

Pre-application charging schedule 2023/24

Householder developer

		New fee incl VAT
Householder advice	Background research about your site and proposal. Written advice only from Planning Officer.	166.08
Follow up advice	Householder applications only - Follow up advice following a pre-application decision. Fee charged per hour, per officer	98.16

Residential developments

		New fee incl VAT
Minor 1 1 dwelling	Background research about your site and proposal. Written advice only from Planning Officer (no Specialist). Specialist advice required is charged extra as listed below.	395.04
Minor 2 2 to 4 dwellings	Background research about your site and proposal. Written advice only from Planning Officer (no Specialist). Specialist advice required is charged extra as listed below.	746.88
Minor 3 5 to 9 dwellings	Background research about your site and proposal. Written advice only from Planning Officer. The fee includes a site visit by the case officer only for 1hr max (no Specialist). Specialist advice required is charged extra as listed below.	1,192.92
Major 1 10 to 49 dwellings	Background research about your site and proposal from Planning Officer and Specialists. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app	6,301.91
Major 2 50 to 199 dwellings	Background research about your site and proposal from Planning Officer and Specialists. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app	9,221.40
Major 3 200 to 499 dwellings	Background research about your site and proposal from Planning Officer and Specialists. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app PPA recommendation with a bespoke fee calculation should also be considered	11,363.88

Major 4 500 dwellings plus	Background research about your site and proposal from Planning Officer and Specialist. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app PPA recommendation with a bespoke fee calculation should also be considered	18,170.76
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Non-Residential developments

		New fee incl VAT
Minor 1 49sqm	Background research about your site and proposal from Planning Officer. 1 site visit or 1 meeting from a planning officer (not Specialist) & written advice only. Specialist advice required is charged extra as listed below	395.04
Minor 2 50sqm – 124sqm	Background research about your site and proposal. Written advice only from Planning Officer (no Specialist). Specialist advice required is charged extra as listed below.	746.88
Minor 3 125sqm – 999sqm	Background research about your site and proposal. Written advice only from Planning Officer. The fee includes a site visit by the case officer only for 1hr max (no Specialist). Specialist advice required is charged extra as listed below.	1,192.92
Major 1 1000 to 4999 sqm	Background research about your site and proposal from Planning Officer and Specialist. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app	6,301.91
Major 2 5000 to 19,000 sqm	Background research about your site and proposal from Planning Officer and Specialist. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app	9,221.40
Major 3 20,000 to 49,000 sqm	Background research about your site and proposal from Planning Officer and Specialist. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app PPA recommendation with a bespoke fee calculation should also be considered	11,363.88
Major 4 50,000 sqm and above	Background research about your site and proposal from Planning Officer and Specialist. 1 site visit or 1 meeting from a planning officer & written advice only. 1 round of revised plans, any revisions after this would require submission of a new pre-app PPA recommendation with a bespoke fee calculation should also be considered	18,170.76

Additional meetings	Additional site visits (including travel time) or meetings if required at an additional cost, per hour, per officer.	98.16
Listed Building Consent	Background research about your site, including EPC and written advice only. Site visit and/or meetings will be an additional fee as set out above.	374.04

The following specialist advice fees are in addition to the initial pre-application fee for Minor developments above and for any additional specialist advice over and above what is included with the Major developments as set out above.

Specialist advice

Minor type 1

1 dwelling or 49sqm **(1hr per specialist)**

Background research about your site and proposal and written advice only.

Site visit and/or meetings will be an additional fee as set out below.

Specialist consultee	New fee incl VAT
Landscape	109.00
Ecology	109.00
Heritage/Conservation	109.00
Archaeology	109.00
Urban Design	109.00
Transport & Highways	109.00
Drainage	109.00

Minor type 2

2-4 dwellings or 50-124sqm **(2hrs per specialist)**

Background research about your site and proposal and written advice only.

Site visit and/or meetings will be an additional fee as set out below.

Specialist consultee	New fee incl VAT
Landscape	218.00
Ecology	218.00
Heritage/Conservation	218.00
Archaeology	218.00
Urban Design	218.00
Transport & Highways	218.00
Drainage	218.00

Minor type 3

5-9 dwellings or 125-245sqm (3hrs per specialist)

Background research about your site and proposal and written advice only.

Site visit and/or meetings will be an additional fee as set out below.

Specialist consultee	New fee incl VAT
Landscape	327.00
Ecology	327.00
Heritage/Conservation	327.00
Archaeology	327.00
Urban Design	327.00
Transport & Highways	327.00
Drainage	327.00

The following fees are additional to the initial pre-application fee based on the site area.

Solar PV Type 1

Under 1 hectare

Specialist consultee	New fee incl VAT
Background research about your site and proposal and written advice only from Planning Officer & Specialists. Site visit and/or meetings will be an additional fee as set out below.	2,071.00

Solar PV Type 2

2-30 hectare

Specialist consultee	New fee incl VAT
Background research about your site and proposal and written advice only from Planning Officer & Specialists. Site visit and/or meetings will be an additional fee as set out below.	3,161.00

Solar PV Type 3

31 hectare and above

Specialist consultee	New fee incl VAT
Background research about your site and proposal and written advice only from Planning Officer & Specialists. Site visit and/or meetings will be an additional fee as set out below.	3,815.00

Wind Energy Type 1

Under 23m height

Specialist consultee	New fee incl VAT
Background research about your site and proposal and written advice only from Planning Officer & Specialists. Site visit and/or meetings will be an additional fee as set out below.	1,090.00

Wind Energy Type 2

24m and above

Specialist consultee	New fee incl VAT
Background research about your site and proposal and written advice only from Planning Officer & Specialists. Site visit and/or meetings will be an additional fee as set out below.	2,725.00

**Minerals/Waste/
Quarries**

Specialist consultee	New fee incl VAT
Background research about your site and proposal and written advice only from Planning Officer & Specialists. Site visit and/or meetings will be an additional fee as set out below.	1,635.00

Additional specialist advice over and above the set fees

Specialist consultee	New fee incl VAT
Site visits or meeting if required, per hour/per specialist	98.16