

Annex 1

Pre-application advice fees

These fees are set from April 2025. See definition of each [development type](#).

Prices inclusive of VAT.

Householder development fees

- written advice only: £312

Minor development fees

- written advice only: £473

Works to listed buildings fees

- virtual meeting and letter: £531
- site visit, follow up meeting and letter: £704

Medium development fees

- written advice only: £615
- virtual meeting and letter: £1,221
- site visit, follow up meeting and letter: £1,322

Larger scale development fees

- written advice only: £920
- virtual meeting and letter: £1,832
- site visit, follow up meeting and letter: £2,039

Major development fees

- £2,973

The fee covers:

- preliminary site visit by case officer
- internal meeting by case officer with internal services
- initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)
- virtual meeting between developer and council teams (60 mins)
- written response (format to be agreed by the parties)

Strategic development fees

- £3,850

The fee covers:

- preliminary site visit by case officer
- internal meeting by case officer with internal services
- Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)
- virtual meeting between developer and council teams (120 mins)
- written response (format to be agreed by the parties)

Member engagement virtual session with the Planning Committees

An opportunity for applicants to present their scheme to Members of the Area planning committee prior to determination of a planning application. Usually at pre application stage.

- £1000

In order to qualify you must have or be going through a **Major development or Strategic development.**

The fee covers:

- A 45-minute Teams session with the relevant planning committee. Including a developers presentation lasting no longer than 20 mins.
- Please note that the timings for bringing a proposal to a Members Engagement session will be at the discretion of the planning officer.

Requests for compliance with planning conditions

- householder developments: £43
- non-householder developments: £145

Additional fees for senior officer involvement for major development proposals

Virtual meeting between developer and council teams (60 mins)

- to include Team Leader: additional £129
- to include Development Manager: additional £149
- to include Team Leader and Development Manager: additional £278

Additional fees for senior officer involvement for strategic development proposals

Virtual meeting between developer and council teams including case officer (up to two hours):

- to include Team Leader: additional £129
- to include Development Manager: additional £149
- to include Team Leader and Development Manager: additional £278
- to include Head of Planning: additional £179
- to include Team Leader or Development Manager and Head of Planning: additional £348
- to include Director of Planning, Housing and Environmental Health: additional £199
- to include Head of Planning and Director of Planning, Housing and Environmental Health: additional £378
- to include either Leader of the Council/Chief Executive and Head of Planning and Director of Planning, Housing and Environmental Health: additional £485