



# Fees and Charges Schedule 2022/23



# Charges Schedule for 2022/23

Generally, any increase in fees and charges will take effect from 1st April each year. Details of variations from this date, for example, where a fee or charge is governed by statute, are included in this schedule.

The current standard rate of Value Added Tax (VAT) is 20%. The schedules for fees and charges show whether VAT is applicable.

# Contents

<b>Charges Schedule for 2022/23</b> .....	<b>2</b>
<b>Statutory Charges</b> .....	<b>5</b>
<b>1. Licensing</b> .....	<b>5</b>
1.1. Charges for Inspections .....	5
1.2. Charges for Licensing .....	5
1.3. Scrap Metal Dealers.....	6
1.4. Local Authority Pollution Prevention & Control (LAPPC) .....	6
1.5. Private Water Supplies.....	6
<b>2. Planning</b> .....	<b>6</b>
<b>3. Building Control</b> .....	<b>6</b>
<b>4. Land Charges</b> .....	<b>7</b>
<b>5. Green Environment</b> .....	<b>7</b>
5.1. Dog Control.....	7
5.2. Bins.....	7
5.3. Abandoned Vehicles .....	7
<b>6. Resources</b> .....	<b>7</b>
6.1. Sale of Electoral Roll.....	7
<b>Discretionary Charges</b> .....	<b>8</b>
<b>1. Community Health</b> .....	<b>8</b>
1.1. Hackney Carriage / Private Hire Vehicles Charges .....	8
1.2. Premises Licences (Gambling Act 2005).....	9
1.3. Caravan Licensing .....	9
1.4. Other Licensing.....	9
<b>2. Community Access</b> .....	<b>10</b>
2.1. Car Parking.....	10
<b>3. Housing</b> .....	<b>10</b>
3.1. Houses of Multiple Occupation.....	10
3.2. Amenity Charges for Bed & Breakfast Accommodation.....	10

3.3. Mobile Home Fee Policy .....	10
<b>4. Green Environment.....</b>	<b>11</b>
4.1. Household Waste.....	11
4.2. Dog Control.....	11
4.3. High Hedges .....	11
<b>5. Planning.....</b>	<b>12</b>
5.1. Planning.....	12
5.2. Public Path Orders .....	12
5.3. Building Control.....	12
<b>Levy Charges.....</b>	<b>13</b>
<b>1. Levies.....</b>	<b>13</b>
1.1. Community Infrastructure Levy (CIL).....	13

# Statutory Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>1. Licensing</b>				
<b>1.1. Charges for Inspections</b>				
Food export certificate	£85.00	£85.00	VAT	
Destruction of surrendered food certificate	£146.00	£146.00	Non-VAT	Plus £52 per hour or part hour for time spent processing condemnation plus cost of disposal
Sampling private water drinking supplies	£75.00	£75.00	Non-VAT	Per visit, additional fee according to parameters of sample. Please ask for further information
Food Hygiene Rating (FHRS) rescore visits	£108.00	£108.00	Non-VAT	
<b>1.2. Charges for Licensing</b>				
<b><u>Animal Welfare</u></b>				
Dangerous Wild Animal Licence *	£315.00	£315.00	Non-VAT	
Zoo licence Application *	£535.00	£535.00	Non-VAT	
Zoo licence – New *	£536.00	£535.00	Non-VAT	4-year licence
Zoo licence – Renewal *	£805.00	£805.00	Non-VAT	6-year licence
* plus Vets Inspection Fee – recovery of costs				
Animal Welfare Licences	Schedule A	Schedule A		<a href="https://www.midsuffolk.gov.uk/business/licensing/dog-breeding-establishments/">https://www.midsuffolk.gov.uk/business/licensing/dog-breeding-establishments/</a>
<b><u>Skin Piercing</u></b>				
Registration for skin piercing (tattooing, electrolysis, ear piercing etc)				
- For new person or premises	£170.00	£170.00	Non-VAT	
- For additional practitioners at existing premises	£120.00	£120.00	Non-VAT	
- For existing practitioners moving into new unregistered premises	£120.00	£120.00	Non-VAT	
<b><u>Licensing Act 2003 (Alcohol, Entertainment and Late Night Refreshment)</u></b>				
Temporary Event Notice (TEN)	£21.00	£21.00		Per TEN
Premises Licences incl. annual fee	Variable	Variable		
Club premises incl. annual fee	Variable	Variable		
DPS Variation/Community DPS	£23.00	£23.00		
Transfer	£23.00	£23.00		
Notice of Interest	£21.00	£21.00		
Copy or replace licence	£10.50	£10.50		
Personal licences	£37.00	£37.00		
Street Trading				Please contact our Customer Services Team on 0300 1234000

# Statutory Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>1. Licensing (continued)</b>				
<b>1.3. Scrap Metal Dealers</b>				
Collector NEW	£422.00	£422.00		
Collector RENEW	£344.00	£344.00		
Site NEW	£684.00	£684.00		
Site RENEW	£606.00	£606.00		
<b>1.4. Local Authority Pollution Prevention &amp; Control (LAPPC)</b>				
LAPPC	Schedule B	Schedule B	Non-VAT	<a href="https://www.midsuffolk.gov.uk/assets/Environment/EP-Fees-2020-21.pdf">https://www.midsuffolk.gov.uk/assets/Environment/EP-Fees-2020-21.pdf</a>
<b>1.5. Private Water Supplies</b>				
Risk Assessment – typical cost	£200.00- £250.00	£200.00- £250.00	Non-VAT	
Sampling	£75	£75		
Investigation of problems with PWS	£52 per hour	£52 per hour		
Administration	£52 per hour	£52 per hour		
<b>2. Planning</b>				
Planning Applications	Schedule C	Schedule C		<a href="https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf">https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf</a>
Pre-planning advice	Schedule D	Schedule D		<a href="https://www.midsuffolk.gov.uk/assets/DM-Planning-Uploads/Fees-for-pre-app-web-version2.pdf">https://www.midsuffolk.gov.uk/assets/DM-Planning-Uploads/Fees-for-pre-app-web-version2.pdf</a>
<b>3. Building Control</b>				
Building control	Schedule E	Schedule E	Non-VAT	<a href="https://www.midsuffolk.gov.uk/building-control/building-regulations/building-regulations-charges/">https://www.midsuffolk.gov.uk/building-control/building-regulations/building-regulations-charges/</a>
Property Name Change (per request)	£100.00	£100.00	Non-VAT	
New Developments:				
1 plot	£103.00	£103.00	Non-VAT	
2-5 plots	£206.00	£206.00	Non-VAT	
6-10 plots	£309.00	£309.00	Non-VAT	
11-20 plots	£515.00	£515.00	Non-VAT	
21-50 plots	£1,030.00	£1,030.00	Non-VAT	
51-100 plots	£1,545.00	£1,545.00	Non-VAT	
101+ plots	£10 per plot + £1,545	£10 per plot + £1,545	Non-VAT	

