

Appendix XI b - Development Management

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
General enquiries (excl VAT)	80.00	83.00	3.00	Inflation
Householder advice (excl VAT)	400.00	415.00	15.00	Inflation
Pre-application on-site fee (excl VAT)	190.00	200.00	10.00	Benchmarking
Householder express written advice (excl VAT)	250.00	260.00	10.00	Benchmarking
1 new residential unit (excl VAT)	1,000.00	1,050.00	50.00	Benchmarking
Flat Conversion 2-3 units or HMO (excl VAT)	750.75	775.00	24.25	Benchmarking
Minors 2-5 residential units (excl VAT)	1,500.00	1,560.00	60.00	Benchmarking
Small scale commercial development no increase in floorsapce -change of use, shopfronts, plant/machinery, adverts)	400.00	415.00	15.00	Inflation
Change of use 100m2 - 499m2 (excl VAT)	1,500.00	1,560.00	60.00	Benchmarking
Minor commercial space up to 499 m2 (excl VAT)	1,500.00	1,560.00	60.00	Benchmarking
Minors 6-9 residential units (excl VAT)	2,200.00	2,290.00	90.00	Benchmarking
Minor commercial space 500m2 - 999m2 (excl VAT)	2,200.00	2,290.00	90.00	Benchmarking
Majors 10-24 residential units (excl VAT)	5,800.00	6,380.00	580.00	Benchmarking
Major commercial space 1000m2-1999m2 (excl VAT)	5,800.00	6,020.00	220.00	In Line with Inflation
Majors 25 -50 residential units (excl VAT)	8,000.00	8,800.00	800.00	Benchmarking
Majors 50 residential units and above (excl VAT)	10,500.00	11,550.00	1,050.00	Benchmarking
Major commercial space 2000m2 and above (excl VAT)	8,100.00	8,410.00	310.00	Inflation
Mixed use developments in any category will be a combination of the above fees				

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Development Management Forum (excl VAT)	1,542.10	1,600.00	57.90	Inflation
Basement advice fee (excl VAT)	680.00	710.00	30.00	Benchmarking
Pre-Application Committee Briefing (excl VAT)	1,600.00	1,660.00	60.00	Inflation
Householder express written advice (excl VAT)	250.00	260.00	10.00	Benchmarking
Express Lawful Development Certificate (excl VAT)	500.00	520.00	20.00	Benchmarking
Express HH Application + NMA (excl VAT)	400.00	415.00	15.00	Inflation
Express Larger Home Extensions and Prior Notifications (excl VAT)	200.00	210.00	10.00	Benchmarking
Express minor applications	800.00	830.00	30.00	Inflation
Self- Build Register re-registration	180.00	190.00	10.00	Full Cost Recovery
PPA (Planning Performance Agreements) initial meeting (incl VAT)	10,280.10	10,670.00	389.90	Inflation
PPA (Planning Performance Agreements) for discharge of conditions (incl VAT)	Start at 1,200	Start at 1,245	0.00	Inflation
Deed of Variation Pre-app (excl VAT)	1,543.50	1,605.00	61.50	Benchmarking
Administation Charge for withdrawn applications (excl VAT)	100.00	135.00	6.60	Benchmarking
Basement Impact Assessment Review				
Sustainably Statement Review (excl VAT)	170.00			
Telecommunications development	400.00	415.00	15.00	Inflation
Discharge of condition or NMA- householder	400.00	415.00	15.00	Inflation
Discharge of condition or NMA - minor development	600.00	625.00	25.00	Benchmarking

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S106 Fees				
Planning obligation S106 monitoring contribution fee per non-financial obligation (excl VAT)	620.00	650.00	30.00	Full Cost Recovery
Planning obligation S106 monitoring contribution fee per non-financial obligation – cap (excl VAT)	62,000.00	65,000.00	3,000.00	Full Cost Recovery
Confirmation of compliance with clauses in S106 (excl VAT)	168.00	175.00	7.00	Full Cost Recovery
NEW Biodiversity Net Gain				
NEW Biodiversity Net Gain Monitoring Fee (Qualifying minors)	N/A	6,000.00	N/A	Full Cost Recovery
NEW Biodiversity Net Gain Monitoring Fee (Qualifying majors 10-99 units or 1,000 to 9,999 sqm floorspace)	N/A	10,000.00	N/A	Full Cost Recovery
NEW Biodiversity Net Gain Monitoring Fee (Qualifying majors 100 units+ or 10,000+ sqm floorspace)	N/A	17,000.00	N/A	Full Cost Recovery
Quality Review Panels				
Quality Review Panel - Formal Review (including VAT, includes room hire)	6,288.00	6,530.00	242.00	Inflation
Quality review panel- Chair's review (including VAT, includes room hire)	3,588.00	3,725.00	137.00	Inflation
Surgery Review (including VAT)	1,980.00	2,055.00	75.00	Inflation

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Planning Team Managers advice, Specialist Urban Design and Heritage advice, Specialist Energy, Carbon and Overheating advice (per hour, incl VAT)	235.00	245.00	10.00	Benchmarking
Head of Development Management (per hour, incl VAT)	235.00	260.00	25.00	Benchmarking
Director (per hour, incl VAT)	326.00	340.00	14.00	Benchmarking
Enforcement Charges				
Compliance check (in accordance with planning permission, conditions or obligations) (excl VAT)	Hourly rate 180 - Minimum charge 260	hourly rate 190 - minimum charge 270	10.00	Inflation
Enforcement notice compliance certificate (excl VAT)	160.00	170.00	10.00	Benchmarking
enforcement meeting/written advice (1hour).(this charge relates to providing advice in relation to complying with an enforcement notice or other types of notices or action) (excl VAT)	496.00	15.00	-481.00	Benchmarking