

Service Provided (All Fees Inclusive of VAT)	Charge 2026-27 (£)
General	
Fast Track Planning Application Service (in addition to the full planning application fee)	£600.00
Solicitors/Customer Inquiries - Per 30 minutes – or part thereof	£95.67
Trees and Hedges	
Complaints - Arboriculturist fee	£1,106.42
Tree Preservation Orders - An additional charge will be required for the associated plan	£89.37
Plans (where permitted by Copyright Order 1989). A4	£38.14
High Hedges - Initial Payment	£762.73
Design Review Panel	
Design Review Panel – Standard Review	£6,873.30
Design Review Panel – Large Scale Review	£7,930.65
Design Review Panel – Chair’s Review	£3,701.25
Planning Application Advice	
Weekly list of Planning Applications or Planning Decisions	Available free online.
Returned / Invalid Application Charge	£70
Administrative fee associated with receiving an application by post	£115
Administrative fee associated with receiving application by email	£115
Planning Decision Notices/Enforcement notices/Appeal Decisions/Committee Reports/Delegated Reports & Legal Agreements Charge is for 10 pages & under – an additional £2.10 will be charged for each further 10 pages or part thereof per page if request made for paper copies	Available Free online Paper copies - £38.13 + fee for additional pages
Planning Performance Agreements	Bespoke Fees Apply
Pre-Application Advice - Development proposals at a concept stage	£5,416.29
Pre - application Advice Category 1: Major Residential. 10 or more homes (no commercial element).	£7,393.22 for 10 new homes. Additional £83.07 for each additional home
Pre - application Advice Category 2: Buildings other than dwellings over 1,000sqm of gross floor space (no residential element).	£7,393.22 for 1000 sqm of floor space. An additional £0.78 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.	£1,216.90 for a new home. £337.57 for each additional home (Up to 9 homes)
Pre-application Advice, Category 5: Buildings other than dwellings with gross floorspace up to 999 sqm (including changes of use)	£1,216.90 for 0/ 1 sqm of floorspace. £3.21 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	£1,216.90
Pre-application Advice, Advice, Category 8: Conversion of one house to a HMO	£1,450.92
Pre-application Advice, Category 9, Standalone advert hoardings and telecommunications masts	£2,251.38
Pre-application Advice, Category 10a: Householder developments, including extensions, outbuildings, walls - written response only, no meeting	£408.44
Pre-application Advice, Category 10b: Householder developments, including extensions, outbuildings, walls – written response and meeting	£558.55
Pre-application Advice Category 10c: householder development including extensions, outbuildings, walls - with site visit	£769.87
Pre - application Advice. Category 10d: Householder extension to listed building	£1,232.82
Pre - application Advice. Category 11a: Listed Building - Minor Works (Minor, unobtrusive alterations to a Listed Building)	£1,084.40
Pre-application Advice, Category 11b: Listed Buildings - Major Works (Major, substantive alterations to a Listed Building)	£1,945.12
Category 4-11 Single follow up meeting (within 6 months of original response)	75% of original fee
Additional Meetings and 'Bolt Ons'	
Additional Meetings – Officer Time: Director - Per hour	£749.35
Additional Meetings – Officer Time: Head of Service - Per hour	£449.61
Additional Meetings – Officer Time: Manager/Section Head - Per Hour	£196.33
Additional Meetings – Officer Time: Principal/Senior - Per hour	£158.87
Additional Meetings – Officer Time: Planning Officer and CIL Officer - Per hour	£121.39
Additional Meetings – Officer Time: Administrative Officer - Per Hour	£102.80
Cost of expert consultant advice, such as viability assessments, assessments of energy statements	Hourly rate of Consultant
S106 Agreements	
Discharge of a S106 obligation	£288.58
General s106 agreements: Negotiating and preparing simple agreements (categories 4-11)	£762.78

General s106 agreements: Negotiating and preparing more complex agreements (category 3)	£1,335.51
General s106 agreements: Negotiating and preparing complex agreements (category 2)	£2,415.49
General s106 agreements: Negotiating and preparing very large and abnormally complex agreements (category 1)	£3,559.67
General s106 agreements: Monitoring s106 agreements other than Travel Plan and Construction Management Plan	£785.94 Per Clause
General s106 agreements: Re-negotiating s106 agreements	As per original fee requirement
General s106 agreements: Affordable Housing Deferred contribution S106 clause.	£222.79
S106: Solicitors/Customer requests for detailed information or reports - Per 60 minutes – or part thereof	£95.67
Planning Policy Advice	
Local Plan (Adopted 15th September 2015): Part 1 Policies	£39.06
Local Plan (Adopted 15th September 2015): Part 2 Site Allocations and Appendix	£39.06
Local Plan (LP) (Adopted 15th September 2015): Set of 2	£65.69
Local Plan (LP) (Adopted 15th September 2015): Maps (Policies) - (East or West)	£19.59
Local Plan (LP) (Adopted 15th September 2015): Maps (Policies) - (East and West) - Set of 2	£32.61
Local Plan (LP) (Adopted 15th September 2015): Supplementary Planning Documents (SPD) - CIL and Planning Obligations (Adopted December 2015)	£19.59
Local Plan (LP): Authority Monitoring Reports	£13.02
Planning Briefs: Adopted	£13.02 (per report)