# Statutory Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>4. Land Charges</b>				
Land charges	Schedule F	<b>TBC</b>		<a href="https://www.midsuffolk.gov.uk/planning/land-charges">https://www.midsuffolk.gov.uk/planning/land-charges</a>
<b>5. Green Environment</b>				
<b>5.1. Dog Control</b>				
Statutory Penalty	£25.00	£25.00	Non-VAT	See Discretionary Charges for administration fee
Lost & Found	Schedule J	Schedule J		<a href="https://www.midsuffolk.gov.uk/environment/dog-control/lost-and-found/">https://www.midsuffolk.gov.uk/environment/dog-control/lost-and-found/</a>
<b>5.2. Bins</b>				
Litter Bins	£37.13	£37.13		Per annum – charges made to Town & Parish Councils
Dog Bins	£43.49	£43.49		
<b>5.3. Abandoned Vehicles</b>				
Removal of Vehicles	Schedule G	Schedule G		<a href="http://www.legislation.gov.uk/ukxi/2008/2095/regulation/4/made">http://www.legislation.gov.uk/ukxi/2008/2095/regulation/4/made</a> <a href="https://www.midsuffolk.gov.uk/assets/Environment/abandonedvehicles.pdf">https://www.midsuffolk.gov.uk/assets/Environment/abandonedvehicles.pdf</a>
<b>6. Resources</b>				
<b>6.1. Sale of Electoral Roll</b>				
Copies of full register for entitled access only	£126.50	<b>TBC</b>		Based on register size (price per elector) as at 01.12.20
Monthly Updates	£193.50	<b>TBC</b>		£21.50 per month for 9 months
General Public Copy of Edited Register	£62.00	<b>TBC</b>		

# Discretionary Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>1. Community Health</b>				
<b>1.1. Hackney Carriage / Private Hire Vehicles Charges</b>				
Hackney Carriage New	£339.50	£339.50		
Hackney Carriage Renewal	£339.50	£339.50		
Hackney Carriage Change	Variable	Variable		
Private Hire Vehicle New	£264.50	£264.50		
Private Hire Vehicle Renewal	£264.50	£264.50		
Private Hire Vehicle Change	Variable	Variable		
Combined HC/PHV Driver New	£163.00	£163.00		
Combined HC/PHV Driver Renew	£110.50	£110.50		
Operator Licence New	Variable	Variable		Price ranges from £137.50 to £430.00
Operator Licence Renewal	Variable	Variable		
Vehicle Plate (cost if lost etc)	£22.00 rear £8.00 interior	£22.00 rear £8.00 interior		
Vehicle Plate Bracket	£20.00	£20.00		
Transfer of Vehicle Licence	Variable	Variable		
Vehicle Change from PHV to HC	Variable	Variable		Plus test fee, if appropriate
Vehicle Change from HC to PHV	Variable	Variable		
Temporary Vehicles HC	£104.00 to £157.00	£104.00 to £157.00		
Temporary Vehicles PHV	£117.00 to £184.00	£117.00 to £184.00		
Change of Name	£15.00	£15.00		
Change of Address	£15.00	£15.00		
Replacement licence Paper/Badge of Drivers Licence or Paper / Interior Licence of Vehicle	£12.00	£12.00		
Drivers Knowledge Test	Inc. in fees	Inc.in fees		
Drivers Knowledge Test (Re-Test)	£20.00	£20.00		
Licence reissued after suspension	£15.00	£15.00		
HC Fare Tariff Card	£5.00	£5.00		
HC Meter Calibration Check	£25.00	£25.00		



# Discretionary Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>1.2. Premises Licences (Gambling Act 2005)</b>				
<b><u>Small Lotteries (part of Gambling Act 2005)</u></b>				
Lottery NEW	£40.00	£40.00		
Lottery RENEWAL	£20.00	£20.00		
<b><u>Gambling Premises &amp; Permits</u></b>				
Betting Shop NEW	£3,000.00	£3,000.00		
Betting Shop RENEWAL	£600.00	£600.00		
Notification of 2 Machines	£50.00	£50.00		
Alcohol Premises GMP	£150.00	£150.00		
Club Machine or Gaming Permit	£200.00	£200.00		
<b>1.3. Caravan Licensing</b>				
New Park home License		£276.00 - £378.00		
Annual Licence Fee		£221.00		
Licence Transfer		£101.00 - £122.00		
Licence Variation		£120.00		
Deposit of Site Rules		£20.00		
<b>1.4. Other Licensing</b>				
Pavement Licences		£80.00		

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>2. Community Access</b>				
<b>2.1. Car Parking</b>				
Car Parking Charges	Schedule H	Schedule H		<a href="https://www.midsuffolk.gov.uk/environment/parking/">https://www.midsuffolk.gov.uk/environment/parking/</a>
Permits:				
3 Months	£80.00	£80.00		<a href="https://www.midsuffolk.gov.uk/environment/parking/season-tickets-and-parking-permits/">https://www.midsuffolk.gov.uk/environment/parking/season-tickets-and-parking-permits/</a>
12 Months	£300.00	£300.00		
<b>3. Housing</b>				
<b>3.1. Houses of Multiple Occupation</b>				
License Cost	£551.00	£567.53		
<b>3.2. Amenity Charges for Bed &amp; Breakfast Accommodation</b>				
B&B Rate	£10.00 per week	£10.30 per week		
<b>3.3. Mobile Home Fee Policy</b>				
Fees	Schedule I	Schedule I		<a href="https://www.midsuffolk.gov.uk/business/licensing/caravans-park-homes-and-camping-sites/mobile-homes-fees-policy/">https://www.midsuffolk.gov.uk/business/licensing/caravans-park-homes-and-camping-sites/mobile-homes-fees-policy/</a>

