of all relevant issues.

What do we expect of you?

Applicants are expected to be aware of Coventry City Council's Planning Policies in considering the early stages of a proposal as this provides the most efficient basis for discussion. If the proposals do not accord with our planning policies, the applicant would be expected to provide sound reasons why they are contrary to policy. While we appreciate that some information may not be available for pre-application discussions, we expect a minimum level of information to be provided to enable us to provide quality advice and guidance and ensure that time is used effectively.

The benefits of pre-application discussions

- Understanding how national, regional and local guidance will be applied to your development;
- Potential for reducing the time your professional advisors spend in formulating your proposals;
- Written confirmation of the advice given at the pre-application stage;
- Indicate any proposals which are completely unacceptable in flood risk and drainage terms, so saving the cost of pursuing a formal application;
- Identify if specialist input will be required;
- Identify the supporting documents that will be required to be submitted with a formal application to be considered favourably by the LLFA;
- Advice that is consistent, reliable, up to date and tailored to your needs.

If an application is submitted which requires significant change, where pre-application advice has not been sought or followed or where no explanation has been provided to support a proposal which does not follow published advice, the LLFA will respond to the Planning Authority based upon the information submitted with the application, it is unlikely that, at that stage, an applicant will be invited to discuss the proposal. We therefore expect that any applicant will seek pre-application advice before committing to make an application.

What are the levels of charging?

The fee is directly related to the complexity of the proposed development and reflects the amount of time required and the need for possible ongoing update meetings where larger developments are proposed:-

Category A – Small Scale Development - £60 (£50 + VAT)

- 2 or fewer dwellings
- Up to 100 m² Commercial Floorspace
- Dropped kerbed accesses

Category B – Small Scale Development - £120 (£100 + VAT)

- 3 to 9 dwellings
- 100 - 500 m² Commercial Floorspace
- Change of Use of up to 500 m² floor space
- Telecommunication mast

Category C – Medium Scale Development - £600 (£500 + VAT)

- 10 to 49 Dwellings
- 500 to 1,000 m² Commercial Floorspace
- Change of Use of up between 500 and 1,000 m²
- Minerals and Waste sites below 1ha

Category D – Large Scale Development - £1200 (£1000 + VAT)

- 50 to 79 Dwellings
- 1,000 to 2,000 m² Commercial Floorspace
- Reserved matter applications for outline schemes with category E
- Other developments requiring;
 - Transport Statements¹
 - Travel Plan Statements¹
- Amendments to previously agreed schemes within category E
- Change of use between 1,000 and 2,000 m²
- Minerals and Waste sites between 1ha & 15ha

Category E – Major Scale Development - £1800 (£1500 + VAT)

- 80 to 200 Dwellings
- 2000 to 5,000 m² Commercial Floorspace
- Change of use between 2,000 and 5,000 m²
- Minerals and Waste sites between 1ha & 15ha
- Other developments requiring;
 - Transport Assessments¹
 - Travel Plans¹

Category F – Project/Major Work - £2400 min fee (calculated on request)(£2000 + VAT)

- 200 + Dwellings
- 5,000 m² or more Commercial Floorspace
- Change of use of over 5,000 m²
- Minerals and Waste Sites over 15ha

If your development does not clearly fall within an above category please contact the LLFA for further advice

¹ As agreed with the LLFA

Exemptions

The charging scheme will not apply to enforcement or advice to any local resident affected by a development. Such advice at this time will continue to be provided free of charge.

Additional Charges

The standard charge for major development /project work inquiries relates to the amount of time taken by the case officer(s), from the investigation stage to a meeting with the applicant and the subsequent written confirmation of advice.

The Authority reserves the right to advise that the scope for further discussion has been exhausted. Any additional work required to respond to additional queries beyond this point will be charged at an hourly rate. Hourly rates will be charged at cost. Where additional specialist advice is required to be provided by other groups within Coventry City Council, fees will be charged at cost.

Additional meetings will only be attended where all action points agreed at the previous meeting have been addressed to our satisfaction and may require an additional fee.

Payment of Charges

All fees are required upfront and no response to your enquiry will be possible until payment has been received and processed.

