



Canal &
River Trust

Development Management

Introduction

- Pre-application
- Types of Planning Applications
- NSIPS
- Validation requirements
- Publicity and Consultation
- Responding to applications

Pre-Applications

England

- Encouraged but not compulsory
- No National Framework
- Confidential
- Variations in charges

Wales

- New requirement for major applications

Canal & River Trust

- Encourage pre-application consultations

Types of Planning Applications

- Full Planning Permission.
- Householder Planning Application
- Outline Permission
- Reserved Matters – follow outline approval

Post Decision Applications:

- Vary or remove conditions (Section 73 applications)
- Minor Material Amendment
- Non-Material Amendments
- Discharge of Conditions

Other Application Types



Coventry Canal Conservation Area

Conservation Area Consent
(Wales)



The Roundhouse Birmingham

Listed Building Consent



Advert Consent

Other Application Types

- Certificates of Lawful Existing Use (CLEUDS)
- Certificate of Proposed Use or Development (CLOPUDS)
- Tree Applications
 - Tree Preservation Orders
 - Hedgerow removal notice
 - Works to trees in conservation
- Temporary Flexible Change of use
- Hazardous Substances Consent

Prior Notification Applications

- Larger household extensions outside of conservation areas
- New agricultural buildings
- Specific changes of use
- Telecommunication applications



Planning Applications: Validation Requirements



Validation Requirements

For an application to be valid the following is required:

- Completed application form – with relevant signed Certificate and agricultural land declaration.
- National information requirements

Minimum of:

- Location plan - scale of 1:1250 or 1:2500
 - Block plan of site scale of 1:100 or 1:200.
 - Existing and proposed plans to recognisable scale
- Application fee

Validation Requirements

Some proposals may also need to be accompanied by specific supporting documentation:

- Design and Access Statement
- Heritage Statement
- Planning Statement
- Flood Risk Assessment
- Contamination Reports
- Ecology and Biodiversity Report
- Environmental Impact Assessment
- Community Infrastructure Levy
- Affordable Housing Statement

VALIDATED

Publicity and consultation



- Letters sent to adjacent landowners and statutory consultees – 21 days from date of letter for response (or date stated in the letter). 21 days for date of receipt for the statutory consultees.
- Site Notices posted at site – 21 days from date of notice
- Press Notices (some applications only) – 14 days from date notice appears

What Next

- Consideration of Consultation Responses
- Balanced judgement based on planning merits
- Delegated Decision
- Recommendation to Planning Committee



The Decision

- Granted
- Granted subject to conditions
- Granted subject to conditions & S106
- Refused



