Fee Schedule for Pre-Application Planning Advice Services

If you are unsure of the category of development that your proposal falls into please contact the Development Management Unit.

Cat	Type of Development	Includes	Fee (Including VAT)
1	**Small Minor** (1 – 3 dwellings or creation of up to 100 sqm of floorspace)	Correspondence within 28 days of payment. (Meetings can be arranged where necessary at a cost of £130 per meeting)	**£335.00**
2	**Large Minor** (4 – 9 dwellings or creation of 100 –999 sqm of floorspace)	One meeting* with planning officer and specialists as necessary and correspondence within 28 days of payment.	**£540.00**
3	**Change of Use**	One meeting* with planning officer and specialists as necessary and correspondence within 28 days of payment.	**£479.00**
4	**Major** (10 – 49 dwellings, creation of up to 1000 – 4999 sqm of floorspace, or for sites of between 0.5ha and 4.99ha)	Correspondence and up to 3 meetings* with planning officers and specialists as necessary with initial meeting being arranged within 14 days of payment.	**25% of planning application fee**
5	**Large Major** (50+ dwellings or 5000+ sqm of floorspace, or for sites 5.0ha and over)	Correspondence and up to 6 meetings* with planning officers and specialists as necessary with initial meeting being arranged within 14 days of payment.	**25% of planning application fee**
6	**Householder**	Correspondence within 28 days of payment. (Meetings can be arranged where necessary at a cost of £130 per meeting)	**£104.00**
7	**Condition** pre-application advice (non-Householder)	Correspondence within 28 days of payment	**£115.00**

* Any additional meetings attended by a planning officer can be arranged at a charge of £130.00 per meeting for householder and small minor development proposals (Cat. 1), £180 Large minor and change of use (Cat. 2, 3) and £255.00 major (Cat. 4, 5).

Please Note: Where there is a combined Change of Use and Minor or Major Development then both fees are required.

Exemptions from Payment

No charge is made for pre-application advice that relates to advertisement proposals, proposals which require **only** Listed Building or Conservation Area Consent, community uses which are non-profiting, proposals made by Local Councils, and proposals relating to small businesses with less than 5 employees. The nature and the level of advice given relating to these proposals will be at the discretion of the Council.