

Planning - pre-application enquiry fees (November 2024)

The table below covers all research time on a case, including a site visit by a Development Officer, meetings and a final written response. (Please note: fees in the above table are inclusive of VAT.)

Type of Pre-App	Written Advice Only Fee*	Meeting Fee (in addition to the written advice fee)**
Householder	£300	£200
Lawful Development Certificates (existing/ proposed householder)	£400	£200
Lawful Development Certificates (proposed minor)	£500	£200
New dwelling (1 dwelling)	£400	£400
New dwellings (2-3 dwellings)	£750	£400
New dwellings (4-9 dwellings)	£1,000	£400
New dwellings (10-19 dwellings)	£2,000	£500
New dwellings (20-40 dwellings)	£3,000	£500
New dwellings (41-99 dwellings)	£5,000	£600
New dwellings (100+ dwellings)	Not available	Bespoke price starting at £7,000
Residential development (where the proposed number of units is not specified), with a site area of below 0.5 hectares	£1,000	£400
Residential development (where the proposed number of units is not specified), with a site area of 0.5 hectares or more and less than four hectares	£3,000	£500
Residential development (where the proposed number of units is not specified), with a site area is more than four hectares	Not available	Bespoke price starting at
Commercial (Development relating to shops, offices, factories or other commercial business property) (Below 150 sqm)	£400	£400

Commercial (Development relating to shops, offices, factories or other commercial business property) (150 -999sqm)	£800	£500
Commercial (Development relating to shops, offices, factories or other commercial business property) (1000spm – 9,999 spm)	£5,000	£600
Commercial (Development relating to shops, offices, factories or other commercial business property) (10,000 spm or above)	£10,000	Bespoke price starting at £12,000
Agricultural development including equestrian uses, agricultural buildings, polytunnels and glasshouses with a site area of up to 0.5 hectare or a floor area of below sqm	£250	£400
Agricultural development including equestrian uses, agricultural buildings, polytunnels and glasshouses with a site area of between 0.5 hectare and 1 hectare or a floor area of between sqm and 1,000 sqm	£500	£500
Agricultural development including equestrian uses, agricultural buildings, polytunnels and glasshouses with a site area of over 1 hectare or a floor area over 1,000 sqm	£3,000	Bespoke price starting at £4,000
Change of use	£300	N/A
Principle of development (minor)	£1,000	N/A
Principle of development (major)	£5,000	N/A
Mixed Use Development	Two fees outlined above added together	Highest fee of the component uses
Confirmation that a clause within a S.106 Agreement has been met	£250	N/A
Any other development	Bespoke price	Bespoke price

* In addition to the standard written advice fee, an additional charge applies for proposals involving alterations to listed buildings or development within the curtilage of a listed building. This additional fee is set at £200 for householder applications and £400 for all other types of queries. Similarly, for proposals related to retrospective applications or enforcement matters, an additional fee of £200 applies to householder applications and £600 for all other queries.

** Where meetings involve attendance by additional officers, such as a Conservation Officer or a Environmental Health Officer, an additional charge will be incurred, calculated on a cost-recovery basis. This fee will be confirmed by the Planning Officer during the arrangement of the meeting and must be paid in full prior to the meeting taking place.