

Planning Fees and Charges Schedule

Service Provided	Basis of Charge	Charge	VAT Category	VAT Amount	Charge including VAT (where appropriate)	Statutory / Discretionary	Review Method
Pre Application Charges							
Category B Development							
<ul style="list-style-type: none"> § Creation/erection of 2 dwellings or less § Non-residential development where floor space to be created is less than 250 square metres; or the site area is less than 0.25 hectares § Change of use of less than 250 square metres of floor space; or less than 0.25 hectares site area § Single wind turbine § Telecommunications masts § Listed Buildings (where the development would not come into any other category) 	Cost Recovery	£135.00	STD - Excl	£27.00	£162.00	Discretionary	Delegated Executive Decision 0082 2021/22
Category C Development							
<ul style="list-style-type: none"> § Creation or erection of 3-9 dwellings § Non residential scheme where floor spce to be created is between 250 and 500 square metres; or the site is between 0.25 and 0.5 hectares § Change of use of between 250 and 500 square metres of floor space; or between 0.25 and 0.5 hectares site area 	Cost Recovery	£505.00	STD - Excl	£101.00	£606.00	Discretionary	Delegated Executive Decision 0082 2021/22
Category D Development							
<ul style="list-style-type: none"> § Creation or erection of 10 – 39 dwellings § Non-residential development where floor space to be created is between 500 and 1000 square metres; or the site area is between 0.5 and 1 hectare § Change of use of between 500 and 1000 square metres of floor space § More than 1 wind turbine 	Cost Recovery	£1,122.00	STD - Excl	£224.40	£1,346.40	Discretionary	Delegated Executive Decision 0082 2021/22
Category E Development							
<ul style="list-style-type: none"> § Creation or erection of 40-99 dwellings § Non-residential development where floor space to be created is between 1000 and 2500 square metres; or the site are is between 1 and 2.5 hectares § Change of use of between 1000 and 2500 square metres 	Cost Recovery	£2,244.00	STD - Excl	£448.80	£2,692.80	Discretionary	Delegated Executive Decision 0082 2021/22

Service Provided	Basis of Charge	Charge	VAT Category	VAT Amount	Charge including VAT (where appropriate)	Statutory / Discretionary	Review Method
<p>Category F Development</p> <ul style="list-style-type: none"> § Creation or erection of more than 100 dwellings § Non-residential development where floor space to be created is more than 2500 square metres; or the site area is more than 2.5 hectares § Change of use of more than 2500 square metres § Any development requiring an Environmental Impact Assessment 	Cost Recovery	£4,488.00	STD - Excl	£897.60	£5,385.60	Discretionary	Delegated Executive Decision 0082 2021/22
<p>Requirements for pre-application discussions in relation to more complex developments can be discussed and an individual DTA service and fee agreed</p> <p>Hourly rate for pre-application planning advice (other than covered by stated charges). Advice on the following are exempt from Fees</p> <ul style="list-style-type: none"> § Businesses within the Town Centre (as identified in the Core Strategy) § Advice given over the telephone on category A and B schemes 	Cost recovery	£56.00	STD - Excl	£11.20	£67.20	Discretionary	Delegated Executive Decision 0082 2021/22