



Walsall Council

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Development Management

Zone 2B

The Civic Centre

Darwall Street

Walsall

WS1 1DG

Development Management Chargeable Services from 11th April 2022

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Pre-application Advice Charges

Category	Description of service	Service offered	Fee	Charge code
Householder Residential Property	Written pre-application advice	<ul style="list-style-type: none"> Advice relating to one residential property Written response 	£113.50 + £20 per additional response to submitted revisions	PREAPPHOU1
Householder Residential Property	Written pre-application advice and a meeting with a planning officer	<ul style="list-style-type: none"> Advice relating to one residential property Virtual discussion with a planning officer Followed by a written response 	£189.15 + £30 per additional meeting regarding submitted revisions	PREAPPHOU2
Other Developments	Written pre-application advice for the following application types: <ul style="list-style-type: none"> Telecommunications Change of use Advertisements 	<ul style="list-style-type: none"> Advice relating to one site or commercial property Written response 	£ 315.20 + £30 per additional response to submitted revisions	PREAPPOTH1

Category	Description of service	Service offered	Fee	Charge code
Other Developments	<p>Written pre-application advice and a meeting with a planning officer for the following types of development:</p> <ul style="list-style-type: none"> • Telecommunications • Change of use • Advertisements 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Virtual discussion with a planning officer • Written response 	<p>£567.36</p> <p>+ £40 per additional meeting on submitted revisions</p>	PREAPPOTH2
Minor Developments	<p>Written pre-application advice for the following types of development:</p> <ul style="list-style-type: none"> • New Dwellings 1-9 • Floorspace less than 1000 square meters 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Written response 	<p>£630.40</p> <p>+ £30 per additional response to submitted revisions</p>	PREAPPMIN1

Category	Description of service	Service offered	Fee	Charge code
Minor Developments	<p>Written pre-application advice and a meeting with a planning officer for the following types of development:</p> <ul style="list-style-type: none"> • New Dwellings 1-9 • Floorspace less than 1000 square meters 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Virtual discussion with a planning officer • Written response 	<p>£1008.64</p> <p>+ £70 per additional meeting on submitted revisions</p>	PREAPPMIN2
Heritage / Designated Area	<p>Written pre-application advice and a meeting with a planning officer for the following types of works:</p> <ul style="list-style-type: none"> • Listed Building • Works to a listed building • Demolition of a listed building • Works or development in a Conservation Area • Demolition in a Conservation Area 	<ul style="list-style-type: none"> • Virtual discussion with a planning officer • Written response 	Contact us for Free Initial Advice	PREAPPHERITAGE

Category	Description of service	Service offered	Fee	Charge code
Major Developments	<p>Written pre-application advice and a meeting with a planning officer for the following development types:</p> <ul style="list-style-type: none"> • New Dwellings 10-49 • Floorspace is or more than 1000 square meters 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Virtual discussion with a planning officer • Written response 	<p>£1891.50</p> <p>+ £50 per additional written response</p> <p>AND / OR</p> <p>+ £100 per additional meeting on submitted revisions</p>	PREAPPMAJ1

Development Team Advice Charges

Category	Description of service	Service offered	Fee	Charge Code
Major Developments	<p>Written pre-application advice and a meeting with the development team members for the following development types:</p> <ul style="list-style-type: none"> • New Dwellings 1-9 • Floorspace less than <1000 square meters 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Virtual discussion with a group of officers from different disciplines • Written response 	<p>£1513.20</p> <p>+ £50 per additional written response</p> <p>AND / OR</p> <p>+ £100 per additional meeting with Planning Officer on submitted revisions</p>	DEVTEAM1

Category	Description of service	Service offered	Fee	Charge Code
Major Developments	<p>Written pre-application advice and a meeting with the development team members for the following development types:</p> <ul style="list-style-type: none"> • New Dwellings 10-49 • Floorspace is equal or more than ≥ 1000 square meters 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Virtual discussion with a group of officers from different disciplines • Written response 	<p>£2534.61</p> <p>+ £70 per additional written response</p> <p>AND / OR</p> <p>+ £125 per additional meeting with Planning Officer on submitted revisions</p>	DEVTEAM2
Major Developments	<p>Written pre-application advice and a meeting with the development team members for the following development types:</p> <ul style="list-style-type: none"> • New Dwellings is equal or more than ≥ 50 dwellings 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Virtual discussion with a group of officers from different disciplines • Written response 	<p>£3783</p> <p>+ £100 per additional written response</p> <p>AND / OR</p> <p>+ £160 per additional meeting with Planning Officer on submitted revisions</p>	DEVTEAM3