Pre-Application Process

STEP 1

Applicant to complete the pre-application advice form to request pre-application advice and attach the required information

STEP 2

Within 10 working days the Lead Local Flood Authority will notify the applicant if the service is appropriate and/or confirm the fee required for the advice requested



YES: The applicant will receive written confirmation of who will be dealing with the enquiry and an invoice for required fee. If necessary any further information will also be requested.

NO: The applicant will receive written confirmation that the service is unsuitable and will be provided with what other sources of advice are available

STEP 3

Once the information has been received the Officer will contact the applicant to arrange the Pre-Application Meeting (if required) and/or confirm whether the information submitted is sufficient or not to enable the Lead Local Flood Authority to provide the Pre-Application Advice.

STEP 4

Attend the Pre-Application Meeting (if required). The LPA will also be invited to attend if requested by the applicant.

STEP 5

Within 21 working days of the meeting and following receipt of a full submission, the Lead Local Flood Authority will provide the applicant with a written response outlining its advice on the proposals, along with any further actions needed to ensure any forthcoming planning application will be valid in highway terms.

STEP 6

If, following the written response the applicant requests further meetings or advice then additional fees will be applicable.

Information Required for Pre-application Discussion

Coventry City Council's LLFA requires a sufficient level of information to be provided before any pre-application advice is given or meetings are attended. This is to enable us to provide quality advice and guidance to be given and ensure the meeting time is used effectively.

The following list is the requirement for information. You will be informed at the relevant stage of the process if additional information is required. You must ensure that we receive all of the information 10 working days before a pre-application meeting otherwise the meeting may need to be rescheduled.

The more information that is provided to the LLFA the better able we will be to ensure that all the issues are identified early in the discussion process.

The information below is a guide to the documents expected to be submitted for pre-application discussion with the LLFA:

Category A – Small Scale Development

- (a) Location plan with red line boundary (minimum scale 1:2500 Ordnance Survey).
- (b) Site layout plans, proposed and existing.
- (c) Identification of water features (e.g. culverts) within the footprint of the proposed development.
- (d) Assessment of surface water flooding and fluvial flooding, which can be undertaken by referencing the Environment Agency's flood maps for planning.
 - Where the development is vulnerable to flooding, an appropriately scaled flood risk assessment will be required.
 - Proposed sustainable drainage disposal techniques.

Category B – Small Scale Development

- (a) Location plan with red line boundary (minimum scale 1:2500 Ordnance Survey).
- (b) Site layout plans, proposed and existing.
- (c) Identification of water features and drainage infrastructure (e.g. culverts) within the footprint and within close proximity of the proposed development.
- (d) Appropriately scaled flood risk assessment or statement in line with NPPF and PPG.
- (e) Topographical survey with spot levels and contours.
- (f) Flow route details.
 - Definition of the natural drainage characteristics of the site, and natural flow paths for surface water runoff should be identified on a plan where appropriate. Demonstration that the drainage proposals will integrate with, and not compromise the function of, the natural drainage systems.
 - Flood water flow routes in the event of exceedance or blockage of the drainage system should be indicated on a plan.
- (g) Ground investigation.
 - Provide an intrusive ground investigation report to assess the existing geology, ground

conditions and permeability of the site. Percolation tests should be undertaken in accordance with BRE Digest 365 or other appropriate testing methods, in order to determine the ground water level and the suitability of infiltration SuDS for the management of water on site.

(h) Drainage Design.

- Proposed discharge rate and supporting calculations – all sites shall be treated as a greenfield site and shall discharge at green field $Q_{bar}-20\%$ or 5 l/s, whichever is greater.
- Include proposed SuDS attenuation techniques and location if required.
- Proposed sustainable drainage disposal techniques.
- Where infiltration is not viable, identify proposed Surface water outfalls, where these are located offsite, evidence that a connection is viable. Where relevant, approval in principle for the proposed flow to discharge.
- Identify proposed Foul Water outfalls, where these are located offsite, evidence that a connection is viable. Where relevant, approval in principle for the proposed flow to discharge.

Category C proposals and above – Medium/Large Scale Development

(a) Location Plan with red line boundary (minimum scale 1:2500 Ordnance Survey).

