



STROUD DISTRICT COUNCIL

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Planning Pre-application and other service charges

Section A: Planning Pre-application advice – Householder enquiries

Category	All Residential	Non-residential gross floor area	Development site area	Fee for officer written response	Fee for meeting if required	Additional specialist input (per specialist)	BNG pre-app advice (Biodiversity Net Gain)
	Householder			£80.00 for written response only	£107.00		
	Householder listed building			£160.00 for written response only	£107.00 per officer		

Section A: Planning Pre-application advice – New dwellings and or commercial enquiries

Category	All Residential	Non-residential gross floor area	Development site area	Fee for one office/virtual meeting with a written response	Fee for additional meeting if required	Additional specialist input (per specialist)	BNG pre-app advice (Biodiversity Net Gain)
A	1-2 dwellings	Up to 200 sqm	Less than 0.25 ha	£480.00*	£213.00		£534.00
B	3-9 dwellings	201 – 1000 sqm	0.25 – 1 ha	£853.00*	£267.00		£534.00
C	10-49 dwellings	1000 – 9999 sqm	1 – 1.5 ha	£1279.00	£534.00	£213.00	£1,066.00
D	50-199 dwellings	10000 – 20000 sqm	1.5 – 2.5 ha	£3,198.00	£960.00	£213.00	£1,066.00
E	200-1000 dwellings	20000 or more sqm	More than 2.5 ha	£4,264.00 / PPA	£1,066.00	£320.00	£1,066.00
F	1000+ dwellings			Bespoke/PPA			Bespoke*

*Specialist advice included (except for BNG advice)

PPA – Planning performance agreement

Note: Where fees between dwelling nos. or floor area conflict with site area, the larger fee will apply.

Section B: Enforcement		Section C: Other advice related charges		Section D: Administrative charges	
Confirmation of compliance with an enforcement notice	£54.00	Permitted Development Enquiry Requests beyond PD to be directed to submit a formal certificate application		Returning an invalid application	£85.00
Post enforcement notice advice:		Householder	£80.00	Returning an invalid pre application	£26.00
• Householder development	£80.00	Other PD	£128.00	Administration fee for processing email or paper application submission	£27.00
• Minor development	£213.00			Site/Case search	£85.00
• Major development	£534.00			S106 compliance	£85.00
• Listed Building	£320.00			Discharge of condition confirmation	£85.00