



PRE-APPLICATION CHARGES FOR PLANNING ADVICE

On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. [The Local Government \(Boundary Changes\) Regulations 2018](#) (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.

The charges applicable for such advice are shown below. Please note that requests for such advice must be submitted using the [Pre-Application Advice Form](#) and be accompanied by as much relevant information as is available at the time of the request as well as the appropriate fee. Cheques to be made payable to the Council within whose district the site falls.

Note – The fees quoted below are inclusive of VAT at a rate of 20%

GENERAL ENQUIRIES			Total
Permitted Development Enquiries			£43.50
Householder Enquiries *			£43.50
* See Exemptions			
RESIDENTIAL **			
1 Dwelling			£186.50
2 – 5 Dwellings			£125.00 per dwelling
6 – 9 Dwellings			£930.00
10 – 50 Dwellings			£930.00 + £90.00 per dwelling
51 Dwellings or more			£310.00 cost for initial meeting to negotiate the charge and who needs to be involved in the pre-app + 20.00% of the negotiated charge
** No charge will be made for schemes delivering 100% affordable housing			
COMMERCIAL			Total
1- 100 m ²			£186.50
101 – 1,000 m ²			£125.00 + £125.00 per 200 m ² or part thereof
1,001 – 9,999 m ²			£620.00 + £125.00 per 1,000 m ² or part thereof
10,000 + (1 Ha)			Negotiated charge + 20.00%
OTHER			
Certificate of lawfulness			£93.00
Advertisements			£43.50

Telecommunications			See commercial above
Listed Buildings			£93.00
Change of use			£93.00
Shop fronts			£93.00
Tree Inspection & Hedgerow			£93.00 for householders. £240.00 for all others.
Anemometer masts or single wind turbines of less than 100m in height			Up to 20m £93.00, 20m to 50m £620.00, above 50m charge negotiated + 20.00%
EXEMPTIONS			
Pre-application advice to Town or Parish Councils for their own developments			£0
Developments consisting of a scheme delivering 100% affordable housing			£0
Schemes located within areas covered by Local Development Orders and which meet the requirements of the relevant Order			£0
Proposals that would be exempt from planning application fees for the following reasons			
Extensions and alterations to a dwelling house where a disabled person # resides or proposes to reside or the carrying out of operations within the curtilage of such a dwelling house for the purpose in either case of improving the access, safety, health or comfort of the disabled person			£0
Provision of means of access for disabled persons # at buildings or premises to which members of the public are admitted.			£0

Note: A disabled person is one to whom Section 29 of the National Assistance Act, 1948 relates or a child who is disabled for the purpose of Part 3 of the Children Act 1989