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

(Updated April 2025)

# PRE-APPLICATION CHARGES

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| **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 a  Conservation 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** |

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| **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 strategic  development proposals in the borough, such as development relating to the delivery of Local Plan site allocations. | Bespoke service including a series  of meetings to be agreed with Development Manager  A 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): £75.00  Minor application – single new build demolition and rebuild 1 dwelling £160.00  Minor applications 2 to 9 dwellings and up to 1000m2 of commercial development £325.00  Major applications 10 – 24 dwellings and 1001 to 3000m2 of commercial development £500  Major applications 25 – 50 Dwellings and 3001 to 4999m2 of commercial development £750  Major applications >50 dwellings and 0.5-1.0 ha or 5000m2 –10000m2 of floorspace £1000  100+ Dwellings & Commercial Development 1ha or 10000m2 & above & EIA Development £1,250  Please 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. |  |