

Appendix 1

Preliminary Application Charge Rate Review

Development Management currently charges for only certain aspects of the additional work they do outside of the formal statutory Planning Application process, these current charge rates are set out in table 1. These charge rates have not been reviewed since 2012 and are not considered to reflect the current work undertaken by the Development Management team, the change in team dynamics, pressures on resources and the recent equal pay review process.

The proposed charge rates, as set out within Table 2, have considered the work undertaken to complete each request, the draw on resources and the likely time taken to complete the preliminary application. The new charge rates have followed principles established in a 'cost recovery' model. These are largely in line with other Local Planning Authorities and are considered to be a fair reflection of the draw on resources, where the applicant is paying for such a non-statutory service. All external applicants would be subject to charges except proposals to facilitate the comfort for disabled people.

Table 1: Current Charges Rates

Category of Development	Written Response Only (£)	Meeting and Written Response (£)
Very Large (200+ Dwellings)	600	1200
Major (10 to 199 dwellings or 1000+ sq m floor space)	600	1200
Minor (1 to 9 dwellings)	350	600
Small Business	No Charge	No Charge
Householder	No Charge	No Charge
Local Community Organisation	No Charge	No Charge
Derby City Council Schemes	No Charge	No Charge

Notes

- Mixed Schemes: Proposals involving both residential and non-residential development will be banded according to the residential standard, by treating 100 sq m of non-residential floor space as equivalent to one residential unit.
- 'Small Business' is defined as a business with up to and including five employees.
- All pre-application charges include VAT at the current rate (20%).

Table 2: Proposed Charge Rates

Proposal Criteria	Full consideration	Full Consideration	Add-On Meetings	Add-On Meetings
200+ Dwellings / more than 4ha Offices/industry/retail 10,000+sqm/more than 4 ha Other uses: 10,000+sq.m/more than 2ha	- 2 Hour Meeting - Written Response	£2500	- 1 hour meeting	£300
50 - 199 Dwellings Other uses 5,000 – 9,999 sq. m	- 2 Hour Meeting - Written Response	£2000	- 1 hour meeting	£250
10 – 49 dwellings Other uses 1,000 – 4,999 sq.m	- 2 Hour Meeting - Written Response	£1000	- 1 hour meeting	£200
0-9 dwellings/0-0.5 ha Other Uses 0-1000 sqm	- 2 Hour Meeting - Written Response	£800	- 1 hour meeting	£150
Simple Listed Building	- Written Response - 2 hours	£75.00		
Complex Listed Building	- Site visit/Meeting DC x 2 (2 hours) - Written Response	£150.00		
Adverts and change of use (not Inc. major developments or engineering work)	- Written Response	£35.00		
Householder	- Written response - (1 hour)	£35.00		
Application Form Checks	- ½ hour	£20.00		
Duty	- ½ hour	£20.00		

Notes:

- Mixed Schemes: Proposals involving both residential and non-residential development will be banded according to the residential standard, by treating 100 sq m of non-residential floor space as equivalent to one residential unit.
- 'Small Business' is defined as a business with up to and including five employees.
- All pre-application charges include VAT at the current rate
- There will be no charges for small scale developments proposed by Schools, Local Community Organisations, and Charities etc. charges will apply for larger developments. You are therefore advised to contact the Planning Service to obtain more information.