

## Pre-application charging schedule 2025/26

### Householder developer

		New fee incl VAT
<b>Householder advice</b>	Background research about your site and proposal. Written advice only from Planning Officer.	<b>£190.20</b>
<b>Follow up advice</b>	<b>Householder applications only</b> - Follow up advice following a pre-application decision. Fee charged per hour, per officer	<b>£112.44</b>

### Residential developments

		New fee incl VAT
<b>Minor 1</b> 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.	<b>£452.40</b>
<b>Minor 2</b> 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.	<b>£854.76</b>
<b>Minor 3</b> 5 to 9 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.	<b>£1,365.36</b>
<b>Major 1</b> 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	<b>£7,212.48</b>
<b>Major 2</b> 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	<b>£10,553.88</b>
<b>Major 3</b> 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	<b>£13,005.96</b>

<b>Major 4</b> 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	<b>£20,796.48</b>
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## Non-Residential developments

		<b>New fee incl VAT</b>
<b>Minor 1</b> 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	<b>£452.40</b>
<b>Minor 2</b> 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.	<b>£854.76</b>
<b>Minor 3</b> 125sqm – 999sqm	Background research about your site and proposal. Written advice only from Planning Officer (no Specialist). Specialist advice required is charged extra as listed below.	<b>£1,365.36</b>
<b>Major 1</b> 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	<b>£7,212.48</b>
<b>Major 2</b> 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	<b>£10,553.88</b>
<b>Major 3</b> 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	<b>£13,005.96</b>
<b>Major 4</b> 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	<b>£20,796.48</b>

<b>Additional meetings</b>	Additional site visits (including travel time) or meetings if required at an additional cost, per hour, per officer.	<b>£112.44</b>
<b>Listed Building Consent</b>	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.	<b>£407.70</b>

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.

<b>Specialist consultee</b>	<b>New fee incl VAT</b>
Landscape	<b>£125.00</b>
Ecology	<b>£125.00</b>
Heritage/Conservation	<b>£125.00</b>
Archaeology	<b>£125.00</b>
Urban Design	<b>£125.00</b>
Transport & Highways	<b>£125.00</b>
Drainage	<b>£125.00</b>

### 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.

<b>Specialist consultee</b>	<b>New fee incl VAT</b>
Landscape	<b>£250.00</b>
Ecology	<b>£250.00</b>
Heritage/Conservation	<b>£250.00</b>
Archaeology	<b>£250.00</b>
Urban Design	<b>£250.00</b>
Transport & Highways	<b>£250.00</b>
Drainage	<b>£250.00</b>

### 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.

<b>Specialist consultee</b>	<b>New fee incl VAT</b>
Landscape	<b>£374.00</b>
Ecology	<b>£374.00</b>
Heritage/Conservation	<b>£374.00</b>
Archaeology	<b>£374.00</b>
Urban Design	<b>£374.00</b>
Transport & Highways	<b>£374.00</b>
Drainage	<b>£374.00</b>

## 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.	<b>£2,372.00</b>

## 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.	<b>£3,620.00</b>

## 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.	<b>£4,370.00</b>

## 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.	<b>£1,250.00</b>

## 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.	<b>£3,120.00</b>

## 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.	<b>£1,870.00</b>

## 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	<b>£112.44</b>