

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	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	- 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	- Creation of one to four new residential units - Where the floorspace to be created or changed in use is less than 499 square metre	Written advice only: £615 Virtual meeting and letter: £1,221	4% increase	Written advice only: £640 Virtual meeting and letter: £1,270

		Meeting on site and letter: £1,322		Site visit, follow up meeting and letter £1,375
Larger scale development fees for minor applications	• 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	Written advice only: £920 Virtual meeting and letter: £1,832 Meeting on site and letter: £2,039	4% increase	Written advice only: £957 Virtual meeting and letter: £1,905 Site visit, follow up meeting and letter £2,121
Major development fees	• Ten to 99 new residential units • Creation or change of use between 1,000 square metres 9,999 square metres	£2,973 The fee covers: Preliminary site visit by case officer Internal meeting by case officer with internal services 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) Virtual meeting between developer and	4% increase	£3,092 The fee covers: Preliminary site visit by case officer Internal meeting by case officer with internal services 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) Virtual meeting

		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	• Creation of 100 or more new residential units • Creation or change of use of 10,000 square metres or more floorspace	£3850 The fee covers: Preliminary site visit by case officer Internal meeting by case officer with internal services 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) Virtual meeting between developer and council teams (up to 2 hours)	4% increase	£4,004 The fee covers: Preliminary site visit by case officer Internal meeting by case officer with internal services 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) Virtual meeting between developer and council

		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	- 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	Virtual meeting and letter: £531 Meeting on site and letter: £704	4% increase	Virtual meeting and letter: £552 Site visit, follow up meeting and letter: £732
Requests for compliance with planning conditions	- Householder developments - Non-householder developments	£43 £145	4% increase	£45 £151
Additional Fees for senior officer involvement for Major Development Proposals	- Ten to 99 new residential units - Creation or change of use between 1,000 square metres 9,999 square metres	Virtual meeting between developer and council teams (60 mins) To include Team Leader To include Development Manager To include Team Leader	4% increase	Additional £129 to Major development fees Additional £149 to Major Development Fees

		and Developer Manager		Additional £278 to Major Development Fees
Additional Fees for senior officer involvement for Strategic Development Proposals	• Creation of over 100 or more new residential units • Creation or change of use of over 10,000 square metres or more floorspace	Virtual meeting between developer and council teams including case officer (up to 2 hours) To include Team Leader £129 To include Development Manager £149 To include Team Leader and Development Manager £278 To include Head of Planning £179 To include Team Leader or Development Manager and Head of Planning £348	4% increase	Additional £134 to Strategic Development Fees Additional £155 to Strategic Development Fees Additional £289 to Strategic Development Fees Additional £186 to Strategic Development Fees Additional £362 to Strategic Development Fees

		To include Director of Planning, Housing and Environmental Health £199 To include Head of Planning and Director of Housing and Environmental Health £378 To include either Leader of the Council/Chief Executive and Head of Planning or Director of Planning, Housing and Environmental Health £485		Additional £207 to Strategic Development Fees Additional £393 to Strategic Development Fees Additional £504 to Strategic Development Fees
Member Briefing Session on Pre-application Development proposals	• 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 See guidance - Tonbridge & Malling Borough Council	Introduced October 2025 £1,000 for initial presentation and £500 for each follow-up presentation.	No fee increase due to only being introduced in October 2025	£1,000 for initial presentation and £500 for each follow-up presentation.

Proposed Strategic Local Plan Site Allocations	• 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.