# Discretionary Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>4. Green Environment</b>				
<b>4.1. Household Waste</b>				
Bulky Item Collections	£43.75	£45.00	Exempt	Up to five items or 10 bags of household refuse/garden waste
Garden Waste Collection NEW	£57.50	£57.50	Exempt	Annual Charge
Garden Waste Collection RENEW	£52.50	£52.50	Exempt	
Hazardous Waste Collection (25 working days)	£48.16	£48.16		DIY products such as varnishes, Flammable liquids, Garden chemicals or pesticides, Household cleaning products and chemicals, Motoring products such as antifreeze, Poisons such as rat or mouse.
Hazardous Waste Collection (10 working days)	£55.49	£55.49		
Bonded Asbestos Collection (25 working days)	£80.17	£80.17		
Bonded Asbestos Collection (10 working days)	£87.50	£87.50		Up to 50kgs
Larger Bins	£36.00	£37.50	Exempt	If entitled to a larger bin, refuse bin charge. Recycling bin no charge.
Replacement Missing Bins	£36.00	£37.50	Exempt	Refuse bin, no charge for recycling bin
Additional Waste Sacks	£0.10	£0.10	VAT	Clear recycling sacks per sack
Additional Waste Sacks	£0.70	£0.70	VAT	Orange Refuse Sacks per sack
Additional Waste Sacks	£1.00	£1.00	VAT	Green Garden Waste Sacks per sack
Business Waste Services	Quoted Price	Quoted price	Exempt	Contact Waste department
Medical And Clinical Collections	Free	Free	Non-VAT	
New Set of Bins	£60.25	£63.00	Exempt	Newly built properties – this cost covers refuse and recycling bin
<b>4.2. Dog Control</b>				
Lost & Found	Schedule J	Schedule J		<a href="https://www.midsuffolk.gov.uk/environment/dog-control/lost-and-found/">https://www.midsuffolk.gov.uk/environment/dog-control/lost-and-found/</a>
<b>4.3. High Hedges</b>				
High Hedges	£350.00	£350.00	Non-VAT	

# Discretionary Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>5. Planning</b>				
<b>5.1. Planning</b>				
Planning charges	Schedule D	Schedule D	VAT	<a href="https://www.midsuffolk.gov.uk/assets/DM-Planning-Uploads/Fees-for-pre-app-web-version2.pdf">https://www.midsuffolk.gov.uk/assets/DM-Planning-Uploads/Fees-for-pre-app-web-version2.pdf</a>
Copies of Microfiche from Storetec	£15.00	£15.00	VAT	
	£40.00	£40.00	VAT	
<b>5.2. Public Path Orders</b>				
Public Rights of Way	Schedule K £55.00 p/h	Schedule K £60.68 p/h		Application Fees £360.00 <a href="https://www.midsuffolk.gov.uk/environment/public-rights-of-way/">https://www.midsuffolk.gov.uk/environment/public-rights-of-way/</a>
<b>5.3. Building Control</b>				
Building Control	Schedule L	Schedule L		<a href="https://www.midsuffolk.gov.uk/assets/Building-Control/October-2017-Fee-Scheme-External-RM1.pdf">https://www.midsuffolk.gov.uk/assets/Building-Control/October-2017-Fee-Scheme-External-RM1.pdf</a>
Energy performance and assessment (EPC)	Schedule M	Schedule M		<a href="https://www.midsuffolk.gov.uk/building-control/building-control-services-and-information/energy-performance-and-assessment/">https://www.midsuffolk.gov.uk/building-control/building-control-services-and-information/energy-performance-and-assessment/</a>

# Levy Charges

	2021/22 Total Charge	2022/23 Total Charge	VAT Status	Notes
<b>1. Levies</b>				
<b>1.1. Community Infrastructure Levy (CIL)</b>				
CIL	Schedule N	Schedule N		<a href="https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/MSDC-Charging-Schedule-11-Apr-2016.docx.pdf">https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/MSDC-Charging-Schedule-11-Apr-2016.docx.pdf</a>

**Mid Suffolk and Babergh Table of Fees for Activities Licenced under the Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 for 2021/22**

A fee is payable for all licence applications and is divided into two parts. The Part A fee covers the processing of the application and is payable at the time of application. This is non-refundable should a licence be refused. The Part B fee covers the maintenance of the licence throughout its length, including spot checks and is payable once it has been determined whether a licence will be granted but before it is issued.

A Vet inspection is required for all new applications for a licence to breed dogs. A Vet inspection is also required every 12 months for a licence to hire out horses. The fee for Vets will be recharged to the applicant and must be paid before the licence is issued. A Vet's inspection may also be necessary for other types of licence depending on the specific details of the application.

The length of a licence is between one and three years dependent on the risk rating awarded, with the exception of a licence to keep or train an animal for exhibition, which lasts for a period of three years.

Fees are set at a level to recover the costs of administering and enforcing each licence. The fees for a new application, or a transitional application i.e. by those operators who currently have a licence under the previous regime, are the same and can be viewed below.

