

BEDFORD BOROUGH COUNCIL

PLANNING ADVICE CHARGING SCHEDULE 1st January 2019

The Council's Scheme for charging for planning advice is set out below.

When submitting an enquiry, which must be on the Council's standard form, you will receive an acknowledgement, letting you know who the case officer is and setting out the target date for the Council to respond. The target date for providing 'Basic' written advice will be 35 days from validation and, for more 'Detailed' written advice or a meeting, 56 days from validation.

Please note: 'follow up' advice can only be applied for if it is pursuant to a previous chargeable pre-application enquiry and within a year of the response for the previous request.

In addition the Council undertakes to consult all relevant Council departments on the proposal before providing a formal response and to provide the appropriate representatives of all relevant Council departments at any meeting (please note that 'Basic' advice will not include comments from any other department due to the time given to process these enquiries). The formal response would not be binding upon the Council, but it will provide guidance on the issues that would be material considerations when the Council considers any subsequent application for planning approval for the development.

Advice on whether planning permission is required can be obtained through the interactive house which is available via www.planningportal.gov.uk or by submitting an application for a Lawful Development Certificate. For more information on this please contact Planning on 01234 718068.

EXEMPTIONS & REDUCTIONS

Discussions relating to the discharge of the conditions attached to a full planning permission that has already been granted. (This exemption does not apply to discussions in respect of applications for Reserved Matters approval)

Enquiries to assist people with disabilities/ Parish / Town Councils / Internal Bedford Borough Council Departments; for their own developments - basic option only, is exempt. Requests for detailed advice or meetings a 50% reduction of the full fee is applicable

Initial enquiries from registered charities (basic option only, if applicable within the charging schedule) All other requests will be charged the full fee

To encourage inward investment and job creation, we will not charge for initial advice for floorspace proposals consisting of development wholly within Use Classes B1, B2, B8 or A1 (offices, R & D, industry, warehousing or retail) (for any subsequent enquiries the full fee is applicable)

An exemption will also apply in cases where a developer has already entered into a Planning Performance Agreement or similar formal agreement relating to staff resourcing with the local planning authority

In cases where proposals fall within more than one of the Schedule categories, the charge will not be the sum of the relevant rates but will be set at the highest of those relevant rates.

N/A means this option is not available for that Development Type

DEVELOPMENT TYPE	Basic Written Advice	Detailed Written Advice	Officer Meeting & written advice	Follow-up Written Advice
Householder development (Does not include a new dwelling)	£69	£97	£164	£69
Listed Building enquiries	N/A	£136	£164	£69
Minor Development: (Category 1 & 2) 1-25 dwellings or residential sites less than 2 hectares; and all other land uses - floorspace less than 5,000 sq. metres or site area less than 3 hectares	N/A	£326	£488	£164
Small-scale Major Development: (Category 3 & 4) 26-100 dwellings or residential sites 2 – 4 hectares; and all other land uses - floorspace 5,001 – 9,999 sq. metres or site area between 3 – 5 hectares	N/A	£1351	£2024.00	£677
Large-scale Major Development: (Category 5) 101-200 dwellings or residential sites 4+ hectares; and all other land uses – floorspace 10,000 + sq. metres or site area of 5+ hectares	N/A	£2700	£4047	£1352
Other Development: * Advertisements; * Changes of use & other proposals not creating new dwellings or floorspace or amendments to existing permissions; * Telecommunications; * Specialist Tree Advice (meeting only) * Initial enquiry where development type not yet known	£110 N/A £110	£164 N/A N/A	£272 £69 N/A	£110 N/A N/A

Please note the charges shown are inclusive of VAT

Large-scale major development - it is highly recommended that a Planning Performance Agreement is negotiated for developments over 200 dwellings or commercial development over 10,000 square metres. This allows a bespoke long-term service to be agreed at a reduced fee. Full details of this service can be found on our website www.bedford.gov.uk/planning

Bedford Borough Historic Environment Team (Archaeology) Charging Schedule 1st January 2018

1) Charges for use of the Bedford Borough Historic Environment Record (BBHER):

Charges for commercial use of the HER based on a licence fee for the re-use of information provided, as follows:

	Charge up to 1km radius (or equivalent search area up to 314ha)	Charge up to 2km radius (or equivalent search area up to 1256ha)	Charge up to 4km radius (or equivalent search area up to 5024ha)
Standard Commercial Search (5-10 working day turnaround)	£135	£202	£270
Priority Commercial Search (2-5 working day turnaround)	£169	£236	£304

2) Charges for Stage 1: Archaeological Evaluation

Setting the requirements for and quality control checking of the evaluation to ensure that both it and the resultant report meet the approved written scheme of investigation and provide an accurate and understandable account of the work and its results, so that where necessary sufficient mitigation can be identified and implemented as a follow on stage of work.

Charge	
Stage 1: Evaluation	
Category 1	£169
Category 2	£304
Category 3	£439
Category 4	£540
Category 5	By negotiation

3) Charges for Stage 2: Archaeological Investigation/Mitigation

Setting the requirements for and quality control checking of the programme of mitigation to ensure that both it and the resultant report meet the approved written scheme of investigation.

Charge	
Stage 2: Investigation	
Category 1	£270
Category 2	£507
Category 3	£740
Category 4	£977
Category 5	By negotiation

Please note that all charges are inclusive of VAT. For full details of the charging schedule and development categories please go to www.bedford.gov.uk/planning