

Our ref: 25_655_P

29 July 2025

Your ref: DM/25/1467

Site name/Description: Land At
 Old Vicarage Field And The Old
 Estate Yard Church Road Turners
 Hill West Sussex RH10 4PA

Summary of Proposal: Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.

Dear Sir/Madam,

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

The site is near to the Internal Drainage District (IDD) of the Upper Medway Internal Drainage Board (IDB) and is within the Board's watershed catchment (meaning water from the site will eventually enter the IDD); 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. Please be aware of the potential for conflict between the planning process and the Board's regulatory regime.

As Land Drainage Consent is required, the Board strongly recommends that this is sought from the Board prior to determination of this planning application. The Board will only consider the proposals in detail on receipt of an application for Land Drainage Consent. The annex at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (surface water or treated foul)	Consent required
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent not currently required from the Lead Local Flood Authority (West Sussex County Council)

Byelaw 3 (Surface Water)

The applicant proposes to discharge surface water to a watercourse within the watershed catchment of the Board's IDD at a rate of 1 l/s. I am pleased to see that the applicant has aimed to reduce the discharge to greenfield rate, using a Hydro Brake flow control device. Regardless of the proposed discharge rate, this proposal will require consent under Byelaw 3. Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (<https://medwayidb.co.uk/development/>). I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

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 northern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 from the Lead Local Flood Authority, which in this case is West Sussex County Council.

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,
Bailey

Bailey Thomson
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/2023/12/Planning-Byelaw-Strategy-Approved-Nov-23.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/2023/12/Planning-Byelaw-Strategy-Approved-Nov-23.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.