

Service Provided (All Fees Inclusive of VAT)	Charge 2025-26 (£)
General	
Solicitors/Customer Inquiries - Per 30 minutes – or part thereof	£91.11
Trees and Hedges	
Complaints - Arboriculturist fee	£1,053.73
Tree Preservation Orders - An additional charge will be required for the associated plan	£85.11
Plans (where permitted by Copyright Order 1989). A4	£36.32
High Hedges - Initial Payment	£726.46
Design Review Panel	
Design Review Panel – Standard Review	£6,546.00
Design Review Panel – Large Scale Review	£7,553.00
Design Review Panel – Chair's Review	£3,525.00
Planning Application Advice	
Weekly list of Planning Applications or Planning Decisions	Available free online.
Returned / Invalid Application Charge	£67.13
Planning Decision Notices/Enforcement notices/Appeal Decisions/Committee Reports/Delegated Reports & Legal Agreements Charge is for 10 pages & under – an additional £2.00 will be charged for each further 10 pages or part thereof per page if request made for paper copies	Available Free online Paper copies - £36.32 + fee for additional pages
Planning Performance Agreements	Bespoke Fees Apply
Pre-Application Advice - Development proposals at a concept stage	£5,158.37
Pre - application Advice Category 1: Major Residential. 10 or more homes (no commercial element).	£7041.16 for 10 new homes. An additional £79.11 for each additional home
Pre - application Advice Category 2: Buildings other than dwellings over 1,000sqm of gross floor space (no residential element).	£7041.16 for 1000 sqm of floorspace. An additional £0.74 for each additional sqm
Pre-application Advice Category 3: A mixture of Major Residential (Category 1) and Buildings other than dwellings (Category 2 or 5) Or A mixture of Buildings other than dwellings over 1000sqm (Category 2) and residential (Category 1 or 4)	The total fee will be calculated from the relevant fee for each category proposed (Including category 1, 2, 4, 5 and 6)
Category 1-3 Single follow up meeting (one only) 75% of original fee - provided the advice/ meeting request is received within 6 months of the date of the Council's written response (or if no response has been given by agreement, then 6 months from the date of the initial pre-application meeting)	75% of original fee

Pre-application Advice, Category 4: Minor Residential. 1 or more homes, up to 9 homes.	£1,158.95 for a new home. £321.49 for each additional home (Up to 9 homes)
Pre-application Advice, Category 5: Buildings other than dwellings with gross floorspace up to 999 sqm	£1,158.95 for 0/ 1 sqm of floorspace. £3.06 for each additional sqm (Up to 999 sqm)
Pre-application Advice, Category 6: Mixture of Minor Residential and buildings up to 999 sqm	The fee will be a combination of category 4 and category 5
Pre-application Advice, Category 7: Conversion of one house to flats	£1,158.95
Pre-application Advice, Advice, Category 8: Conversion of one house to a HMO	£1,381.83
Pre-application Advice, Category 9, Standalone advert hoardings and telecommunications masts	£2,144.17
Pre-application Advice, Category 10a: Householder developments, including extensions, outbuildings, walls - written response only, no meeting	£388.99
Pre-application Advice, Category 10b: Householder developments, including extensions, outbuildings, walls – written response and meeting	£531.95
Pre-application Advice Category 10c: householder development including extensions, outbuildings, walls - with site visit	£733.21
Pre - application Advice. Category 10d: Householder extension to listed building	£1,174.11
Pre - application Advice. Category 11a: Listed Building - Minor Works (Minor, unobtrusive alterations to a Listed Building)	£1,032.76
Pre-application Advice, Category 11b: Listed Buildings - Major Works (Major, substantive alterations to a Listed Building)	£1,852.49
Category 4-11 Single follow up meeting (one only)	75% of original fee
Additional Meetings and 'Bolt Ons'	
Additional Meetings – Officer Time: Director - Per hour	£713.67
Additional Meetings – Officer Time: Head of Service - Per hour	£428.20
Additional Meetings – Officer Time: Manager/Section Head - Per Hour	£186.98
Additional Meetings – Officer Time: Principal/Senior - Per hour	£151.30
Additional Meetings – Officer Time: Planning Officer and CIL Officer - Per hour	£115.61
Additional Meetings – Officer Time: Administrative Officer - Per Hour	£97.90
Cost of expert consultant advice, such as viability assessments, assessments of energy statements	Hourly rate of Consultant
S106 Agreements	
Discharge of a S106 obligation	£274.84
General s106 agreements: Negotiating and preparing simple agreements (categories 4-11)	£726.46

General s106 agreements: Negotiating and preparing more complex agreements (category 3)	£1,271.91
General s106 agreements: Negotiating and preparing complex agreements (category 2)	£2,300.47
General s106 agreements: Negotiating and preparing very large and abnormally complex agreements (category 1)	£3,390.16
General s106 agreements: Monitoring s106 agreements other than Travel Plan and Construction Management Plan	£748.51 Per Clause
General s106 agreements: Re-negotiating s106 agreements	As per original fee requirement
General s106 agreements: Affordable Housing Deferred contribution S106 clause.	£212.18
S106: Solicitors/Customer requests for detailed information or reports - Per 60 minutes – or part thereof	£91.11
Planning Policy Advice	
Local Plan (Adopted 15th September 2015): Part 1 Policies	£37.20
Local Plan (Adopted 15th September 2015): Part 2 Site Allocations and Appendix	£37.20
Local Plan (LP) (Adopted 15th September 2015): Set of 2	£62.56
Local Plan (LP) (Adopted 15th September 2015): Maps (Policies) - (East or West)	£18.66
Local Plan (LP) (Adopted 15th September 2015): Maps (Policies) - (East and West) - Set of 2	£31.06
Local Plan (LP) (Adopted 15th September 2015): Supplementary Planning Documents (SPD) - CIL and Planning Obligations (Adopted December 2015)	£18.66
Local Plan (LP): Authority Monitoring Reports	£12.40
Planning Briefs: Adopted	£12.40 (per report)