**SCHEDULE OF PRE/POST AND MISCELLANEOUS CHARGES**

(Updated April 2025)

# PRE-APPLICATION CHARGES

|  |  |  |  |
| --- | --- | --- | --- |
| **Development****Categories** | **Eligibility** | **What you can expect from us** | **Fees (incl. VAT)** |
| **Householder - Enquiries** | Householder development (i.e. affecting a single dwelling) | Formal advice letter | **£152.40** |
| **Householder -****Listed Buildings** | Technical assistance with restoration /conservation works of householder Listed Buildings | Telephone conversation with aConservation Officer for assistance on what is available on the Council’s website | **Free** |
| **Level 1****Small Development** | Proposals involving:* External Alterations
* Fences, Boundary Treatment
* Shop fronts, signs and adverts for a shop or attached to a business premises
 | Formal advice letter | **£258** |
| **Level 2****Minor Development** | Proposals involving:* Less than 3 dwellings
* All non-residential schemes with a floor space under 250m2 or on sites less than 0.25ha
* Change of use building(s) with a floorspace under 250m2 or on sites less than 0.25ha
 | Formal advice letter | **£510** |
| **Level 3****Intermediate Development** | Proposals involving:* 3-9 dwellings
* All non-residential schemes with a floor space between 250m2 and 500m2 or on sites between 0.25ha and 50ha
* Change of use building(s) with a floorspace between 250m2 and 500m2 or on sites between 0.25ha and 0.5ha

- Single wind turbines/telecoms masts under* 17m in height
 | Formal advice letter | **£828** |
| **Level 4****Small Scale Major Development** |  Proposals involving* 10-39 dwellings
* All non-residential schemes with a floor space between 500m2 and 1000m2 or on sites between 0.5ha and 1.0ha
* Change of use building(s) with a floorspace between 500m2 and 1000m2 or on sites between 0.5ha and 1.0ha

Up to 5 wind turbines | * Meeting with a planning officer and/or other specialist officers
* Site visit

Formal advice letter | **£2,400** |
| **Level 5****Significant Major Development** | Proposals involving:* 40-99 dwellings
* All non-residential schemes with a floor space between 1000m2 and 2499m2 or on sites between 1.0ha and 2.49ha
* More than 5 wind turbines
 | * Meeting with a planning officer and/or other specialist officers
* Site visit
* Formal advice letter Where appropriate:
* Members briefing
* Design Review Panel
 | **£6000** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Level 6****Large Scale Major Development** | Proposals involving:* 100+ dwellings
* All non-residential schemes with a floor space more than 2500m2 or on sites of 2.5ha plus
* Change of use of building(s) with a floor space

more than 2500m2 or on sites of 2.5ha plus* Any scheme requiring an Environmental Impact Assessment (EIA)
 | * Meeting with a planning officer

and/or other specialist officers* Site visit
* Formal advice letter Where appropriate:
* Members briefing
* Design Review Panel
 | **£10,800** |
| **Planning Performance****Agreements** | Appropriate for the largest or strategicdevelopment proposals in the borough, such as development relating to the delivery of Local Plan site allocations. | Bespoke service including a seriesof meetings to be agreed with Development ManagerA Planning Performance Agreement pro-forma is available and will include: pre-application discussions, application to determination, and, if appropriate, the discharge of conditions and obligations | **To be Agreed****and based on the Council’s current charging rates** |
| **MEAS Charges** | Householder application - single dwelling - extension / alteration (within existing curtilage): £75.00Minor application – single new build demolition and rebuild 1 dwelling £160.00Minor applications 2 to 9 dwellings and up to 1000m2 of commercial development £325.00Major applications 10 – 24 dwellings and 1001 to 3000m2 of commercial development £500Major applications 25 – 50 Dwellings and 3001 to 4999m2 of commercial development £750Major applications >50 dwellings and 0.5-1.0 ha or 5000m2 –10000m2 of floorspace £1000100+ Dwellings & Commercial Development 1ha or 10000m2 & above & EIA Development £1,250Please note for large/complex applications and those of a linear nature a bespoke charge would be applied.  Please contact MEAS prior to providing a quote to the applicant to ensure our costs are covered. | Written advice on ecological and archaeology matters. |  |