

## WINCHESTER CITY COUNCIL PRE- PLANNING APPLICATION ADVICE CHARGES

### Categories of Development

For charging purposes development proposals have been split into four categories. The definition of these categories and the relevant charges are set out below.

Category 1	Category 2	Category 3	Category 4
<ul style="list-style-type: none"> <li>➤ 25 or more residential units or where the site area exceeds 1ha</li> <li>➤ 2000 sq m or more of commercial floorspace</li> <li>➤ Mixed use developments on a site exceeding 1ha</li> <li>➤ Development requiring an EIA</li> <li>➤ Strategic level applications</li> </ul>	<ul style="list-style-type: none"> <li>➤ From 10 to 24 residential units or where the site area is 0.5ha to 1ha</li> <li>➤ From 1000 sq m to 1999 sq m of commercial floorspace</li> <li>➤ Mixed use developments on a site between 0.5ha and 1ha</li> <li>➤ Change of use of land or buildings involving 4500sqm or more</li> </ul>	<ul style="list-style-type: none"> <li>➤ Fewer than 10 residential units or where the site area is less than 0.5ha</li> <li>➤ From 100 sq m to 999sq m of commercial floor space</li> <li>➤ Mixed use developments on a site less than 0.5ha</li> <li>➤ Advertisement consent</li> <li>➤ Telecommunications proposals</li> <li>➤</li> </ul>	<ul style="list-style-type: none"> <li>➤ Householder proposals</li> <li>➤ Proposals involving less than 100 sq m of commercial floorspace</li> <li>➤ Lawful development certificates</li> <li>➤ Listed Building consent</li> <li>➤ Conservation area consent</li> </ul>

**EIA** – Environmental Impact Assessment – refers to those proposals which fall within schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

Advice about enforcement matters is not subject to charge.

## Charging Levels

Category	Charge for advice		Includes:		Initial meeting charges		Additional meeting charges	
	Full	DIP	Full	DIP	Full	DIP	Full and DIP	
<b>1</b>	<b>£825</b> plus VAT at the current rate e.g. @15% = <b>£948.75</b> @17.5% = <b>£969.38</b>	<b>£155</b> plus VAT at the current rate e.g. @15% = <b>£178.25</b> @17.5% = <b>£182.13</b>	Written advice, administration, and professional input from planner and specialists, attendance at meeting of up to 2 hours duration by planner and specialists as necessary. VAT to be added at the current rate.	Administration, professional input from planner and specialists and attendance at meeting of up to 1 hour duration by a planner and specialists as necessary. VAT to be added at the current rate.	N/A – included in initial payment	N/A	<b>£77 per hour</b> plus VAT at the current rate e.g. @15% = <b>£88.55</b> @17.5% = <b>£90.48</b>	
<b>2</b>	<b>£585</b> plus VAT at the current rate e.g. @15% = <b>£672.75</b> @17.5% = <b>£687.38</b>	<b>£110</b> plus VAT at the current rate e.g. @15% = <b>£126.50</b> @17.5% = <b>£129.25</b>	Written advice, administration, and professional input from planner and specialists, attendance at meeting of up to 1.5 hours duration by planner and specialists as necessary. VAT to be added at the current rate.	Administration, professional input from planner and specialists, attendance at meeting of up to 1 hour duration by a planner and specialists as necessary. VAT to be added at the current rate.	N/A – included in initial payment	N/A	<b>£56 per hour</b> plus VAT at the current rate e.g. @15% = <b>£64.40</b> @17.5% = <b>£65.80</b>	
<b>3</b>	<b>£350</b> plus VAT at the current rate e.g. @15% = <b>£402.50</b> @17.5% = <b>£411.25</b>	<b>£85</b> plus VAT at the current rate e.g. @15% = <b>£97.75</b> @17.5% = <b>£99.88</b>	Written advice, administration, and professional input from planner and specialists. VAT to be added at the current rate.	Administration, professional input from planner and specialists and attendance at a meeting up to 1 hour duration by a planner and specialists as necessary. VAT to be added at the current rate.	<b>£43 per hour</b> plus VAT at the current rate e.g. @15% = <b>£49.45</b> @17.5% = <b>£50.53</b>	N/A	<b>£43 per hour</b> plus VAT at the current rate e.g. @15% = <b>£49.45</b> @17.5% = <b>£50.53</b>	
<b>4</b>	No charge	No charge					No charge	No charge

NOTE: Once a request for pre-application advice has been validated, work will commence on preparing the response. Therefore, if a request is withdrawn after validation, the amount paid will not be refundable.