

Pre-Application Planning and Discretionary Charges			2025/26
Fees inclusive of VAT			
Residential Development (incl. change of use and proposed flats)	Written Advice	Virtual Meeting & Written Advice	Site Meeting & Written Advice
1-2 dwellings	£1,042	£1,219	£1,395
3-4 dwellings	£1,222	£1,395	£1,661
5-9 dwellings	£1,560	£1,941	£2,329
10-20 dwellings	£1,999	£2,991	£3,508
21 - 99 dwellings	£2,545	£4,336	£4,946
100+ dwellings	Bespoke	Bespoke	Bespoke
Any follow up letters or meeting request will be charged at 50% of the original pre-application fee (e.g. If the pre-application advice was written advice only, 50% of this fee would apply).			

Planning Performance Agreements will be negotiated separately please contact Registration@southandvale.gov.uk			
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Commercial Development (incl. change of use and agricultural development) <i>Gross Floor Space (sqm) or Site Area (Ha)</i>	Written Advice	Virtual Meeting & Written Advice	Site Meeting & Written Advice
Small scale alterations or changes to commercial premises, change of openings, plant & machinery, internal alterations – no increase in floorspace	£371	N/A	N/A
0-250sqm or up to 0.20 ha site area – including changes of use and extensions	£1027	£1,144	£1,434
251-999sqm or 0.21-0.99ha site area – including changes of use and extensions	£1,940	£2,067	£2,194
1,000sqm - 1,999 sqm or 1.0-2.0ha site area – including changes of use and extensions	£3,138	£3,273	£3,408
Over 2,000 sqm &/or more than 2.01ha site area - extensions	10% of statutory planning application fee	10% of statutory planning application fee	10% of statutory planning application fee
Over 2,000 sqm &/or more than 2.01ha site area - changes of use only	Bespoke	Bespoke	Bespoke
Renewable Energy/ Solar Farm development less than 0.99ha	£1,940	£2,067	£2,194
Renewable Energy/ Solar Farm developments 1.0 ha or more in site area	£3,138	£3,273	£3,408
Any follow up letters or meeting request will be charged at 50% of the original pre-application fee (e.g. if the pre-application advice was written advice only, 50% of this fee would apply).			

Householder Categories of Development	Written Advice	Virtual Meeting & Written Advice	Site Meeting & Written Advice
Applications directly due to disability	No Charge	No Charge	No Charge

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Householder extensions and alterations and ancillary garden buildings. <i>This category also provides advice and guidance on how to submit a lawful development certificate if you wish to obtain formal confirmation that your proposed works would be lawful within the criteria of the General Permitted Development Order.</i>	£207	£296	£362
Householder listed building (advice on listed building issues only) from Heritage Officer only	£187	£252	£316
Conservation area advice (including demolition)	£187	£252	£316
Householder extensions to listed buildings (planning merits and listed building considerations)	£262	£316	£381
Any follow up letters or meeting request will be charged at 50% of the original pre-application fee (e.g. if the pre-app was written advice only, 50% of this fee would apply). Where a bespoke fee is appropriate that will be calculated at £92.61 per hour or part thereof of officer time .			

Other Categories of Development	Written Advice	Virtual Meeting & Written Advice	Site Meeting and Written Advice
Non-householder listed building advice only	£258	£347	£414
Discharge of planning (and listed building) condition discussions (charge is per condition). <i>Does not apply to BNG discussions</i>	£258	£311	N/A
Removal/ Variation of planning condition for a non-major planning application	£363	£430	N/A
Removal/ Variation of planning condition for a major planning application	£726	£860	Bespoke
Non-material amendment, is a proposed change to an approved scheme considered non-material?	£187	£252	N/A
Advertisement Consent	£126	N/A	N/A
Advertisement consent and associated listed building/ conservation area advice	£251	N/A	N/A

Compliance Queries (fees charged per planning application search and per property)	Written Advice	N/A	N/A
Confirmation of compliance with planning conditions	£175		
Confirmation of compliance with a legal agreement	£175		
Confirmation of compliance with planning conditions and legal agreement	£350		

Footpath Diversion Applications	Applicable Fees	
If an Order is made and subsequently confirmed by the Council as unopposed or without representation having been made	Administration fee (advertising costs will also apply and be charged in addition on a cost recovery basis)	£3,726
If an Order receives representations/ is opposed but these are subsequently withdrawn and the Council confirms the Order OR an Order receives objections and the Order is withdrawn	Administration fee (advertising costs will also apply and be charged in addition on a cost recovery basis)	£4,347
Where the Council is unable to remove objections/ representations received to the Order and it decides the order should be submitted to the Secretary of State for determination	Administration fee (advertising costs will also apply and be charged in addition on a cost recovery basis)	£5,641
Other Discretionary Services		
High Hedges complaints	Application fee	£633
Permitted Development enquiries (dropped kerbs only)	Advice	£113
Business Administration Charge - a minimum of £25 will be deducted when an enquiry is withdrawn and a refund is requested. Please note we will calculate how much officer time has been spent on the enquiry at the point that it is withdrawn and a charge to cover that time will be deducted from the fee that has been paid.		£25

Other Specialist Advice

EPC exemption advice	Letter		£192
Forestry Advice	What is provided		Charge
Pre-tree work application advice 1-5 trees	Visit and written report		£368
Pre-tree work application advice 1-5 trees	Additional follow up written advice (per request)		£126
Pre-tree work application advice 6-10 trees	Visit and written report		£498
Pre-tree work application advice 6-10 trees	Additional follow up written advice (per request)		£213
Pre-tree work application advice 11+ trees	Visit and written report		Bespoke
Pre-tree work application advice 11+ trees	Additional follow up written advice (per request)		Bespoke
Urban Design Advice	What is provided		Charge
Urban Design Guide Training	Training		£92.61 per hour or part thereof
Advice on producing a Design Guide	Advice		£92.61 per hour or part thereof
Ecology Advice	Written Advice	VirtualSite Meeting & Written Advice	Follow up letter
1-9 dwellings	£263	£459	£101
10-50 dwellings	£563	£563	£101
51-199 dwellings	£597	£597	£101
200+ dwellings or non-residential	Bespoke	Bespoke	Bespoke
Initial Bat Survey	Site visit and report		£647
Bio-Diversity Net Gain - BNG condition discussions, bespoke fee provided on request	Written advice		£92.61/ hour (or part thereof)



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Notes:			
Pre-application enquiries for Town and Parish Councils charged at 50% of fee			