<b>Group 1</b>	<b>Part A (Payable on application)</b>	<b>Part B (Payable prior to licence being issued)</b>
Dog breeders (1 to 5 breeding bitches)	New £153 (Plus Vet Fee)	£94
	Renewal £143	
Hiring Out Horses (1 to 5 animals)	£209 (Plus Vet Fee)	£94
Home Boarders (1 to 5 boarded dogs)	New £153 (Plus Vet Fee)	£94
	Renewal £143	

Group 1	Part A (Payable on application)	Part B (Payable prior to licence being issued)
Dog Day Care (1 to 5 day care dogs)	New £153 (Plus Vet Fee) Renewal £143	£94
Selling Animals as Pets (Domestic Premises or Small Shop unit)	New £153 (Plus Vet Fee) Renewal £143	£94
Keeping or Training Animals for Exhibition (1 to 5 animals or birds)	New £153 (Plus Vet Fee) Renewal £143	£94
Provision of Boarding for Cats (1 to 30 cats)	New £153 (Plus Vet Fee) Renewal £143	£94
Provision of Boarding for Dogs in Kennels (1 to 30 dogs)	New £153 (Plus Vet Fee) Renewal £143	£94

Group 2	Part A (Payable on application)	Part B (Payable prior to licence being issued)
Dog breeders (6 or more breeding bitches)	New £179 (Plus Vet Fee) Renewal £170	£122
Hiring Out Horses (6 or more animals)	£250 (Plus Vet Fee)	£122
Home Boarders (6 or more boarded dogs)	New £179 (Plus Vet Fee) Renewal £170	£122
Dog Day Care (6 or more day care dogs)	New £179 (Plus Vet Fee) Renewal £170	£122
Selling Animals as Pets (Retail Estate Unit)	New £179 (Plus Vet Fee) Renewal £170	£122
Keeping or Training Animals for Exhibition (6 or more animals or birds)	New £179 (Plus Vet Fee) Renewal £170	£122
Provision of Boarding for Cats (31 or more cats)	New £179 (Plus Vet Fee) Renewal £170	£122



Group 2	Part A (Payable on application)	Part B (Payable prior to licence being issued)
Provision of Boarding for Dogs in Kennels (31 or more dogs)	New £179 (Plus Vet Fee)  Renewal £170	£122
Group 3	Part A (Payable on application)	Part B (Payable prior to licence being issued)
Arranging Provision of Home Boarding for Dogs and or Dog Day Care with licensed Hosts (Arranger not providing Home Boarding or Day Care themselves) Part A (payable on application)	£151	£94
Arranging Provision of Home Boarding for Dogs and or Dog Day Care with <u>non-licensed</u> Hosts (Arranger not providing Home Boarding or Day Care themselves) Part A (payable on application)	£179	£250
Group 4	Part A (Payable on application)	Part B (Payable prior to licence being issued)
A Combination of Licensed Activities	Equal to highest activity fee plus 50% of each additional licensable activity Plus Vets Fees where required	Equal to highest activity fee plus 50% of each additional licensable activity

<b>Group 5</b>	<b>Fee</b>
Re-evaluation of Inspection Rating	<b>£110 Plus Vets Fees where required</b>

Variation to a licence eg to increase or reduce the licensable activities or numbers and breeds of animals, add names etc. - fee on request based on officer hourly rate.

Transfer due to death of licensee £13.50

Copy of licence £13.50

## 2021/22 Charges

## LAPPC (Part B) charges for 2021/22

Type of charge	Type of process	2021/22 Fee		
Application Fee	Standard process (includes solvent emission activities)	£1650		
	Additional fee for operating without a permit	£1188		
	PVRI, and Dry Cleaners	£155		
	PVR I & II combined	£257		
	VRs and other Reduced Fee Activities	£362		
	Reduced fee activities: Additional fee for operating without a permit	£71		
	Mobile plant**	£1650		
	for the third to seventh applications	£985		
	for the eighth and subsequent applications	£498		
		Where an application for any of the above is for a combined Part B and waste application, add an extra £310 to the above amounts		
Annual Subsistence Charge	Standard process Low	£772 (+£104)*		
	Standard process Medium	£1161 (+£156)*		
	Standard process High	£1747 (+£207)*		
	PVRI, and Dry Cleaners L/M/H	£79	£158	£237
	PVR I & II combined L/M/H	£113	£226	£341
	VRs and other Reduced Fees L/M/H	£228	£365	£548
	Mobile plant, for first and second permits L/M/H**	£626	£1034	£1551
	for the third to seventh permits L/M/H	£385	£617	£924
	eighth and subsequent permits L/M/H	£198	£316	£473
		Late payment Fee	£52	
	* the additional amounts in brackets must be charged where a permit is for a combined Part B and waste installation			
	Where a Part B installation is subject to reporting under the E-PRTR Regulation, add an extra £104 to the above amounts			
Transfer and Surrender	Standard process transfer	£169		
	Standard process partial transfer	£497		
	New operator at low risk reduced fee activity (extra one-off subsistence charge - see Article 15(2) of charging scheme)	£78		
	Surrender: all Part B activities	£0		
	Reduced fee activities: transfer	£0		
	Reduced fee activities: partial transfer	£47		
Temporary transfer for mobiles	First transfer	£53		
	Repeat following enforcement or warning	£53		
Substantial change	Standard process	£1050		
	Standard process where the substantial change results in a new PPC activity	£1650		
	Reduced fee activities	£102		

\*\* Not using simplified permits

## LAPPC (Part B) mobile plant charges for 2021/22 (Not using simplified permits)

Number of permits	Application fee 2021/21	Subsistence fee 2021/22		
		Low	Medium	High
1	£1650	£646	£1034	£1506
2	£1650	£646	£1034	£1506
3	£985	£385	£617	£924
4	£985	£385	£617	£924
5	£985	£385	£617	£924
6	£985	£385	£617	£924
7	£985	£385	£617	£924
8 and over	£498	£198	£316	£473

## LA-IPPC (Part A2) charges for 2021/22

**NB – every subsistence charge in the table below includes the additional £104 charge to cover local authority extra costs in dealing with reporting under the E-PRTR Regulation.**

Type of charge	Local authority element 2021/22
Application	£3363
Additional fee for operating without a permit	£1188
Annual Subsistence LOW	£1447
Annual Subsistence MEDIUM	£1611
Annual Subsistence HIGH	£2334
Late Payment Fee	£52
Substantial Variation	£1368
Transfer	£235
Partial transfer	£698
Surrender	£698

**Key**

Subsistence charges can be paid in four equal quarterly instalments paid on 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October and 1<sup>st</sup> January. Where paid quarterly the total amount payable to the local authority will be increased by £38.

Reduced fee activities are listed in the Schedule to the Part B scheme.

**Newspaper advertisements**

Newspaper adverts may be required under EPR at the discretion of the Council as part of the consultation process when considering an application (see Chapter 9 of the General Guidance Manual). This will be undertaken and paid for by the Council and the charging scheme contains a provision for the Council to recoup its costs.

