

Tonbridge and Malling Borough Council

Pre-application charging schedule 2026/27

Type of Development	Criteria	Existing Fees 2025/26	Proposed Fees increase	Proposed Fees 2026/27
Householder development fees	<ul style="list-style-type: none"> Alteration or extension of individual houses for residential purposes and where the building affected is not a listed building 	Written advice only: £312	4% increase	Written advice only: £325
Small (Minor) development fees for minor /other applications	<ul style="list-style-type: none"> Alterations to an existing building where there is no increase in floor space and no new residential units are to be created New or replacement shopfronts New or replacement Advertisements Demolition Telecommunications equipment Air conditioning or ventilation equipment 	Written advice only: £473	4% increase	Written advice only: £492
Medium development fees for minor applications	<ul style="list-style-type: none"> Creation of one to four new residential units Where the floorspace to be created or changed in use is less than 499 square metre 	<p>Written advice only: £615</p> <p>Virtual meeting and letter: £1,221</p>	4% increase	<p>Written advice only: £640</p> <p>Virtual meeting and letter: £1,270</p>

		Meeting on site and letter: £1,322		Site visit, follow up meeting and letter £1,375
Larger scale development fees for minor applications	<ul style="list-style-type: none"> Creation of five to nine new residential units Where the floorspace to be created or changed in use is between 499 to 999 sqm metres 	<p>Written advice only: £920</p> <p>Virtual meeting and letter: £1,832</p> <p>Meeting on site and letter: £2,039</p>	4% increase	<p>Written advice only: £957</p> <p>Virtual meeting and letter: £1,905</p> <p>Site visit, follow up meeting and letter £2,121</p>
Major development fees	<ul style="list-style-type: none"> Ten to 99 new residential units Creation or change of use between 1,000 square metres 9,999 square metres 	<p>£2,973</p> <p>The fee covers:</p> <p>Preliminary site visit by case officer</p> <p>Internal meeting by case officer with internal services</p> <p>Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)</p> <p>Virtual meeting between developer and</p>	4% increase	<p>£3,092</p> <p>The fee covers:</p> <p>Preliminary site visit by case officer</p> <p>Internal meeting by case officer with internal services</p> <p>Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)</p> <p>Virtual meeting</p>

		council teams (60 mins) Written response (format to be agreed by the parties)		between developer and council teams (60 mins) Written response (format to be agreed by the parties)
Strategic development	<ul style="list-style-type: none"> • Creation of 100 or more new residential units • Creation or change of use of 10,000 square metres or more floorspace 	<p>£3850</p> <p>The fee covers:</p> <p>Preliminary site visit by case officer</p> <p>Internal meeting by case officer with internal services</p> <p>Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)</p> <p>Virtual meeting between developer and council teams (up to 2 hours)</p>	4% increase	<p>£4,004</p> <p>The fee covers:</p> <p>Preliminary site visit by case officer</p> <p>Internal meeting by case officer with internal services</p> <p>Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)</p> <p>Virtual meeting between developer and council</p>

		Written response (format to be agreed by the parties)		teams (up to 2 hours) Written response (format to be agreed by the parties)
Works to listed buildings fees	<ul style="list-style-type: none"> Internal and external works to listed buildings Enquiries relating to whether proposed works require listed building consent should be subject to a formal application for a lawful development certificate 	<p>Virtual meeting and letter: £531</p> <p>Meeting on site and letter: £704</p>	4% increase	<p>Virtual meeting and letter: £552</p> <p>Site visit, follow up meeting and letter: £732</p>
Requests for compliance with planning conditions	<ul style="list-style-type: none"> Householder developments Non-householder developments 	<p>£43</p> <p>£145</p>	4% increase	<p>£45</p> <p>£151</p>
Additional Fees for senior officer involvement for Major Development Proposals	<ul style="list-style-type: none"> Ten to 99 new residential units Creation or change of use between 1,000 square metres 9,999 square metres 	<p>Virtual meeting between developer and council teams (60 mins)</p> <p>To include Team Leader</p> <p>To include Development Manager</p> <p>To include Team Leader</p>	4% increase	<p>Additional £129 to Major development fees</p> <p>Additional £149 to Major Development Fees</p>

		and Developer Manager		Additional £278 to Major Development Fees
Additional Fees for senior officer involvement for Strategic Development Proposals	<ul style="list-style-type: none"> • Creation of over 100 or more new residential units • Creation or change of use of over 10,000 square metres or more floorspace 	<p>Virtual meeting between developer and council teams including case officer (up to 2 hours)</p> <p>To include Team Leader £129</p> <p>To include Development Manager £149</p> <p>To include Team Leader and Development Manager £278</p> <p>To include Head of Planning £179</p> <p>To include Team Leader or Development Manager and Head of Planning £348</p>	4% increase	<p>Additional £134 to Strategic Development Fees</p> <p>Additional £155 to Strategic Development Fees</p> <p>Additional £289 to Strategic Development Fees</p> <p>Additional £186 to Strategic Development Fees</p> <p>Additional £362 to Strategic Development Fees</p>

		<p>To include Director of Planning, Housing and Environmental Health £199</p> <p>To include Head of Planning and Director of Housing and Environmental Health £378</p> <p>To include either Leader of the Council/Chief Executive and Head of Planning or Director of Planning, Housing and Environmental Health £485</p>		<p>Additional £207 to Strategic Development Fees</p> <p>Additional £393 to Strategic Development Fees</p> <p>Additional £504 to Strategic Development Fees</p>
Member Briefing Session on Pre-application Development proposals	<ul style="list-style-type: none"> • Creation of 10 units or over • Creation or change of use of over 1,000 square metres or more floorspace • Must be subject of a current or recently completed pre-application submission <p>See guidance - Tonbridge & Malling Borough Council</p>	<p>Introduced October 2025</p> <p>£1,000 for initial presentation and £500 for each follow-up presentation.</p>	<p>No fee increase due to only being introduced in October 2025</p>	<p>£1,000 for initial presentation and £500 for each follow-up presentation.</p>

Proposed Strategic Local Plan Site Allocations	<ul style="list-style-type: none"> • Sites proposed for allocation in the Draft Local Plan (Regulation 18(2) and beyond) which are 250 units and above. This will include the case officer and member of the Local Plans team. • Creation or change of use of 5,000 square metres or more floorspace 	New Fee The fee covers: Preliminary site visit by case officer and Policy Officer (if required) Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members). This may include policy input if required. Virtual meeting between developer and council team which will include a policy officer (up to 2 hours) Written response (format to be agreed by the parties)	New Fee	£4250
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Please note additional fees may be incurred for the following reasons:

- multiple proposals for the same scheme will be charged at full rate for the first proposal, then 50% of that fee for each additional proposal;
- schemes which would create additional units/floorspace in more than one use class will be charged at the relevant fee for both use class; and
- where a proposal includes development falling into one of the categories above and also alterations to a listed building both fees will apply.