

Pre-Application Fee Charging Schedule

From December 1st 2025

This Schedule should be read alongside the Council's approved 'Planning Pre-Application Service protocol' (as amended April 2024) which details the provision of pre-application advice by the Planning Department of NPT as follows: -

1. The Statutory Pre-Application Service offered by NPT (section 5 of Protocol)
2. Non-Statutory Pre-Application Advice (section 6.2)
3. Provision of further advice following an initial written response received under the statutory service, including any relevant meetings. (section 6.1)
4. SIPS- Strategic Infrastructure Projects- Planning Performance Agreements.

Please note that VAT at a standard rate of 20% is payable and included for any non-statutory pre-application advice (2 and 3 above) Statutory fees updated by WG on 1st December 2025, non-statutory fees reviewed and amended in line for implementation 1st Dec 2025 (to be reviewed annually)

1. Charges for Statutory Pre-Application Advice

Fees for planning applications, amendments, deemed applications, and site visits in Wales from 1st December 2025

Categories

The first column of the table identifies the regulation number in the 2015 Fees Regulations (as amended) which provides for a fee to be paid. The second column sets out the amount and or nature of the fee payable for that regulation.

Fee Category / Regulation with the 2016 Regulations	Proposed fee payable
Part 1 - (Fees payable under Regulation 2A)	
Householder Applications	£33
Part 2 - (Fees in Respect of Requests for Pre-Application Services	

<p>1. The erection of dwellinghouses</p>	<p>(a) Where</p> <p>(i) the number of dwellinghouses to be created by the proposed development is one to nine, *£332,</p> <p>(ii) the number of dwellinghouses to be created by the proposed development is 10 to 24, *£797,</p> <p>(iii) the number of dwellinghouses to be created by the proposed development exceeds 24, *£1,328;</p> <p>(b) where the number of dwellinghouses to be created is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, *£797,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, *£1,328</p>
<p>2. The erection of buildings (other than dwellinghouses)</p>	<p>(a) Where</p> <p>(i) the area of the gross floor space to be created by the proposed development does not</p>

	<p>exceed 999 square metres, *£332,</p> <p>(ii) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, *£797,</p> <p>(iii) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, *£1,328;</p> <p>(b) where the gross floor space to be created by the proposed development is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, *£797,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, *£1,328</p>
<p>3. The making of a material change in the use of a building or land</p>	<p>(a) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and</p> <p>(i) the area of the gross floor space of the proposed development does not exceed 999 square metres, *£332,</p> <p>(ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, *£797,</p> <p>(iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, *£1,328,</p> <p>(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and</p>

	(i) the site area does not exceed 0.49 hectares, *£332, (ii) the site area is 0.5 to 0.99 hectares, *£797, (iii) the site area exceeds 0.99 hectares, *£1,328
4. The winning and working of minerals or the use of land for mineral- working deposits	*£797
5. Waste development	*£797

2. **Non-Statutory Pre-Application Advice**

This service is confidential and includes consultations with other internal sections of the Authority relevant to your proposals, and their attendance at relevant meetings. (See Council's approved 'Planning Pre-Application Service protocol' (as amended April 2024))

Fee Category / Regulation with the 2016 Regulations	Proposed fee payable Inc VAT.
Part 1 - (Fees payable under Regulation 2A)	
Householder Applications	£70
Part 2 - (Fees in Respect of Requests for Pre-Application Services)	
1. The erection of dwellinghouses	<p>(a) Where</p> <p>(i) the number of dwellinghouses/ flats to be created by the proposed development is up to two units. £500,</p> <p>(ii) the number of dwellinghouses /flats to be created by the proposed development is between three and nine units. £750</p> <p>(iii) the number of dwellinghouses to be created by the proposed development is 10 to 24, £1000,</p> <p>(iv) the number of dwellinghouses to be created by the proposed development exceeds 24, £2000;</p> <p>(c) where the number of dwellinghouses to be created is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, £500,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, £1000,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, £2,000</p>
2. The erection of buildings (other than dwellinghouses)	<p>(a) Where</p> <p>(i) the area of the gross floor space to be created by the proposed development does not</p>

	<p>exceed 999 square metres, £500,</p> <p>(iv) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, £1000,</p> <p>(v) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, £2,000;</p> <p>(c) where the gross floor space to be created by the proposed development is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, £500,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, £1,000,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, £2,000</p>
<p>3. The making of a material change in the use of a building or land</p>	<p>(b) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and</p> <p>(i) the area of the gross floor space of the proposed development does not exceed 999 square metres, £500,</p> <p>(ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, £1,000,</p> <p>(iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, £2,000,</p> <p>(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and</p>

	(i) the site area does not exceed 0.49 hectares, £500 , (iv) the site area is 0.5 to 0.99 hectares, £1000 , (v) the site area exceeds 0.99 hectares, £2,000
4. The winning and working of minerals or the use of land for mineral- working deposits	£1000
5. Waste development	£1,000

3. Provision of further advice following an initial written response received under the statutory or non-statutory service, including any relevant meetings. Charges are per meeting and/or written response.