# A Guide to the Fees for Planning Applications in England

## These fees apply from 17 January 2018 onwards (unless stated)

This document is based upon [‘The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012’ \(as amended\)](#) including all amendments up to the 1 August 2021.

The fee should be paid at the time the application is submitted.

If you are unsure of the fee applicable, please [contact your Local Planning Authority](#).

### Householder Applications

Alterations/extensions to a <b>single dwellinghouse</b> , including works within boundary	Single dwellinghouse	£206
---	----------------------	------

### Outline Applications

Site area	Not more than 2.5 hectares	£462 for each 0.1 hectare (or part thereof)
	More than 2.5 hectares	£11,432 + £138 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £150,000

### Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)

Alterations/extensions to <b>dwellinghouses</b> , including works within boundaries	Single dwellinghouse (or single flat)	£206
	Two or more dwellinghouses (or two or more flats)	£407
<b>New dwellinghouses</b>	Not more than 50 dwellinghouses	£462 for each dwellinghouse
	More than 50 dwellinghouses	£22,859 + £138 for each additional dwellinghouse in excess of 50 Maximum fee of £300,000

Continued on next page...

## Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)  
continued...

### Erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery)

Gross floor space to be created by the development	No increase in gross floor space or no more than 40 sq m	£234
	More than 40 sq m but no more than 75 sq m	£462
	More than 75 sq m but no more than 3,750 sq m	£462 for each 75sq m (or part thereof)
	More than 3,750 sq m	£22,859 + £138 for each additional 75 sq m (or part thereof) in excess of 3,750 sq m Maximum fee of £300,000

### The erection of buildings (on land used for agriculture for agricultural purposes)

Gross floor space to be created by the development	Not more than 465 sq m	£96
	More than 465 sq m but not more than 540 sq m	£462
	More than 540 sq m but not more than 4,215 sq m	£462 for first 540 sq m + £462 for each additional 75 sq m (or part thereof) in excess of 540 sq m
	More than 4,215 sq m	£22,859 + £138 for each additional 75 sq m (or part thereof) in excess of 4,215 sq m Maximum fee of £300,000

Continued on next page...

## Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)  
continued...

### Erection of glasshouses (on land used for the purposes of agriculture)

Gross floor space to be created by the development	Not more than 465 sq m	£96
	More than 465 sq m	£2,580

### Erection/alterations/replacement of plant and machinery

Site area	Not more than 5 hectares	£462 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£22,859 + £138 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £300,000

### Applications other than Building Works

<b>Car parks, service roads or other accesses</b>	For existing uses	£234
---	-------------------	------

### Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)

Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£34,934 + £138 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £78,000

### Operations connected with exploratory drilling for oil or natural gas

Site area	Not more than 7.5 hectares	£508 for each 0.1 hectare (or part thereof)
	More than 7.5 hectares	£38,070 + £151 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £300,000

Continued on next page...

## Full Applications

(and First Submissions of Reserved Matters; or Technical Details Consent)  
continued...

### Applications other than Building Works continued...

#### Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area	Not more than 15 hectares	£257 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£38,520 + additional £151 for each 0.1 hectare in excess of 15 hectares Maximum fee of £78,000

#### Other operations (winning and working of minerals) excluding oil and natural gas

Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£34,934 + additional £138 for each 0.1 hectare in excess of 15 hectares Maximum fee of £78,000

#### Other operations (not coming within any of the above categories)

Site area	Any site area	£234 for each 0.1 hectare (or part thereof) Maximum fee of £2,028
-----------	---------------	--

#### Change of Use of a building to use as one or more separate dwellinghouses, or other cases

Number of dwellinghouses	Not more than 50 dwellinghouses	£462 for each dwellinghouse
	More than 50 dwellinghouses	£22,859 + £138 for each additional dwellinghouse in excess of 50 Maximum fee of £300,000

#### Other Changes of Use of a building or land

£462

## Lawful Development Certificate

Existing use or operation	Same as Full
Existing use or operation - lawful not to comply with any condition or limitation	£234
Proposed use or operation	Half the normal planning fee.

Continued on next page...



<b>Prior Approval (under Permitted Development rights)</b>	
Larger Home Extensions (from 19 August 2019)	£96
Additional storeys on a home (from 30 July 2021)	£96
Agricultural and Forestry buildings & operations	£96
Demolition of buildings	£96
Communications (previously referred to as 'Telecommunications Code Systems Operators')	£462
Change of use from Commercial/Business/Service (Use Class E), or Betting Office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3) (from 1 August 2021)	£96
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School	£96
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School	£96
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1)	£96
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3) (from 30 July 2021)	£100 for each dwellinghouse
Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3)	£96; or
	£206 if it includes building operations in connection with the change of use
Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these uses and use as Dwellinghouse(s); or Hot Food Takeaways to Dwellinghouses (Use Class C3)	£96; or
	£206 if it includes building operations in connection with the change of use
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3)	£96; or
	£206 if it includes building operations in connection with the change of use

Continued on next page...

<b>Prior Approval (under Permitted Development rights) continued...</b>		
Change of Use of a building from Shops (Use Class A1), Financial and Professional Services (Use Class A2), Betting Offices, Pay Day Loan Shops and Casinos to Restaurants and Cafés (Use Class A3) <b>(redundant from 1 August 2021)</b>		£96; or
		£206 if it includes building operations in connection with the change of use
Change of Use of a building from Shops (Use Class A1) and Financial and Professional Services (Use Class A2), Betting Offices, Pay Day Loan Shops to Assembly and Leisure Uses (Use Class D2) <b>(redundant from 1 August 2021)</b>		£96
Change of Use from Shops (Use Class A1), Professional and Financial Services (Use Class A2), Takeaways (Use Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Use Class B1a) <b>(redundant from 1 August 2021)</b>		£96
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use		£96
Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years		£96
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop		£96
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt		£96
Erection, extension, or alteration of a university building <b>(from 21 April 2021)</b>		£96
Construction of new dwellinghouses <b>(from 2 September 2020)</b>	Not more than 50 dwellinghouses	£334 for each dwellinghouse
	More than 50 dwellinghouses	£16,525 + £100 for each dwellinghouse in excess of 50 Maximum fee of £300,000

Continued on next page...

