

**DEVELOPMENT MANAGEMENT****Section A - Advice as to whether permission / consent is required**

Category	Current Fee (excluding VAT) 2020/21 £	Proposed (excluding VAT) 2021/22 £	Percentage Increase %
<b>Householder Enquiry</b> (ie house extensions, garages/sheds, etc)	69.70	72.00	3.3%
<b>Other Commercial Development</b> (to establish if "development" or whether "permitted development" or not)	69.70	72.00	3.3%

Note 1 - All fees above are subject to VAT

**Section B - Advice in relation to the prospects of permission / consent being granted****Category - Minor Development**

Proposed Development Type	Current Fee (excluding VAT) 2020/21 £	Proposed (excluding VAT) 2021/22 £	Percentage Increase %
Householder (see note 4)	69.70	72.00	3.3%
Advertisements (see note 4)	69.70	72.00	3.3%
Commercial - where no new floorspace (see note 4)	102.50	106.00	3.4%
Change of Use - with no building works (see note 4)	102.50	106.00	3.4%
Telecommunications (see note 4)	141.45	146.00	3.2%
Other (See note 3 & 4)	141.45	146.00	3.2%
<b>Small Scale Commercial Development</b> (Incl shops offices, other commercial uses)			
* Upto 500m2	358.75	369.00	2.9%
* 500-999m2	717.50	738.00	2.9%
<b>Small Scale Residential</b>			
* less than 4 Dwellings - fee per dwelling	141.45	146.00	3.2%
* 4-9 Dwellings	717.50	738.00	2.9%

Note 1 - All fees above are subject to VAT

Note 2 - With site visit and meeting if Development Management Officer considered to be required

Note 3 - Includes all other minor development proposals not falling within any of the categories such as variation or

Note 4 - Additional £100 fee + vat when the site is a listed building or in the curtilage of a listed building, and building construction works or engineering operations are proposed

**Category - Major Developments**

Proposed Development Type	Current Fee (excluding VAT) 2020/21 £	Proposed (excluding VAT) 2021/22 £	Percentage Increase %
<b>Major new residential</b>			
Student accommodation developments (10 or more students)			
* 10-25 Dwellings	1,250.50	1,288.00	3.0%
* 26-199 Dwellings - additional fee per dwelling	49.20	51.00	3.7%
<b>Small Scale Commercial Development</b> (inc shops, offices, other commercial uses)			
* 1,000 m2 to 3,000m2	2,162.75	2,225.00	2.9%

Note 1 - All fees above are subject to VAT

Note 2 - With site visit and meeting if Development Management Officer considered to be required

**DEVELOPMENT MANAGEMENT****Category - Very Large Scale Developments**

<b>Proposed Development Type</b>	<b>Current Fee (excluding VAT) 2020/21 £</b>	<b>Proposed (excluding VAT) 2021/22 £</b>	<b>Percentage Increase %</b>
* Development of over 200 dwellings (A further bespoke charge may be required depending on complexity of the development & the range of issues that need	Minimum fee of £49.20 per dwelling	Minimum fee of £51.00 per dwelling	3.7%
* Single use or mixed use developments involving sites of 1.5 ha or above  * Development of over 3,000m2 of commercial floorspace  * Planning briefs / Masterplans	Fee to be negotiated with a minimum fee of £3,895	Fee to be negotiated with a minimum fee of £4,000	2.7%

Note 1 - All fees above are subject to VAT

Note 2 - With multiple meetings including a lead officer together with Development Management case officer and

Note 3 - The fee for pre-application advise expected to be not less than 20% of anticipated planning fee for a full

**Exemptions**

Advice sought in the following categories is free

- \* Where the enquiry is made by a Parish Council or Town Council
- \* Where the development is for a specific accommodation/facilities for a registered disabled
- \* Advice on how to submit a planning application
- \* Enquiries relating to Planning Enforcement

**Section C - Section 106**

<b>Category</b>	<b>Current Fee (excluding VAT) 2020/21 £</b>	<b>Proposed (excluding VAT) 2021/22 £</b>	<b>Percentage Increase %</b>
<b>Section 106 Confirmation Letter (Simple)</b> (ie does not require site visit or document retrieval)	31.78	33.00	3.8%
<b>Section 106 Confirmation Letter (Complex)</b> (ie requires site visit and/or document retrieval)	107.63	111.00	3.1%
Copies of S106 Agreements	55.35	57.00	3.0%

Note 1 - All fees above are subject to and include VAT

**Section D - Building Control**

<b>Category</b>	<b>Current Fee (excluding VAT) 2020/21 £</b>	<b>Proposed (excluding VAT) 2021/22 £</b>	<b>Percentage Increase %</b>
Letter of confirmation } Completion Certificates } Approvals }	49.00	50.50	3.1%

Note 1 - All fees above are subject to and include VAT

**DEVELOPMENT MANAGEMENT****Section E - Land Charges**

<b>Category</b>	<b>Current Fee (excluding VAT) 2020/21 £</b>	<b>Proposed (excluding VAT) 2021/22 £</b>	<b>Percentage Increase %</b>
Basic search - over the counter	100.00	103.00	3.0%
Basic search - electronic	100.00	103.00	3.0%
Business search	195.00	201.00	3.1%
Optional enquiries	55.00	57.00	3.6%
Additional enquiries	30.00	31.00	3.3%

**Section F - Naming & Numbering**

<b>Category</b>	<b>Current Fee 2020/21 £</b>	<b>Proposed 2021/22 £</b>	<b>Percentage Increase %</b>
Renaming of property	40.00	50.00	25.0%
Naming of new property	85.00	100.00	17.6%
New developments up to 10 units	225.00	250.00	11.1%
New developments over 10 units (per additional unit)	40.00	50.00	25.0%
Confirmation of address	40.00	50.00	25.0%

**Section G - Commons Registration**

<b>Category</b>	<b>Current Fee 2020/21 £</b>	<b>Proposed 2021/22 £</b>	<b>Percentage Increase %</b>
Processing & Registration under section 15A(1) of the Commons Act 2006	360.00	370.00	2.8%
Processing & Registration of the Highway Statement & Highway Declaration under section 31(6) of the Highways Act 1980 (Other fees are available on request)	320.00	329.00	2.8%
Tree Preservation Orders	46.00	47.00	2.2%