

Pre-application charging schedule 2026/27

Householder developer

		Fee (includes VAT)
Householder advice	Background research about your site and proposal. Written advice only from Planning Officer.	£199.68
Follow up advice	Householder applications only - Follow up advice following a pre-application decision. Fee charged per hour, per officer	£118.08

Residential developments

		Fee (includes 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.	£475.10
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.	£897.48
Minor 3 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.	£1,433.64
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	£7,573.08
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	£11,081.64
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	£13,656.24

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	£21,836.28
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Non-Residential developments

		Fee (includes 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	£475.10
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.	£897.48
Minor 3 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.	£1,433.64
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	£7,573.08
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	£11,081.64
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	£13,656.24
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	£21,836.28

Additional meetings	Additional site visits (including travel time) or meetings if required at an additional cost, per hour, per officer.	£118.08
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.	£428.10

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	Fee (includes VAT)
Landscape	£131.20
Ecology	£131.20
Heritage/Conservation	£131.20
Archaeology	£131.20
Urban Design	£131.20
Transport & Highways	£131.20
Drainage	£131.20

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	Fee (includes VAT)
Landscape	£262.50
Ecology	£262.50
Heritage/Conservation	£262.50
Archaeology	£262.50
Urban Design	£262.50
Transport & Highways	£262.50
Drainage	£262.50

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	Fee (includes VAT)
Landscape	£392.70
Ecology	£392.70
Heritage/Conservation	£392.70
Archaeology	£392.70
Urban Design	£392.70
Transport & Highways	£392.70
Drainage	£392.70

Solar PV Type 1

Under 1 hectare

Specialist consultee	Fee (includes 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.	£2,490.66

Solar PV Type 2

2-30 hectare

Specialist consultee	Fee (includes 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.	£3,801.00

Solar PV Type 3

31 hectare and above

Specialist consultee	Fee (includes 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.	£4,588.50

Wind Energy Type 1

Under 23m height

Specialist consultee	Fee (includes 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.	£1,312.50

Wind Energy Type 2

24m and above

Specialist consultee	Fee (includes 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.	£3,276.10

Minerals/Waste/ Quarries

Specialist consultee	Fee (includes 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.	£1,963.50

Additional specialist advice over and above the set fees

Specialist consultee	Fee (includes VAT)
Site visits or meeting if required, per hour/per specialist	£118.08