

Proposed Fee Schedule from 1st April 2026/27 – Planning Performance Protocol (PPA)

All categories increased by 4%.

Inception Fee = Was £1,302 increased to **£1354**

An Inception meeting is required before Developer/Council can enter a PPA. The final decision to progress a PPA sits with the Council.

An **Inception meeting** will discuss and agree the following:

- Develop structure and content of PPA
- Agree project vision and objectives
- A work programme setting out key deliverables (milestones) and responsibilities. Including at what stage a planning application will be submitted.
- work programme setting out key deliverables and responsibilities
- Identifying key issues for consideration to follow through into individual **topic area meetings** in the PPA
- Scope the requirements and cost to the developer of external advice

PPA Fees 2026/27

Development type	Residential Units	Commercial Floorspace (sq.m)	Meetings (intro + topic area*)	Member Briefings** (Microsoft Teams)	Number of amendments at application stage	Current PPA Fee 25/26(£)	Fee Increase	Proposed Fee 26/27
Small	10 to 49	1,000 to 2,499	1 + 1	1	1	£6,048	4%	£6,290
Hybrid (an additional fee of)						£303		£315
Medium	50 to 99	2,500 to 4,999	1 + 2	1	1	£8,463	4%	£8,802
Hybrid (an additional fee of)						£423		£440
Large	100 to 249	5,000 to 9,999	1 + 3	1	2	£11,760	4%	£12,230
Hybrid (an additional fee of)						£588		£611
Strategic	250+	10,000+	1 + 4	2	3	£19,110	4%	£19,874
Hybrid (an additional fee of)						£956		£994
Small to Strategic -	10-250+	1000 – 10,000+	1	N/A	1			

Discharge of conditions								
For 1-5 conditions						£870		£905
For 6-10 conditions						£1,172		£1,219
For 11 and above						£1,652		£1,718

Below increased by **4%**

*Additional Topic Area meetings = Was £1,252 - Proposed £1,302 per meeting

**Additional Member Briefings (Teams) = Was £525 – Proposed £546 per meeting

Additional Meeting Briefing (Council Chamber) = Was £1,669 - Proposed £1,736 per meeting (Strategic only)

Additional Meeting Site Visit Briefing = Was £1,701 - Proposed £1,769 per meeting (Strategic only)

Notes:

Fees and deductions

For the avoidance of any doubt, all PPA fees are payable in addition to the requisite application fee as set out by the Fee Regulations.

Furthermore, if it is agreed between the parties at any point during pre-application discussions that a PPA is an appropriate tool, the pre-application fees already incurred will not be refunded or deducted from the PPA fee. However, the **Inception Meeting fee** will be deducted if a PPA is progressed.

Public Engagement Events

Any public engagement event agreed through the PPA process shall be funded by the developer. Any associated Local Authority costs will be agreed on a bespoke basis.

External Specialist Advice

Any external specialist advice either during the pre-app or application stage in the PPA and not covered by statutory consultee pre-app protocols, shall be commissioned independently by the Council and paid for by the developer. For example, viability testing, conservation/urban design, ecology & EIA assessment.

External Consultee Advice

Highways, Environment Agency, and other consultee advice will need to be paid by the applicant separately to this PPA, under the relevant agency's pre-app charging schedule. These charges are in addition to the PPA charges.

Design Review

This is only on offer for the Strategic PPA and at an additional add-on cost. The developer shall pay the full costs of the Review Panel plus any additional Council costs.

Member Briefings

For all PPAs a member briefing is on offer through Microsoft Teams as part of the service. For Strategic PPAs there is also the additional option to have a face to face Member briefing at an additional charge.

Member Site Visit

A member site visit is offered only as an additional cost for strategic PPA's.

Submission of Amendments (planning application stage).

The PPA process gives the developer the opportunity to submit *at least* one round of amendments (depending on the PPA category).