

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

Category	Current Fee (excluding VAT) 2021/22 £	Proposed (excluding VAT) 2022/23 £	Increase (excluding VAT) 2022/23 £
<b>Householder Enquiry</b> (ie house extensions, garages/sheds, etc)	72.00	75.00	3.00
<b>Other Commercial Development</b> (to establish if "development" or whether "permitted development" or not)	72.00	75.00	3.00

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) 2021/22 £	Proposed (excluding VAT) 2022/23 £	Increase (excluding VAT) 2022/23 £
Householder (see note 4)	72.00	75.00	3.00
Advertisements (see note 4)	72.00	75.00	3.00
Commercial - where no new floorspace (see note 4)	106.00	110.00	4.00
Change of Use - with no building works (see note 4)	106.00	110.00	4.00
Telecommunications (see note 4)	146.00	152.00	6.00
Other (See note 3 & 4)	146.00	152.00	6.00
Small Scale Commercial Development (Incl shops offices, other commercial uses)			
* Upto 500m2	369.00	384.00	15.00
* 500-999m2	738.00	768.00	30.00
Small Scale Residential			
* less than 4 Dwellings - fee per dwelling	146.00	152.00	6.00
* 4-9 Dwellings	738.00	768.00	30.00

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) 2021/22 £	Proposed (excluding VAT) 2022/23 £	Increase (excluding VAT) 2022/23 £
Major new residential			
Student accommodation developments (10 or more students)			
* 10-25 Dwellings	1,288.00	1,340.00	52.00
* 26-199 Dwellings - additional fee per dwelling	51.00	53.00	2.00
Small Scale Commercial Development (inc shops, offices, other commercial uses)			
* 1,000 m2 to 3,000m2	2,225.00	2,314.00	89.00

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) 2021/22 £</b>	<b>Proposed (excluding VAT) 2022/23 £</b>	<b>Increase (excluding VAT) 2022/23 £</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 £51.00 per dwelling	Minimum fee of £53.00 per dwelling	2.00
* 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 £4,000	Fee to be negotiated with a minimum fee of £4,160	160.00

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) 2021/22 £</b>	<b>Proposed (excluding VAT) 2022/23 £</b>	<b>Increase (excluding VAT) 2022/23 £</b>
<b>Section 106 Confirmation Letter (Simple)</b> (ie does not require site visit or document retrieval)	27.50	29.17	1.67
<b>Section 106 Confirmation Letter (Complex)</b> (ie requires site visit and/or document retrieval)	92.50	96.67	4.17
Decision Notices for applications decided before January 2006	16.67	17.50	0.83
Copies of S106 Agreements	48.50	50.00	1.50

Note 1 - All fees above are subject to VAT

**Section D - Building Control**

<b>Category</b>	<b>Current Fee (excluding VAT) 2021/22 £</b>	<b>Proposed (excluding VAT) 2022/23 £</b>	<b>Increase (excluding VAT) 2022/23 £</b>
Letter of confirmation } Completion Certificates } Approvals }	42.08	43.75	1.67

Note 1 - All fees above are subject to VAT

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

<b>Category</b>	<b>Current Fee (excluding VAT) 2021/22 £</b>	<b>Proposed (excluding VAT) 2022/23 £</b>	<b>Increase (excluding VAT) 2022/23 £</b>
Basic search - over the counter	103.00	107.00	4.00
Basic search - electronic	103.00	107.00	4.00
Business search	201.00	209.00	8.00
Optional enquiries	57.00	59.00	2.00
Additional enquiries	31.00	33.00	2.00

**Section F - Naming & Numbering**

<b>Category</b>	<b>Current Fee 2021/22 £</b>	<b>Proposed 2022/23 £</b>	<b>Increase 2022/23 £</b>
Renaming of property	50.00	52.00	2.00
Naming of new property	100.00	104.00	4.00
New developments up to 10 units	250.00	260.00	10.00
New developments over 10 units (per additional unit)	50.00	52.00	2.00
Confirmation of address	50.00	52.00	2.00

**Section G - Commons Registration**

<b>Category</b>	<b>Current Fee 2021/22 £</b>	<b>Proposed 2022/23 £</b>	<b>Increase 2022/23 £</b>
Processing & Registration under section 15A(1) of the Commons Act 2006	370.00	385.00	15.00
Processing & Registration of the Highway Statement & Highway Declaration under section 31(6) of the Highways Act 1980 (Other fees are available on request)	329.00	342.00	13.00
Tree Preservation Orders	47.00	49.00	2.00