

Pre-Application Planning Advice Fees for Developers

1st April 2025

Please note: The new fees apply to any pre-applications submitted that were not confirmed as valid as of 1st April 2025.

Meetings are scheduled for one hour duration

Change of Use Application (commercial only) For applications which would create new dwellings, please use relevant fee based on number of dwellings to be created.	Written advice only provided by a Planning Officer	£200
Advertisement	Written advice only provided by a Planning Officer	£150
Minor Development Non-Residential up to / less than 500sqm	Written advice only, provided by a Planning Officer and Highways Engineer Each additional Consultee	£600 £250
Minor Development Non-Residential between 500sqm up to 999sqm	Written advice only, provided by a Planning Officer and Highways Engineer Each additional Consultee	£1100 £350
Minor Development Residential 1 - 4 dwellings	Written advice only, provided by a Planning Officer and Highways Engineer Each additional Consultee	£600 £175
Minor development Residential 5-9 dwellings	Written advice only, provided by a Planning Officer and Highways Engineer Each additional Consultee	£1100 £350
Small Scale Non-Residential 1000 sqm - 1499sqm	Meeting with Planning Officer and Highways Engineer followed up with written advice Each additional Consultee Per additional advice or meeting	£1900 £300 £500

Small Scale Residential 10-49 dwellings	Meeting with Planning Officer and Highways Engineer followed up with written advice	£1900
	Each additional Consultee	£300
	Per additional advice or meeting	£500
Medium Scale Non-Residential 1500 - 3499sqm	Meeting with Planning Officer and Highways Engineer followed up with written advice	£3000
	Each additional Consultee	£500
	Per additional advice or meeting	£700
Medium Scale Residential 50- 99 dwellings	Meeting with Planning Officer and Highways Engineer followed up with written advice	£3000
	Each additional Consultee contribution	£500
	Per additional advice or meeting	£700
Medium - Large Scale Non-Residential 3500 - 6499sqm	Meeting with Planning Officer and Highways Engineer followed up with written advice	£5000
	Each additional Consultee	£650
	Per additional advice or meeting	£850
Medium - Large Scale Residential 100-149 Units	Meeting with Planning Officer and Highways Engineer followed up with written advice	£5000
	Each additional Consultee	£650
	Per additional advice or meeting	£850
Larger Scale Non-Residential 6500 - 7999 Sqm	Meeting with Planning Officer and Highways Engineer followed up with written advice	£7000
	Each additional Consultee	£800
	Per additional advice or meeting	£950
Large Scale Residential 150 - 199 dwellings	Meeting with Planning Officer and Highways Engineer followed up with written advice	£7000
	Each additional Consultee	£800
	Per additional advice or meeting	£950

Larger Scale Non-Residential 8000 - 9999 Sqm	Meeting with Planning Officer and Highways engineer followed up with written advice	£10000
	Each additional Consultee	£1000
	Per additional advice or meeting	£1000
Larger Scale Residential 200 - 499 dwellings	Meeting with Planning Officer and Highways engineer followed up with written advice	£10000
	Each additional Consultee	£1000
	Per additional advice or meeting	£1000
Larger Scale Non-Residential 10,000+ Sqm	Meeting with Planning Officer and Highways engineer followed up with written advice	£16500
	Each Additional Consultee	£1300
	Per additional advice or meeting	£1100
Larger Scale Residential 500+ dwellings	Meeting with Planning Officer and Highways engineer followed up with written advice	£16500
	Each Additional Consultee	£1300
	Per additional advice or meeting	£1100
Works to Trees	Written advice only	£200
Conservation/Listed Building Non-Householder	As per consultee fee dependant on size and type of development	Between £250 and £1300
Telecommunications	Written advice only, provided by a Planning Officer	£800
Highways Scoping (standalone)	As per consultee fee dependant on size of scheme.	
Additional meeting attendance:	Per meeting attendance	
Chief Planning Officer	£200	
Senior Development Manager	£130	