### Reserved Matters

Approval of reserved matters following outline approval	Full fee due or if full fee already paid then £462 due
---	--

### Removal/Variation/Approval/Discharge of condition

<b>Removal or variation of a condition</b> following grant of planning permission		£234
<b>Discharge of condition(s)</b> – Approval of details and/or confirmation that one or more planning conditions have been complied with	Householder permissions	£34
	All other permissions	£116

### Advertising

Relating to the business on the premises	£132
Advance signs which are not situated on or visible from the site, directing the public to a business	£132
Other advertisements	£462

### Non-material Amendment Following a Grant of Planning Permission

Householder developments	£34
Any other development	£234

### Permission in Principle

Site area	£402 for each 0.1 hectare (or part thereof)
-----------	---

Continued on next page...

## Concessions

**Please note:** Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.

### Exemptions from payment

An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erection of a dwellinghouse) for the purpose of providing:

- Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or
- Facilities designed to secure that person's greater safety, health or comfort.

An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.

Listed Building Consent

Planning permission for relevant demolition in a Conservation Area

Works to Trees covered by a Tree Preservation Order or in a Conservation Area  
Hedgerow Removal

If the application is the first revision of an application for development of the same character or description on the same site by the same applicant:

- For a withdrawn application: Within 12 months of the date the application was received
- For a determined application: Within 12 months of the date the application was granted, refused or an appeal dismissed
- For an application where an appeal was made on the grounds of non-determination: Within 12 months of the period when the giving of notice of a decision on the earlier valid application expired

If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation

If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person

If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question

Continued on next page...

## Concessions continued...

**Please note:** Not all concessions are valid for all application types. Upon receipt of your application, the local authority will check the fee is correct and if the concession is applicable.

### Exemptions from payment continued...

If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area

If the application is for a Certificate of Lawfulness of Proposed Works to a listed building

If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home, or change of uses)

### Reductions to payments

If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £462

If the application is being made on behalf of a parish or community council then the fee is 50%

If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%

In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £462

If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%

If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others

## Fees for cross boundary applications

Where an application crosses one or more local or district planning authorities.

- The amount due is usually 150% of the 'single' fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site); unless
- The 'total' fee (the sum total of each separately calculated fee for each part of the development within each authority's boundary) is smaller. In which case this 'total' fee is the fee due

In either case, the fee should be paid to the authority that contains the larger part of the application site within its boundary.

**ENDS**

## Pre-application advice fees

1. To work out the fee for your enquiry first consider the type of pre-application advice you would like to seek, a written response (see Table 1), a meeting (See Table 2), or an on-site appointment (see Table 3). Please note that the options available depend upon the scale of your proposal.
2. The top row charge relates to planning advice, for example for householder written advice the fee is £84.
3. If you do not wish to choose any add-on options then the fee payable is just that in the top row. However, underneath each development type are additional options. For each additional consultation you choose the fee should be added to create the total fee for the enquiry. These may not all be available, depending on the scale of your proposal.

Example: For a householder proposal, such as an extension, requiring written advice the fee would be £84. If the proposal included any works to the highway you might wish to add highways advice at a further £90. The total fee for this pre-application advice would therefore be £174.

Pre-application advice fees

**TABLE 1: WRITTEN RESPONSE (Includes VAT)**

Written Response Only		Householder or Non-residential 1-199 sqm	1-9 Dwellings or Non-residential 200-999 sqm	10-49 Dwellings or Non-residential 1000-4999 sq m	50-200 Dwellings or Non-residential 5000+ sqm
<b>Step One</b> Initial fee for pre app advice	PlanningCaseOfficer	£84.00	£138.00	£252.00	£486.00
	<b>With optional additional charge/s of:</b>	+	+	+	+
<b>Step Two</b> Addtheinclusionofadvicefrom 1 or more of our pre app partners as needed.	Highways	£90.00	£180.00	£228.00	£288.00
	Floods	N/a	N/a	£300.00	£480.00
	Landscape	N/a	N/a	£252.00	*50-99 £336.00 100+ £504.00
	Ecology	N/a	N/a	£252.00	*50-99 £336.00 100+ £504.00

Pre-application advice fees

**TABLE 2: MEETING AND WRITTEN RESPONSE (Includes VAT)**

Meeting and written response **		Householder or Non-residential 1-199sqm	1-9 Dwellings or Non-residential 200-999sqm	10-49 Dwellings or Non-residential 1000-4999 sqm	50-200 Dwellings or Non-residential 5000+ sqm
<b>Step One</b> Initial fee for pre app advice	PlanningCaseOfficer	£138.00	£282.00	£504.00	£1152.00
	<b>With optional additional charge/s of:</b>	+	+	+	+
<b>Step Two</b> Add the inclusion of advice from 1 or more of our pre app partners as needed.	Highways	£132.00	£264.00	£336.00	£420.00
	Floods	N/a	N/a	£420.00	£780.00
	Landscape	N/a	N/a	£588.00	*50-99 £504.00 100+£756.00
	Ecology	N/a	N/a	£588.00	*50-99 £504.00 100+£756.00
	<b>With optional additional charge of:</b>	+	+	+	+
<b>Step Three</b> Further meetings as needed with case officer post response	Additional DM Meeting	£54.00	£138.00	£252.00	£360.00



Pre-application advice fees

**TABLE 3: APPOINTMENT ON SITE**

Appointment on site and written response		Listed Building Heritage Enq Only	1-9 Dwellings or Non-residential 1-999 sq m	10-49 Dwellings or Non-residential 1000-4999 sqm	50-200 Dwellings or Non-residential 5000+ sq m
<b>Step One</b> Initial fee for pre app advice	PlanningCaseOfficer	£282.00 (Only Heritage Officer)	£336.00	£792.00	£1512.00
	<b>With optional additional charge/s of:</b>	+	+	+	+
<b>Step Two</b> Addtheinclusionofadvicefrom 1 or more of our pre app partners as needed.	Heritage	N/a	£282.00	£588.00	*50-99 £504.00 100+ £756.00
	Highways	N/a	£348.00	£422.00	£512.00
	Floods	N/a	N/a	£480.00	£660.00
	Landscape	N/a	N/a	£588.00	*50-99 £504.00 100+£756.00
	Ecology	N/a	N/a	£588.00	*50-99 £504.00 100+ £756.00
	<b>With optional additional charge/s of:</b>	+	+	+	+
<b>Step Three</b> Further meetings as needed with case officer post response	Additional DM Meeting at Council Offices	N/a	£138.00	£252.00	£360.00

**Pre-application advice fees**

**TABLE 4: Additional Available Activities**

The options below are only available as an addition to a pre-application enquiry and not as a stand-alone request.

