

**DEVELOPMENT - FEES AND CHARGES 2026/27**

Description	Unit	Full Cost 25/26	Full Cost 26/27	% Change	Notes
Copy documents	Planning Decision Notice	17.00	20.00	17.6%	
Copy documents	S106 etc	24.00	20.00	-16.7%	Standardised alongside other similar services
Copy documents	Tree Preservation Order	36.00	38.00	5.6%	
Copy documents	Enforcement Notice	19.00	20.00	5.3%	
Hedgerow Complaint under Part 8 of Anti-Social Behaviour Act 2003	per complaint	580.00	400.00	-31.0%	Disproportionate compared to planning application fees, a reduced rate is appropriate
Amendment to s106 Legal Agreement	per application	-	350.00	0.0%	No fee previously applied
Request to Remove Enforcement Notice from Property	per application	-	350.00	0.0%	No fee previously applied
Full PPA residential 10-49 dwellings, non-residential 1000-2499m <sup>2</sup> , 1000-3999m <sup>2</sup> industrial/warehousing	Initial advice and first meeting	12,875.00	6,200.00	-51.8%	Last year we charged for 4 meetings
Full PPA residential 10-49 dwellings, non-residential 1000-2499m <sup>2</sup> , 1000-3999m <sup>2</sup> industrial/warehousing	Additional meeting	1,095.00	1,150.00	5.0%	Including the above fee plus 3 meetings, results in a 25% reduction compared to last year's fees
Full PPA residential 50-99 dwellings, non-residential 2500-4999m <sup>2</sup> , 4000-7999m <sup>2</sup> industrial/warehousing	Initial advice and first meeting	15,450.00	10,075.00	-34.8%	Last year we charged for 4 meetings
Full PPA residential 50-99 dwellings, non-residential 2500-4999m <sup>2</sup> , 4000-7999m <sup>2</sup> industrial/warehousing	Additional meeting	1,640.00	1,720.00	4.9%	Including the above fee plus 3 meetings, results in a 1.4% reduction compared to last year's fees
PPA residential 100-150 dwellings, non-residential up to 100,000 industrial/warehousing	Initial advice and first meeting	18,025.00	12,525.00	-30.5%	Last year we charged for 4 meetings
PPA residential 100-150 dwellings, non-residential up to 100,000 industrial/warehousing	Additional meeting	1,030.00	2,150.00	108.7%	Including the above fee plus 3 meetings, results in a 5% increase compared to last year's fees
PPA residential over 150 dwellings, non-residential over 10,000m <sup>2</sup>	POA: Bespoke	-	16,282.00	0.0%	
PPA residential over 150 dwellings, non-residential over 10,000m <sup>2</sup>	Additional meeting	-	2,150.00	0.0%	No fee previously applied

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Description	Unit	Full Cost 25/26	Full Cost 26/27	% Change	Notes
Officer Rate - Head of Development Management and Planning Enforcement	Per hour	-	250.00	0.0%	New position
Officer Rate - Head of Planning Policy	Per hour	-	250.00	0.0%	New position
Officer Rate - DM Team Leader	Per hour	-	194.00	0.0%	New position
Officer Rate - DM Principal Planning Officer	Per hour	148.00	155.00	4.7%	
Officer Rate - DM Planning Officer	Per hour	127.00	133.00	4.7%	
Officer Rate - Enforcement Officer	Per hour	111.00	133.00	19.8%	To reflect equivalent positions
Officer Rate - Principal Policy Officer	Per hour	148.00	155.00	4.7%	
Officer Rate - Policy Officer	Per hour	127.00	133.00	4.7%	
Officer Rate - CIL and S106 Officer	Per hour	177.00	185.00	4.5%	
Officer Rate - Conservation and Design Officer	Per hour	127.00	133.00	4.7%	
Officer Rate - Environmental Health Officer	Per hour	148.00	155.00	4.7%	
Officer Rate - Strategic Housing Manager	Per hour	148.00	155.00	4.7%	
Officer Rate - Business Support Assistant	Per hour	89.00	93.00	4.5%	
Planning Decision Notice	Each	17.00	20.00	17.6%	
Enforcement Notice	Each	19.00	20.00	5.3%	
Householder pre-application advice fees	Householder - Letter only	220.00	230.00	4.5%	
Householder pre-application advice fees	Householder - Add 30 minute Meeting	-	63.00	0.0%	New
Householder pre-application advice fees	Householder - With Specialist comment	-	45.00	0.0%	New
Householder pre-application advice fees	Householder - With Follow Up Meeting/Letter (within 3 months)	50.00	52.00	4.0%	
Householder (curtilage) pre-application advice fees	Householder - Letter Only	-	115.00	0.0%	New
Householder (curtilage) pre-application advice fees	Householder - Add 30 minute Meeting	-	63.00	0.0%	New
Householder (curtilage) pre-application advice fees	Householder - With Specialist comment	-	45.00	0.0%	New
Householder (curtilage) pre-application advice fees	Householder - With Follow Up Meeting/Letter (within 3 months)	-	52.00	0.0%	New

