

## Hyndburn Borough Council

### Pre-application Planning Enquiries – Schedule of Fees 1<sup>st</sup> April 2025

Development Category	Category Thresholds	Service	Total (inc VAT)
<b>Significant Major Development</b>	<ul style="list-style-type: none"> <li>▪ 30+ dwellings (for outline applications a density of 30 dwellings per hectare will be applied) or;</li> <li>▪ 5 or more wind turbines or;</li> <li>▪ 2,000sqm or more of retail, commercial or industrial floor space or;</li> <li>▪ Schemes on sites of 2 hectares or more</li> </ul>	Written Planning Advice and 1no Meeting	£1,080
		Follow up meeting	£340
<b>Major Development</b>	<ul style="list-style-type: none"> <li>▪ 10-29 dwellings or;</li> <li>▪ 1-4 wind turbines or;</li> <li>▪ 1,000-1,999sqm of retail, commercial and industrial floor space or;</li> <li>▪ Schemes on sites of 1-2 hectares</li> </ul>	Written Planning Advice and 1no Meeting	£675
		Follow up meeting	£170
<b>Intermediate Development</b>	<ul style="list-style-type: none"> <li>▪ 3-9 dwellings or;</li> <li>▪ 500-999sqm of retail, commercial and industrial floor space or;</li> <li>▪ Schemes on sites of 0.5-1 hectares</li> </ul>	Written Planning Advice and 1no Meeting	£450
		Follow up meeting	£100
<b>Minor Developments</b>	<ul style="list-style-type: none"> <li>▪ 1-3 dwellings or;</li> </ul>	Written Planning Advice Only	£250

<b>Development Category</b>	<b>Category Thresholds</b>	<b>Service</b>	<b>Total (inc VAT)</b>
	<ul style="list-style-type: none"> <li>▪ &lt;500sqm of retail, commercial and industrial floor space or;</li> <li>▪ Listed building and conservation area proposals</li> <li>▪ All other minor development</li> </ul>	Follow up meeting	£80
<b>Householder / Advertisement / Telecommunications Developments</b>	<ul style="list-style-type: none"> <li>▪ House extensions/alterations/curtilage buildings and structures / works</li> <li>▪ Advertisements</li> <li>▪ Telecommunications (per site)</li> </ul>	Written Planning Advice Only	£110
		Follow up meeting	£60
<b>Advice on Trees</b>	Written advice of the Trees and Woodlands Officer on a proposal that affects a protected tree, tree in a Conservation Area or specific tree work.	Written Planning Advice Only	£65
<b>Advice on Listed Buildings / Conservation Area development</b>	<p>Written advice of the Conservation Officer on development proposals that affect Listed Buildings and / or their setting, and development in a Conservation Area.</p> <p>(Note: Charge to be added to the main charge if pre-application advice is required on a proposal that requires input from the Conservation Officer)</p>	Written Planning Advice Only	£265
<b>Design Review</b>	When a 'Design Review' is required (for schemes playing a significant role in local place making), the cost must be met by the applicant or developer.	Recharge actual cost of design review	
<b>Viability Assessments</b>	When a financial viability assessment is submitted, the cost of the Council commissioning an independent assessment must be met by the developer.	Recharge actual cost of assessment	

Note: This Schedule of Fees should be read alongside the Pre-Application Advice Notes.