

PLANNING ADVICE CHARGING SCHEDULE 2014

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

When submitting a planning 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 'Fast Track' written advice will be **no more than 14 days** from validation and, for more 'Detailed' written advice, no more than **28 days** from validation.

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 'Fast Track' planning 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.

If you do not receive a written response to the enquiry within the allotted time, you will receive a full or partial refund of the fee (depending on the reasons for the delay).

EXEMPTIONS

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 from Parish Councils, Town Councils and charities for their own developments and enquiries proposing development which will assist people with disabilities

To encourage inward investment and job creation, we will not charge for advice for new floor space proposals consisting of development wholly within Use Classes B1, B2, B8 (offices, R & D, industry, warehousing) or A1 (retail)

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

All fees are inclusive of VAT

DEVELOPMENT TYPE	Fast Track Written Advice	More Detailed Written Advice	Officer Meeting plus Written Advice	Follow-up Meeting and/or Written Advice
Householder development (alterations/extensions and other works within existing single domestic properties)	£60	£84	£144	£60
Minor Development: (Category 1 & 2) 1-9 residential units or residential sites less than 0.5 hectares; and All other land uses - floorspace less than 1000 sq. metres or site area less than 0.5 hectares	£120	£240	£360	£120
Small-scale Major Development: (Category 3 & 4) 10-199 residential units or residential sites 0.5 – 4 hectares; and All other land uses - floorspace 1,000 – 9,999 sq. metres or site area 0.5 – 2 hectares	£600	£1200	£1800	£600
Large-scale Major Development: (Category 5) 200+ residential units or residential sites 4+ hectares; and All other land uses - floorspace 10,000 sq. metres or site area of more than 2 hectares	£3000	£6000	£9000	£3000
Other Development: * Advertisements; * Changes of use & other proposals not creating new dwellings or floorspace; * Telecommunications; * Works to listed buildings or trees; * Initial enquiry where development type not yet known	£96 £96	 £144	 £240	 £96

Bedford Borough Historic Environment Team (Archaeology) Charging Schedule 2014

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)	£120	£180	£240
Priority Commercial Search (2-5 working day turnaround)	£150	£210	£270

2) Charges for Stage 1: Archaeological Evaluation

Setting the requirements for and monitoring 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	£150
Category 2	£270
Category 3	£390
Category 4	£480
Category 5	By negotiation

3) Charges for Stage 2: Archaeological Investigation/Mitigation

Setting the requirements for and monitoring 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	£240
Category 2	£450
Category 3	£660
Category 4	£900
Category 5	By negotiation

For full details of the charging schedule and development categories please go to www.bedford.gov.uk/planning