

Schedule of Fees for Pre-application Advice at Lichfield District Council

Proposed Development Type	Basic Fee Charged	Total Inclusive Fee of VAT (20%*)	Additional costs (per additional meeting) Plus VAT
Strategic Major Developments 200+ dwellings or over 4 ha site area or more than 10,000 sqm gross floor area.	£1800	£2160	£300
Major Developments (a) 50 to 199 dwellings or 2ha to 3.9ha site area or 5,000 to 9,999 sqm gross floor area	£1200	£1440	£200
Major Developments (b) 10 to 49 dwellings; sites of up to 1.9ha or 1,000 to 4,999sqm gross floor area	£600	£720	£150
Minor Developments 5 to 9 dwellings; sites of 0.5 to 0.99ha; 500 to 999sqm floor area	£300	£360	£100
Minor Developments 1 to 4 dwellings; sites up to 0.49ha; up to 499sqm	£150	£180	£50
Householder & Advertisements	£35	£42	£35
Change of use of land or buildings to a non-residential (dwelling) use.**	£150	£180	£50

Exemptions:

- Planning discussions following enforcement investigations
- Where the enquiry is made by a Local Authority or County Council
- Where the enquiry is made by a Parish or Town Council
- Where the development is for the direct benefit of a disabled person/s (and as such there would be no fee incurred to make a planning application)
- Works in respect of Tree Preservation Orders
- Works to a Listed Building or in a Conservation Area, where no planning application fee would be required.
- Advice about how to submit a planning application or a fee enquiry.

Notes:

Strategic Major Developments and Major Developments (a) - includes up to 3 meetings and notes of meetings and 1 written response.

Major (b), Minor Developments & Change of Use (non-residential) - includes up to 2 meetings, notes of meetings and 1 written response.

Householder & Advertisements- includes 1 meeting in the Council office and 1 written response. It does not however include a site meeting/site visit. If a site meeting/visit is required the normal fee rate will be doubled.

One short follow-up clarification/query on the advice provided will be given otherwise a further pre-application query will be necessary, which would generate a further fee. If a revised/amended scheme is subsequently proposed by the same applicant/developer in relation to the site within 6 months of the initial advice, then a reduction of 25% will be made against the further request.

All above basic charges are exclusive of VAT* and all fees are non-refundable.

If specialist external advice is required to provide a response, the rates will be charged based on the fees incurred by the Council i.e. in relation to independent viability assessments or specialist agricultural advice required. Such fees are to be agreed between the two parties before specialist advice is sought.

*VAT payable at current rate (20% at time of print/April 2016).

**additional fee category (April 2016).