



Pre-application advice – Charging schedule

Please note that the figures set out below include VAT at the standard rate of 20%. Fees are to be paid either by online payment or by telephone payment.

Type of development	Fixed Fee			Additional Hourly Rate		
	Fee	VAT	Total	Fee	VAT	Total
Large Scale Major or Special Case¹ Applications (Over 100 dwellings or over 10,000sqm of commercial floor space. Where the number of dwellings or floor space figure is not given, the site is 2 hectares or more)	£3,021	£604	£3,625	£121	£24	£145
Major Applications (10 residential units and above and 1000sq m of commercial floor space and above)	£1,525	£305	£1,830	£121	£24	£145
Minor Development-Type 2 (Covers proposals for 5-9 new residential units, including changes of use to flats, and mixed changes of use from 501 to 999m ²)	£304	£61	£365	£121	£24	£145
Minor Development-Type 1 (Covers proposals for 1-4 new residential units, including changes of use to flats, and mixed changes of use up to 500m ² in size)	£200	£40	£240	n/a	n/a	n/a
Listed Building Consent²	£108	£22	£130	n/a	n/a	n/a
Listed Building Consent (with site visit)	£179	£36	£215	n/a	n/a	n/a
Planning Performance Agreement (PPA) Service	<p>The fee will vary depending on the scale, complexity and the resource required to deliver the level of service requested. Typically this will range between £15,000 and £30,000 and is also subject to VAT.</p> <p>This charge will include the Pre-Application Enquiry fee. Please contact us for an informal discussion if you are looking to use this service</p>					

¹ Such cases will be below the Large Scale Major threshold, but because of the local circumstances need to be subject to a Planning Performance Agreement

² If planning advice is also needed, then both fees will apply