

Planning Pre-application Charges 2024-2025

Category	Service offered and scale of proposal	Fee (excluding VAT)	Planning performance agreement base fee (excluding VAT)
A	250+ residential units or 25,000+ sqm non-residential (including change of use). To include 2 meetings.	£18,300.00	£20,000
A	Follow up meetings/discussions (charge per meeting)	£600.00	
B	Discussion for 100 – 249 residential units or 10,000 – 24,999 sqm non-residential (including change of use) To include 1 meeting.	£7,175.00	£7,500
B	Follow up meetings/discussions (charge per meeting)	£600.00	
C	Discussion for 50-99 residential units or 5,000 - 9,999 sqm non-residential (including change of use). To include 1 meeting.	£3,660.00	£5,000
C	Follow up meetings/discussions (charge per meeting)	£360.00	

Category	Service offered and scale of proposal	Fee (excluding VAT)	Planning performance agreement base fee (excluding VAT)
D	Discussion for 25-49 residential units or 2,500-4,999 sqm non-residential (including change of use) . To include 1 meeting.	£2,440.00	£5,000
D	Follow up meetings/discussions (charge per meeting)	£360.00	
E	Discussion for 10-24 residential units or 1,000 - 2,499 sqm non-residential (including change of use). To include 1 meeting.	£1,220.00	£5,000
E	Follow up meetings (charge per meeting)	£240.00	
F	5-9 residential units or 500- 1,000 sqm (including change of use). Written advice only.	£600.00	
F	Additional charge if a meeting is requested (excluding VAT)	£360.00	
G	Minor Operations: up to 4 residential units or up any other development up to 500 sqm (including change of use) - Written advice only.	£240.00	
G	Additional charge if a meeting is requested	£360.00	
H	Householder 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.	£120.00	
H	Additional charge if a meeting is requested	£240.00	

Category	Service offered and scale of proposal	Fee (excluding VAT)	Planning performance agreement base fee (excluding VAT)
I	Pre-application advice to registered charities, educational and community organisations	As above, depending upon category of proposal	
J	Pre-application advice for works to a statutory Listed Building (where a full application is not required) or a development to improve the living conditions, access, or safety of a person with a disability only (with no other development).	Free	
K	Biodiversity Net Gain Specific: 100 – 250+ residential units or 10,000 – 25,000+ sqm non-residential (including change of use)	£543.00	
L	Biodiversity Net Gain Specific: 5 – 99 residential units or 500 – 9,999sqm non-residential (including change of use)	£326.00	