

Development Management

Householder pre-application advice fees

Advice Type	Fee Including VAT (£)
Householder - written response only	220
30-minute in office meeting and written summary / with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a residential listed building)	280 / 320
Follow up written comments per additional set of drawings (within 3-month timescale)	50

Change of use to a building or land pre-application advice fees

Change of Use of a Building or Land where the proposal does not constitute Minor or Major development - NB this would include a change of use of the land to additional residential garden; paddocks; and buildings to non-residential use

Advice Type	Fee Including VAT (£)
Up to 1-hour in-house meeting and written summary/ with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a residential listed building)	420 / 580
Up to 1-hour onsite meeting and written summary/ with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a residential listed building)	450 / 610
Follow up written comments upon per additional set of drawings (within 3-month timescale)	180

Creation or replacement of a single dwelling house or residential annex

Note: in excess of 1 but below 10 units constitutes Minor development

Advice Type	Fee Including VAT (£)
Up to 1-hour in-house meeting and written summary/ with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a listed building, specialist advice is required and is charged as follows.	420 / 580
Up to 1-hour onsite meeting and written summary/ with specialist advice (e.g., where the proposal falls within a conservation area and/or the setting of a listed building, or involves works to a listed building, specialist advice is required and is charged as follows.	450 / 610
Follow up written comments upon per additional set of drawings (within 3-month timescale)	180

Minor development pre-application advice fees

Note: more than 1 unit but less than 10 units

Advice Type	Fee Including VAT (£)
Written summary only/ with specialist advice	1,600 / 1,700
Up to 1-hour inhouse meeting and written summary/ with specialist advice	2,100 / 2,200
Additional 1-hour inhouse meetings and written summaries/ with specialist	595 / 695
Follow up written comments per additional set of drawings	400

Major development pre-application advice fees

Advice Type	Fee Including VAT (£)
Small major development (includes Heritage Assets/ Urban Design) 10-49 units New building has between 1000 and 2499 sqm of floor space Or the site is between 0.5 and 1.99 hectares (where you don't know the floor space).	
Up to 1-hour meeting and written summary	4,500
<i>Subsequent follow up advice – if you have: already received advice about a similar development on the same site in the last three months or received a refusal of planning permission for a similar development on the same site in the last three months.</i>	
A subsequent meeting with a planning officer and written comments	1,095
Large major development (includes Heritage Assets/ Urban Design) If your new building has between 2500 and 4999 sqm of floor space 50+ units Or the site area is up between 2.0 and 4.99 hectares (where you don't know the floor space)	
Meeting and written summary	8,190
<i>Subsequent follow up advice – if you have: already received advice about a similar development on the same site in the last three months or received a refusal of planning permission for a similar development on the same site in the last three months.</i>	
A subsequent meeting with a planning officer and written comments	1,640

Other pre-application advice fees

Advice Type	Fee Including VAT (£)
<p>Strategic Development Your new building has 5000 or more sqm of floor space – 100 or more dwellings The site area is 5 or more hectares (where you don't know the floor space)</p>	<p>Planning Performance Agreement - Separate set of Fees EEBC can offer a tailored service to developers in regard to the above advice types. These can include meetings with elected members including ward members and members of the Planning Committee. We can negotiate compliance with conditions during the course of construction and through the redevelopment and conversion of listed buildings with the appropriate specialist advisors offering direct and timely contact with Officer's.</p>
<p>Post-Application Conditions Advice Some developments may result in conditions which you may wish to discuss in more detail with the Planning Officer to consider your options. Particularly where there are requirements for particular materials. Officers can advise on the requirements in consultation with specialist advisors where applicable. Agreed through a PPA. Advice from Officers specialising in the Heritage Assets, Urban Design or Landscaping may also be required and is included where required.</p>	<p>(1-15 conditions) 3,275 (15+ conditions) 5,460</p>

Copy documents

Copy documents	Unit	2023/24 (£)	2024/25 (£)	Change
Tree Preservation Order	Each	32.00	34.00	6.3%
Planning Decision Notice	Each	15.00	16.00	6.7%
S106 etc.	Each	21.00	22.50	7.1%
Enforcement Notice	Each	17.00	18.00	5.9%

Planning Policy

Self and Custom Build Register

Self and Custom Build Register	Unit	2023/24 (£)	2024/25 (£)	Change
Registration Fee	Per Entry	35.00	37.50	7.1%
Fee to remain on the register (annual)	Per Entry	7.50	8.00	6.7%

Officer Rates

Officer Role	Unit	2023/24 (£)	2024/25 (£)	Change
Officer Rate - Head of Place Development	Per hour	229	243	6.1%
Officer Rate - Planning Development and Enforcement Manager	Per hour	197	209	6.1%
Officer Rate - DM Principal Planning Officer	Per hour	132	140	6.1%
Officer Rate - DM Planning Officer	Per hour	113	120	6.2%
Officer Rate - Enforcement Officer	Per hour	99	105	6.1%
Officer Rate - Principal Policy Officer	Per hour	132	140	6.1%
Officer Rate - Policy Officer	Per hour	113	120	6.2%
Officer Rate - CIL and S106 Officer	Per hour	157	167	6.4%
Officer Rate - Planning Policy Manager	Per hour	197	209	6.1%
Officer Rate - Urban Design Officer	Per hour	113	120	6.2%
Officer Rate - Conservation and Design Officer	Per hour	113	120	6.2%
Officer Rate - Tree Officer	Per hour	113	120	6.2%
Officer Rate - Environmental Health Officer	Per hour	132	140	6.1%
Officer Rate - Highways Officer	Per hour	132	140	6.1%
Officer Rate - Strategic Housing Manager	Per hour	132	140	6.1%
Officer Rate - Business Support Assistant	Per hour	79	84	6.3%