



Pre-application Charging Schedule 2026/27

Disclaimer

Pre-application advice is provided on a without-prejudice basis and does not bind the Local Planning Authority or prejudice any future decision. Fees relate solely to the provision of officer time and do not guarantee that a subsequent planning application will be approved. Advice is based on the information supplied and may change if policies, material considerations, or site circumstances evolve.

Pre-application meetings and site visits are discretionary and will be arranged only where they are necessary to provide meaningful advice. Decisions on whether a meeting or visit is required will depend on factors such as the complexity of the proposal, the sensitivity of the site, and the case officer's existing familiarity with the location. The Council reserves the right to decline or limit meetings or visits where they would not add value to the advice process.

Permitted Development Enquiries

These services provide written guidance on whether a proposal requires planning permission and/or listed building consent.

Service	Fee	Description
Is planning permission required	£100	Written response advising whether planning permission is required for proposed works. A response is issued within 4 weeks of receipt of a valid enquiry.
Is listed building consent and/or planning permission required	£160	Written response advising whether listed building consent it required for proposed works. A response is issued within 4 weeks of receipt of a valid enquiry.

Householder Development Enquiries

These services offer advice before submitting a planning application, helping applicants understand constraints, policies, and likely issues.

Service	Fee	Description
Simple Householder Advice	£250	For straightforward proposals outside of constrained areas. This excludes: <ul style="list-style-type: none">○ Works to a listed building○ Extensions or new structures that are more than one storey and/or more than 50% of the existing building○ Works within a Conservation Area○ Multiple structures or extensions We aim to issue a response within 6 weeks.
Complex Householder Advice	£665	For larger or more sensitive householder proposals, including those affecting heritage assets or within constrained sites. We aim to issue a response within 8 weeks.
Additional written response	£195	Provides a further written response following revised plans or additional queries.
Additional meeting	£265	For follow-up meetings to discuss changes or further advice.

Minor Development Enquiries

For smallscale commercial, housing and change of use falling within the category of minor development.

Service	Fee	Description
Small Scale Minor Development	£875	Written advice for proposals requiring multidisciplinary Officer input. This covers minor developments, including proposals for a single dwelling and

		non-residential proposals with a floorspace or site area up to 200 square metres (measured on the greater of floorspace or site area). We aim to issue a response within 8 weeks.
Large Scale Minor Development	£1,330	Written advice for proposals requiring multidisciplinary Officer input. This covers minor developments, including residential schemes of 2–9 dwellings and non-residential proposals with a floorspace or site area of 200–1,000 square metres (measured on the greater of floorspace or site area). We aim to issue a response within 8 weeks.
Additional written response	£195	Provides a further written response following revised plans or additional queries.
Additional meeting	£330	For follow-up meetings to discuss changes or further advice.

Major Development Enquiries

For large housing schemes, strategic commercial proposals, or complex multi-use developments.

Service	Fee	Description
Small Scale Major Development	£2,660	Written advice for proposals requiring multidisciplinary Officer input. This covers major developments, including residential schemes of 10–199 dwellings and non-residential proposals with a floorspace or site area 1,000–9,999 square metres (measured on the greater of floorspace or site area). We aim to issue a response within 8 weeks.
Large Scale Major Development	£5,310	Written advice for proposals requiring multidisciplinary Officer input. This covers major developments, including residential schemes of 200 or more

		<p>dwelling and non-residential proposals with a floorspace or site area of 10,000 square metres or more (measured on the greater of floorspace or site area).</p> <p>We aim to issue a response issued within 8 weeks.</p>
Additional written response	<p>Smallscale: £330 Largescale: £665</p>	Provides a further written response following revised plans or additional queries.
Additional meeting	<p>Smallscale: £665 Largescale: £995</p>	For follow-up meetings to discuss changes or further advice.

Planning Performance Agreements

Used for complex or long-running schemes requiring project management and agreed milestones.

Service	Fee	Description
Planning Performance Agreement (PPA)	Bespoke	<p>A Planning Performance Agreement (PPA) is a project management framework agreed between the applicant and the council for handling larger or more complex planning proposals. It sets out how the application will be managed, the key milestones, the level of engagement required, and the resources needed to support timely and informed decision making.</p> <p>Please refer to the pre-application page of the website for further details.</p>

Additional Specialist Services

These services provide technical or policy-specific advice that supports or supplements planning proposals.

Service	Fee	Description
Biodiversity Net Gain Advice – Small Sites	£215	Advice on meeting Biodiversity Net Gain requirements for small-scale (Minor Development) proposals.

Biodiversity Net Gain Advice – Major Development	£330	Advice on meeting Biodiversity Net Gain requirements for major development proposals.
HMMP Review	£932	Review of Habitat Management and Monitoring Plan's for proposed habitat banks.
Enforcement Advice	£615	Professional advice on breaches of planning control and possible next steps.
Householder Retrofit Advice	£200	Guidance on proposals for retrofit householder development that seek to improve the energy performance and renewable energy generation at existing dwellings.
Forward Planning Advice	£850	Policy-level advice on site promotion, allocations, and long-term planning strategy.
Affordable Housing Schemes	£0	Free advice for registered providers or schemes delivering 100% affordable housing.
Validation Check – Householder & Minors	£60	Checks whether an application for householder or minor development is complete and ready for validation.
Validation Check – Major Development	£120	Checks whether an application for major development is complete and ready for validation.