

Pre-application charging schedule 2024/25

Householder developer

		New fee incl VAT
Householder advice	Background research about your site and proposal. Written advice only from Planning Officer.	£181.03
Follow up advice	Householder applications only - Follow up advice following a pre-application decision. Fee charged per hour, per officer	£106.99

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.	£430.60
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.	£814.10
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.	£1,300.28
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	£6,869.08
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	£10,051.33
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	£12,386.63

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	£19,806.13
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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	£430.60
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.	£814.10
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.	£1,300.28
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	£6,869.08
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	£10,051.33
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	£12,386.63
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	£19,806.13

Additional meetings	Additional site visits (including travel time) or meetings if required at an additional cost, per hour, per officer.	£106.99
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.	£407.70

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	£118.81
Ecology	£118.81
Heritage/Conservation	£118.81
Archaeology	£118.81
Urban Design	£118.81
Transport & Highways	£118.81
Drainage	£118.81

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	£237.62
Ecology	£237.62
Heritage/Conservation	£237.62
Archaeology	£237.62
Urban Design	£237.62
Transport & Highways	£237.62
Drainage	£237.62

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	£356.43
Ecology	£356.43
Heritage/Conservation	£356.43
Archaeology	£356.43
Urban Design	£356.43
Transport & Highways	£356.43
Drainage	£356.43

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.	£2,257.39

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.	£3,445.49

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.	£4,158.35

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.	£1,188.10

Wind Energy Type 2**24m and above**

Specialist consultee	New fee incl VAT
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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.	£2,970.25
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Minerals/Waste/**Quarries**

Specialist consultee	New fee incl VAT
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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.	£1,782.15
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Additional specialist advice over and above the set fees

Specialist consultee	New fee incl VAT
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Site visits or meeting if required, per hour/per specialist	£106.99
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