

Pre-application charges from 01/05/2026

All fees are shown exclusive of VAT, followed by the VAT-inclusive amount in brackets. VAT is charged at 20%.

Non-major application types

Development type	Fee (including VAT)	Response times (not working days) from date of payment
Householder permitted development enquiry	£105 (£126) - written advice	14 days
	£155 (£186) – written advice with site visit or meeting	28 days
Other permitted development enquiry	£155 (£186) – written advice	14 days
Single dwellinghouse householder enquiry – extensions, improvements, alterations inc works within the boundary and purposes ancillary to the enjoyment of the dwellinghouse	£155 (£186) – written advice	14 days
	£210 (£252) – written advice with site visit or meeting	28 days
Erection of non-residential buildings - 999 sqm or less	£780 (£936) – written advice and meeting	42 days
Advertisements	£180 (£216) – written advice	28 days
Change of use of buildings/land - 999 sqm or less	£365 (£438) – written advice	28 days
	£470 (£564) – written advice with meeting	42 days
Telecommunications equipment	£310 (£372) – written advice	28 days
	£415 (£498) – written advice with meeting	28 days
	£250 (£300) – advice following refusal of application	28 days
Up to 2 dwellings/residential units	£780 (£936) – written advice and meeting	42 days
3-9 dwellings/residential units	£2,070 (£2,484) – written advice and meeting	42 days
Confirmation whether conditions have been discharged	£200 (£240) – email response	14 days
Specialisms only (e.g. trees, archaeology, conservation, urban design)	£250 (£300) – written advice and a site visit where necessary.	14 days

Major types

Development type	Fee (including VAT)	Response times (not working days) from date of payment
Confirmation whether conditions have been discharged	£400 (£480) – email response	28 days
10-49 dwellings/residential units	£5,190 (£6,228) – written advice and meeting	42 days
50-199 dwellings/residential units	£7,785 (£9,342) – written advice and meeting	42 days
200 dwellings/residential units and over	£12,460 (£14,952) – written advice and meeting	42 days
Erection of non-residential buildings – 1000sqm to 9999 sqm	£5,190 (£6,228) – written advice and meeting	42 days
Erection of non-residential buildings - 10000 sqm or more	£12,460 (£14,952) – written advice and meeting	42 days
Change of use of buildings/land - 1000 sqm or more	£800 (£960) – written advice with meeting	42 days
Mixed use development	Calculated based on the number of residential units and non-residential floorspace combined	42 days
Purpose Built Student Accommodation	Falls within residential number of units	42 days

Others

Guidance regarding which category of advice to select	£50 (£60) - email confirmation of required category, fee and instructions of how to submit enquiry only	7 days
Admin fee to refund and withdraw pre-application submissions before any work takes place	10% of the fee – min £50 (£60) max £250 (£300)	

Notes.

Any specialism as part of a non-major pre-app will incur a fee of £250 + VAT (~~£300~~) per specialism. If not requested only basic or standing advice will be provided.

Any specialist review of technical documents following non-major pre-app advice is charged at £250 + VAT (~~£300~~) per single technical matter – 28 days.

Any specialism as part of a major pre-app will incur a fee of £625 + VAT (~~£750~~) per specialism. If not requested only basic or standing advice will be provided.

Any specialist review of technical documents following major pre-app advice is charged at £625 + VAT (~~£750~~) per single technical matter – 28 days.

Resubmissions are charged at 50% of the original fee providing they are based along the lines of the original scheme, by the same applicant and within 12 months of the original pre-app.

The council reserves the right to charge a bespoke fee for significant or complex proposals that fall outside of this fee structure.

Highways and Drainage have their own bespoke pre-application service which is separate to the costs above.

If you wish to be contacted by these team please use the link below

[highways bespoke services](#)

[flood risk management and drainage advice](#)