

Charges and Fees

Sustainable Development 2026



Development Control Charges and Fees

This document has been prepared to detail the applicable charges and fees associated with the regulatory functions of the Upper Medway Internal Drainage Board (“IDB”).

The charges and fees detailed in this document relate to the following activities.

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Last Updated: January 2026

Next Review Date: January 2027

1. Consent Application Fees

The charges associated with consent application fees are set out in table 1 below.

Description	Reason for the charge being levied	Fee due ¹
Application to alter a watercourse	Application under Section 23 of the Land Drainage Act 1991 (and Board's Byelaws where watercourse is Board Maintained)	£50.00 per structure
Application for relaxation of one of the Board's Byelaws (not Byelaw 3)	Application for a relaxation of Board's Byelaws (usually Byelaw 10)	£50.00 per site
Application to discharge surface water to a watercourse	Application for a relaxation of Byelaw 3 (and possibly other Byelaws)	£100.00 Per site
Application to discharge treated foul water to a watercourse	Application for a relaxation of Byelaw 3 (and possibly other Byelaws)	£100.00 per site

Table 1: Consent Application Fees

Where an application form is submitted without payment of the relevant fee due, the application is not deemed valid and may not be considered by the Board.

¹ VAT is not payable on applications to the Board (statutory charges are beyond the scope).

2. Surface Water Development Contribution (SWDC) Rates

Prior written consent is required from the Board where a development will result in an increase in the rate or volume of flows in any watercourse and, one of the conditions imposed as part of any such approval is the payment of a development contribution to the Board. The charge is made to help fund the cost of improvements to the drainage network that are required to cater for increases in the rate and/or volume of surface water flows.

The relevant fee will be stipulated as part of a notification of intent to grant consent, at which point the applicant will be given a month to accept the SWDC as a condition of consent. The fee is payable when formal consent is issued following the applicant's confirmed acceptance of the conditions of consent. The SWDC is **not** due at the point of application.

The contribution is calculated by:

- Determining the impermeable area of the site to be positively drained (in square metres, m²)
- For larger sites, determining the Greenfield Runoff Rate. The greenfield runoff rate is the rate of discharge expected on an undeveloped site within a given rainfall event and varies geographically based on rainfall data and catchment characteristics. The annual average flow rate (Q_{bar}) varies between 1.5 and 7 l/s/ha within the UMIDB catchment areas.

Additional SWDC Information:

- The Surface Water Development Contribution rates stated within this document are to be increased by inflation annually, and will be reviewed in detail on a 5 yearly basis. The next detailed review is scheduled for Q1 2028 for implementation in 2029.
- The impermeable area of the site to be positively drained (in square metres, m²) should only reflect the additional impermeable area that is positively drained post development. It is therefore determined by taking away the area of impermeable surface positively drained to the watercourse prior to development from the proposed area of impermeable surface to be positively drained to the watercourse post development.
- Surface Water Development Contributions are payable at the rate applicable when the consent application is validated by the Board

The Surface Water Development Contribution charges are shown in Table 2 overleaf.

SWDC per m² of impermeable surface		
Gravity Catchment		
Discharge Rate	Impermeable Area	
	< 0.5HA	≥ 0.5HA
≤ Qbar	£1.58	£1.58
≤ 3x Qbar	£1.58	£2.05
≤ 6x Qbar	£1.58	£2.52
≤ 9x Qbar	£1.58	£2.99
≤ 12x Qbar	£1.58	£3.47
≤ 15x Qbar	£1.58	£3.94
≤ 18x Qbar	£1.58	£4.41
≤ 21x Qbar	£1.58	£4.88
≤ 24x Qbar	£1.58	£5.36
≤ 27x Qbar	£1.58	£5.83
≤ 30x Qbar	£1.58	£6.30
> 30x Qbar	£1.58	£6.77

Table 2: SWDC charges.

3. Treated Effluent Discharge Contribution (TEDC)

Treated potable water represents an unnatural increase in water volume within the catchment. This additional water requires active management to help prevent:

- Overloading of drainage systems.
- Increased flood risk.
- Adverse environmental impacts, such as increased sediment movement in aquatic habitats.

