

# FEES AND CHARGES

## DEVELOPMENT MANAGEMENT AND PLANNING POLICY 2026/2027



Pre application <sup>1,2</sup>								
Service Offered	Householder		Minor Development		Major Development <sup>3</sup>			Condition Discharge <sup>6</sup>
	Works to a dwelling	Works within the curtilage	Change of use, <500m2 GIA	1-9 dwellings <sup>4</sup> , 500-999m2 GIA	10-49 dwellings, 1000-2499m2 GIA	50-99 dwellings, 2500-4999m2 GIA	>100 dwellings, >5000m2 GIA <sup>5</sup>	
Written Letter	£230	£115	£310	£310 per dwelling	£3,700	£6,900	£10,520	£260 per condition
With office meeting	+ £63 (30 mins)	+ £63 (30 mins)	+ £110	+£110 per dwelling	+ £1,000	+ £1,675	+ £2,005	
With specialist comment <sup>7,8</sup>	+ £45	+ £45	+ £135	+£135	Included	Included	Included	
With follow up meeting/letter <sup>9</sup>	+ £52	+ £52	+ £180	+ £180 per dwelling	+ £1,150	+ £1,720	+ £2,150	

### Notes

1 Fees include VAT

2 A pre application with more than one proposal/option will attract a 20% fee for each additional proposal/option

3 Planning Performance Agreement service also offered. See page 2

4 Includes infill and replacement dwelling houses

5 For larger major developments, a bespoke pre application fee may be applied

6 For pre-commencement and pre-occupation conditions attached to a consent and includes comments from specialists, where applicable

7 Can include advice from Conservation, Ecology, Housing, Land Contamination and Tree Officers, where relevant

8 EEBC does not offer pre application advice that falls within the remit of Surrey County Council (eg highways and drainage)

9 Offered where pre application advice or a determination of a planning application has been made in the past 3 months

### Planning Performance Agreement<sup>10</sup>

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EEBC offers a tailored service to developers in the form of a planning performance agreement, typically for larger developments. The service can include:

- Meetings with ward members and members of the Planning Committee
- Comments from specialists
- Regular meetings and timely contact with Planning Officers
- Negotiations during construction and through the development

See <https://www.epsom-ewell.gov.uk/planning-performance-agreements> for further information, including a draft agreement template.

Fees include VAT.

	<b>10-49 dwellings 1000-2499m2 GIA (commercial) 1000-3999m2 GIA (industrial)</b>	<b>50-99 dwellings 2500m2-4999m2 GIA (commercial) 4000-7999m2 GIA (industrial)</b>	<b>100-149 dwellings &gt;5000m2 (commercial) 8000-9999m2 GIA (industrial)</b>	<b>&gt;150 dwellings &gt;10,000m2 GIA (industrial)</b>
Initial Advice and First Meeting	£6,200	£10,075	£12,525	£16,282
Each Subsequent Meeting	£1,150	£1,720	£2,150	£2,150

10 There may be circumstances where the complexity of an application warrants a variation to the fee schedule.

<b>Other Fees and Charges</b>			
<b>Fees include VAT</b>	<b>2025/26</b>	<b>2026/27</b>	<b>% change</b>
<b>Monitoring Fees</b>			

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<b>Other Fees and Charges</b>			
<b>Fees include VAT</b>	<b>2025/26</b>	<b>2026/27</b>	<b>% change</b>
Section 106 Monitoring Fee			
- 1-9 dwellings or <1,000m2 commercial floorspace		£1000	New charge
- 10-49 dwellings/1,000-3,499m2 commercial floorspace		£5000	New charge
- 50-99 dwellings/3500-10,000m2 of commercial floorspace		£15,000	New charge
- >100 dwellings/>10,000m2 commercial floorspace		£20,000	New charge
BNG 30 Year Monitoring Fee (small site <10ha)			
- Low Difficulty		£6,480	New charge
- Moderate Difficulty		£7,355	New charge
- High Difficulty		£7,495	New charge
BNG 30 Year Monitoring Fee (medium site >10ha but <20ha)			
- Low Difficulty		£6,667	New charge
- Moderate Difficulty		£7,588	New charge
- High Difficulty		£7,880	New charge
BNG 30 Year Monitoring Fee (large site >20ha)			
- Low Difficulty		£6,900	New charge
- Moderate Difficulty		£7,800	New charge
- High Difficulty		£8,317	New charge
<b>Land Charges</b>			
CON29R Fee	£210	£225	7.1%
CON29R Component Fee	£3.50	£3.50	0%
Con29O Optional - Highways enquiries	£28.50	£31	8.8%
Con29O Optional - Other enquiries	£20	£21	5.0%
Additional enquiries - (per hour or part thereof)	£43.50	£45.50	4.6%
Parcel Fee (Con29R)	£30	£31.50	5.0%
<b>Street Name and Numbering</b>			
Naming of Property	£44	£46	4.5%

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Development Charge	£161	£169	4.9%
Changes to a development plot	£44	£46	4.5%
Additional charges per plot (2-5 plots)	£53	£55.50	4.7%
Additional charges per plot (6-10 plots)	£43	£45	4.7%
Additional charges per plot (11-25 plots)	£35	£36.50	4.3%
Additional charges per plot (26-75 plots)	£26.50	£28	5.7%
Additional charges per plot (>76 plots)	£18	£19	5.5%
Flats redevelopment charge	£263	£276	4.9%
Additional charges per flat	£18	£19	5.5%
Renaming of Street	£173	£181	4.6%
Renaming of Street (additional plot)	£44	£46	4.5%
<b>Copies of Documents</b>			
Copy of Planning Decision Notice	£17	£20	17%
Copy of S106 Agreement	£24	£20	-16%
Copy of Enforcement Notice	£19	£20	4.8%
Copy of Planning Application or TPO File	£36	£38	4.8%
Copy of TPO File	£36	£38	4.8%
<b>Self-Build Register</b>			
Registration on Self Build Register	£40	£42	4.8%
Remain on Self Build Register	£9	£9.50	5.6%
<b>Fast Tack Service</b>			
Planning Application	£350	£350	Nil
Certificate of Lawfulness	£150	£150	Nil
<b>Other</b>			
High Hedge Request	£580	£400	-31%

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Amending Planning Obligations		£350	New charge
Request to Remove Enforcement Notice from Property		£350	New charge

<b>Officer Rates (per hour)</b>	<b>2025/26</b>	<b>25/26</b>	<b>% change</b>
Head of DM and Planning Enforcement		£250	New charge
Head of Planning Policy		£250	New charge
DM Team Leader		£194	New charge
DM Principal Planning Officer	£148	£155	4.7%
DM Planning Officer	£127	£133	4.7%
DM Enforcement Officer	£111	£133	19.8%
Principal Policy Officer	£148	£155	4.8%
Policy Officer	£127	£133	4.7%
CIL and S106 Officer	£177	£185	4.8%
Conservation Officer	£127	£133	4.7%
Tree Officer	£127	£133	4.7%
Environmental Health Officer	£148	£155	4.8%
Strategic Housing Manager	£148	£155	4.8%
Business Support Assistant	£89	£93	4.8%