

Pre-Application Advice																				
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The following fees (with the exception of Householder Advice) are for written advice together with a site visit and one meeting. Additional meetings will incur additional charges.																				
		Proposed Fee 25/26 including VAT																		
<p>Householder Advice – written advice only</p> <p>This applies to the following types of development:</p> <ul style="list-style-type: none"> ·Extensions and alterations ·Works to listed dwellings or those within Conservation Areas ·Creation of domestic electric vehicle charging points ·Outbuildings including garages and sheds ·Roof alterations ·Walls and fences ·Running a business from home <p>Note: No add-on options can be included.</p>		£240																		
<p>Development Involving New Floorspace</p> <p>This excludes:</p> <ul style="list-style-type: none"> ·Development involving the creation of dwellinghouses (Use Class C3) <p>This includes:</p> <ul style="list-style-type: none"> ·Hotels (Use Class C1) ·Care homes (Use Class C2) ·Houses of multiple occupation (Use Class C4) ·Offices or business uses ·Industrial uses ·Retail uses ·Agricultural or equestrian uses ·Caravans ·Schools and educational uses ·Leisure uses ·Non-residential uses such as dentists, gyms, community centres, vets etc ·Waste developments ·Changes to use of existing buildings to any of the above uses <p>Note: In all cases it is the officer's discretion whether to accept a pre-application enquiry or enter into a bespoke PPA. A PPA will typically be sought from 5001 sqm.</p>	<table border="1"> <tr><td>Less than 50 sqm</td><td>£300</td></tr> <tr><td>51 to 100 sqm</td><td>£600</td></tr> <tr><td>101 to 200 sqm</td><td>£1,200</td></tr> <tr><td>201 to 500 sqm</td><td>£1,500</td></tr> <tr><td>501 to 1000 sqm</td><td>£1,920</td></tr> <tr><td>1001 to 2000 sqm</td><td>£2,640</td></tr> <tr><td>2001 to 5000 sqm</td><td>£3,300</td></tr> <tr><td>5001 to 10000 sqm</td><td>£12,000</td></tr> <tr><td>10001 to 15000 sqm</td><td>£25,080</td></tr> </table>	Less than 50 sqm	£300	51 to 100 sqm	£600	101 to 200 sqm	£1,200	201 to 500 sqm	£1,500	501 to 1000 sqm	£1,920	1001 to 2000 sqm	£2,640	2001 to 5000 sqm	£3,300	5001 to 10000 sqm	£12,000	10001 to 15000 sqm	£25,080	
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<p>New Dwellings</p> <p>This excludes:</p> <ul style="list-style-type: none"> ·Hotels (Use Class C1) ·Care homes (Use Class C2) <p>This includes:</p> <ul style="list-style-type: none"> ·Development for new dwellings (houses and flats) in Use Class C3 ·Change of use of buildings to create new dwellings in Use Class C3 <p>Note: In all cases it is the officer's discretion whether to accept a pre-application enquiry or enter into a bespoke PPA. A PPA will typically be sought from 25 dwellings.</p>	First dwelling	£504																		
	Each Additional dwelling	£354																		
<p>Other Developments</p> <p>This excludes:</p> <ul style="list-style-type: none"> ·Householder development ·Developments where new floor space is created ·Developments where new dwellings are created 	<table border="1"> <tr><td>Less than 1ha - per 0.1ha</td><td>£204</td></tr> <tr><td>1ha to 3ha</td><td>£2,640</td></tr> <tr><td>3.01ha to 5ha</td><td>£6,540</td></tr> <tr><td>5.01 to 10ha</td><td>£13,080</td></tr> <tr><td>10.01 to 15ha</td><td>£25,080</td></tr> <tr><td>Over 15.01ha</td><td>£35,040</td></tr> </table>	Less than 1ha - per 0.1ha	£204	1ha to 3ha	£2,640	3.01ha to 5ha	£6,540	5.01 to 10ha	£13,080	10.01 to 15ha	£25,080	Over 15.01ha	£35,040							
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Pre-Application Add-On Options in addition to what is included as standard: Please note that the option for an additional meeting will be at the discretion of the officer.																				
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<p>Meeting</p> <p>Note: If a meeting is required on site, this is at the discretion of the officer and we reserve the right to charge an additional fee.</p> <p>Note: If new information is presented before the meeting, we reserve the right to charge an additional fee. The submission of new information will need to be agreed before the meeting.</p> <p>Note: If multiple officers are required to attend, a bespoke fee may be required.</p>		£522																		
<p>Applicable to All Pre-Application Enquiries:</p> <ul style="list-style-type: none"> ·Where a proposal includes development that has different elements that fall into more than one category listed, then the fees for all relevant categories forming the proposal are added together. The adjusted fee will be subject to VAT as set out above. ·If the pre-application contains additional proposed options for consideration by the LPA, then the fee will be as set out above, plus an additional 50% of the fee that would be required as set out above per additional proposal option where development is in the same category. The adjusted fee will be subject to VAT as set out above. ·Further / follow-up advice: This includes subsequent pre-application enquiries of the same character (and/or description) by the same applicant on the same site as a previous paid for pre-application enquiry or planning application and must be submitted within 3 months of the date of the original pre-app response or planning application decision from the LPA. This is charged at 75% of the relevant fee calculated as set out above. The adjusted fee will be subject to VAT as set out above. ·Any fees paid will not be refunded if it is decided by an applicant/agent that the advice is no longer required, even if we have not yet provided it. 																				