

TENDRING DISTRICT COUNCIL PRE-APPLICATION SERVICE

ESSEX COUNTY COUNCIL HIGHWAYS - Scale of Fees & Charges 2025-2026

(Effective from 1st April 2025)

	Highways Written Response Only	Highways Meeting & Written Response
Householder Development	Charge (Inclusive of VAT)	Charge (Inclusive of VAT)
Householder alterations, extensions and outbuildings	N/A	N/A
Householder alterations and extensions on a Listed Building, including outbuildings within the domestic curtilage (Heritage advice is mandatory)	N/A	N/A
Residential Development (including advice on Reserved Matters applications)		
New Dwelling/s (Includes Conversions) 1-4 Units	£276.00	£370.80
New Dwelling/s (Includes Conversions) 5-9 Units	£276.00	£370.80
New Dwelling/s (Includes Conversions) 10-49 Units	£370.80	£552.00
New Dwelling/s (Includes Conversions) 50-99 Units	N/A	£741.60
New Dwelling/s (Includes Conversions) 100-249 Units	N/A	£741.60
New Dwelling/s (Includes Conversions) 250 Units or more	N/A	£1003.20

Business, Commercial, Industrial and Agricultural Development		
Minor Change of Use only, no works (Site under 1ha or less than 1,000sqm)	£276.00	£370.80
Major Change of Use only, no works (Site 1ha or above, or more than 1,000sqm)	£370.80 - £741.60*	£552.00 - £1003.20*
Business and Commercial New/Extensions & alterations less than 100sq.m	£276.00	£370.80
Business and Commercial New/Extensions & alterations 100sq.m - 499sq.m	£276.00	£370.80
Business and Commercial New/Extensions & alterations 500sq.m - 999sq.m	£276.00	£370.80
Business and Commercial New/Extensions & alterations 1000sq.m - 2499sq.m	N/A	£552.00
Business and Commercial New/Extensions & alterations 2500sq.m - 4999sq.m	N/A	£741.60
Business and Commercial New/Extensions & alterations 5000sq.m	N/A	£1003.20
Other Works		
Adverts/Signs	N/A	N/A
Telecommunications	N/A	N/A
Conditions (Advice from Planning Officers only, not external consultees)		
Variation/Removal of a condition from a Minor approval	N/A	N/A
Variation/Removal of a condition from a Major approval	N/A	N/A
Any other works not meeting the criteria above	N/A	N/A

- Please note that where the proposal includes development falling within one or more categories the fee will be charged at the higher rate.
- Any pre-app's requiring a meeting at the LPA, or on-site, plus written advice will see an uplift in the above costs to reflect this.

* Cost dependent on development proposal. Please contact Technical Team (dcadmin.planning@tendringdc.gov.uk) to confirm fee payable.