Appeals



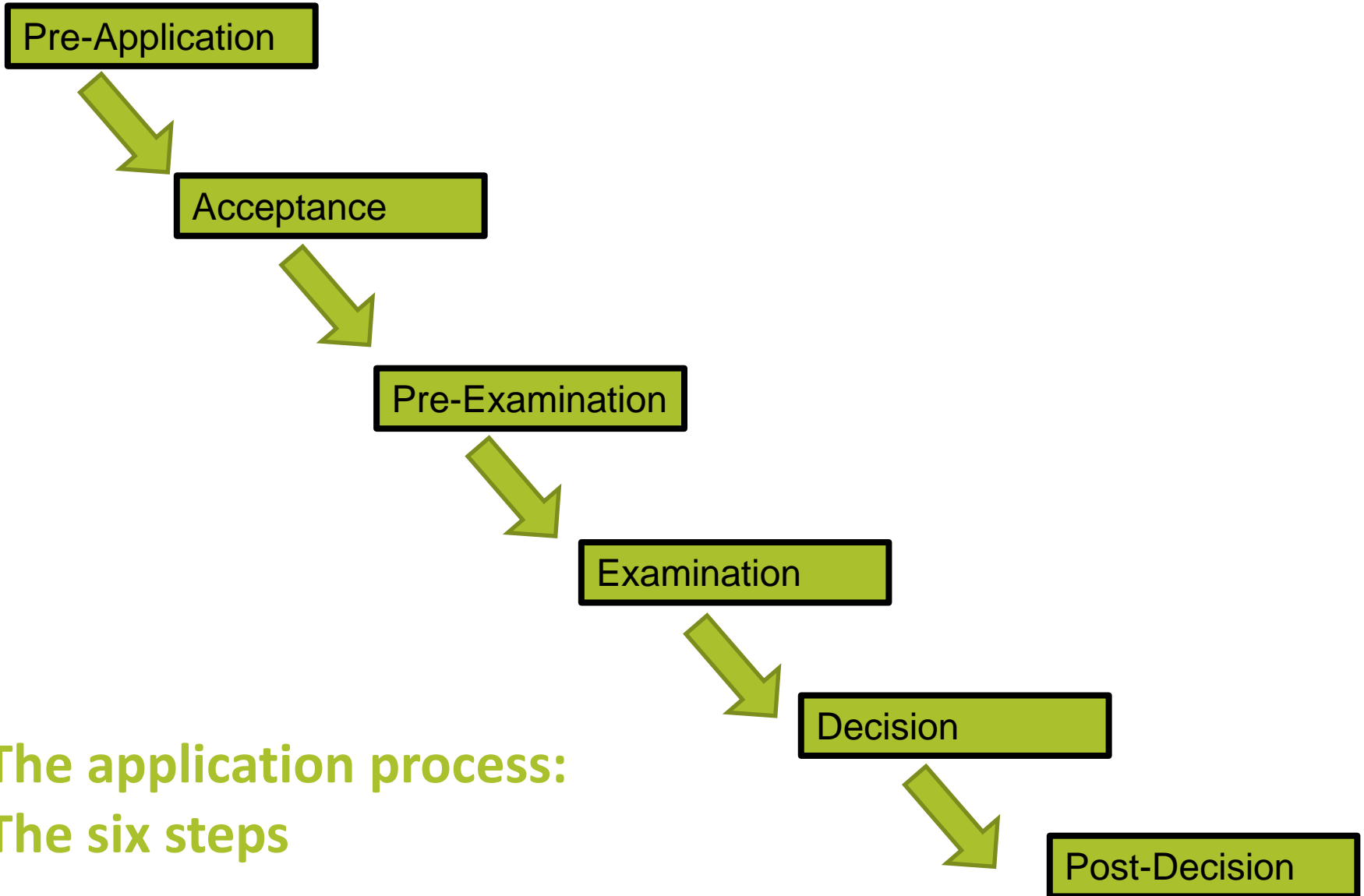
Nationally Significant Infrastructure Projects

- Power Stations
- Wind Farms
- Gas pipelines
- Major Roads
- Runways
- Reservoirs
- Waste Water
- Hazardous Waste
- Rail Freight



Require 'development consent'
Determined by the Planning Inspectorate
Trust is a prescribed consultee

Nationally Significant Infrastructure Projects



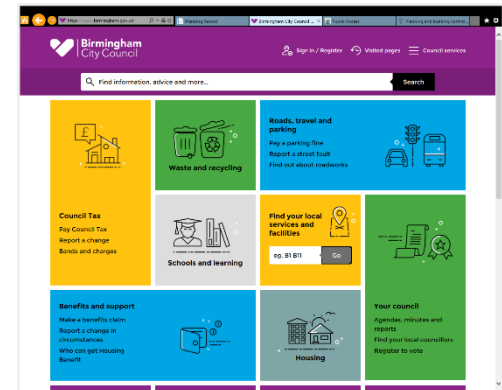
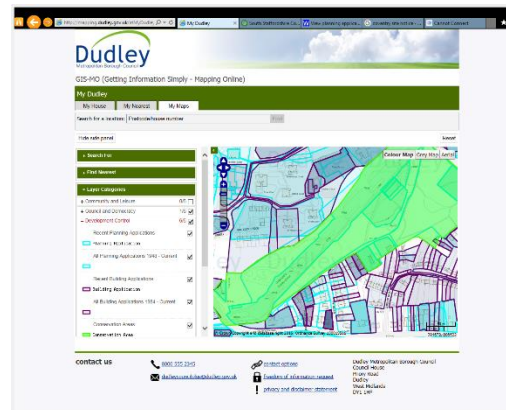
**The application process:
The six steps**

IWA Perspective

Planning Applications

How to find out about them?

