

Appendix C - Fees and Charges - Planning Policy 2024/25

Fees and Charges	Statutory / Discretionary	Current Charges 2023/24	Proposed Charges 2024/25	Proposed Variance (inc. rounding)	Proposed Actual % Increase 2024/25 (inc. rounding)	Any VAT excluded in these figures			
		£ Inc VAT	£ Inc VAT	£	%	Budgeted Income 2023/24	Forecast 2023/24 (based on Act / 6mth FC data)	Proposed Budget 2024/25	
						£	£	£	
Planning Fees									
Planning Application Fees (set nationally)	Statutory	Varies	Varies	N/A	N/A	650,100	702,466	915,313	
Charges for Pre-application (written report only) Householders - existing resident	Discretionary	130.00	136.50	6.50	5.0%				
Charges for Pre-application (meeting & written report) Householders - prospective resident	Discretionary	275.00	289.00	14.00	5.1%	25,000	17,778	18,667	
Charges for Pre-application (meeting & written report) - Minor Development (1-4)	Discretionary	1,100.00	1,210.00	110.00	10.0%				
Charges for Pre-application (meeting & written report) - Minor Development (5-9)	Discretionary	2,200.00	2,420.00	220.00	10.0%				
Charges for Pre-application (meeting & written report) - Major Development (10-49)	Discretionary	4,250.00	4,675.00	425.00	10.0%				
Charges for Pre-application (meeting & written report) - Major Development (50+)	Discretionary	4,250.00	4,675.00	425.00	10.0%				
Minor/Major Development additional meeting	Discretionary	60% of original fee					64,800	118,959	124,907
Minor/Major Development additional site visit	Discretionary	300.00	330.00	30.00	10.0%				
Tree Pre App Advice Fees - initial visit including 1 hour of officers time	Discretionary	175.00	184.00	9.00	5.1%				
Per additional hour for additional time and meetings	Discretionary	75.00	79.00	4.00	5.3%				
High Hedges	Discretionary	840.00	882.00	42.00	5.0%				
Planning Performance Agreement *NEW FEE*	Discretionary	N/A	Bespoke	N/A	N/A	0	50,000	165,000	
Community Infrastructure Levy (CIL)*									
Convenience Retail (per Square Meter)	Discretionary	148.54	159.41	10.87	7.3%	685,000	685,000	1,015,749	
Residential (per Square Meter)	Discretionary	178.24	191.30	13.06	7.3%				
S106 Admin fee *NEW FEE*									
Development up to 1 hectare - Fixed Fee only (charged on all developments)	Discretionary	N/A	514.00	N/A	N/A				
Development between 1-5 hectares (Total Charge = Fixed Fee + £385.50 per hectare, maximum of 4)	Discretionary	N/A	385.50	N/A	N/A	0	0	10,000	
Development of >5 hectares (Total Charges = Fixed Fee + 4 x £385.50 + £257 per hectare thereafter)	Discretionary	N/A	257.00	N/A	N/A				
Biodiversity Net Gain (BNG) *NEW FEE*	Discretionary	N/A	TBC	N/A	N/A	0	0	0	
Street Naming & Numbering									
Change existing street name (accepted or not) - applicant buys sign(s) if change accepted	Discretionary	770.00	808.50	38.50	5.0%				
New property numbering - 1st property	Discretionary	110.00	115.50	5.50	5.0%				
New property numbering - additional properties	Discretionary	55.00	58.00	3.00	5.5%				
Property renumbering - 1st property	Discretionary	165.00	173.50	8.50	5.2%				
Property renumbering - additional properties	Discretionary	55.00	58.00	3.00	5.5%				
Changing a property name where there is an unchanged number	Discretionary	55.00	58.00	3.00	5.5%				
Changing a property name where there is no number - only applies to unnumbered properties	Discretionary	110.00	115.50	5.50	5.0%				
Adding/changing a block name for <u>new</u> developments	Discretionary	275.00	289.00	14.00	5.1%	9,000	14,000	14,700	
Adding/changing a block name for <u>existing</u> developments	Discretionary	1,000.00	1,050.00	50.00	5.0%				
Confirmation/checking of property address	Discretionary	11.00	11.50	0.50	4.5%				
Research fee *NEW FEE*	Discretionary	N/A	100.00	N/A	N/A				
New Street	Discretionary	550.00	577.50	27.50	5.0%				
Naming a footpath	Discretionary	500.00	525.00	25.00	5.0%				
Changing the name of a footpath	Discretionary	700.00	735.00	35.00	5.0%				
Land Charges									
Expedited HMLR questions	Discretionary	32.00	33.60	1.60	5.0%				
CON29	Discretionary	205.00	216.10	11.10	5.4%				
Commercial CON29	Discretionary	250.00	261.00	11.00	4.4%				
Additional Parcels (up to a Max of 5)	Discretionary	35.00	33.00	-2.00	-5.7%				
Part 2 Questions (CON 290)	Discretionary	28.40	30.00	1.60	5.6%				
Solicitors own Questions	Discretionary	65.00	66.00	1.00	1.5%	125,300	104,585	123,000	
Refresher Searches	Discretionary	66.00	69.00	3.00	4.5%				
Section 106 service (no Budget)	Discretionary	30.00	31.50	1.50	5.0%				
3.10 CIL questions	Discretionary	25.00	30.00	5.00	20.0%				
Pre search enquiry fee *NEW FEE*	Discretionary	30.00	30.00	0.00	0.0%				
Expedited Searches *NEW FEE*	Discretionary	32.00	33.60	1.60	5.0%				
Total Budgeted Income - Planning Policy						1,559,200	1,692,788	2,387,336	
						Excluding CIL -->	874,200	1,007,788	1,371,587