

Appendix 3

Results of Planning Advisory Service's National Pre-Application Fee Survey.

(Based on a survey of 87 local planning authorities in England and Wales, 2023)

Development type	Range of fees charged (from smallest to largest)	Average (from smallest to largest)
Developments of less than 10 units	£0 to £7,200	£103 to £1,090
Developments of between 10 > 50 units	£116 to £17,059 (with the second highest £12,362)	£1,664 to £3,037
Developments of between 50 > 250 units	£118 to £35,000 (with the second highest £22,500)	£2,777 to £5,187
Developments of 250+ units	£116 to £35,000 (with the second highest £22,500)	£2,505 to £5,237
Developments of employment, industrial, commercial and retail	£35 to £22,500	£535 to £4,626
Other forms of developments (such as householder, listed buildings, adverts etc)	0 to £2,010	£222 to £750