

SCHEDULE OF FEES (as of 1st April 2024)

	Development	Fee (inclusive of VAT)
1.	Householder development including alterations, extensions and outbuildings	£106.63
2.	Non-residential changes of use including siting of caravans for sites under 1 ha or buildings under 1,000 sq. m (gross)	£222.61
3.	Non-residential changes of use including siting of caravans for sites of 1 ha or above or buildings of 1,000 sq m or above (gross)	£432.11
4.	Development of 1-9 dwellings including changes of use to residential	<p>£261.27 for 1st dwelling + £174.08 for each additional dwelling</p> <p>Example: 5 dwellings = £261.27 + 4 x £174.08 = £957.59</p>
5.	Development of 10-49 dwellings including changes of use to residential	<p>£1867.25 for 10th dwelling + £85.42 for each additional dwelling.</p> <p>Example: 43 houses = £1867.25 + 33 x £85.42 = £4686.11</p>
6.	Development of 50 or more dwellings	Minimum fee of £5287.15 with additional fee subject to negotiation dependant on complexity of proposal.
7.	Non-residential development where no floorspace is created.	£106.63
8.	Non-residential development up to 499 sq. m floor area, or 0.5 ha site area	£221.58
9.	Non-residential development between 500 and 999 sq. m floor area, or between 0.51ha and 1.0 ha.	<p>£258.39 for 500 sq. m or 0.5ha + £171.28 for each additional 100 sq m or 0.1 ha (rounding up or down to nearest 100 sq. m or 0.1ha)</p>

		<p>Example 1: 874 sq. m = £258.39 + 4 x £171.28 = £943.51</p> <p>Example 2: 0.73ha = £258.39 + 2 x £171.28 = £600.95</p>
10.	Non-residential development between 1,000 and 4,999 sq. m floor area, or between 1.1ha and 2.0ha.	<p>£1128.76 for 1,000 sq. m or 1.1ha + £82.75 for each additional 100 sq m or 0.1 ha (rounding up or down to nearest 100 sq. m or 0.1ha)</p> <p>Example: 3,765 sq. m = £1128.76 + 28 x £82.75 = £3445.76</p>
11.	Non-residential development of 5,000 sq. m or more or 2.1ha or more.	Minimum fee of £4635.19 with additional fee subject to negotiation dependant on complexity of proposal. Encouragement to adopt a Planning Performance Agreement.
12.	Variation or removal of condition.	£72
13.	Advertisements	£72
14.	Development that would require Conservation Area Consent	£72
15.	Non-householder works or alterations to a listed building	£150
16.	Hazardous Substances	£150

Exemptions and Reductions:

17. Proposals by Town or Parish Councils charged at 50% of the above fees.
18. Proposals for 100% affordable housing schemes are free of charge.