

Report for Department of Communities & Local Government STATUTORY CONSULTEE PERFORMANCE 2013/14 Canal & River Trust (the Trust)

Canal & River Trust as Statutory Consultee: Duty to Respond and Report

Purpose of the Report

Provisions contained within the Planning and Compensation Act 2004 and the Town and Country Planning (Development Management Procedure) (England) Order 2010 set out the requirements on British Waterways as statutory consultee. The British Waterways Board (Transfer of Functions) Order 2012 has substituted references to British Waterways in the Town and Country Planning (Development Management Procedure) (England) Order 2010 to the Canal & River Trust. As such, the Canal & River Trust as statutory consultee is required to:

- Provide a substantive response within 21 days from receipt of the document forming the consultation to pre-application requests for advice from developers and to respond to requests for advice from local planning authorities in respect of registered planning applications in accordance with Article 20 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.
- Compile a report on an annual basis for the Secretary of State on compliance with the provisions under the Planning and Compensation Act 2004 and with Article 21 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

In addition the Planning Practice Guidance, in relation to Statutory Consultee performance reports, states that “it would be helpful if these reports also identify the number of instances where negotiated extensions to the 21 day deadline are agreed with the local planning authorities concerned”. We have included this information.

The report consists of the following information:

- The number of consultation requests received at pre-application stage which required a response within the reporting period and the number responded to within the prescribed consultation period;
- The number of registered planning application consultation requests received which required a response within the reporting period and the number responded to within the prescribed consultation period;
- The number of consultation requests received from a person other than a local planning authority which required a response within the reporting period and the number responded to within the prescribed consultation period;
- A brief summary of reasons why the statutory deadline has not been met in all cases; and
- Key issues and challenges faced by the Trust as statutory consultee.

Statutory Consultee Status for Planning Applications

The Canal & River Trust is a Statutory Consultee on planning applications involving:

‘Development likely to affect:

- *any inland waterway (whether natural or artificial) or reservoir owned or managed by British Waterways; or*
- *any canal feeder channel, watercourse, let off or culvert which is within an area which has been notified for the purposes of this provision to the local planning authority by British Waterways.’*

Report for Department of Communities & Local Government

STATUTORY CONSULTEE PERFORMANCE 2013/14

Canal & River Trust (the Trust)

The requirement is set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended by the British Waterways Board (Transfer of Functions) Order 2012.

In preparing a substantive response, the Trust seeks advice from a range of internal specialists including, bridge, geotechnical and structural engineers, hydrologists, ecologists, heritage advisors etc.

The Notified Zone for Consultation with the Trust transcends **177** local authority administrative boundaries as illustrated in the table below.

| Type of Local Planning Authorities in England & Wales | No of Local Planning Authority administrative areas transcended by waterways owned or managed by the Trust |
|---|--|
| Greater London Authority | 1 |
| County Councils | 17 |
| National Park Authorities | 3 |
| Unitary Authorities | 52 |
| London Boroughs | 18 |
| Non Unitary Authorities | 78 |
| Welsh Unitary Authorities (County Boroughs & County Councils) | 7 |
| Other – UDCs, Olympic Legacy etc | 1 |
| TOTAL | 177 |

Canal & River Trust's Overall Performance

The Canal & River Trust received a total of **2069** pre-application and registered planning application consultations in England and Wales to which a response was required within the period 01 April 2013 to 31 March 2014.

This figure includes **336** consultations to which the Trust has no statutory duty to respond but where we consider it appropriate to do so in order to protect our assets and/or where the consultation falls within our notified areas for consultation. This includes consultations from authorities within Wales, applications for Listed Building Consent, applications for the Discharge of Conditions, EI Scoping consultations etc. For the purposes of the remainder of this report, these consultations have been excluded.

