

Pre Application Advice	Charges from 1 April 2021		
Development Type	Written advice only + site visit	Meeting + written advice + site visit	Follow up requests for further written advice
Major developments (1) - residential proposals of 50 or more dwellings or involving a site area of 2 ha or more; commercial proposals involving 5,000 sqm or more of floor space or a site area of 2 ha or more.		£3000	£175 per hour (rounded up to 15 mins)
Major development (2) - residential proposals of 10 – 49 dwellings or involving a site area of 1 - 2 ha; commercial proposals involving between 1000 and 4999 sqm of floor space or a site area of 1 -2 ha		£2000 *	£175 per hour (rounded up to 15 mins)
		Meeting either during site visit or in offices + written response	
Minor developments (6-9 dwellings, 500-999 sqm floor space or development on sites 0.5 to 0.99 ha)	£850	£1000	£60 per hour (rounded up to 15 mins)
Minor developments (2-5 dwellings up to 499 sqm floor space or development on sites up to 0.49h)	£600	£750	£60 per hour (rounded up to 15 mins)
Minor developments (1 dwelling)	£350	£500	£60 per hour (rounded up to 15 mins)
Listed building advice (including householders)	£450*	£600	£60 per hour (rounded up to 15 mins)
Agricultural buildings (excluding dwellings) – any floor space	£120 written advice only – no site visit		
Revisions to permitted schemes	Charges as above		
100% affordable housing schemes (if applicant is Registered Social Landlord)	50% discount to whichever of the above applies		

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Solicitors, developers, professional agents – replies to written requests for information (not searches)	Minimum charge £50 then any work taking longer than 1 hour charged at £50 per hour (rounded up to 15 mins)		
Telecommunications	£350	Not available	Not available
Landscape advice	£175 per hour (rounded up to 15 mins) – an estimated time will be agreed in advance. Reviewing and commenting on Draft LVIAs - £2,000 including a Site Visit. £1,200 if only carried out as a desktop exercise.		
Householder and Tree advice (and adverts)	Standing advice on website only – no officer advice given		
Lawful Development Certificates	Applicant must seek independent professional advice – no officer advice given		

Note - * Denotes charges where charges are subject to VAT. Figures shown are inclusive of VAT