This additional water volume also necessitates the need for enhanced maintenance of watercourses, channels, and infrastructure (e.g., desilting, vegetation management, obstruction clearance), investment in flood mitigation measures, and increased monitoring and mitigation.

As such, the Board has agreed that the introduction and subsequent discharge of this additional volume should be charged for. This interpretation is in line with the Land Drainage Act 1991 and associated byelaws, which require the IDB to regulate the discharge of water into the IDB District.

The relevant fee will be stipulated as part of a notification of intent to grant consent, at which point the applicant will be given a month to accept the TEDC as a condition of consent. The fee is payable

when formal consent is issued following the applicant's confirmed acceptance of the conditions of consent. The TEDC is **not** due at the point of application.

The contribution is calculated as:

Residential Developments

Property Type	Average Occupancy	100yr Water Consumption (m ³)	Fee Calculation	Fee (Rounded)
1 bedroom	1.2	4,818	4,818 m ³ x £0.049	£236
2 bedrooms	2	8,030	8,030 m ³ x £0.049	£393
3 bedrooms	2.5	10,038	10,038 m ³ x £0.049	£492
4 bedrooms	3.2	12,848	12,848 m ³ x £0.049	£630
5+ bedrooms	4	16,060	16,060 m ³ x £0.049	£787

Commercial or Other Developments

Property Type	Estimated Occupancy (per 100 m ²)	Fee Calculation (per 100 m ²)	Fee (per 100 m ² , Rounded)
Offices	8	8 × 2,010 m ³ × £0.049	£788
Retail	10	10 × 2,010 m ³ × £0.049	£985
Restaurants/Cafés	20	20 × 2,010 m ³ × £0.049	£1970
Light Industrial	5	5 × 2,010 m ³ × £0.049	£492
Heavy Industrial	3	3 × 2,010 m ³ × £0.049	£295
Agricultural	2	2 × 2,010 m ³ × £0.049	£197
Hospitals/Care Homes	8	8 × 2,010 m ³ × £0.049	£788
Schools	20	20 × 2,010 m ³ × £0.049	£1970

4. Commuted Maintenance Fee (CMF) Rates

A Commuted Maintenance Fee (CMF) is a one-off charge payable where the Board will become responsible for the future maintenance costs associated with a new culvert, bridge, weir, outfall, or other structure within their Internal Drainage District.

The relevant fee will be stipulated as part of a notification of intent to consent, at which point the applicant will be given a month to accept the Commuted Maintenance fee as a condition of consent. The fee is payable when formal consent is issued following the applicant's confirmed acceptance of the conditions of consent.

The Board will not seek to abandon the commuted responsibilities pertaining to any adopted structure for which a commuted maintenance fee has been paid and recorded in the commuted obligations register. This is true only when there is a defined timeline of adoption which has not elapsed.

Any fees stated within this section are to be increased by inflation annually.

4.1 Culverts in watercourses not owned by the Board

The Board may consider adopting private culverts in watercourses not owned by the Board subject to the payment of a CMF.

In such instances the Board will be responsible only for maintaining the clear flow of water through the structure while it is structurally sound (as determined by the Board's Officers). This will include desilting and vegetation clearance on a recurrence deemed necessary to meet water level management requirements. The responsibility for structural maintenance will remain with the riparian landowner and the Board maintains the right to remove structures which pose a flood risk or safety risk due to poor repair. As such the CMF is derived from the costs that will be incurred by the Board in maintaining the clear flow of water through the structure over the lifetime of the adoption (length of adoption to be determined by the Board).

The CMF for culverts up to 150 metres in watercourses not owned by the Board can be determined using tables 4 and 5 below. For culverts over 150 metres the Board's Officers will determine the commuted maintenance fee based on a case by case basis.

Length of Culvert ($\varnothing < 750\text{mm}$)	Length of Adoption	
	50 years	100 years
< 18 metres	£1,902.94	£4,101.16
19 – 50 metres	£6,852.09	£16,227.98
51 – 100 metres	£12,391.82	£29,831.21
101 – 150 metres	£18,259.63	£44,090.64

Table 4: Commuted Maintenance Fees for culverts in a watercourse not owned by the Board with an internal diameter of less than 750mm

Length of Culvert ($\varnothing \geq 750\text{mm}$)	Length of Adoption	
	50 years	100 years
< 18 metres	£2,296.55	£5,085.44
19 – 50 metres	£9,375.88	£22,537.46
51 – 100 metres	£14,915.61	£36,140.69
101 – 150 metres	£20,296.65	£50,085.44

Table 5: Commuted Maintenance Fees for culverts in a watercourse not owned by the Board with an internal diameter greater than or equal to 750mm

4.2 Culverts in watercourses owned by the Board

Any consent granted to install a culvert within a watercourse owned by the Board will be subject to the payment of a CMF. The works may also require a wayleave agreement (please see section 4 of this document).

