

COMPANY	The CDS Group	SITE ADDRESS	Land adjacent Holton le Clay Cemetery, Church Lane, Holton le Clay
DEPARTMENT	Planning	POSTCODE	DN36 5FG
CLIENT	Holton Le Clay Parish Council	GRID REFERENCE	
PROJECT NAME	Cemetery Extension	SITE AREA	0.36ha
PROJECT MANAGER	Ben Copeland	REVISION NUMBER	

TASK		STATUS AND PRIORITY			COMMENTS	COSTS		
TASK	ASSIGNED TO	PRIORITY	STATUS	DEADLINE	COMMENTS	APPROX. DELIVERY FEE	INVOICE FEE	INVOICE NO.
RIBA STAGE 0								
T2 Groundwater Risk Assessment and flux modelling	Environmental	High	Not Started	Feb		£ 4,955.00		
Environment Agency pre-app consultation	Environmental	High	Not Started	Mar		£ 1,190.00		
TOTAL						£ 6,145.00		
RIBA STAGE 1								
RIBA Stage 1 Design	Design	Medium	Not Started	Apr	Required for pre-app - inc. site visit	£ 2,400.00		
Preliminary Assessment of Land Contamination	Planning	Medium	Not Started	Apr	Due to allotments on site	£ 750.00		
Development Proposal for pre-app advice	Planning	Medium	Not Started	Apr	Required for pre-app	£ 1,400.00		
Pre-planning application advice (CDS Fee)	Planning	Medium	Not Started	Apr	CDS fee (council fee not included)	£ 600.00		
Archaeological pre-app advice (CDS Fee)	Planning	Medium	Not Started	Apr	County Archaeologist to respond during pre-app	£ 250.00		
Highways pre-app advice (CDS Fee)	Planning	Medium	Not Started	Apr	If required	TBC		
Pre-planning application advice (LPA Fee)	Planning	Medium	Not Started	Apr	LPA Fee - client direct fee	TBC		
Archaeological pre-app advice (County Fee)	Planning	Medium	Not Started	Apr	County Fee - client direct fee	TBC		
Highways pre-app advice (County Fee)	Planning	Medium	Not Started	Apr	County Fee - client direct fee	TBC		
Site Location Plan	Design	Medium	Not Started	Apr	Required for pre-app	£ 250.00		
Utilities Plan	Design	Medium	Not Started	Apr	Required to understand site constraints	£ 200.00		
Topographical Survey	Design	Medium	Not Started	Apr	Required for design work	£ 1,400.00		
Project Management	Planning	Medium	Not Started	Apr	Project management of scheme	£ 750.00		
RIBA STAGE 1 TOTAL						£ 8,000.00		
RIBA STAGE 2								
Preliminary Ecological Appraisal (PEA)	Planning	Low	Not Started	TBC	Will be required for full planning app.	£ 2,600.00		
Arboricultural Survey	Planning	Low	Not Started	TBC	Required due to trees present on site	£ 2,350.00		
Biodiversity Assessment (Net Gain)	Planning	Low	Not Started	TBC	If required following pre-app - depends on major status	TBC		
Drainage Strategy and Report	Design	Low	Not Started	TBC	If required	TBC		
Transport Statement (including traffic survey data)	Planning	Low	Not Started	TBC	If required following highways pre-app	TBC		
RIBA Stage 2 Concept Design	Design	Low	Not Started	TBC	To develop on RIBA Stage 1 design	£ 1,950.00		
Project Management	Planning	Low	Not Started	TBC	Project management of scheme	£ 950.00		
RIBA STAGE 2 TOTAL						£ 6,900.00		
RIBA STAGE 3								
Planning Policy Statement	Planning	Low	Not Started	TBC	If required following pre-app - depends on major status	TBC		
Design and Access Statement	Design	Low	Not Started	TBC	Required to support application	£ 2,400.00		
RIBA Stage 3 Design (to include hard and soft landscaping, planting plans and schedules)	Design	Low	Not Started	TBC	Required to support application	£ 2,250.00		
Project Management	Planning	Low	Not Started	TBC	Project management of scheme	£ 1,200.00		
Planning application submission	Planning	Low	Not Started	TBC	CDS fee	£ 1,750.00		
RIBA STAGE 3 TOTAL						£ 7,600.00		
TOTAL FEES						£ 28,645.00	£ -	

EXCLUSIONS & DISBURSEMENTS	
Additional environmental investigations	
Additional ecological survey studies	
Additional surveys from pre-app	
Archaeological Field Evaluation	
Council pre-app fees	
Additional Council consultation fees	
Meeting attendance @ £650.00 per meeting	
Virtual meeting attendance @ £150.00 per hour	
Additional post planning submission consultation fee @ £100.00 per hour	
Value Added Tax	
Any additional works outside of the above will be quoted separate to this document and approved by the client prior to commencing works	