- SCI
- Weekly Lists
- Newspapers
- Identifying if Relevant
- Large infrastructure Projects
- Plans & Documents





GIS-MO (Getting Information Simply - Mapping Online)

My Dudley

- My House
- My Nearest
- My Maps

Search for a location:

Hide side panel

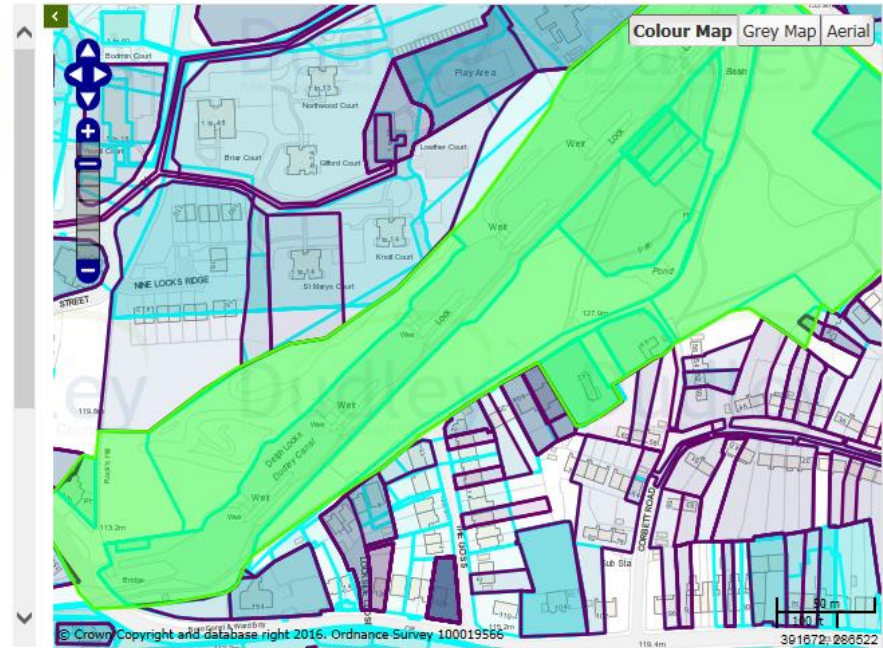
Reset

Search For

Find Nearest

Layer Categories

- + Community and Leisure 0/6
- + Council and Democracy 1/6
- Development Control 6/6
 - Recent Planning Applications
 - Planning Application
 - All Planning Applications 1948 - Current
 - Recent Building Applications
 - Building Application
 - All Building Applications 1984 - Current
 - Conservation Areas
 - Conservation Area



contact us

[0300 555 2345](tel:0300 555 2345)
dudleycouncilplus@dudley.gov.uk

[contact options](#)
[freedom of information request](#)
[privacy and disclaimer statement](#)

Dudley Metropolitan Borough Council
 Council House
 Priority Road
 Dudley
 West Midlands
 DY1 1HF

Planning Statement

Proposed Elevations

Air Quality Assessment

Environmental Statement

Existing Floor Plans

Landscaping Masterplan

Noise Assessment

Location Plan



Bio-diversity survey and Report

Archaeology Assessment

Transport Statement

Proposed Floor Plan

Proposed Floor Plan

Block Plan

Existing Elevations

Landscaping Management Plan

Heritage Statement

Lighting Assessment

Site Plan

Design & Access Statement

Flood Risk Assessment

Contamination report

How to Respond

- Timescales
- Assessment
- Responding
- Objections and Comments
- Copying and Filing



Outcomes

- Decisions
- Appeals & Inquiries

Any questions?