

Appendix C

Fees and Charges - Planning Policy 2025/26



Fees and Charges	Statutory / Discretionary	*VAT included where applicable				VAT excluded	
		Fees currently in force	Fees proposed for 2025/26	£ Change from Fees in force	% Change from Fees in force	Budgeted Income 2024/25	Estimated impact of 2025/26 proposed Fee change
		£ Inc VAT*	£ Inc VAT*			£	
Planning Fees							
Planning Application Fees - set nationally, increases annually with September CPI (no reduction, max of +10%)	Statutory	Varies	Varies	Varies	1.7%	£650,100	£11,052
Charges for Pre-application (written report only) Householders - existing resident	Discretionary	£136.50	143.50	£7.00	5.1%	£25,000	£2,596
Charges for Pre-application (meeting & written report) Householders - prospective resident	Discretionary	£289.00	303.50	£14.50	5.0%		
Charges for Pre-application (meeting & written report) - Minor Development (1 Unit) *New Fee - separated to split out 1 unit, previously single charge for 1-4 units*	Discretionary	£1,210.00	420.00	N/A	N/A	£64,800	£13,165
Charges for Pre-application (meeting & written report) - Minor Development (2-4 Units)	Discretionary	£1,210.00	1,270.50	£60.50	5.0%		
Charges for Pre-application (meeting & written report) - Minor Development (5-9 Units)	Discretionary	£2,420.00	2,541.00	£121.00	5.0%		
Charges for Pre-application (meeting & written report) - Major Development (10-49 Units)	Discretionary	£4,675.00	4,909.00	£234.00	5.0%		
Charges for Pre-application (meeting & written report) - Major Development (50+ Units) *now Bespoke fee*	Discretionary	£4,675.00	Bespoke	N/A	N/A		
Presentation of Schemes to Planning Committee *New Fee*	Discretionary	N/A	3,750.00	N/A	N/A		
Invalid Planning Applications Admin Charges (returned and closed, triggered after 4 weeks of inactivity) *New Fee*	Discretionary	N/A	25% of original fee				
Minor/Major Development additional meeting	Discretionary	60% of original fee					
Minor/Major Development additional site visit	Discretionary	£330.00	346.50	£16.50	5.0%		
Tree Pre App Advice Fees - initial visit including 1 hour of officers time	Discretionary	£184.00	193.00	£9.00	4.9%		
Per additional hour for additional time and meetings	Discretionary	£79.00	83.00	£4.00	5.1%		
High Hedges	Discretionary	£882.00	926.00	£44.00	5.0%		
Planning Enforcement Matters *New Fees*							
Requests to confirm compliance with an Enforcement Notice	Discretionary	N/A	£420.00	N/A	N/A	£0	£0
Requests to confirm compliance with an Enforcement Notice – one hour meeting included	Discretionary	N/A	£550.00	N/A	N/A		
Requests to withdraw an Enforcement Notice	Discretionary	N/A	£725.00	N/A	N/A		
Requests to withdraw an Enforcement Notice – one hour meeting included	Discretionary	N/A	£830.00	N/A	N/A		
Planning Performance Agreement	Discretionary	Bespoke	Bespoke	N/A	N/A		
Community Infrastructure Levy (CIL) - Building Cost Information Service index linked							
Convenience Retail (per square metre) - increase based on BCIS index uplift (December each year)	Discretionary	£159.41	163.60	£4.19	2.6%	£685,000	£18,005
Residential (per square metre) - increase based on BCIS index uplift (December each year)	Discretionary	£191.30	196.32	£5.02	2.6%		
S106 Admin fee							
Development up to 1 hectare - Fixed Fee only (charged on all developments)	Discretionary	£514.00	539.50	£25.50	5.0%	£0	£0
Development between 1-5 hectares (Total Charge = Fixed Fee + £385.50 per hectare, maximum of 4)	Discretionary	£385.50	405.00	£19.50	5.1%		
Development of >5 hectares (Total Charges = Fixed Fee + 4 x £385.50 + £257 per hectare thereafter)	Discretionary	£257.00	270.00	£13.00	5.1%		
S106 Compliance meeting - per hour *New Fee*	Discretionary	N/A	850.00	N/A	N/A		

Fees and Charges	Statutory / Discretionary	Fees currently in force	*VAT included where applicable			Includes roundings		VAT excluded	
			Fees proposed for 2025/26	£ Change from Fees in force	% Change from Fees in force	Budgeted Income 2024/25	Estimated impact of 2025/26 proposed Fee change		
								£ Inc VAT*	£ Inc VAT*
Biodiversity Net Gain (BNG)	Discretionary	Bespoke	Bespoke	N/A	N/A	£0	£0		
Street Naming & Numbering									
Change existing street name (accepted or not) - applicant buys sign(s) if change accepted	Discretionary	£808.50	£848.90	£40.40	5.0%				
New property numbering - 1st property	Discretionary	£115.50	£121.30	£5.80	5.0%				
New property numbering - additional properties	Discretionary	£58.00	£60.90	£2.90	5.0%				
Property renumbering - 1st property	Discretionary	£173.50	£182.20	£8.70	5.0%				
Property renumbering - additional properties	Discretionary	£58.00	£60.90	£2.90	5.0%				
Changing a property name where there is an unchanged number	Discretionary	£58.00	£60.90	£2.90	5.0%				
Changing a property name where there is no number - only applies to unnumbered properties	Discretionary	£115.50	£121.30	£5.80	5.0%	£9,000	£550		
Adding/changing a block name for <u>new</u> developments	Discretionary	£289.00	£303.45	£14.45	5.0%				
Adding/changing a block name for <u>existing</u> developments	Discretionary	£1,050.00	1,102.50	£52.50	5.0%				
Confirmation/checking of property address	Discretionary	£11.50	£12.10	£0.60	5.2%				
Research fee <i>*Awaiting Implementation*</i>	Discretionary	£100.00	£100.00	£0.00	0.0%				
New Street	Discretionary	£577.50	£606.40	£28.90	5.0%				
Naming a footpath	Discretionary	£525.00	£551.25	£26.25	5.0%				
Changing the name of a footpath	Discretionary	£735.00	£771.75	£36.75	5.0%				
Land Charges									
Expedited HMLR questions (LLC1) <i>*moving to HMLR*</i>	Discretionary	£33.60	£33.60						
CON29	Discretionary	£216.10	£226.80	£10.70	5.0%				
Commercial CON29	Discretionary	£261.00	£274.06	£13.06	5.0%				
Additional Parcels (up to a Max of 5) <i>*Initial fee lowered as LLC1 portion removed*</i>	Discretionary	£24.00	£25.20	£1.20	5.0%				
Part 2 Per Question (CON 290)	Discretionary	£30.00	£31.80	£1.80	6.0%				
Solicitors own Questions	Discretionary	£66.00	£69.30	£3.30	5.0%	£125,300	£6,516		
Refresher Searches	Discretionary	£66.00	£69.30	£3.30	5.0%				
Section 106 service (no Budget)	Discretionary	£31.50	£33.07	£1.57	5.0%				
3.10 CIL questions	Discretionary	£30.00	£31.50	£1.50	5.0%				
Pre search enquiry fee	Discretionary	£30.00	£31.50	£1.50	5.0%				
Expedited Searches	Discretionary	£33.60	£35.28	£1.68	5.0%				
<i>*note that LLC1 moves to HMLR on 30th January 2025</i>									
Total Income - Planning Policy						£1,559,200	£51,883		
						Excluding CIL --> £874,200	£33,878		