The Canal & River Trust therefore received a total of **1733** pre-application and registered planning application consultations in England to which there was a duty to respond within the period 01 April 2013 and 31 March 2014. The figures reported below relate to these consultations.

| Consultation Type | Number of consultations received requiring a response in 2013/14 |
|--|--|
| Pre-application consultations received from LPAs | 48 |
| Pre-applications received from others | 83 |
| Registered Planning Application Consultations received from LPAs | 1602 |
| Planning Application Consultations received from others | 0 |
| TOTAL | 1733 |

Report for Department of Communities & Local Government

STATUTORY CONSULTEE PERFORMANCE 2013/14

Canal & River Trust (the Trust)

Of these 1733 statutory consultations received, 6 were subsequently withdrawn within the statutory period and before the Trust made a substantive response. We therefore consider that the Trust had a duty to respond to **1727** consultations as follows:

| Consultation Type | Net number of consultations received requiring a response in 2013/14 |
|--|--|
| Pre-application consultations received from LPAs | 48 |
| Pre-applications received from others | 80 |
| Registered Planning Application Consultations received from LPAs | 1599 |
| Planning Application Consultations received from others | 0 |
| TOTAL | 1727 |

The following analysis is based on these figures.

In the period 01 April 2013 to 31 March 2014 the Canal & River Trust received a total of **128** pre-application consultations, which represents **7.4%** of the total number of consultations requiring a response received. Of these **48 (38%)** were received from LPAs whilst **80 (62%)** were received from persons other than an LPA.

Under the provisions of Article 20 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, statutory consultees are required to provide a substantive response within 21 days upon receipt of the document forming the planning consultation, to pre-application requests for advice from developers and to respond to requests for advice from Local Planning Authorities in respect of registered planning applications. Where the 21 day deadline has been extended by the agreement of both parties, it is the extended date which performance should be recorded against.

| | No. of Registered Planning Application Consultations | No. of Pre-Application Consultations received from LPAs | No. of Pre-Application Consultations received from others | Total No of Consultations |
|--|--|---|---|---------------------------|
| No. of consultations in compliance with statutory deadlines | 1401 | 33 | 57 | 1491 |
| No. of consultations in Compliance with statutory deadlines & agreed extension | 1506 | 37 | 65 | 1608 |
| No. of application consultations in non-compliance ¹ | 93 | 11 | 15 | 119 |
| TOTAL | 1599 | 48 | 80 | 1727 |

¹ These figures include consultations where a response was made outside of statutory deadlines and/or any agreed extension for reasons discussed below, as well as consultations to which no response was made within the relevant timescale at all

During the period 01 April 2013 to 31 March 2014 the Trust provided a substantive response to **1491** consultations in compliance with the statutory deadline (≤ 21 days), which equates to **86%** of the total consultations received as defined above. A substantive response was also provided to a further **117** consultations where the 21 day deadline had been extended by agreement of both parties.

Report for Department of Communities & Local Government

STATUTORY CONSULTEE PERFORMANCE 2013/14

Canal & River Trust (the Trust)

During the period 01 April 2013 to 31 March 2014 the Trust provided a substantive response to a total of **1608** statutory consultations in compliance with the statutory deadline and/or agreed deadline extension, which equates to an overall response rate of 93%.

Therefore, during this period a substantive response to **119** consultations was not provided within 21 days of receipt and/or an agreed extension period, which equates to **7%** of the total number of consultations received.

Reasons for Non Compliance with Statutory Deadline for Consultations

As stated above, a substantive response to **119** consultations was not provided by the Trust within 21 days of receipt and/or within an agreed extension period. For **35%** of those consultations however, substantive responses were provided within 7 days of the deadlines as shown in the table below. Furthermore, in **6.7%** of these cases we were not supplied with sufficient information by either the LPA or applicant to enable us to make a substantive response at all.

| No of additional days that statutory deadline and agreed extension of time exceeded | No of Consultations | % |
|---|---------------------|------------|
| 1 day | 17 | 14.2 |
| 2 - 3 days | 11 | 9.2 |
| 4 – 7 days | 14 | 11.7 |
| 8 – 14 days | 26 | 21.8 |
| 15 – 21 days | 14 | 11.7 |
| 22 – 28 days | 13 | 10.9 |
| > 28 days | 11 | 9.2 |
| Insufficient information provided to allow a substantive response to be made | 8 | 6.7 |
| No response made / date not properly recorded | 5 | 4.2 |
| TOTAL | 119 | 100 |

The reasons recorded for non-compliance with statutory deadline and agreed extensions of time for the **119** consultations during the period 01 April 2013 – 31 March 2014 are listed in the table overleaf.