	<b>Additional Available Activities</b>	<b>1-9 dwellings or Non-residential 1-999 sq m</b>	<b>10-49 dwellings or Non-residential 1000-4999 sqm</b>	<b>50-200 dwellings or Non-residential 5000+ sq m</b>
A	Scoping for Transport Assessment***	N/a	N/a	£552.00
B	Review of Draft Transport Statement***	£498.00	£714.00	N/a
C	Review of Draft Transport Assessment***	N/a	N/a	£756.00
D	Travel Plans***	N/a	£283.00	£390.00
E	SCC Review S.106 ***	N/a	N/a	N/a
	i) Highways	£243.00	£354.00	£586.00
	ii) Legal	£600.00	£600.00	£600.00
F	Viability Review (Pre-application and planning application) ***	N/a	£3600.00	£4200.00

## Pre-application advice fees

### NOTES

Planning Performance Agreements can be made for larger or more complex sites, please contact us to discuss this.

For sites that include different types of development the fee payable will be whichever is higher, although for complex sites a PPA may be more appropriate.

### Exemptions

Exemptions to fees will apply in the following circumstances:

- Enquiries relating to proposals for alterations or extensions to a dwelling house for the benefit of a registered disabled person
- Enquiries relating to a proposal for operations to provide a means of access for disabled persons to a building to which members of the public are admitted
- Enquiries made by or on behalf of a non-profit making sports club in respect of playing fields not involving new buildings

Enquiries made by or on behalf of the Town or Parish Council are subject to a 50% reduction

There is no charge for advertisement enquiries

\* In this category the charge for 100+ dwellings also relates to 5,000 sq m non residential

\*\* The meeting will be of the applicant's choice – and can be face to face, or via telephone/skype etc. if preferred

\*\*\*This activity is only available as an addition to a pre-application enquiry, not as a stand-alone enquiry.



# Babergh & Mid Suffolk Building Control

## The Building (Local Authority Charges) Regulation 2010. (SI 2010/404)

### Guidance on Building Regulation Charges From 1<sup>st</sup> April 2020



The charges for Building Regulation work are intended to cover the cost of the service.

All charges will be individually determined. A written quote will need to be obtained from us. In order to provide an accurate quote we will need a reasonable amount of information from you. If you need a quote, please ring our 01449 724510 for both Babergh and Mid Suffolk Support teams to discuss your project.

The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council officers' average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:

1. The existing use of a building, or the proposed use of the building after completion of the building work;
2. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;
3. The floor area of the building or extension;
4. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used;
5. The estimated duration of the building work and the anticipated number of inspections to be carried out;
6. The duration of the building work from commencement to completion does not exceed 24 months. Should this result in additional work being undertaken by the council then supplementary charges may be incurred.
7. The design and building work is undertaken by a person or company that is competent to carry out the design and building work in question. If this is found not to be the case and as a consequence it results in additional work being carried out by the council then supplementary charges may be incurred.
8. The estimated cost of the building work;
9. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. related to competent person/self certification schemes);
10. Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);
11. Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
12. Whether an application or building notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same the council;
13. Whether chargeable advice has been given which is likely to result in less time being taken by the council to perform that function;
14. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

## Reductions to Charges

The charges are calculated on the basis that electrical work in any dwelling is carried out by an electrician registered with an accredited competent persons scheme; commonly known as a Part P electrician. If this is not to be the case then a further charge is payable for Building Control to inspect the works, please contact the Building Control team to discuss the appropriate charge. In that case, the electrical wiring must be inspected by Building Control before it is covered over.

Where there is multiple works being considered under the same application and all of the works are to be constructed at the same time, charges will be based upon the aggregate floor areas of any extensions plus charges that might apply to any other alteration work. A discount will then be applied to the total charge, please phone for a quote. However, if all the work is not subsequently carried out at the same time then supplementary charges will become payable.

It is therefore very important that if you are acting as an agent for your client, that you agree all of the above relevant information with them. As can be seen, decisions made at application stage can affect the level of charges to be paid. As some if not all of these are usually paid by the client, please make sure that they are kept fully informed of how much they are paying, what it is for and any reductions they are receiving together with any conditions applicable.

## Work Exempt from Charges

Certain work, subject to Regulation 4 of "The (Local Authority Charges) Regulations 2010", that is intended solely for the benefit of disabled persons is not subject to charges. Full details are shown in the full charges scheme.

## Pre Application Advice

We are always happy to engage in discussion about any proposed project. Advice up to 1 hour in duration prior to an application being made is free of charge. Where extensive advice on a more complex project would be beneficial we would need to agree the basis upon how this would be undertaken beforehand.

## Additional Notes

Where building work is carried out under a Building Notice, the time to carry out the building regulation function is greater; this results in a higher charge as detailed in the tables. The same is true in dealing with an application for a Regularisation Certificate.

If a full plans application is deposited with little or no specification details or lacks properly prepared drawings and work commences before it is approved; it is in effect the same as a building notice. As the time to carry out the building regulation function in these circumstances is also greater and the resultant additional costs are higher then additional charges will become payable.

A copy of the full scheme and further details can be viewed at the Council Offices by request.

## OUR PURPOSE

*To ensure the built environment is safe, energy efficient and accessible to everyone.*



Welcome • Witamy • مرحباً • Sveiki


If you would like this document in another language or format, or if you require the services of an interpreter, please contact us.

