

TENDRING DISTRICT COUNCIL PRE-APPLICATION SERVICE

Scale of Fees & Charges 2025-2026

(Effective from 1st April 2025)

	TDC Written Response Only	TDC Virtual Meeting & Written Response
Householder Development	Charge (Inclusive of VAT)	Charge (Inclusive of VAT)
Householder alterations, extensions and outbuildings	£126.00	£246.00
Householder alterations and extensions on a Listed Building, including outbuildings within the domestic curtilage (Heritage advice is mandatory)	£126.00	£246.00
Residential Development (including advice on Reserved Matters applications)		
New Dwelling/s (Includes Conversions) 1-4 Units	£366.00	£552.00
New Dwelling/s (Includes Conversions) 5-9 Units	£486.00	£708.00
New Dwelling/s (Includes Conversions) 10-49 Units	£858.00	£1,038.00
New Dwelling/s (Includes Conversions) 50-99 Units	N/A	£3,672.00
New Dwelling/s (Includes Conversions) 100-249 Units	N/A	£4,284.00
New Dwelling/s (Includes Conversions) 250 Units or more	N/A	£4,896.00

Business, Commercial, Industrial and Agricultural Development		
Minor Change of Use only, no works (Site under 1ha or less than 1,000sqm)	£246.00	£426.00
Major Change of Use only, no works (Site 1ha or above, or more than 1,000sqm)	£486.00	£672.00
Business and Commercial New/Extensions & alterations less than 100sq.m	£186.00	£366.00
Business and Commercial New/Extensions & alterations 100sq.m - 499sq.m	£306.00	£486.00
Business and Commercial New/Extensions & alterations 500sq.m - 999sq.m	£1,164.00	£1,590.00
Business and Commercial New/Extensions & alterations 1000sq.m - 2499sq.m	N/A	£3,672.00
Business and Commercial New/Extensions & alterations 2500sq.m - 4999sq.m	N/A	£4,284.00
Business and Commercial New/Extensions & alterations 5000sq.m	N/A	£4,896.00
Other Works		
Adverts/Signs	£126.00	£246.00
Telecommunications	£126.00	£246.00
Conditions (Advice from Planning Officers only, not external consultees)		
Variation/Removal of a condition from a Minor approval	£186.00	£306.00
Variation/Removal of a condition from a Major approval	£306.00	£426.00
Any other works not meeting the criteria above	£366.00	£486.00

- Please note that where the proposal includes development falling within one or more categories the fee will be charged at the higher rate.