Do I Need Planning Permission

Category	Description of service	Service offered	Fee	Charge code
Householder Residential Property	Written response to a request to seek advice on the need for planning permission to a residential property	<ul style="list-style-type: none"> • Advice relating to one residential property • Written response 	£126.10	DINPPHOU1
Other Developments	<p>Written response to a request to seek advice on the need for planning permission to one of the following types:</p> <ul style="list-style-type: none"> • Telecommunications • Change of use • Advertisements • Non-residential properties or land 	<ul style="list-style-type: none"> • Advice relating to one site or commercial property • Written response 	£157.60	DINPPOTH1

Do I Need Prior Approval

Category	Description of service	Service offered	Fee	Charge code
Householder Residential Property	Written response to confirm if you need to apply for prior approval to a residential property.	<ul style="list-style-type: none"> Advice relating to one residential property Written response 	£126.10	DINPRIORAPPVL1
Non-residential property or land	Written response to confirm if you need to apply for prior approval to a residential property non-residential property or land	<ul style="list-style-type: none"> Advice relating to one site or non-residential property Written response 	£157.60	DINPRIORAPPVL2

Scanning Charges

Category	Description of service	Service offered	Fee	Charge code
Householder Residential Property	Householder planning application submitted to the Council by post will be subject to a scanning charge.	<ul style="list-style-type: none"> Council to scan postal planning application Charge per each application 	£22.69	SCANAPPHOU1

Category	Description of service	Service offered	Fee	Charge code
Tree Works Application	Tree Works application submitted to the Council by post will be subject to a scanning charge.	<ul style="list-style-type: none"> • Council to scan postal application • Charge per each application 	£22.69	SCANAPPTREE
Other and Minor Developments	<p>Other and Minor Development applications submitted to the Council by post will be subject to a scanning charge.</p> <ul style="list-style-type: none"> • New Dwellings 1 to 9 • Floorspace less than <1000 square meters • Other developments 	<ul style="list-style-type: none"> • Council to scan postal planning application • Charge per each application 	£45.38	SCANAPPMIN2

Category	Description of service	Service offered	Fee	Charge code
Major Developments	<p>Major Development application submitted to the Council by post will be subject to a scanning charge.</p> <ul style="list-style-type: none"> • New Dwellings 10 or more • Floorspace is equal or more than ≥ 1000 square meters 	<ul style="list-style-type: none"> • Council to scan postal planning application • Charge per each application 	£68.07	SCANAPPMAJ3
Householder Residential Property	Postal or digital copies of non-digital documents	<ul style="list-style-type: none"> • Charge per application 	£45.38	SCANNDDOCHOU
Other and Minor Developments	Postal or digital copies of non-digital documents	<ul style="list-style-type: none"> • Charge per application 	£68.07	SCANNDDOCOTH
Major Developments	Postal or digital copies of non-digital documents	<ul style="list-style-type: none"> • Charge per application 	Quote	SCANNDDOCMAJ

Site History Search

Category	Description of service	Service offered	Fee	Charge code
Householder / non-residential or land	Planning History Search	<ul style="list-style-type: none"> Detailed site history search Charge is based on one property or land parcel 	£90.80 + £22.69 per additional hour	BACKSEARCH

Tree Charges

Category	Description of service	Service offered	Fee	Charge code
Tree Works	A request to confirmation if a tree is protected by a Tree Preservation Order (TPO)	<ul style="list-style-type: none"> Written confirmation Charge is based on one property or land parcel 	£63.04	TREETPOCHECK
Tree Works	Written pre-tree application submission advice <ul style="list-style-type: none"> Tree works application 	<ul style="list-style-type: none"> Advice on one property or land parcel Site meeting with tree officer Written response 	£252.16	TREEPREAPP

Category	Description of service	Service offered	Fee	Charge code
Tree Works	<p>Tree works application submitted to the Council by post will be subject to a scanning charge.</p> <ul style="list-style-type: none"> • Tree works application 	<ul style="list-style-type: none"> • Council to scan postal planning application • Charge per each application 	£22.69	SCANAPPTREE
High Hedges	<p>Submit a formal High Hedge Complaint</p>	<ul style="list-style-type: none"> • Council to help settle a private dispute • Charge per each application • Written response 	£409.76	TREEHIGHHEDGE

Planning Obligation Charges

Category	Description of service	Service offered	Fee	Charge code
Planning Obligation	Administration costs associated to a planning obligation	<ul style="list-style-type: none"> • Administering new planning obligations • Per agreement 	£472.95	S106POCT1
Planning Obligation	Monitoring costs associated to a planning obligation	<ul style="list-style-type: none"> • Monitoring of agreements • Per agreement 	£1008.96 OR 9% of the planning application fee, whichever is greatest	S106MOCT2
Planning Obligation	Request for planning obligation confirmation of compliance	<ul style="list-style-type: none"> • Written response • Per agreement • 	£113.49	S106COMP3

Planning application and other consent fees

Planning application and other consent fees are set nationally. [Information about planning fees can be found on our website.](#)