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Description	Unit	Full Cost 25/26	Full Cost 26/27	% Change	Notes
Minor development pre-application advice fees	Minor, COU or per dwelling - Letter only	-	310.00	0.0%	New
Minor development pre-application advice fees	Minor, COU or per dwelling - Add 1 hour meeting	-	110.00	0.0%	New
Minor development pre-application advice fees	Minor, COU or per dwelling - With Specialist comment	-	135.00	0.0%	New
Minor development pre-application advice fees	Minor, COU or per dwelling - With Follow Up Meeting/Letter (within 3 months)	-	180.00	0.0%	New
Major development pre-application advice fees	Major (10-49 dwellings, 1000-2499sqm)- Letter only	-	3,700.00	0.0%	New
Major development pre-application advice fees	Major (10-49 dwellings, 1000-2499sqm)- Add meeting	-	1,000.00	0.0%	New
Major development pre-application advice fees	Major (10-49 dwellings, 1000-2499sqm)- With Follow Up Meeting/Letter (within 3 months)	1,095.00	1,150.00	5.0%	
Major development pre-application advice fees	Major (50-99 dwellings, 2500-4999sqm)- Letter only	-	6,900.00	0.0%	New
Major development pre-application advice fees	Major (50-99 dwellings, 2500-4999sqm)- Add meeting		1,675.00	0.0%	New
Major development pre-application advice fees	Major (50-99 dwellings, 2500-4999sqm)- With Follow Up Meeting/Letter (within 3 months)	1,640.00	1,720.00	4.9%	
Major development pre-application advice fees	Major (100+ dwellings, 5000sqm+)- With Follow Up Meeting/Letter (within 3 months)	-	10,520.00	0.0%	New
Major development pre-application advice fees	Major (100+ dwellings, 5000sqm+)- With Follow Up Meeting/Letter (within 3 months)	-	2,005.00	0.0%	New
Major development pre-application advice fees	Major (100+ dwellings, 5000sqm+)- With Follow Up Meeting/Letter (within 3 months)	-	2,150.00	0.0%	New
Condition discharge pre application advice fees	Per condition	3,275.00	260.00	-92.1%	Restructured to reflect better value
Other pre-app advice fees - Planning Performance Agreement	PPA - 10-49 dwellings, small commercial/industrial - Initial Advice and Meeting	-	4,700.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 10-49 dwellings, small commercial/industrial - Each Subsequent Meeting	-	1,150.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 50-99 dwellings, medium commercial/industrial - Initial Advice and Meeting	-	8,575.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 50-99 dwellings, medium commercial/industrial - Each Subsequent Meeting	-	1,720.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 100-149 dwellings, large commercial/industrial - Initial Advice and Meeting	-	12,525.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 100-149 dwellings, large commercial/industrial - Each Subsequent Meeting	-	2,150.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 150+ dwellings - Initial Advice and Meeting	-	16,280.00	0.0%	New
Other pre-app advice fees - Planning Performance Agreement	PPA - 150+ dwellings - Each Subsequent Meeting	-	2,150.00	0.0%	New
Self and Custom Build Register	Registration Fee	40.00	42.00	5.0%	
Self and Custom Build Register	Fee to remain on the register (annual)	9.00	9.50	5.6%	
Officer Rate - Tree Officer	Per hour	127.00	133.00	4.7%	
Single Memorial Tree - Council to plant. Application fee £50.00/Supply and Tree Planting fee £500.00	Per application and tree planting	550.00	550.00	0.0%	
Third party Tree Planting - Application fee £150.00/Council officer supervision of tree planting £350.00	Per application and tree planting	500.00	500.00	0.0%	