

BEDFORD GROUP OF DRAINAGE BOARDS

DEVELOPMENT CONTROL CHARGES AND FEES

DEVELOPMENT CONTROL

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Adopted by:

Alconbury & Ellington Internal Drainage Board
Bedfordshire & River Ivel Internal Drainage Board
Buckingham & River Ouzel Internal Drainage Board

This document has been prepared to detail the applicable charges and fees associated with the regulatory functions of the member Internal Drainage Boards (“IDBs”) of the Bedford Group of Internal Drainage Boards (IDBs).

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 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 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*

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.

*Does not include £50 per structure fee

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. For the avoidance of doubt the Board will not base their decision regarding acceptable discharge rates on an applicant's willingness to pay the higher rate of the SWDC.

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. 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) and adding 10% (to allow for urban creep). 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.

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. *N.B Pervious/Permeable areas that connect to the positively drained system shall be deemed to be impermeable for the purposes of calculating the SWDC.*
- 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 below.

SWDC per m2 of impermeable surface		
Discharge Rate	Impermeable Area	
	< 0.5HA	≥0.5HA
≤ Qbar	£1.71	£1.71
≤5x Qbar	£1.71	£8.58
>5x Qbar	£1.71	£17.17

Table 2: SWDC charges

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.

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.

Maintenance fees will be calculated on a case-by-case basis.

3.1. Culverts

The Board may consider maintaining 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.

3.2. Watercourses

The Board may consider adding private watercourses to their arterial network, and therefore maintaining them in accordance with the Board's relevant policies. 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 and therefore maintaining them in accordance with the Board's relevant policies. Whether this maintenance is to be conditional on 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 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 structure 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. 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.

4.1 General Development Contributions

The current Surface Water Development Contribution (SWDC) policy replaced the original General Development Contribution (GDC) policy in May 2024 with regards to surface water. However, where the discharge of treated effluent i.e. foul water is proposed into a watercourse, a method of calculation using a GDC rate is still used. The current GDC rate is £9.45 per impervious square metre.

5. 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.

6. Invoicing

A formal consent is granted subject to the Boards engineers being satisfied with the proposals submitted. Further to this, consent will be granted with conditions, one of which is for the payment of the SWDC within 28 days. An invoice for the SWDC will follow or be included with that conditional consent. T&Cs relating to late payment of the SWDC will be included. Full payment of the SWDC is required on invoice.

Version Control

Version	Changes made	Date
Version 1	n/a	April 2024
Version 2	<ul style="list-style-type: none"> • Addition of asterisk page 3 to clarify costs do not include £50 consent charge. • N.B addition page 4 to clarify that pervious/permeable areas that connect to the positively drained system shall be deemed impermeable for the calculations of the SWDC. 	June 2024
Version 3	<ul style="list-style-type: none"> • New rates for 2025/26 applied to policy • General development contribution paragraph now included 	April 2025