(b) Site layout plans, proposed and existing.

(c) Identification of water features and drainage infrastructure (e.g. culverts) within the footprint

and within close proximity of the proposed development.

(d) Appropriately scaled flood risk assessment in line with NPPF and PPG.

(e) Topographical survey with spot levels and contours.

(f) Flow route details.

- Definition of the natural drainage characteristics of the site, and natural flow paths for surface water runoff should be identified on a plan where appropriate. Demonstration that the drainage proposals will integrate with, and not compromise the function of, the natural drainage systems.

- Flood water flow routes in the event of exceedance or blockage of the drainage system should be indicated on a plan.

(g) Ground investigation.

(h) Provide an intrusive ground investigation report to assess the existing geology, ground conditions and permeability of the site. Percolation tests should be undertaken in accordance

with BRE Digest 365 or other appropriate testing methods, in order to determine the ground water level and the suitability of infiltration SuDS for the management of water on site.

(i) Drainage design.

- Proposed discharge rate and supporting calculations – all sites shall be treated as a greenfield site and shall discharge at green field $Q_{bar}-20\%$ or 5 l/s, whichever is greater.
- Include proposed SuDS attenuation techniques and location if required.
- Identification of proposed SW and FW outfalls, where these are located offsite, evidence

that a connection is viable. Where relevant, approval in principle for the proposed flow to discharge.

Standard of Service

If you have a proposal which is likely to be subject to a charge you can contact us in a number of ways:

Write to us at: Flood Risk Management & Drainage Services, Whitley Depot, 259 London Road, Whitley, Coventry, CV3 4AR.

Email us at: flooding@coventry.gov.uk

Telephone us on 08085 834333

Visit our web site www.coventry.gov.uk

When you contact us we will ask you to fill out a 'pre-application advice form' and provide us with the required information (as above). The form can be sent to you by post, email or can be downloaded from our website.

What will you get from the Service?

We will:

- a. Provide written confirmation within 10 working days of receiving your request to tell you whether the service is right for you;
- b. Provide details of what further information you may need to supply;
- c. Contact you to arrange a date for a meeting if required;
- d. Arrange a meeting with you and invite the planning officers to advise you on your case, including any site visits needed;
- e. Provide detailed written confirmation within 21 working days of the meeting, or receipt of a full submission, of our advice. This will include what you will need to supply to support your application;
- f. Ensure any necessary confidentiality;
- g. Advise that will remain directly relevant to the proposals for 90 days.

Pre-Application Meeting

Subject to the availability of all of the required information, the date and venue for the pre-application advice meeting will be confirmed by all parties.

Normally, the meeting will be held at the LLFA's offices at Whitley Depot, London Road however, we can also consider site meetings or alternative venues if required.

Written Confirmation of Officer Advice

Following the pre-application meeting, or the submission of a full pre-application package, you will receive a written response confirming our advice. Our aim is to issue a response within 21 working days of the meeting being held. Where this is not possible due to the

issues being more complex, a specific time scale reflecting this will be agreed at the meeting.

If you request further discussions following the receipt of this written advice a further fee is likely to be required.

Where proposals for project work, large or major schemes with highly complex issues a series of meetings or pre application submissions may be required. This will be discussed and an approach agreed during an initial pre-application meeting. An additional fee may be required.

Additional meetings will only be attended where all action points agreed at the previous meeting have been addressed to our satisfaction.

Please Note:

Requesting Coventry City Council's LLFA's Pre-Application advice is not mandatory. However the LLFA will no longer enter into discussion over the in depth scope or content of any specialist highways and transport advice outside the Pre-Application Advice Scheme.

Any advice given by the LLFA officers for pre-application enquiries does not constitute a formal response. Any views or opinions are given in good faith, and on the best of ability, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the Planning Authority.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the advice note will form the basis of our consultation response to the Planning Authority, who will determine any subsequent planning applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

It should be noted that little or no weight will be given to the content of the Councils Pre-Application advice for schemes submitted more than 12 months after the date of the advice being used.

We cannot guarantee that any subsequent application you make will be valid or will get approval. However, the pre-application advice we give you will aid this process significantly.

All additional charges/invoices should be paid within 30 days.

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.