

APPENDIX 1

PLANNING FEE SCHEDULE

	FEE
Site history requests	£30 per hour or part thereof
Advice for Officer time regarding trees/listed buildings/conservation areas	£50 per hour or part thereof
Fee for drafting and negotiating a Unilateral Undertaking	£500
Fee for drafting and checking a S106 Agreement	£750
Planning Obligations Management Fee (for monitoring Obligations)	2% of the value of the community benefit or £500, whichever is the higher
Householder development	£50
Minor development <ul style="list-style-type: none"> • less than 3 dwellings • all non-residential schemes with a floor space less than 500sqm or sites less than 0.5ha • adverts • change of use of building(s) with a floor space less than 500sqm or sites less than 0.5ha • single wind turbines/telcoms mast with mast height under 17m 	£100 to cover one site visit and one letter; An additional £50 if meeting requested; Hourly rate thereafter
Intermediate development <ul style="list-style-type: none"> • 3 to 9 dwellings • All non-residential schemes with a floor space between 500sqm and 1,000sqm or on sites between 0.5ha and 1ha • change of use of building(s) with a floor space between 500sqm and 1,000sqm or sites between 0.5ha and 1ha • other single wind turbines/telecoms mast with mast height over 17m 	£200 to cover one site visit and one letter; An additional £50 if meeting requested; Hourly rate thereafter
Major development <ul style="list-style-type: none"> • 10 to 49 dwellings • All non-residential schemes with a floor space between 1,000sqm and 2,000sqm or on sites between 1ha and 2ha • change of use of building(s) with a floor space between 1,000sqm and 2,000sqm or sites between 1ha and 2ha • 2 to 9 wind turbines 	£500 to cover one site visit, one letter and meeting; Hourly rate thereafter
Significant development <ul style="list-style-type: none"> • More than 50 dwellings • All non-residential schemes with a floor space over 2,000sqm or on sites over 2ha • change of use of building(s) with a floor space over 2,000sqm or sites over 2ha • more than 10 wind turbines • any scheme requiring an Environmental Impact Assessment 	£1,000 to cover up to two site visits and two meetings; Hourly rate thereafter