

Planning Pre-application Charges 2026-2027

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Category	Service offered and scale of proposal	Fee (including VAT)
A	Pre-application discussion for 250+ residential units or 25,000 sqm non-residential (including change of use). To include 2 meetings.	£25,608.00
A	Follow up meetings/discussions (charge per meeting)	£831.60
B	Pre-application discussion for 100 - 249 residential units or 10,000 - 24,999 sqm non-residential (including change of use). To include 1 meeting.	£9,943.20
B	Follow up meetings/discussions (charge per meeting)	£831.60
C	Pre-application discussion for 50-99 residential units or 5,000 - 9,999 sqm non-residential (including change of use). To include 1 meeting	£5,072.40
C	Follow up meetings/discussions (charge per meeting)	£499.20
D	Pre-application discussion for 25-49 residential units or 2,500-4,999 sqm non-residential (including change of use)	£3,381.60
D	Follow up meetings/discussions (charge per meeting)	£499.20

E	Pre-application discussion for 10-24 residential units or 1,000 - 2,499 sqm non-residential (including change of use). To include 1 meeting	£1,690.80
E	Follow up meetings/discussions (charge per meeting)	£332.40
F	Pre-application advice for 5 - 10 residential units or 500 - 1,000 sqm (including change of use) - Written advice only.	£831.60
F	Charge if a meeting is requested	£499.20
G	Minor Operations: Pre-application advice for up to 5 residential units or up any other development up to 500 sqm (including change of use) - Written advice only.	£332.40
G	Charge if a meeting is requested	£499.20
H	Householder: Pre-application advice to extend or alter a single domestic property, which is not a listed building and will apply to extensions / outbuildings to houses (single-family unit only or 1 flat if part of a conversion) – Written advice only.	£166.80
H	Charge if a meeting is requested	£332.40
I	Pre-application discussion with registered charities, educational and community organisations	As above, depending upon category of proposal
J	Changes of use and other development that does not include the erection of a building or extension such as laying out car parking, playing fields etc.	£332.40

K	Charge if a meeting is requested	£499.20
L	Amendments to a previously approved scheme - (if the amendments only affect a part of the development, then the fee relates only to that part)	As above, depending upon category of proposal
M	Charge if a meeting is requested – if the amendments only affect a part of the development then the fee relates only to that part)	As above, depending upon category of proposal
N	Preapplication meeting with Assistant Director for developers (per meeting)	£692.40
O	Biodiversity Net Gain Specific: 100-250+ residential units or 10,000 - 25,000+ sq m non-residential (including change of use)	£1,353.60
P	Biodiversity Net Gain Specific: 5-99 residential units or 500 - 9,999 sq m non-residential (including change of use)	£902.40