

Pre-Application Planning and Discretionary Charges

2024/25

Residential Development (incl. change of use and proposed flats)	Written Advice	Virtual Meeting & Written Advice	Site Meeting & Written Advice
1-2 dwellings	£1,007	£1,178	£1,347
3-4 dwellings	£1,181	£1,347	£1,604
5-9 dwellings	£1,507	£1,875	£2,250
10-20 dwellings	£1,931	£2,889	£3,390
21 - 99 dwellings	£2,459	£4,190	£4,779
100+ dwellings	N/A	10% of statutory planning application fee	10% of statutory planning application fee
Any follow up letters or meeting request will be charged at 50% of the original pre-application fee (if the pre-app was written advice only, 50% of this fee would apply, if the request was for a site meeting and written advice - 50% of the fee to apply).			

Planning Performance Agreements will be negotiated separately please contact
Registration@southandvale.gov.uk

Commercial Development (incl. change of use and agricultural development) <i>Gross Floor Space (sqm) or Site Area (Ha)</i>	Written Advice	Virtual Meeting & Written Advice	1hr Site Meeting & Written Advice
Small scale alterations or changes to commercial premises, change of openings, plant & machinery, internal alterations – no increase in floorspace	£358	N/A	N/A
0-250sqm or 0.21-0.99ha site area - changes of use and extensions	£992	£1,105	£1,385

251-999sqm or 0.21-0.99ha site area - changes of use and extensions	£1,874	£1,997	£2,120
1,000sqm - 1,999 sqm or 1.0-2.0ha site area - changes of use and extensions	£3,032	£3,162	£3,293
Over 2,000 sqm &/or more than 2.01ha site area - changes of use and extensions	N/A	10% of statutory planning application fee	10% of statutory planning application fee
Renewable Energy/ Solar Farm development less than 0.99ha	£1,874	£1,997	£2,120
Renewable Energy/ Solar Farm developments 1.0 ha or more in site area	£3,032	£3,162	£3,293
Any follow up letters or meeting request will be charged at 50% of the original pre-application fee (if the pre-app was written advice only, 50% of this fee would apply, if the request was for a site meeting and written advice - 50% of the fee to apply).			

Category of Development	Written Advice	Virtual Meeting & Written Advice	Site Meeting & Written Advice
Applications directly due to disability	No Charge	No Charge	No Charge
Householder extensions and alterations and ancillary garden buildings. <i>This category also provides advice and guidance on how to submit a lawful development certificate if you wish to obtain formal confirmation that your proposed works would be lawful within the criteria of the Permitted Development Order.</i>	£200	£285	£350
Householder listed building (advice on listed building issues only)	£181	£243	£306
Conservation area advice (demolition)	£181	£243	£306
Householder extensions to listed buildings	£243	£306	£368
Advertisement Consent	£122	N/A	N/A

Advertisement consent and associated listed building/ conservation area advice	£243	N/A	N/A
Any follow up letters or meeting request will be charged at 50% of the original pre-application fee (if the pre-app was written advice only, 50% of this fee would apply, if the request was for a site meeting and written advice - 50% of the fee to apply).			

Category of Development	Written Advice	Virtual Meeting & Written Advice	1hr Site Meeting & Written Advice
Non-householder listed building advice only	£250	£335	£400
Discharge of planning (and listed building) condition discussions (charge is per condition). <i>Does not apply to BNG discussions</i>	£250	£300	N/A
Removal/ Variation of planning condition	£350	£415	N/A
Non-material amendment, is a proposed change to a consented scheme considered non-material	£181	£243	N/A

Compliance Queries (fees charged per planning application search and per property)	Written Advice	N/A	N/A
Confirmation of compliance with planning conditions	£169		
Confirmation of compliance with a legal agreement	£169		
Confirmation of compliance with planning conditions and legal agreement	£338		

Footpath Diversion Applications	Applicable Fees	
If an Order is made and subsequently confirmed by the Council as unopposed or without representation having been made	Administration fee (advertising costs will also apply and be charged in addition on a cost recovery basis)	£3,600

If an Order receives representations/ is opposed but these are subsequently withdrawn and the Council confirms the Order OR an Order receives objections and the Order is withdrawn	Administration fee (advertising costs will also apply and be charged in addition on a cost recovery basis)	£4,200
Where the Council is unable to remove objections/ representations received to the Order and it decides the order should be submitted to the Secretary of State for determination	Administration fee (advertising costs will also apply and be charged in addition on a cost recovery basis)	£5,450
Other Discretionary Services		
High Hedges complaints	Application fee	£611
Permitted Development enquiries	Advice	£0
Permitted Development enquiries (dropped kerbs only)	Advice	£109

Specialist Advice		
EPC exemption advice	Letter	£185
Forestry Advice	What is provided	Charge
Pre-tree work application advice 1-5 trees	Visit and written report	£357
Pre-tree work application advice 1-5 trees	Additional follow up written advice (per request)	£122
Pre-tree work application advice 6-10 trees	Visit and written report	£483
Pre-tree work application advice 6-10 trees	Additional follow up written advice (per request)	£205
Pre-tree work application advice 6-10 trees	Visit and verbal advice	£318
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		625
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
Ecology Advice	Written Advice	Virtual\Site Meeting & Written Advice	Follow up letter
1-9 dwellings	£250	£438	£97
10-50 dwellings	£536	£536	£97
51-199 dwellings	£569	£569	£97
200+ dwellings or non-residential	Bespoke	Bespoke	Bespoke

Notes:			
Pre-application enquiries for Town and Parish Councils charged at 50% of fee			