



Charging Policy

Development Control Charges and Fees 2026-27

Approval date: 22/06/2026	Approved by: Clerk
Applies to: Development community	Linked Documents: Planning and Byelaw Strategy
Frequency of review: Annually	Next review date: 2027

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

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

1. Consent Application Fees
2. Development Contributions Rates
3. Maintenance Fees
4. Easements
5. Additional Costs
6. Refund Policy

1. Consent Application Fees

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

Description	Reason for the charge being levied	Fee due*
Application to alter a watercourse	Application for consent in accordance with Section 23 of the Land Drainage Act 1991	£50.00 per structure
Application for Byelaw consent (other than Byelaw 3)	Application for consent in accordance with the Board's Byelaws (other than Byelaw 3)	£50.00 per site
Application to discharge surface water to a watercourse (Byelaw 3)	Application for consent in accordance with Byelaw 3	£100.00 per site
Application to discharge treated foul water to a watercourse (Byelaw 3)	Application for consent in accordance with Byelaw 3	£100.00 per site

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.

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



Charging Policy

Development Control Charges and Fees 2026-27

2. Development Contribution 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 to the Board resulting from increases in the rate and/or volume of surface water or treated foul water flows.

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 Development Contribution 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 Development Contribution is not due at the point of application.

Development Contributions are payable at the rate applicable when the consent application is validated by the Board, and any fees stated within this section are to be increased by inflation annually.

2.1 Surface Water Development Contribution (SWDC)

The Surface Water Development Contribution (SWDC) is charged when an application is received to discharge surface water from an impermeable area. The SWDC calculated by:

- Determining the impermeable area of the site to be positively drained (in square metres, m²) and knowing the maximum discharge rate from the site.
- 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.

The Surface Water Development Contribution charges are shown in the table overleaf.



Charging Policy

Development Control Charges and Fees 2026-27

SWDC Charges

SWDC per m ² of impermeable surface					
Gravity Catchment			Pumped Catchment		
Maximum Discharge Rate	Total Site Impermeable Area		Maximum Discharge Rate	Total Site Impermeable Area	
	< 0.25HA	> 0.25HA		< 0.25HA	> 0.25HA
≤ 2 l/s/ha	£1.70	£1.70	≤ 2 l/s/ha	£2.11	£2.11
≤ 6 l/s/ha	£1.70	£2.21	≤ 6 l/s/ha	£2.11	£2.75
≤ 12 l/s/ha	£1.70	£2.72	≤ 12 l/s/ha	£2.11	£3.38
≤ 24 l/s/ha	£1.70	£3.74	≤ 24 l/s/ha	£2.11	£4.65
≤ 48 l/s/ha	£1.70	£5.78	≤ 48 l/s/ha	£2.11	£7.18
≤ 96 l/s/ha	£1.70	£9.85	≤ 96 l/s/ha	£2.11	£12.26
≤ 96 l/s/ha or unattenuated	£1.70	£11.89	≤ 96 l/s/ha or unattenuated	£2.11	£14.79

2.2 Treated Foul Water Development Contribution (TFWDC)

The Treated Foul Water Development Contribution is charged when an application is received to discharge treated effluent (used potable water) from a treatment plant or wastewater treatment works. The TFWDC is calculated in accordance with the tables below/overleaf.

TFWDC Charge Per Private Residential Dwelling

Property Type	TFWDC
Private Residential Dwelling	£192



Charging Policy

Development Control Charges and Fees 2026-27

TFWDC Charge for Commercial Development/Premises

Property Type	Charge per 100m ² floor space
Low Occupancy Commercial – including Industrial/Agricultural Units (1-5 people per 100m ²)	£204
Medium Occupancy Commercial – including Offices/Retail Units/Care Facilities (6-15 people per 100m ²)	£611
High Occupancy Commercial – including Restaurants/Cafes/Schools (16+ people per 100m ²)	£1019

For commercial development, the occupancy will be determined using the design occupancy rates per 100m². Alternatively, the Board may refer to Table D1 of Building Regulations Approved Document B2 to determine design occupancy rates.