Fee Category / Regulation with the 2016 Regulations	Proposed fee payable Inc VAT.
Part 1 - (Fees payable under Regulation 2A)	
Householder Applications	£30
Part 2 - (Fees in Respect of Requests for Pre-Application Services)	
1. The erection of dwellinghouses	<p>(a) Where</p> <p>(i) the number of dwellinghouses/ flats to be created by the proposed development is up to two units. £100,</p> <p>(ii) the number of dwellinghouses /flats to be created by the proposed development is between three and nine units. £250</p> <p>(iii) the number of dwellinghouses to be created by the proposed development is 10 to 24, £350,</p> <p>(v) the number of dwellinghouses to be created by the proposed development exceeds 24, £500;</p> <p>(d) where the number of dwellinghouses to be created is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, £100,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, £250,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, £500</p>

2. The erection of buildings (other than dwellinghouses)

(a) Where

(i) the area of the gross floor space to be created by the proposed development does not

exceed 999 square metres, **£100,**

(vi) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, **£250,**

(vii) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, **£500;**

(d) where the gross floor space to be created by the proposed development is not known and

(i) the proposed site area does not exceed 0.49 hectares, **£100,**

(ii) the proposed site area is 0.5 to 0.99 hectares, **£250,**

(iii) the proposed site area exceeds 0.99 hectares, **£500**

3. The making of a material change in the use of a building or land

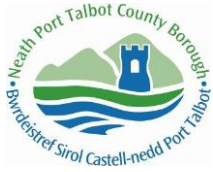
(c) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and

(i) the area of the gross floor space of the proposed development does not exceed 999 square metres, **£100,**

(ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, **£250,**

(iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, **£500,**

(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and



	(i) the site area does not exceed 0.49 hectares, £100 , (vi) the site area is 0.5 to 0.99 hectares, £250 , (vii) the site area exceeds 0.99 hectares, £500
4. The winning and working of minerals or the use of land for mineral- working deposits	£250
5. Waste development	£250

NOTE: Please see section 6 of the Protocol in respect of *large scale or complex/specialist applications*, for which additional charges may apply. The Authority, subject to resources will consider bespoke PPA or pre-application charges for specific complex proposals subject to agreement.

In addition, the Protocol at section 6.3 outlines the potential for Planning Performance Agreements (PPA) for development proposals.

4. Provision of pre-application advice in respect of DNS/ SIPS/ NSIPS development including Planning Performance agreements.

SIPS -Significant Infrastructure Projects Pre-application Fees/ Planning Performance Agreements. (inc. DNS/NSIPS)

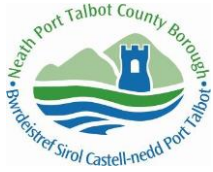
The Infrastructure Consent (Fees) (Wales) Regulations 2025 requires that the Local Authority publishes fees for Pre-application services.

Fee for pre-application services provided by planning authorities

4.—(1) Subject to paragraphs (7) and (8), where a planning authority provides pre-application services, a fee must be paid to that Authority.

(2) The fee payable under this regulation is the amount published on a website maintained by or on behalf of the planning authority.

Due to the significant variation in scale and nature of SIPS projects, the impacts of those developments that would need to be discussed and assessed as part of that pre-application discussion would alter significantly. It is therefore difficult for the Authority to provide a scale of fees. As such these are likely to require a bespoke PPA (Planning Performance Agreement) for each application dependant on the above, and the resources. This is considered the most efficient and reasonable way of ensuring the appropriate resources are maintained for your project over the pre-application period.



Should you not wish to undertake a PPA.

A minimum fee for 4 meetings including internal consultees together with 1 site visit and written replies following each meeting is £5,000 inc. vat.

Additional meetings are charged at £500 inc. vat.

Charges for external consultants for specialisms that the proposed development may require, and cannot be sourced internally, including if required Lighting, Noise, air quality, LVIA can be obtained at request.