

**PLANNING SERVICES FEES and CHARGES STRUCTURE**  
Effective 1<sup>st</sup> April 2026

<b>DEVELOPMENT CONTROL</b>		
<b>PRE-APPLICATION ADVICE FOR PLANNING APPLICATIONS</b>		
<b>Development Type</b>	<b>Fee</b>	<b>Fee + VAT</b>
1-2 dwellings (inc apartments)	£141.67	£170.00
3-5 dwellings (inc apartments) and site of less than 0.2 ha	£212.50	£255.00
6-9 dwellings (inc apartments) and sites greater than 0.2ha but less than 0.3ha	£424.17	£509.00
10-50 dwellings (inc apartments) and sites greater than 0.3 ha but less than 1.5ha	£706.67	£848.00
51-100 dwellings (inc apartments) and sites greater than 1.5 ha but less than 3.0ha	£1058.33	£1,270.00
101 -200 dwellings (inc apartments) and sites greater than 3.0ha but less than 6ha	£1,411.67	£1,694.00
201 or more dwellings (inc apartments) or sites greater than 6ha	To be agreed (minimum £1995.00)	To be agreed (minimum £2394.00)
Non-residential development (including extensions) up to 500 sqm. floor area or sites of up to 1ha.	£212.50	£255.00
Non-residential developments (including extensions) greater than 500 sqm. but less than 1,000sqm. in floor area or sites or greater than 1ha. but less than 2.5ha	£424.17	£509.00
Non-residential developments (including extensions) of greater than 1,000sqm but less than 5000sqm in floor area or sites greater than 2.5ha. but less than 6ha	£916.67	£1,100.00
Non-residential developments (including extensions) over 5,000 sqm. floor area or sites over 6 ha.	£1,411.67	£1,694.00
Alterations to non-residential development where no floor space is to be created and changes of use (excluding to residential)	£212.50	£255.00
Telecommunications proposals	£141.67	£170.00
Signage proposals	£70.83	£85.00
Householder developments (alterations and extensions to a domestic property)	£85.00	£102.00
Tree advice for trees covered by a TPO or trees in Conservation areas	£43.33	£52.00
Listed Building advice Proposals by Parish Councils		Free Free
<b>NOTE:</b> The above fees will include one written response and one meeting. Fees for any further requested meetings or written responses will be negotiated based on the scale of the development proposed		

<b>SECTION 106 AGREEMENTS</b>	
<b>MONITORING FEE (VAT EXEMPT)</b>	
Charge for cost of monitoring Section 106 Agreements up to the point of receipt of financial contributions and delivery of any payments in kind	The fee per agreement is a minimum of £302.00 or 2% of the total financial contribution, whichever is the greater.
Please note: Major development (10 units or more) monitoring fees will be negotiated on an individual basis.	
<b>CONFIRMATION OF COMPLIANCE WITH SECTION 106 OBLIGATIONS (VAT EXEMPT)</b>	
Per Request	£136.00

<b>ASB ACT 2003 HIGH HEDGES ACTIONS (VAT EXEMPT)</b>	
Per Case	£523.00
Income Support/OAP's – Per case	£162.00

<b>SEARCH INFORMATION REQUESTS (VAT EXEMPT)</b>	
Tantamount to a full search	£79.00
Search history/additional information	£26.00

<b>COPY DOCUMENTS (VAT EXEMPT)</b>	
Subject to crown copyright, we can supply extracts, copies of plans, related documentation and guidance documents. Charges are priced at 10p per A4 sheet in accordance with The Local Government (Access to Information) Act 1985 in line with best practice and do not include administration costs.	

<b>DEVELOPMENT AND BUILDING CONTROL</b>		
<b>COPIES OF PLANNING APPLICATIONS</b>	Application Forms	£0.55 per set
	Supporting Information	£0.10p per A4 Sheet
<b>PLAN COPYING – in accordance with Section 47 of the Copyright Design &amp; Patents Act 1988</b>	A4 Plans	£0.10
	A3 Plans	£0.20
	A2 Plans	£0.40
	A1 Plans	£0.80
	A0 Plans	£2.00
<b>PLANNING DECISION NOTICES</b>	Planning	£0.50 per copy
	Appeals	£0.50 per copy
	Enforcement	£0.50 per copy
<b>COMMITTEE REPORTS</b>	Pre-Decision (Available 5 working days prior to meeting)	Free
	Post Decision	£1.00 per copy
<b>COPIES OF BUILDING CONTROL DOCUMENTS</b>	Decision Notice	£0.50
	Completion Certificate	£0.50

<b>PLANNING POLICY</b>	
MDC Local Plan (Adopted)	Copies of all Planning Policy Documents are available free online. If hard copies are required these are charged at the standard document copying rate of 10p per A4 sheet. Where documents contain pages larger than A4, these pages will be charged at the plan copying rate above.
Housing Land Monitoring Report	
Employment Land Monitoring Report	
Retail Update Report	
Annual Monitoring Report	
Hard Copy of the MDC Adopted Local Plan	£50.52 (inc. postage to UK address)

<b>STREET NAMING AND NUMBERING CHARGES (Residential or Non-Residential)</b>	<b>Fee (VAT Exempt)</b>
New numbering for single unit on a named road	£57.00
New numbering for 2 – 5 units	£107.00
New numbering for 6 – 10 units	£142.00
New numbering for 11 – 20 units	£353.00
New numbering for 21 – 50 units	£705.00
New number for 50+ dwellings/units	£705.00 + £11.00 per unit
New Street Naming (charge in addition to numbering of units above)	£177.00
Re-name/re-number an existing unit	£57.00
Register an existing unit	£57.00
Re-name an existing street	£177.00 + £27.00 per unit
Change in plot numbers or plot positions	£107.00 + £27.00 per unit

<b>ORDNANCE SURVEY EXTRACTS (VAT EXEMPT)</b>
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1:1250 Site Location Plan	1 copy	£21.50
1:500 Block Plan	1 copy	£17.00
1:2500 Location Plan (Rural)	1 copy	£25.30
1:2500 Location Plan (Urban)	1 copy	£50.00