

Pre-Application Advice

The following fees (with the exception of Householder Advice) are for written advice together with a site visit and one meeting. Additional meetings will incur additional charges:

		Fee 26/27 including VAT
Householder Advice – written advice only		£252
Note: No add-on options are included.		
Householder Advice on Listed Buildings - written advice only		£445
Note: No add-on options are included.		
Pre-application Advice Based on Floorspace Note: In all cases it is at the discretion of the Planning Service whether to accept a pre-application enquiry, or to enter into a bespoke PPA.	Less than 50 sqm	£314
	51 to 100 sqm	£629
	101 to 200 sqm	£1,258
	201 to 500 sqm	£1,572
	501 to 1000 sqm	£2,012
	1001 to 2000 sqm	£3,144
	2001 to 5000 sqm	£4,716
	5001 to 10000 sqm	£12,576
	10001 to 15000 sqm	£26,284
	Over 15001 sqm	£36,722

Pre-Application Advice Based on Number of Dwellings Note: In all cases it is at the discretion of the Planning Service whether to accept a pre-application enquiry, or to enter into a bespoke PPA.	First dwelling	£528
	Each Additional dwelling	£371
Pre-Application Advice Based on Site Area Note: In all cases it is at the discretion of the Planning Service whether to accept a pre-application enquiry, or to enter into a bespoke PPA.	Less than 1ha - per 0.1ha	£272 per 0.1ha (with a minimum charge of £445)
	1ha to 3ha	£2,767
	3.01ha to 5ha	£6,854
	5.01 to 10ha	£13,708
	10.01 to 15ha	£26,083
	Over 15.01ha	£36,722
Meeting Note: If a meeting is required on site, this is at the discretion of the officer and we reserve the right to charge an additional fee. Note: If new information is presented before the meeting, we reserve the right to charge an additional fee. The submission of new information will need to be agreed before the meeting. Note: If multiple officers are required to attend, a bespoke fee may be required.		£547
Applicable to All Pre-Application Enquiries:		

- Where a proposal includes development that has different elements that fall into more than one category listed, then the fees for all relevant categories forming the proposal are added together. The adjusted fee will be subject to VAT as set out above.
- If the pre-application contains additional proposed options for consideration by the LPA, then the fee will be as set out above, plus an additional 50% of the fee that would be required as set out above per additional proposal option where development is in the same category. The adjusted fee will be subject to VAT as set out above.
- Further / follow-up advice: this includes subsequent pre-application enquiries of the same character (and/or description) by the same applicant on the same site as a previous paid for pre-application enquiry or planning application and must be submitted within 3 months of the date of the original pre-app response or planning application decision from the LPA. This is charged at 75% of the relevant fee calculated as set out above. The adjusted fee will be subject to VAT as set out above.
- Any fees paid will not be refunded if it is decided by an applicant/agent that the advice is no longer required, even if this has not yet been supplied.