

Description	Unit	2024/25	2025/26	% Change
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## Development Management

### Householder pre-application advice fees

Householder - written response only		220.00	220.00	0.0%
30-minute in office meeting and written summary		280.00	280.00	0.0%
30-minute in office meeting and written summary with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a residential listed building)		320.00	320.00	0.0%
Follow up written comments per additional set of drawings (within 3-month timescale)		50.00	50.00	0.0%

### Change of use to a building or land pre-application advice fees

#### Change of Use of a Building or Land where the proposal does not constitute Minor or Major development - NB this would include a change of use of the land to additional residential garden; paddocks; and buildings to non-residential use

Up to 1-hour in-house meeting and written summary		420.00	420.00	0.0%
Up to 1-hour in-house meeting and written summary with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a residential listed building)		580.00	580.00	0.0%
Up to 1-hour onsite meeting and written summary		450.00	450.00	0.0%
Up to 1-hour onsite meeting and written summary with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a residential listed building)		610.00	610.00	0.0%
Follow up written comments upon per additional set of drawings (within 3-month timescale)		180.00	180.00	0.0%

### Creation or replacement of a single dwelling house or residential annex

#### Note: in excess of 1 but below 10 units constitutes Minor development

Up to 1-hour in-house meeting and written summary		420.00	420.00	0.0%
Up to 1-hour in-house meeting and written summary with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a listed building, specialist advice is required and is charged as follows)		580.00	580.00	0.0%
Up to 1-hour onsite meeting and written summary		450.00	450.00	0.0%
Up to 1-hour onsite meeting and written summary with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a listed building, specialist advice is required and is charged as follows)		610.00	610.00	0.0%
Follow up written comments upon per additional set of drawings (within 3-month timescale)		180.00	180.00	0.0%

## Minor development pre-application advice fees

### Note: more than 1 unit but less than 10 units

Written summary only	1,600.00	1,600.00	0.0%
Written summary only with specialist advice	1,700.00	1,700.00	0.0%
Up to 1-hour inhouse meeting and written summary	2,100.00	2,100.00	0.0%
Up to 1-hour inhouse meeting and written summary with specialist advice	2,200.00	2,200.00	0.0%
Additional 1-hour inhouse meetings and written summaries	595.00	595.00	0.0%
Additional 1-hour inhouse meetings and written summaries with specialist	695.00	695.00	0.0%
Follow up written comments per additional set of drawings	400.00	400.00	0.0%

## Major development pre-application advice fees

### Small major development (includes Heritage Assets/ Urban Design) 10-49 units

New building has between 1000 and 2499 sqm of floor space Or the site is between 0.5 and 1.99 hectares (where you don't know the floor space) Up to 1-hour meeting and written summary	4,500.00	4,500.00	0.0%
<b><i>Subsequent follow up advice – if you have: already received advice about a similar development on the same site in the last three months or received a refusal of planning permission for a similar development on the same site in the last three months.</i></b> A subsequent meeting with a planning officer and written comments	1,095.00	1,095.00	0.0%

### Large major development (includes Heritage Assets/ Urban Design)

If your new building has between 2500 and 4999 sqm of floor space 50+ units Or the site area is up between 2.0 and 4.99 hectares (where you don't know the floor space) Meeting and written summary	8,190.00	8,190.00	0.0%
<b><i>Subsequent follow up advice – if you have: already received advice about a similar development on the same site in the last three months or received a refusal of planning permission for a similar development on the same site in the last three months.</i></b> A subsequent meeting with a planning officer and written comments	1,640.00	1,640.00	0.0%

## Other pre-application advice fees

### Strategic Development

Your new building has 5000 or more sqm of floor space – 100 or more dwellings The site area is 5 or more hectares (where you don't know the floor space)	<b>Planning Performance Agreement-Separate set of Fees</b> EEBC can offer a tailored service to developers in regard to the above
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These can include meetings with elected members including ward members and members of the Planning Committee. We can negotiate compliance with conditions during the course of construction and through the redevelopment and conversion of listed buildings with the appropriate specialist advisors offering direct and timely contact with Officer's.

### Post-Application Conditions Advice

Some developments may result in conditions which you may wish to discuss in more detail with the Planning Officer to consider your options.

Particularly where there are requirements for particular materials. Officers can advise on the requirements in consultation with specialist advisors where applicable. Agreed through a PPA. Advice from Officers specialising in the Heritage Assets, Urban Design or Landscaping may also be required and is included where required.

(1-15 conditions)

3,275.00 3,275.00 0.0%

(15+ conditions)

5,460.00 5,460.00 0.0%

### Copy documents

Tree Preservation Order

Each

34.00 36.00 5.9%

Planning Decision Notice

Each

16.00 17.00 6.3%

S106 etc.

Each

22.50 24.00 6.7%

Enforcement Notice

Each

18.00 19.00 5.6%

## Planning Policy

### Self and Custom Build Register

Registration Fee

Per Entry

37.50 40.00 6.7%

Fee to remain on the register (annual)

Per Entry

8.00 9.00 12.5%

## Officer Rates

### Officer Role

Officer Rate - Head of Place Development

Per hour

243.00 258.00 6.2%

Officer Rate - Planning Development and Enforcement Manager

Per hour

209.00 222.00 6.2%

Officer Rate - DM Principal Planning Officer

Per hour

140.00 148.00 5.7%

Officer Rate - DM Planning Officer

Per hour

120.00 127.00 5.8%

Officer Rate - Enforcement Officer

Per hour

105.00 111.00 5.7%

Officer Rate - Principal Policy Officer

Per hour

140.00 148.00 5.7%

Officer Rate - Policy Officer

Per hour

120.00 127.00 5.8%

Officer Rate - CIL and S106 Officer

Per hour

167.00 177.00 6.0%

Officer Rate - Planning Policy Manager

Per hour

209.00 222.00 6.2%

Officer Rate - Urban Design Officer

Per hour

120.00 127.00 5.8%

Officer Rate - Conservation and Design Officer

Per hour

120.00 127.00 5.8%

Officer Rate - Tree Officer

Per hour

120.00 127.00 5.8%

Officer Rate - Environmental Health Officer

Per hour

140.00 148.00 5.7%

Officer Rate - Highways Officer

Per hour

140.00 148.00 5.7%

Officer Rate - Strategic Housing Manager

Per hour

140.00 148.00 5.7%

Officer Rate - Business Support Assistant

Per hour

84.00 89.00 6.0%