In such instances the Board will be responsible for maintaining the clear flow of water through the structure (including desilting and vegetation clearance on a recurrence deemed necessary to meet water level management requirements) as well as the structural integrity of the culvert in perpetuity. As such the CMF is derived from the costs that will be incurred by the Board in maintaining both the clear flow of water through the structure as well as the structural integrity.

The CMF for culverts in watercourses owned by the Board can be calculated by adding the relevant figure from table 6 below to the cost of replacement as determined by the Board's officers. For culverts over 150 metres the Board's Officers will determine the commuted maintenance fee based on a case by case basis.

Length of Culvert	Internal Diameter of Pipe (\varnothing)	
	$\varnothing < 750\text{mm}$	$\varnothing \geq 750\text{mm}$
< 18 metres	£4,101.16	£5,085.44
19 – 50 metres	£16,227.98	£22,537.46
51 – 100 metres	£29,831.21	£36,140.69
101 – 150 metres	£44,090.64	£63,019.07

Table 6: Commuted Maintenance Fees for culverts within Board owned Watercourses.

4.3 Watercourses

The Board may consider adding private watercourses to their arterial network, and therefore maintaining them, in line with Policy 8 of the [Planning and Byelaw Strategy](#). Whether this is to be subject to the payment of a CMF will be determined on a case by case basis and would be derived from the costs that will be incurred by the Board in maintaining the watercourse over the lifetime of the adoption, as determined by the Board's Officers.

4.4 Sustainable Drainage Systems

The Board may consider adopting private drainage systems in line with Policy 10 of [the Planning and Byelaw Strategy](#). Whether this adoption is to be subject to the payment of a CMF will be determined on a case by case basis and would be derived from the costs that will be incurred by the Board in maintaining the structure over the lifetime of the adoption, as determined by the Board's Officers.

4.5 Pumping Stations

The Board may consider adopting private pumping stations subject to the payment of a CMF. The fee will be determined on a case by case basis and will be derived from the costs that will be incurred by the Board in maintaining the structure over the lifetime of the adoption, as determined by the Board's Officers.

4.6 Water Level Control Structures

The Board may consider adopting private water level control structures subject to the payment of a CMF. The fee will be determined on a case by case basis and will be derived from the costs that will be incurred by the Board in maintaining the structure over the lifetime of the adoption, as determined by the Board's Officers.

5. Wayleave fees

Where an access or works (including freespan bridges) are proposed within / across an area of land owned by the Board a one-off Wayleave payment to the Board will be due. This payment is due irrespective of who will be responsible for the future maintenance of any structures erected as part of the proposed works. The Wayleave is to be determined by the Board on a case by case basis.

6. Additional Costs

The Board passes on its costs for preparing legal agreements relating to granted consents, including any legal fees and Land Registry costs incurred. A charge may also be levied for the provision of information regarding flood risk and drainage infrastructure, at the discretion of the Board's Officers, or for work relating to hydrological models of watercourses, depending on the type and amount of information required. VAT may be chargeable on fees relating to legal agreements, flood risk/drainage data and hydrological models.

7. Refund Policy

If a formal consent is granted and a SWDC or CMF is paid, the Board will consider withdrawing consent for a new structure, and refunding the SWDC or CMF, if the proposed works are abandoned by the applicant within 3 years of the consent being issued. If subsequently the proposals are re-established a new consent application will be required. Future consent is not guaranteed.

Application Fees are non-refundable.

Amendments

June 2024 Amendments

- Section 2 - SWDC calculations updated to reflect WLMA calculations for contribution.

November 2025 Amendments

- Updated fees in line with WLMA

January 2026 Amendments

- Added reference and charging tables for Treated Effluent Discharge Contribution