2.3 Bespoke Development Contributions

For discharges which cannot be calculated in accordance with the SWDC or TFWDC methodology, a bespoke charge may be stipulated which aims to recover some of the actual likely costs resulting from the increased volume of water draining to infrastructure maintained by the Board.

3. Maintenance Fees

A Maintenance Fee is a one-off charge payable where the Board will opt to maintain a new culvert, bridge, weir, outfall, or other structure within their Internal Drainage District, using the Board’s permissive powers under the Land Drainage Act 1991.

The relevant fee will be stipulated as part of a condition of consent. The applicant will be given a month to accept the fee as a condition of consent. The fee is payable when formal consent is issued following the applicant’s confirmed acceptance of the fee. Any fees stated within this section are to be increased by inflation annually.

When a maintenance fee is paid, the Board will continue to maintain the structure for a defined amount of time. Please be aware that maintenance will be undertaken using permissive powers; however, there is no change in the ownership or liability associated with the watercourse.



Charging Policy

Development Control Charges and Fees 2026-27

3.1 Culverts in Watercourses

The Board may consider adopting private culverts in watercourses subject to the payment of a Maintenance Fee.

In such instances, the Board will maintain the clear flow of water through the structure, provided 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 that pose a flood risk or safety risk due to poor repair.

The standard maintenance fee is calculated based on the costs that will likely be incurred by the Board in maintaining the clear flow of water through the structure over a defined period. The fees for culverts up to 150 metres are shown in the tables below. For culverts over 150 metres, the Board's Officers will determine the maintenance fee based on a case-by-case basis.

Maintenance Fees for culverts in a watercourse with an internal diameter less than 750mm

Length of Culvert ($\varnothing < 750\text{mm}$)	Length of Adoption	
	50 Years	100 Years
< 18 metres	£2,019.02	£4,351.33
19 – 50 metres	£7,270.07	£17,217.89
51 – 100 metres	£13,147.72	£31,650.92
101 – 150 metres	£19,373.47	£46,780.16

Maintenance Fees for culverts in a watercourse with an internal diameter greater than or equal to 750mm

Length of Culvert ($\varnothing \leq 750\text{mm}$)	Length of Adoption	
	50 Years	100 Years
< 18 metres	£2,436.75	£5,395.65
19 – 50 metres	£9,947.81	£23,912.24
51 – 100 metres	£15,825.46	£38,345.27
101 – 150 metres	£27,406.70	£66,863.23



Charging Policy

Development Control Charges and Fees 2026-27

3.2 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 maintenance fee 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 a defined time period, as determined by the Board's Officers.

3.3 Sustainable Drainage Systems

The Board may consider maintaining private drainage systems in line with Policy 10 of the Planning and Byelaw Strategy. Whether this maintenance is to be conditional on the payment of a maintenance fee 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 a defined time period, as determined by the Board's Officers.

3.4 Pumping Stations

The Board may consider maintaining private pumping stations subject to the payment of a maintenance fee. 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 a defined time period, as determined by the Board's Officers.

3.5 Water Level Control Structures

The Board may consider maintaining private water level control structures, subject to the payment of a maintenance fee. 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 a defined time period, as determined by the Board's Officers.

4. Easements

Where accesses or works (including freespan bridges) are proposed within/across an area of land owned by the LMIDB, a Deed of Easement will be required. This payment may be due irrespective of who will be responsible for the future maintenance of any structures erected as part of the proposed works.

In accordance with Section 63 of the Land Drainage Act 1991, the LMIDB may not dispose of land for a consideration less than the best that can reasonably be obtained, other than with the consent of the relevant Minister.

To ensure compliance with Section 63 of the Land Drainage Act 1991, the LMIDB will engage the services of a chartered surveyor to value the proposed disposition. For the avoidance of doubt, the disposition of land includes the granting of an easement (enabling a third party to cross land owned by the Board).



Charging Policy

Development Control Charges and Fees 2026-27

5. 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.

6. Refund Policy

If a formal consent is granted and a SWDC or maintenance fee is paid, the Board will consider withdrawing consent for a new structure and refunding the SWDC or maintenance fee 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.

Version Control

Version	Date Approved	Summary of Changes
1.0	22/06/2026	Initial policy approved