

Application for Planning Permission

The following is an indication of the cost of a simple application for planning permission (e.g. single dwelling house; change of use).

STAGE 1 – INITIAL STAGE

- Initial meeting with you
- Reviewing development proposal
- Reviewing local development plan policies and other “material considerations”
- Drafting application and supporting statement
- Preparing supporting documents
- Taking instructions

The cost for this initial stage of work typically ranges from £2,000 to £3,000.

STAGE 2 – SUBMITTING APPLICATION

- Liaising with the planning authority
- Submitting the application
- Discussing with officers
- Responding to requests for further information
- Attending committee

The cost for this initial stage of work typically ranges from £1,500 to £3,000

Our prices are inclusive of VAT charged at 20%.

Our costs do not include outlays. The outlays for each case will be different and dependent on the circumstances, and in particular whether or not third party reports are required. We will discuss the cost with you at our initial meeting.

The planning authority may require you to enter into a “planning obligation” (e.g. developer contribution towards the cost of local infrastructure). This typically involves entering into a minute of agreement with the Council as planning authority. We would charge separately for this work. It typically costs between £2,500 and £5,000. We will discuss the cost with you at our initial meeting having considered the likely requirement for a planning obligation.

Local Development Plan Representation

We regularly submit representations as part of the plan making process. This typically involves submitting a representation in support of or objection to the planning authority allocating an area of land for a particular purpose in its proposed plan.

The following is an indication of the cost of making a representation (support or objection) to an emerging local development plan.

STAGE 1 – INITIAL STAGE

- Initial meeting with you
- Review of Main Issues Report
- Providing advice on relevant issues
- Scoping representation
- Taking instructions

The cost for this initial stage of work is typically £750 - £1,500.

STAGE 2 – SUBMITTING REPRESENTATION

- Drafting representation
- Preparing representation for submission, including arranging documents
- Instructing third party reports
- Taking instructions

The cost for this work can range from £750 (for a simple representation) to £3,000 (for a complex representation with third party reports)

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Compulsory Purchase

Public authorities have the power to acquire land by compulsory purchase where it is in the public interest to do so. Projects requiring the compulsory purchase of land include the construction of new roads or the regeneration of a derelict urban area.

We routinely advise landowners on their rights when faced with the compulsory purchase of their land, including their right to object and their entitlement to compensation in the event an order for the purchase of their land is granted.

The following sets out the typical work streams and associated costs.

1. Responding to a Compulsory Purchase Order

The following is an indication of the cost of participating in the process for making a Compulsory Purchase Order.

STAGE 1 – INITIAL STAGE

- Initial meeting with you
- Review of Compulsory Purchase Order, including Statement of Reasons and supporting documentation
- Providing advice on responding to the CPO
- Taking instructions
- Instructing third party reports if necessary
- Submitting objection

The cost for this initial stage of work depends on the complexity of the compulsory purchase scheme, the issues relevant to the objection, and whether third party reports are required. Typical costs range from £1,500- £7,500.

STAGE 2 – DISCUSSIONS WITH ACQUIRING AUTHORITY

- Discussing the representation with the acquiring authority
- Negotiating terms for withdrawal of objection, including accommodation works

The cost for this work again depends on the complexity of the representation and the terms for withdrawal. Costs typically range from £750 (for a simple objection) to £3,000 (for a complex objection with expert input).

STAGE 3 – PUBLIC LOCAL INQUIRY

- Attending the pre-inquiry meeting
- Preparing for inquiry, including preparing witness statements and inquiry reports
- Representing you at the public local inquiry including lodging written submissions

The cost for this work depends on the complexity of the issues, the number of witnesses and the length of the hearing or inquiry sessions. The lowest cost for this stage would be in the region of £5,000, but it can, and often does, cost significantly more than that.

2. Compensation

The following is an indication of the cost of seeking compensation pursuant to a Compulsory Purchase Order. Compensation includes the value of the land taken, diminution in value of any retained land, and other consequential losses.

STAGE 1 - INITIAL STAGE

- Initial meeting with you
- Review of Compulsory Purchase Order, relevant planning position, and correspondence from acquiring authority (if any)
- Providing advice on principles of compensation
- Taking instructions
- Instructing reports – typically planning and valuation

- Drafting claim

The cost for this initial stage of work typically ranges from £2,500 – £5,000.

STAGE 2 – DISCUSSIONS WITH ACQUIRING AUTHORITY

- Discussing the claim with the acquiring authority
- Considering acquiring authority evidence
- Discussing with third party experts
- Negotiating settlement

It is very difficult to predict how much this stage would cost. A straightforward negotiated settlement may cost in the region of £2,500 - £5,000. However, a protracted negotiation can cost significantly more, and may not result in settlement.

STAGE 3 – LANDS TRIBUNAL

In the event settlement cannot be agreed with the acquiring authority, you can make an application to the Lands Tribunal for determination of the amount due. Lands Tribunal applications are costly and time consuming. A typical application could cost £20,000 to £50,000. However, it could be more, depending on the value and complexity of the claim.

Our prices are all inclusive of VAT charged at 20%.

Our costs do not include outlays. The outlays for each case will be different and dependent on the circumstances, and in particular whether or not third party reports are required. We will discuss the cost with you at our initial meeting.

Potential outlays may include:

- Specialist reports
- External Counsel (advocate/barrister)
- Accommodation and travel (depending on the location of the inquiry)

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