Report for Department of Communities & Local Government STATUTORY CONSULTEE PERFORMANCE 2013/14 Canal & River Trust (the Trust)

| Principal reasons for non- compliance | No of Consultations | % |
|--|---------------------|------------|
| Verbal response given within statutory deadline but written substantive response exceeded statutory deadline or agreed extension of time | 0 | 0 |
| Accompanied by a full Environmental Statement | 1 | 0.9 |
| Amendments subsequently received | 0 | 0 |
| Where an extension of time request was not agreed by applicant | 7 | 5.9 |
| Resourcing Issues e.g. recruitment & retention; sick leave; annual leave; internal consultations | 98 | 82.4 |
| Application consultation sent to the wrong Trust office | 1 | 0.9 |
| Public Holiday | 0 | 0 |
| Insufficient information provided to allow a substantive response to be made | 8 | 6.7 |
| Other or reason not properly recorded | 4 | 3.3 |
| TOTAL | 119 | 100 |

Key Issues and Challenges faced by the Trust as Statutory Consultee

As identified in previous reports over the last three years, there are four key issues which continue to affect the Trust's effectiveness as a statutory consultee:

1. **7.4%** of all statutory consultations received were pre-application requests for advice from Local Planning Authorities and / or developers. The relatively low number of pre-application consultations it received, remains a key concern for the Trust. It is very important for Local Planning Authorities and developers to recognise from the outset that new waterside developments place extra liabilities and burdens upon the Trust.
2. Very few decision notices are received by the Trust from Local Planning Authorities. Copies of decision notices and planning obligations agreements (S106 Agreements) are required by the Trust in order to:
 - Assist the Trust in checking compliance with conditions
 - Monitor the Trust's effectiveness and value as statutory consultee
 - Make appropriate comments on future applications given the site history
 It would be helpful if LPAs were obliged to provide electronic copies of decision notices, or a hyperlink to the decision, within seven working days of being issued to the applicant. It would also be helpful if electronic copies of planning obligation agreements were to be made available.
3. There is a significant issue related to the delay between LPA's sending out the notification of the application and when the documents become available on the web site. In some instances, this can be some time and regularly requires follow up with the LPA to obtain the information. Furthermore, it is not uncommon for a LPA notification to state that information will be available on line within a certain period of time, sometimes up to 7 days, which clearly impacts on the 21 day statutory consultation period.

Whilst the Trust supports electronic consultation, the documents need to be available at the time when the consultation is received. The Trust therefore seeks support from DCLG in

Report for Department of Communities & Local Government STATUTORY CONSULTEE PERFORMANCE 2013/14 Canal & River Trust (the Trust)

relation to encouraging LPAs to adopt the practice of the information being available online prior to the consultation being sent out.

4. In the period 01 April 2013 to 31 March 2014 the Trust received 364 consultations from LPAs which were outside the notified areas for consultation and where the LPA was consulting us for no specific reason. These were returned to those authorities and the Trust did not respond to them further.

In addition, in 82% of instances where a substantive response was not provided by the Trust within 21 days of receipt and/or within an agreed extension period the main reason was internal resourcing or internal consultation factors. We will continue to explore opportunities as to how this may be addressed and this figure reduced.

Finally we would like to reiterate our commitment to working with the DCLG and others to explore new innovative ways of working to improve the performance of statutory consultees and local planning authorities in achieving our shared objective of supporting the delivery of sustainable growth. We would welcome the opportunity to meet with you to discuss this further.

Contact Details

Heather Clarke
Head of Planning
Canal & River Trust

Mobile: 07801 079856

Heather.clarke@britishwaterways.co.uk