

Pre Application Advice – Charging Schedule - April 2023

Minor Operations

Application Type	Type of Advice	Fee (inc VAT)	Fee (Ex VAT)	VAT
Householder	Written Advice Only	£178	£148.33	£29.67
	Written Advice after a Site Visit.	£285	£237.50	£47.50
	Written Advice with a follow up meeting – No SV	£285	£237.50	£47.50
	Written Advice after S/Visit + Follow Up meeting	£387	£322.50	£64.50
Adverts	Written Advice Only	£278	£231.67	£46.33
	Written Advice after a Site Visit.	£385	£320.83	£64.17
	Written Advice with a follow up meeting – No SV	£385	£320.83	£64.17
	Written Advice after S/Visit + Follow Up meeting	£493	£410.83	£82.17
Listed Building Consent Advice	Written Advice Only	£198	£165.00	£33.00
	Written Advice after a Site Visit.	£305	£254.17	£50.83
	Written Advice with a follow up meeting – No SV	£305	£254.17	£50.83
	Written Advice after S/Visit + Follow Up meeting	£405	£337.50	£67.50
Change of Use (Land)	Written Advice Only	£198	£165.00	£33.00
	Written Advice after a Site Visit.	£333	£277.50	£55.50
	Written Advice with a follow up meeting – No SV	£333	£277.50	£55.50
	Written Advice after S/Visit + Follow Up meeting	£451	£375.83	£75.17
Telecommunications (including prior approval notifications/approvals)	Written Advice Only	£206	£171.67	£34.33
	Written Advice after a Site Visit.	£314	£261.67	£52.33
	Written Advice with a follow up meeting – No SV	£314	£261.67	£52.33
	Written Advice after S/Visit + Follow Up meeting	£440	£366.67	£73.33
Shopfronts	Written Advice Only	£245	£204.17	£40.83
	Written Advice after a Site Visit.	£326	£271.67	£54.33
	Written Advice with a follow up meeting – No SV	£326	£271.67	£54.33
	Written Advice after S/Visit + Follow Up meeting	£406	£338.33	£67.67
Agricultural and Forestry development (including prior notifications/approvals)	Written Advice Only	£246	£205.00	£41.00
	Written Advice after a Site Visit.	£493	£410.83	£82.17
	Written Advice with a follow up meeting – No SV	£493	£410.83	£82.17
	Written Advice after S/Visit + Follow Up meeting	£615	£512.50	£102.50
Renewable Energy Development under 1 hectare	Written Advice Only	£178	£148.33	£29.67
	Written Advice after a Site Visit.	£285	£237.50	£47.50
	Written Advice with a follow up meeting – No SV	£285	£237.50	£47.50
	Written Advice after S/Visit + Follow Up meeting	£387	£322.50	£64.50
Renewable Energy Development over 1 hectare	Detailed Written Advice with meeting & Site Visit	£4,400	£3666.67	£733.33
	Advice in Principle only	£755	£629.17	£125.83
Discharge, vary or remove a condition	Detailed Written Advice Only	50% of equivalent type of development		

Residential Development

Application Type	Type of Advice	Fee (inc VAT)	Fee (Ex VAT)	VAT
1 new residential dwelling	Written Advice Only	£266	£221.67	£44.33
	Written Advice after a Site Visit.	£333	£277.50	£55.50
	Written Advice with a follow up meeting – No SV	£333	£277.50	£55.50
	Written Advice after S/Visit + Follow Up meeting	£422	£351.67	£70.33
	Advice in Principle only	£133	£110.83	£22.17
2-4 new residential dwellings	Written Advice Only	£533	£444.17	£88.83
	Written Advice after a Site Visit.	£599	£499.17	£99.83
	Written Advice with a follow up meeting – No SV	£599	£499.17	£99.83
	Written Advice after S/Visit + Follow Up meeting	£710	£591.67	£118.33
	Advice in Principle only	£266	£221.67	£44.33
5-9 new residential dwellings	Written Advice Only	£1,066	£888.33	£177.67
	Written Advice after a Site Visit.	£1,199	£999.17	£199.83
	Written Advice with a follow up meeting – No SV	£1,199	£999.17	£199.83
	Written Advice after S/Visit + Follow Up meeting	£1,443	£1202.50	£240.50
	Advice in Principle only	£533	£444.17	£88.83
10-25 new residential dwellings	Written Advice Only	£1,865	£1554.17	£310.83
	Written Advice after a Site Visit.	£2,065	£1720.83	£344.17
	Written Advice with a follow up meeting – No SV	£2,065	£1720.83	£344.17
	Written Advice after S/Visit + Follow Up meeting	£2,242	£1868.33	£373.67
	Advice in Principle only	£932	£776.67	£155.33
26-49 new residential dwellings	Detailed Written Advice with meeting and Site Visit	£3,663	£3052.50	£610.50
	Advice in Principle only	£1,066	£888.33	£177.67
50-99 new residential dwellings	Detailed Written Advice with meeting and Site Visit – Based on maximum of 30hrs work, additional hours charged at £150 per hour	Initial payment of £4,995	£4162.50	£832.50
	Advice in Principle only	£1,332	£1110	£222
100-199 new residential dwellings	Detailed Written Advice with meeting and Site Visit – Based on maximum of 30hrs work, additional hours charged at £150 per hour	Initial payment of £6,105	£5087.50	£1017.50
	Advice in Principle only	£2,220	£1850	£370
200-499 new residential dwellings	Detailed Written Advice with meeting and Site Visit – Based on maximum of 30hrs work, additional hours charged at £150 per hour	Initial payment of £8,325	£6937.50	£1387.50
	Advice in Principle only	£2776	£2313.33	£462.67
500+ new residential dwellings	Detailed Written Advice with meeting and Site Visit – Based on maximum of 30hrs work, additional hours charged at £150 per hour	Initial payment of £9,435	£7862.50	£1572.50
	Advice in Principle only	£3,330	£2775	£555

