

Our ref: 23_61_P

22 January 2024

Your ref: 23/504471/OUT**Site name/Description:** Land At
Moat Road Headcorn Maidstone
TN27 9NT**Summary of Proposal:** Outline application (with all
matters reserved except access) for the
development of up to 120no. dwellings (Use Class
C3)

Dear Sir/Madam

The Board has been made aware of the above application and wishes to make the following comments.

The site is within the Internal Drainage District (IDD) of the Upper Medway Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

The Board has reviewed the documents submitted in support of the above planning application. Officers have noted works which require Land Drainage Consent from the Board as outlined in the table below and detailed overleaf. As this is an outline planning application the Board recommends that Land Drainage Consent is sought at a later stage during the Reserved Matters or Full application when the drainage strategy has been finalised.

For future reference the annexe at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent. The Board will only consider the proposals in detail on receipt of an application for Land Drainage Consent.

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	Consent required
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent not currently required
Byelaw 10 / 17	Works within 8 metres of a Board Maintained watercourse	Not applicable

Byelaw 3 (Surface Water)

The applicant proposes to discharge surface water to a watercourse adjacent to the southern boundary of the site at a combined rate of 8.2 l/s. I am pleased to see that the applicant has aimed to reduce the discharge to greenfield rate. Regardless of the proposed discharge rate, this proposal will require consent under Byelaw 3.

Byelaw 3 (Treated Foul Water)

I note that the applicant intends to dispose of foul water to a main sewer. Should the applicants proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Section 23, Land Drainage Act 1991

I note the presence of a watercourse which is not maintained by the Board (a riparian watercourse) adjacent to the southern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse (replacing existing culverts for example) consent would be required under the Land Drainage Act 1991 (and byelaw 4).

Byelaw 10 (obstructions within 8 metres (above ground))

There are no Board Maintained watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

Byelaw 17 (works within banks of a Board Maintained watercourse)

There are no Board Maintained watercourses within or adjacent to the site boundary therefore Byelaw 17 does not apply.

Please see the supplementary information overleaf for further detail on the Board's policy and consenting process.

If, following review of our comments and supporting policy documents linked below, you wish to discuss any of the requirements I have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Emma

Emma Robertson
Sustainable Development Officer
Upper Medway Internal Drainage Board

How to Apply for Land Drainage Consent

To apply for Land Drainage Consent please complete an application form. Our application form can be found on the 'Development' section of the Board's website, here:

<https://medwayidb.co.uk/development/consents/>.

For any additional help please call us on 01622 934500 or email planning@medwayidb.co.uk.

Byelaws

Upper Medway IDB Byelaws can be found via the following link:

<https://medwayidb.co.uk/wp-content/uploads/2023/06/Planning-Bylaw-Strategy-To-Be-Approved-Nov22.pdf>.

Mapping

Mapping of the district can be viewed via the following link:

<https://medwayidb.co.uk/watercourses/>.

Planning and Byelaw Strategy

The Board's Planning and Byelaw Strategy seeks to provide:

- Guidance on how (and why) the Board will review and comment on planning applications.
- Information on the policies against which the Board will assess and determine applications.
- Guidance to riparian (waterside) landowners regarding watercourse maintenance.

The Planning and Byelaw Strategy can be found via the following link:

<https://medwayidb.co.uk/wp-content/uploads/2023/06/Planning-Bylaw-Strategy-To-Be-Approved-Nov22.pdf>.

Maintained Watercourses

The map on the Board's website shows which watercourses are designated as **Maintained Watercourses** by the Board. You may also have heard these watercourses referred to as 'Adopted watercourses' or 'Arterial Watercourses'. The designation is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB using the Board's Permissive Powers. Although the Board opts to proactively maintain this arterial network, there is no change in the ownership or liability associated with the watercourse resulting from this designation.

Why we have commented on this application:

By engaging with the planning process the Board is seeking to:

- Reduce flood risk to communities within the Internal Drainage District
- Promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially [Paragraph 167](#)) and the [Non-standard technical standards for SuDS](#).
- Reduce the potential for conflict between the planning process and the Board's regulatory process.

For further information please refer to the Board's Planning and Byelaw Strategy.