

Fees for Pre-Application (and related) advice

Advice category	Fee (including VAT)	Notes
<p>Is planning permission required?</p> <p>(to include a search of our records to ascertain whether permitted development rights have been removed)</p>	£60	<p>The Planning Portal provides guidance on the need for planning permission for the majority of development types and proposals, and customers are advised to use this tool prior to contacting the Council for advice on whether planning permission is required.</p> <p>If a formal decision is required, an application for a Lawful Development Certificate for a Proposed use or development should be submitted (fee is half the normal planning fee).</p>
Is listed building consent required?	£60	If a formal decision is required, an application for a Certificate of Lawfulness of Proposed Works to a listed building should be submitted.
Is a building or structure considered to be curtilage listed?	£60	If a formal decision is required, an application for a Certificate of Lawfulness of Proposed Works to a listed building should be submitted.
Has a planning condition or S.106 legal agreement clause been complied with?	£50 (or £100 for complicated requests – taking more than 1 hour)	For many queries relating to compliance with planning conditions, the customer is able to self-serve (from web and paper files) to find this information.
Simple householder advice including mixed uses of existing dwellings and changes of use of additional land to residential curtilage (does not include advice relating to development proposals for listed buildings)	£75	Covers simple queries relating to the acceptability of householder development proposals. The response will be brief and will not include a site visit or a meeting.

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Complex householder advice (including advice relating to development proposals for listed buildings)	£150 +£75 if a site visit is required	<p>More comprehensive advice that may require the input of more than one Officer. It is sometimes not necessary to hold a meeting or to carry out a site visit and attendance at a site visit or a meeting will be at the discretion of the Council; however there will be an additional site visit fee.</p> <p>The response will consist of a written response (or alternatively, with agreement, by feedback at a meeting).</p>
Any subsequent meeting	£100	
Any subsequent response to further amendments	£75	
<p>Minor development</p> <ul style="list-style-type: none"> • 1 dwelling (including replacement dwellings and holiday let/tourist accommodation) • Provision of up to 200 square metres of floor space for other uses e.g. equestrian/retail/commercial/industrial / mixed development 	<p>£300</p> <p>£200</p>	<p>Comprehensive advice that is likely to require the input of more than one Officer. It is sometimes not necessary to hold a meeting or to carry out a site visit and attendance at a site visit or a meeting will be at the discretion of the Council; there will not be an additional fee for the initial site visit.</p> <p>The response will consist of a written response (or alternatively, with agreement, by verbal feedback at a meeting).</p> <p>The same fee will apply for requests for pre-application advice on reserved matters details.</p>
Any subsequent meeting	£100	

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Any subsequent response to further amendments	£75	
<p>Minor development</p> <ul style="list-style-type: none"> • 2 - 9 (inclusive) dwellings (including replacement dwellings and holiday let/tourist accommodation) • Development of less than 0.5 hectares for residential use (if number of dwellings/units is not known) • Provision of 200-1,000 square metres of floor space or 0.5 hectares for other uses (where floorspace not known) e.g. equestrian/retail/commercial/industrial/ mixed development • Development of land for other uses e.g. equestrian/retail/commercial/industrial/mixed development use with a site area of upto 1 hectare • Change of use of land or buildings 	<p>£1,000</p> <p>£500</p> <p>£500</p> <p>£500</p> <p>£300</p>	<p>Comprehensive advice that may require the input of a number of Officers. It is sometimes not necessary to hold a meeting or to carry out a site visit and attendance at a site visit or a meeting will be at the discretion of the Council; there will not be an additional fee for the initial site visit.</p> <p>The response will consist of a written report (or alternatively, with agreement, by verbal feedback at a meeting).</p>

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Any subsequent meeting	£150	
Any subsequent response to further amendments	£100	
<p>Major applications (other)</p> <ul style="list-style-type: none"> • 10 – 199 (inclusive) residential units • Residential development (where the proposed number of units is not specified), with a site area of 0.5 hectares or more and less than four hectares • Provision of 1,000 - 9,999 square metres of floor space for other uses e.g. equestrian/ retail/ commercial/industrial/ mixed development • Development of land for other uses e.g. equestrian/retail/comm ercial/industrial/mixed development with a site area of one hectare or more and less than two hectares 	£2,000	<p>For major applications a Planning Performance Agreement could be considered.</p> <p>Comprehensive advice that may require the input of a number of Officers. It is sometimes not necessary to hold a meeting or to carry out a site visit and attendance at a site visit or a meeting will be at the discretion of the Council; there will not be an additional fee for the initial site visit.</p> <p>The response will consist of a written response (or alternatively, with agreement, by verbal feedback at a meeting).</p>
Any subsequent meeting	£550	
Any subsequent response to further amendments	£200	

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<p>Major applications</p> <ul style="list-style-type: none"> • 200 or more residential units • Residential development (where the proposed number of units is not specified) with a site area of four hectares or more • Provision of 10,000 square metres or more of floor space for other uses e.g. equestrian/retail commercial/ industrial/ mixed development • Development of land for other uses e.g. equestrian /retail /commercial / industrial / mixed development with a site area of two hectares or more 	<p>£4,000</p>	<p>For major applications, a Planning Performance Agreement could be considered.</p> <p>Comprehensive advice that may require the input of a number of Officers. It is sometimes not necessary to hold a meeting or to carry out a site visit and attendance at a site visit or a meeting will be at the discretion of the Council; there will not be an additional fee for the initial site visit.</p> <p>The response will consist of a written response (or alternatively, with agreement, by verbal feedback at a meeting)</p>
<p>Any subsequent meeting</p>	<p>£750</p>	
<p>Any subsequent response to further amendments</p>	<p>£500</p>	