Non-residential development.

Application Type	Type of Advice	Fee (inc VAT)	Fee (Ex VAT)	VAT
Less than 249sqm	Written Advice Only	£294	£245	£49
	Written Advice after a Site Visit.	£389	£324.17	£64.83
	Written Advice with a follow up meeting – No SV	£389	£324.17	£64.83
	Written Advice after S/Visit + Follow Up meeting	£551	£459.17	£91.83
	Advice in Principle only	£142	£118.33	£23.67
Between 250 – 499 sqm	Written Advice Only	£533	£444.17	£88.83
	Written Advice after a Site Visit.	£599	£499.17	£99.83
	Written Advice with a follow up meeting – No SV	£599	£499.17	£99.83
	Written Advice after S/Visit + Follow Up meeting	£910	£758.33	£151.67
	Advice in Principle only	£266	£221.67	£44.33
Between 500 - 1000sqm	Written Advice Only	£1066	£888.33	£177.67
	Written Advice after a Site Visit.	£1199	£999.17	£199.83
	Written Advice with a follow up meeting – No SV	£1199	£999.17	£199.83
	Written Advice after S/Visit + Follow Up meeting	£1332	£1110	£222
	Advice in Principle only	£400	£333.33	£66.67
Between 1000 - 2,499sqm	Detailed Written Advice with meeting and Site Visit	£2664	£2220	£444
	Advice in Principle only	£533	£444.17	£88.33
Between 2,500 – 4,999sqm	Detailed Written Advice with meeting and Site Visit	£3663	£3052.50	£610.50
	Advice in Principle only	£599	£499.17	£99.83
Between 5000 – 9999 sqm	Detailed Written Advice with meeting and Site Visit	£4884	£4070	£814
	Advice in Principle only	£755	£629.17	£125.83
Greater than 10,000sqm	Detailed Written Advice with meeting and Site Visit	£6105	£5087.50	£1017.50
	Advice in Principle only	£899	£749.17	£149.83

Service	PROPOSED FEE (including VAT)
Planning history search	£50 each
General Planning Policy Advice	£150 per hour
Ecology Advice	£150 per hour
Conservation Advice	£150 per hour
Senior Manager attendance	£150 per hour
Confirmation of compliance with a S106/ compliance with a notice	£100
Pre-Validation Checking Service: A technical officer will check the following for common errors, omissions or disclaimers: <ul style="list-style-type: none"> • Application Form • Location/Block Plan • Cil Form • Plan(s) 	£60 per hour
	Householder, advertisement and prior notification applications – 1 hour Minor and similar applications – 2 hours Major and similar complex applications – 4 hours
Two Strikes – Invalid submissions (if an application is not validated in two successive submissions)	25% of Application fee
Charging for invalid applications (that have not been made valid within 28 days)	Householder, advertisement and prior notification applications – £60 Minor and similar applications – £110 Major and similar complex applications – £250
Advice which is not covered by any of the above Categories	£150 per hour
Copy of Decision Notice, TPO, Appeal Decision Notice, Enforcement Notice	£30

Highways Development Control & Pre-Planning Application Advice

		FEE 2023/24 (inc of VAT)
Transport Assessment Scoping Note		£188
Draft Transport Assessment		£635
Provision of Private Access		£117
Highway Advice for New Developments	Less than 5 Dwellings	£188
	5 to 25 dwellings	£424
	26 to 79 dwellings	£551
	80 to 200 dwellings	£635
	More than 200 dwellings	£718
	0 to 249 sqm	£154
	250 sqm to 999 sqm	£271
	1,000 to 9,999 sqm	£424
	over 10,000 sqm	£551
Meeting charge	per hour per officer	£157

Sustainable Drainage Pre-Application Advice Fees

		FEE (Inc of VAT)
SuDS advice for Major sites (written responses only).	Up to 20 dwellings	£278
	Over 20 dwellings	£500
Meeting charge	Per hour per officer	£157

		FEE (Inc of VAT)
Written advice for a general site enquiry or flood risk assessment enquiry.	Per enquiry	£300
Meeting charge	Per hour per officer	£157
Further written advice after meetings		£180
Any additional correspondence/advice required upon application	Per hour per officer	£157