

Pre-Development Advice Fees from 1 April 2021

Development	Fee (includes VAT)
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)	£102.00 (£85.00 + VAT)
Non-residential changes of use including siting of caravans for sites under 1 ha or buildings under 1,000 sqm (gross)	£218.00 (£181.67 + 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)	£382.00 (£318.33 + VAT)
Development of 1-9 dwellings including changes of use to residential	£263.00 (£219.16 + VAT) for 1 st dwelling + £146.00 (£121.67 + VAT) for each additional dwelling
Development of 10-49 dwellings including changes of use to residential	£1,579.00 (£1,315.83 + VAT) for 10 th dwelling + £78.00 (£65.00 + VAT) for each additional dwelling
Development of 50 or more dwellings	Minimum fee of £4,731.00 (£3,942.50 + 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)	£140.00 (£116.67 + 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)	£191.00 (£159.17 + VAT)
Non-residential development between 500 and 999 sqm floor area, or between 0.51 ha and 1.0 ha	£289.00 (£240.84 + VAT) for 500 sqm or 0.51 ha + £146.00 (£121.67 + 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	£990.00 (£825.00 + VAT) for 1,000 sqm or 1.1 ha + £74.00 (£61.67 + 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 £4,026.00 (£3,355.00 + VAT) with additional fee subject to negotiation dependant on complexity of proposal. Encouragement to adopt a Planning Performance Agreement
Variation or removal of condition	£102.00 (£85.00 + VAT)
Advertisements	£102.00 (£85.00 + VAT)
Non-householder listed building consent	£199.00 (£165.84 + VAT)
Additional site visit	£173.00 (£144.17 + VAT)
Hazardous Substances	£ Negotiable

NB -

- 1. The pre-application fee for a mixed use development would be derived from the total of the fees for all elements.**
- 2. Agricultural development and telecommunications are not included as they have their own national notification procedures which dictate whether there is a pre-application process fee or not.**
- 3. Cross boundary pre-application fees will be based upon the amount of development in each authority (if a dwelling straddles the boundary, the authority with the majority of its floor space will receive the fee for that dwelling).**