

## Fees for Planning Services 2026-27

### Pre-application advice

#### 1. Householder pre-application advice.

Householder developments include extensions to existing houses, conservatories, loft conversions etc.

The fees are dependent on the type of response wanted;

Response Type	Fee (incl. VAT)
Written response only	£291
Written response and a 30 minute meeting at the Council Offices	£359
Written response and a 30 minute meeting on site	£430

If the proposal is particularly complex and additional time is required this is charged at £145 per hour.

#### 2. Non-householder pre-application advice

Non- householder advice is for commercial properties or new or replacement residential dwellings

**Minor developments** – the below fee covers one meeting and one written response.

Proposal	Fee (incl. VAT)
1 new dwelling/ replacement dwelling	£551
2 – 4 dwellings	£1102
5 - 9 dwellings	£2569
1-999sqm commercial/ agriculture	£1284
Follow up meeting	£260

## Major developments – the below fee covers

Proposal	Fee (incl. VAT)
10 – 25 dwellings	£3567
26- 49 dwellings	£7530
50+ dwellings	Bespoke fee or PPA to be discussed
1000+ sqm	Bespoke fee or PPA to be discussed

Additional time can be arranged based on the officers hourly rates below.

For more information regarding Planning Performance Agreements (PPA) please see our guidance document (to be linked).

### 3. Specialist Advice- i.e. Conservation, Trees

This fee may be required in addition to the fees outlined above.

Response Type	Fee (incl. VAT)
Written response only	£321
Written response and a 30 minute meeting at the Council Offices	£398
Written response and a 30 minute meeting on site	£483

Please note the response type does not have to match e.g. written response only from section 1 could be combined with written response and meeting on site from Section 3.

If the proposal is particularly complex and additional time is required this is charged at £155 (plus VAT) per hour.

### Listed Building repair advice

This service is to confirm whether proposed works are a repair or require Listed Building Consent.

Response Type	Fee (incl. VAT)
Single meeting on site for up to 30 minutes relation to one proposal only	£483

## Research of Planning History

To check and provide a response regarding planning History for one property or parcel of land	Fee (incl. VAT)
Per hour	£145

## “Do I need Planning Permission?” Enquiries

Through this service we can advise if a proposal is likely to need Planning Permission or not

Type	Fee (incl. VAT)
Works to an residential property	£84
Non-householder	£191

## Officer Hourly Rates

Officer	Hourly Rate
Development Manager	£214
Development Management Team Leader	£181
Principal Planner	£161
Senior Planner	£147
Planner	£135
Urban Design	£161
Heritage Officer	£147
Other specialist advice	£147
Project Management/ Administration	£135

Please note the above fees may be subject to VAT – we will advise this on a case by case basis.