

**Epsom & Ewell Borough Council  
Planning Pre-Application and Planning Performance Application (PPA) Fees**

Type	Breakdown	Category	Fee	Service provided
	<b>Pre-Application Fees and PPAs</b>			
<b>Concept meetings</b>	Residential 1-9 and/or commercial >100m2	U.1	500	One meeting (up to 1 hour) no note
	Major Residential or commercial	U.2	750	One meeting (up to 1 hour) no note
<b>Householder</b>	Householder	A.1	150	Oral advice only
			250	Meeting and note
<b>Residential</b>	Residential 1-5 units	B.1	1,250	First meeting (up to 1 hour) OR written planning advice
			1,775	First meeting (up to 1 hour) and written planning advice
			575	Any subsequent meeting (up to 1 hour) or advice note
	Residential 6-9	D.1	2,000	First meeting (up to 1 hour) OR written planning advice
			2,275	First meeting (up to 1 hour) and written planning advice
			575	Any subsequent meeting (up to 1 hour) or advice note
	Residential 10-24 units	E.1	3,500	First meeting (up to 1 hour) and written planning advice
			1,000	Any subsequent meeting (up to 1 hour) or advice note
	Residential 25-49	E.2	4,750	First meeting (up to 1 hour) and written planning advice
			1,000	Any subsequent meeting (up to 1 hour) or advice note
	Residential 50 – 99	F.1	7,500	First meeting (up to 1 hour) and written planning advice
			1,500	Any subsequent meeting (up to 1 hour) or advice note
Residential 100+	F.2	More than 100 units	First meeting (up to 1 hour) and written planning advice	
		<b>Pre-App PPA approach: Price on arrangement (Fee starting at £10,000)</b>	Any subsequent meeting (up to 1 hour) or advice note	

Type	Breakdown	Category	Fee	Service provided
<b>Non-residential</b>	Up to 99m2	A.1	600	Meeting (up to 1 hour) plus advice note Subsequent meetings and advice notes 300
	100-499 m2 Commercial, changes of use and mixed use development	B.1	1,250 600	Meeting (up to 1 hour) plus advice note Subsequent meetings and advice notes 6000
	500-999 m2 Commercial, changes of use and mixed use development	B.2	2,275 600	Meeting 9up to 1 hour) plus advice note Subsequent meetings and advice notes 600
	1,000-1,999m2 Commercial, changes of use and mixed use development	E.1	3,120 720	Meeting 9up to 1 hour) plus advice note Subsequent meetings and advice notes 720
	2,000-9,999m2 Commercial, Changes of use and mixed use development	F.1	6,600 900	Meeting 9up to 1 hour) plus advice note Subsequent meetings and advice notes 900
	10,000+m2	F.2	<b>Pre-App PPA approach: Price on arrangement (Fee starting at £10,000)</b>	
<b>Telecommunications</b>	Telecoms	C.1	360	Meeting and advice note
	Telecoms masts/equip. on 10+ sites	C.5	3,100	Meeting and advice note
<b>Other</b>	Adverts, Dropped kerbs	C.1	600	Meeting (up to 1 hour) plus advice note
	Advert (incl. listed building)		850	Meeting (up to 1 hour) plus advice note
<b>Trees</b>	TPO, Landscaping plans	C.2	155	
<b>Heritage assets</b>	Listed Building Consents & HH in Conservation Areas	C.3	550	Meeting and advice note
	LB extns	C.4	465	Meeting only
	Shopfronts	C.1	350	Meeting only
	Shop fronts (Listed Building)		550	Meeting and advice note
	<b>Planning Application PPAs</b>			
	Planning Performance Agreement (PPA) residential over 150 dwellings, non-residential over 10,000 sqm.	G.1	Bespoke	

Type	Breakdown	Category	Fee	Service provided
	Planning Performance Agreement (PPA) Residential 100 -150 dwellings, non- residential up to 100,000 industrial/warehousing.	G.2	17,500	4 meetings (additional meetings £1500 each)
	Full Planning Performance Agreement (PPA) Residential 50-99 dwellings, Non-residential 2500-4999m2, 4000-7999m2 industrial / warehousing.	G.3	15,000	4 meetings (additional meetings £1200)
	Full Planning Performance Agreement (PPA) residential 10-49 dwellings, non-residential 1000-2499m2, 1000-3999m2 industrial / warehousing.	G.4	12,500	4 meetings (additional meetings £1000)
	1-15 Conditions	G.5	3,000	
	15+ conditions	G.6	5,000	