

SUSTAINABLE COMMUNITIES

PLANNING CHARGES

A. OUTLINE APPLICATIONS (residential, commercial and agricultural)	
1. Where the site area does not exceed 2.5 hectares.	£335 for each 0.1 hectare (or part thereof) of site area.
2. Where the site area exceeds 2.5 hectares.	£8,285 and an additional £100 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares up to a maximum of £125,000.
B. FULL APPLICATIONS AND RESERVED MATTERS	
1. Extensions or alterations to a dwelling and works within the curtilage, eg domestic outbuildings, garages, fences, walls etc.	£150 per dwelling (where the applications relate to 2 or more dwelling houses, £295).
2. Erection of new dwellings (a) 50 or fewer (b) 51 or more	£335 for each dwelling £16,565 and an additional £100 for each dwelling in excess of 50, up to a maximum of £250,000.
3. Erection of buildings other than dwellings, glasshouses, or plant and machinery.	(a) Where no floor space is to be created, or works not creating more than 40 sq m. of additional floor space £170. (b) Works creating more than 40 sq m. but not exceeding 75 sq m. of additional floor space £335, (c) Works creating more than 75 sq m. but not exceeding 3750 sq m. of additional floor space £335 for each 75 sq m of that area (or part thereof). (d) Works creating more than 3750 sq m. of additional floor space, £16,565 and an additional £100 for each 75 sq m. (or part thereof) in excess of 3750 sq m. up to a maximum of £250,000.
4. Erection, on land for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in section 5 below).	(a) Where gross floor space created does not exceed 465 sq m., £70 (b) Where floor space created is between 465 sq m. and 540 sq m., £335 (c) Where floor space created is between 540 sq m. and 4215 sq m., £335 for the first 540 sq m. and an additional £335 for each 75 sq m. (or part thereof) in excess of 540 sq m. (d) Where the floor space created exceeds 4215 sq m., £16,565 and an additional £100 for each 75 sq m. (or part thereof) in excess of 4215 sq m. up to a maximum £250,000.
5. Erection of glasshouses on land used for the purposes of agriculture.	(a) Works creating floor space not exceeding 465 sq m., £70. (b) Works creating floor space exceeding 465 sq m. £1870.
6. The construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking, where the development is required for a purpose incidental to the existing use of land.	£170.00
7. The erection, alteration or replacement of plant machinery.	(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare (or part thereof) of the site area. (b) Where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectares (or part thereof) in excess of 5 hectares, up to a maximum of £250,000.
8. The carrying out of any operations associated with exploratory drilling for oil or natural gas.	(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectare (or part thereof) of the site area. (b) Where the site area exceeds 7.5 hectares, £25,000 and an additional £100 for each 0.1 hectares (or part thereof) in excess of 7.5 hectares, up to a maximum of £250,000.