

Appendix 1

Fee Schedule for Pre-application Planning Advice (from 1 April 2016)

Size of proposal	Service	Fee	Fee inc VAT (20%)
Large scale	Meeting (up to 2 hours)	£500	£600
	Written response	£250	£300
	Meeting and written response	£750	£900
Medium scale	Meeting (up to 1.5 hours)	£375	£450
	Written response	£190	£228
	Meeting and written response	£565	£678
Small scale	Meeting (up to 1 hour)	£250	£300
	Written response	£95	£114
	Meeting and written response	£345	£414

Large scale proposals

- Residential: 10+ units (including change of use) or 0.5+ hectare site area
- Non-residential: 1,000+ sqm floorspace or 1+ hectare site area

Medium scale proposals

- Residential: 1-9 residential units (including change of use) or less than 0.5 hectare site area
- Non-residential: 50-1,000 sqm floorspace or up to 1 hectare site area
- Change of use (excluding residential)
- Non-residential prior approval

Small scale proposals

- Householder extensions and alterations (houses and flats)
- Small scale commercial developments including shopfronts, extensions up to 49 sqm, alterations
- Internal works to listed buildings
- Certificates of lawful development
- Residential prior approval
- Advertisements

If the pre-application request requires the involvement and advice of other specialist officers of the City Council (e.g. heritage, planning policy, transport, sustainability,

trees, land contamination, noise, air quality) this will be charged at an additional hourly rate of £72/hour per specialist officer (including VAT).

All meetings will take place at Council offices. If a site visit is requested, this will incur an additional cost at the rate of £80/hour per officer (including VAT).

For significant, complex major development proposals the Council will negotiate Planning Performance Agreements with bespoke resources and fees on a case by case basis, covering all stages of the project from pre-application through to the application and implementation phases.