

**Pre-Development Advice Fees from 1 April  
2018**

<b>Development</b>	<b>Fee (includes VAT)</b>
Householder development including alterations, extensions and outbuildings (this fee would also include establishing whether an application is required and any listed building consent enquiry if applicable)	<b>£90.00</b> (£75.00 + VAT)
Non-residential changes of use including siting of caravans for sites under 1 ha or buildings under 1,000 sqm (gross)	<b>£193.20</b> (£161.00 + VAT)
Non-residential changes of use including siting of caravans for sites of 1 ha or above or buildings of 1,000 sqm or above (gross)	<b>£337.20</b> (£281.00 + VAT)
Development of 1-9 dwellings including changes of use to residential	<b>£231.60</b> (£193.00 + VAT) for 1 <sup>st</sup> dwelling + <b>£128.40</b> (£107.00 + VAT) for each additional dwelling
Development of 10-49 dwellings including changes of use to residential	<b>£1,398.00</b> (£1,165.00 + VAT) for 10 <sup>th</sup> dwelling + <b>£68.40</b> (£57.00 + VAT) for each additional dwelling
Development of 50 or more dwellings	Minimum fee of <b>£4,190.40</b> (£3,492.00 + VAT) with additional fee subject to negotiation dependant on complexity of proposal. Encouragement to adopt a Planning Performance Agreement
Non-residential development where no floor space is created (alterations such as shop fronts, pv panels, fences)	<b>£123.60</b> (£103.00 + VAT)
Non-residential development up to 499 sqm floor area, or 0.5 ha site area (includes any new building [including extensions] as well as proposals where there are works involved that cover an area of ground such as car parks, maneges, bunds, ponds and hard surfacing)	<b>£169.20</b> (£141.00 + VAT)

Non-residential development between 500 and 999 sqm floor area, or between 0.51 ha and 1.0 ha	<b>£255.60</b> (£213.00 + VAT) for 500 sqm or 0.51 ha + <b>£128.40</b> (£107.00 + VAT) for each additional 100 sqm or 0.1 ha (rounding up or down to nearest 100 sqm or 0.1 ha)
Non-residential development between 1,000 and 4,999 sqm floor area, or between 1.1 ha and 2.0 ha	<b>£876.00</b> (£730.00 + VAT) for 1,000 sqm or 1.1 ha + <b>£64.80</b> (£54.00 + VAT) for each additional 100 sqm or 0.1 ha (rounding up or down to nearest 100 sqm or 0.1 ha)
Non-residential development of 5,000 sqm or more or 2.1 ha or more	Minimum fee of <b>£3,566.40</b> (£2,972.00 + VAT) with additional fee subject to negotiation dependant on complexity of proposal. Encouragement to adopt a Planning Performance Agreement
Variation or removal of condition.	<b>£90.00</b> (£75.00 + VAT)
Advertisements	<b>£90.00</b> (£75.00 + VAT)
Non-householder listed building consent	<b>£175.20</b> (£146.00 + VAT)
Additional site visit	<b>£153.60</b> (£128.00 + VAT)
Hazardous Substances	£ Negotiable