

Pre-Development Advice Fees from 1 April 2022

Development	Fee (includes VAT)
Householder development – do I need planning permission?	£40.00 (£33.33 + 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)	£106.00 (£88.33 + VAT)
Non-residential changes of use including siting of caravans for sites under 1 ha or buildings under 1,000 sqm (gross)	£227.00 (£189.16 + 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)	£397.00 (£330.83 + VAT)
Development of 1-9 dwellings including changes of use to residential	£273.00 (£227.50 + VAT) for 1 st dwelling + £152.00 (£126.67 + VAT) for each additional dwelling
Development of 10-49 dwellings including changes of use to residential	£1,639.00 (£1,365.83 + VAT) for 10 th dwelling + £81.00 (£67.50 + VAT) for each additional dwelling
Development of 50 or more dwellings	Minimum fee of £4,911.00 (£4,092.50 + 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)	£146.00 (£121.67 + 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)	£199.00 (£165.83 + VAT)
Non-residential development between 500 and 999 sqm floor area, or between 0.51 ha and 1.0 ha	£300.00 (£250.00 + VAT) for 500 sqm or 0.51 ha + £152.00 (£126.67 + 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	£1,028.00 (£856.67 + VAT) for 1,000 sqm or 1.1 ha + £77.00 (£64.16 + 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 £4,179.00 (£3,482.50 + VAT) with additional fee subject to negotiation dependant on complexity of proposal. Encouragement to adopt a Planning Performance Agreement
Variation or removal of condition	£106.00 (£88.33 + VAT)
Advertisements	£106.00 (£88.33 + VAT)
Non-householder listed building consent	£207.00 (£172.50 + VAT)
Additional site visit	£180.00 (£150.00 + VAT)
Hazardous Substances	£100.00 (83.33 + VAT)

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).**