

Planning Service Fees and Charges

Applicable from 1 April 2023 (including VAT)

Householder Development

	Written Advice	1hr Virtual Meeting & Written Advice*	1hr Site Meeting & Written Advice
Applications directly due to disability	No Charge	No Charge	No Charge
House extensions and alterations and ancillary garden buildings	£116.42	£171.99	£231.53
Householder listed building alterations (advice on listed building issues only)	£171.99	£231.53	£291.06
Conservation area advice	£171.99	£231.53	£291.06
Householder extensions to listed buildings	£231.53	£291.06	£350.60
Non-householder listed building advice	Bespoke	Bespoke	Bespoke

Any follow up letters required will be deemed as New Enquiry

***Additional hours for meetings will be charged at £74.00/hr (or part thereof)**

Residential Development (incl. change of use)

	Written Advice	1hr Virtual Meeting & Written Advice *	1hr Site Meeting & Written Advice
1-2 dwellings	£959.18	£1,121.90	£1,283.31
3-4 dwellings	£1,124.55	£1,283.31	£1,528.07
5-9 dwellings	£1,435.46	£1,786.05	£2,143.26
10-50 dwellings	£1,838.97	£2,751.84	£3,228.12
51-199 dwellings	£2,341.71	£3,990.17	£4,551.12
200+ dwellings	Bespoke	Bespoke	Bespoke

Any follow up letters required will be at a bespoke price

***Additional hours for meetings will be charged at £74.00/hr (or part thereof)**

Commercial & All Other Development (incl. change of use)

Gross Floor Space (M ²) or Site Area (Ha)	Written Advice	Virtual 1hr Meeting & Written Advice *	1hr Site meeting followed by letter *
Change of use with no operational development, proposed internal alterations and/or fenestration changes to existing commercial buildings only	£341.00	N/A	N/A
0-250 sqm or 0.2ha site area	£945.00	£1,052.69	£1,319.43
251-999 sqm or 0.21-0.99ha site area	£1,901.95	£1,901.95	£2,018.90
1,000-2,499 sqm or 1.0-2.0ha site area	£2,888.00	£3,011.84	£3,136.18
Over 2,500 sqm &/or more than 2.01ha site area	Bespoke	Bespoke	Bespoke

***Additional hours for meetings will be charged at £74.00/hr (or part thereof)**

Any follow up letters required will be at a bespoke price

Specialist Advice

Category		What is provided	Charge
EPC exemption advice		Letter	£185.22
Pre-tree work application advice 1-5 trees		Visit and written report	£357.21
Pre-tree work application advice 1-5 trees		Additional follow up written advice (per request)	£121.72
Pre-tree work application advice 1-5 trees		Visit and verbal advice	£234.17
Pre-tree work application advice 6-10 trees		Visit and written report	£482.90
Pre-tree work application advice 6-10 trees		Additional follow up written advice (per request)	£205.07
Pre-tree work application advice 6-10 trees		Visit and verbal advice	£317.52
Pre-tree work application advice 11+ trees		Visit and written report	Bespoke

Pre-tree work application advice 11+ trees		Additional follow up written advice (per request)	Bespoke
Pre-tree work application advice 11+ trees		Visit and verbal advice	Bespoke
Initial bat survey		Site visit and report	£595.35
Urban Design Guide Training		Training	£88.20 per hour or part thereof
Advice on producing a Design Guide		Advice	£88.20 per hour or part thereof
Footpath diversion applications		Administration fee	£582.12
High Hedges complaints		Application fee	£582.12
Permitted Development enquiries (dropped kerbs)		Advice	£59.54

Compliance Queries

Type of Requirement		What is provided	Charge
Confirmation of compliance with planning conditions		Written Advice	£161.14
Confirmation of compliance with legal agreements		Written Advice	£161.14
Confirmation of compliance with planning conditions and legal agreement		Written Advice	£161.14