



Development Control Charges and Fees

This document has been prepared to detail the applicable charges and fees associated with the regulatory functions of the River Stour (Kent) IDB.

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

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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
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
Application to install land tile outfalls into board maintained watercourse	Application for a relaxation of Board's Byelaws (per watercourse)	£50.00
Application to discharge surface water to a watercourse	Application for a relaxation of Byelaw 3 (and possibly other Byelaws)	£100.00
Application to discharge treated foul water to a watercourse	Application for a relaxation of Byelaw 3 (and possibly other Byelaws)	£100.00

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 to the Board resulting from 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 consent, at which point the applicant will be given a month to accept the SWDC as a condition of consent (unless otherwise agreed in writing with the RSIDB). 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 (Qbar) can vary between 1.5 and 7 l/s/ha within the RSIDB catchment areas. We would expect to see justification for the given Qbar value.

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 RSIDB.

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

Table 2: Surface Water Development Contribution charges

SWDC per m ² of impermeable surface					
Gravity Catchment			Pumped Catchment		
Discharge Rate	Total Site Impermeable Area		Discharge Rate	Total Site Impermeable Area	
	< 0.5HA	≥ 0.5HA		< 0.5HA	≥ 0.5HA
≤ Qbar	£1.58	£1.58	≤ Qbar	£1.89	£1.89
≤ 3x Qbar	£1.58	£2.05	≤ 3x Qbar	£1.89	£2.46
≤ 6x Qbar	£1.58	£2.52	≤ 6x Qbar	£1.89	£3.02
≤ 12x Qbar	£1.58	£3.47	≤ 12x Qbar	£1.89	£4.16
≤ 24x Qbar	£1.58	£5.36	≤ 24x Qbar	£1.89	£6.42
≤ 40x Qbar	£1.58	£9.14	≤ 48x Qbar	£1.89	£10.96
> 40x Qbar / unattenuated	£1.58	£11.03	> 60x Qbar / unattenuated	£1.89	£13.23

Please contact us prior to applying for an application to discharge Surface Water into our District for further information on the level of SWDC payable, and whether your proposed Development will be in a pumped or non-pumped sub-catchment.

3. Treated Effluent Discharge Contribution (TEDC)

A charge of £200 per new property will be applied where a development results in the discharge of treated effluent into the Board's Internal Drainage District (IDD).

This contribution reflects the additional volume of water that must be accommodated within the drainage system as a result of treated effluent discharges. Unlike natural surface water runoff, treated effluent represents water that would not otherwise be present within the catchment. The Board is responsible for managing this additional volume to maintain effective drainage and flood risk management. We do not differentiate discharges from private package treatment plants and regional Wastewater Treatment Works.

The TEDC helps fund the necessary infrastructure capacity improvements, ongoing maintenance, and operational requirements needed to accommodate the increased volume of water within the Board's drainage network.

This charge is separate from and additional to any Surface Water Development Contributions (SWDCs) that may be applicable.

4. 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 their 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 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

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 which 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 clear flow of water through the structure over a defined period. 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	£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

Table 3: 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	£2,436.75	£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

Table 4: Maintenance Fees for culverts in a watercourse not owned by the Board with an internal diameter greater than or equal to 750mm

4.2. 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 the lifetime of the adoption, as determined by the Board's Officers.

4.3. 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.

4.4. Pumping Stations

The Board may consider adopting 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 the lifetime of the adoption, as determined by the Board's Officers.

4.5. Water Level Control Structures

The Board may consider adopting 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 the lifetime of the adoption, as determined by the Board's Officers.

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 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.