

## Planning pre-application advice fees

### What do we charge?

We will charge for both written advice and for meetings (see schedule of charges below). Please note that meetings will only be held for significant major and major development proposals.

### Significant major scale development

'Significant Major' development schemes include:

- Residential schemes, including change of use, of more than 50 units or, where the number of dwellings is not specified, a site area greater than 2 hectare
- Retail, commercial, industrial, educational, hospital, leisure and recreational schemes with a floorspace greater than 2000 sq .m. or on sites of more than 2 hectare
- Schemes relating to the change of use of land on a site greater than 2 hectare
- Changes of use of building(s) with a gross floor area of more than 2,000 sq. m. in area

£1,350 inc VAT

### Major scale development

'Major' development schemes include:

- Residential schemes, including change of use, of more than 10 units or, where the number of dwellings is not specified, a site area greater than 1 hectare
- Retail, commercial, industrial, educational, hospital, leisure and recreational schemes with a floorspace greater than 1000 sq .m. or on sites of more than 1 hectare
- Schemes relating to the change of use of land on a site greater than 1 hectare
- Changes of use of building(s) with a gross floor area of more than 1,000 sq. m. in area

£820 ~~£540~~ inc VAT for an initial meeting, £410 ~~£270~~ inc VAT for a subsequent meeting

### Minor scale development

'Minor' development schemes include:

- Residential schemes, including change of use, of less than 10 units or, where the number of dwellings is not specified, a site area less than 1 hectare
- Retail, commercial, industrial, educational, hospital, leisure and recreational schemes with a floorspace less than 1000 sq .m. or on sites of less than 1 hectare
- Schemes relating to the change of use of land on a site less than 1 hectare
- Changes of use of building(s) with a gross floor area of less than 1,000 sq. m. in area

£320 ~~£240~~ inc VAT ~~where a meeting is required (£120 inc. VAT where no meeting is required)~~

### Listed Buildings / Conservation Area proposals

£120 inc. VAT ~~where site visit/and or meeting required (£60 inc. VAT where not)~~

### Works to trees

£72 inc. VAT ~~where site visit and or meeting required or £36 inc. VAT where not~~

### Telecommunications

£120 inc. VAT ~~where site visit and or meeting required or £60 inc. VAT where not~~

### Advertisements

£60 inc. VAT ~~where site visit and or meeting required or £30 inc. VAT where not~~

### Vehicle crossings

£36 inc. VAT

### Householder proposals

£55 ~~£50~~ inc. VAT (please note this service does NOT provide advice on whether or not planning permission is required).

(underlining denotes new text, strikethrough denotes text to be deleted)