Jeżeli chcieliby Państwo otrzymać ten dokument w innym języku lub w innym Formacie albo jeżeli potrzebna jest pomoc tłumacza, to prosimy

إذا أردت هذه الوثيقة بلغة أخرى أو بطريقة أخرى، أو إذا كنت بحاجة إلى خدمات مترجم، فنرجو أن تقوم بالاتصال بنا.

☎ 0845 6 066 067

For support available to individuals and businesses during the pandemic, please [visit our Covid-19 page](#)



[Contact Us](#)

Apply

Report

Pay

[Home](#) > [Planning](#) > Land Charges

## Land Charges

Please note: it is NOT possible to cancel a requested search after 48 hours

Our fee structure is as follows:

These apply to requests submitted via the Royal Mail (hard copy) or our preferred method using one of the links below.

Description	New Fee
Official Search Certificate LLC1 & CON29	£178.00
CON29 only (Inc VAT)	£151.20
LLC1 only	£26.80
Each Optional enquiry CON29O (Inc VAT)	£12.00
Each additional parcel LLC1 only	£5.00
Each additional parcel CON29 (Inc VAT)	£16.00
Personal searches if collected	Free
Emailed Personal Search	£22.00
Each individual Q from CON29*	£3.00
*Admin fee for compilation	£5.00



Search information

Drainage questions  
and water searches

Commons and  
village green  
enquiries

Fire Service -  
Prospective buyers

Request official  
search and CON29

Request Personal  
Search

Request for Copy  
Documents

Contact Us

[Your Right to Information](#)

© 2021 Babergh District Council and Mid Suffolk District Council

[Terms & Disclaimer](#) | [Accessibility](#) | [Cookies](#) | [Parish Clerks](#)

Select Language ▼

The Public Sector Transformation Awards



For Asset Management and Regeneration



For Customer Focus in Planning Enforcement



For Council of the Year

# STATUTORY INSTRUMENTS

2008 No. 2095

## ROAD TRAFFIC, ENGLAND AND WALES

### The Removal, Storage and Disposal of Vehicles (Prescribed Sums and Charges) Regulations 2008

*Made*

*28th July 2008*

*Laid before Parliament*

*5th August 2008*

*Coming into force*

*1st October 2008*

The Secretary of State makes the following Regulations in exercise of the powers conferred by subsections 101A(3), 101A(4), 102(2), 103(3) and 142(1) of the Road Traffic Regulation Act 1984 (1) and sections 4(5), (6), 5(1), 10(1) and 11(1) of the Refuse Disposal (Amenity) Act 1978 (2).

In accordance with section 134(2) of the Road Traffic Regulation Act 1984, the Secretary of State has consulted with representative organisations as she thinks fit.

#### **Citation, commencement and extent**

1.—(1) These Regulations may be cited as the Removal, Storage and Disposal of Vehicles (Prescribed Sums and Charges) Regulations 2008 and shall come into force on 1st October 2008.

(2) These Regulations extend to England and Wales.

#### **Revocation and transitional provisions**

2.—(1) Subject to paragraph (2), the Removal, Storage and Disposal of Vehicles (Prescribed Sums and Charges etc) Regulations 1989 (3) are revoked.

(2) In relation to vehicles removed prior to 1 October 2008, nothing in these Regulations shall have effect and the provisions mentioned in paragraph (1) shall continue to have effect.

#### **Interpretation**

3.—(1) In these Regulations—

“the 1978 Act” means the Refuse Disposal (Amenity) Act 1978;

“the 1984 Act” means the Road Traffic Regulation Act 1984;

“laden” means that the vehicle is carrying a load;

“load” means anything other than—

- (a) the body and all parts of the vehicle which are necessary to or ordinarily used with the vehicle when working on a road;
- (b) any water, fuel or accumulators used for the purpose of the supply of power for the propulsion of the vehicle;
- (c) the driver, any passengers and their personal effects;
- (d)

a crane, works truck as defined in regulation 3(2) of the Road Vehicles (Construction and Use) Regulations 1986(4), or other special appliance or apparatus which is a permanent or essentially permanent fixture of the vehicle; and

- (e) any containers or other equipment intended or adapted for the purpose of holding or carrying a load by the vehicle;

“MAM” means maximum authorised mass as defined in regulation 3(1) of the Motor Vehicles (Driving Licences) Regulations 1999 (5);

“off road” means that no part of the vehicle is in contact with the road;

“on road” means that any part of the vehicle is in contact with the road;

“road” means any length of highway or of any other road to which the public has access, and includes bridges over which a road passes;

“substantially damaged” means such damage to a vehicle that in the reasonable opinion of a constable it cannot be driven safely on the road;

“two wheeled vehicle” means a mechanically propelled vehicle constructed or adapted to have two wheels or less and the MAM of which does not exceed 3.5 tonnes;

“unladen” means that the vehicle is not carrying a load;

“vehicle” has the same meaning as in section 99(5) of the 1984 Act.

(2) For the purposes of regulation 4, a vehicle will only be considered upright if all parts of the vehicle are upright.

(3) Each period of 24 hours referred to in regulation 5 shall be reckoned from noon on the first day after removal during which the place at which the vehicle is stored is open for the claiming of vehicles before noon.

(4) For the purposes of regulations 4, 5 and 6 the MAM of a vehicle includes the MAM of any trailer attached to that vehicle.

### Charges in relation to the removal of vehicles

4. The prescribed sum in respect of removal, for the purposes of sections 101A(3), 101A(4) and 102(2)(a) of the 1984 Act and sections 4(5), 4(6) and 5(1)(a) of the 1978 Act, in respect of vehicles set out in column 1 of Table 1 shall be the sum specified in relation to those vehicles in columns 2 to 5 of that Table, the particular sum to be determined by reference to the MAM of the vehicle as described in row 1 of that Table and, for vehicles exceeding 7.5 tonnes MAM and not falling within row 2, whether the vehicle is laden or unladen.

**Table 1 – Regulation 4**

	1	2	3	4	5
1	<i>Vehicle position and condition</i>	<i>Vehicle equal to or less than 3.5 tonnes MAM</i>	<i>Vehicle exceeding 3.5 tonnes MAM but equal to or less than 7.5 tonnes</i>	<i>Vehicle exceeding 7.5 tonnes MAM but equal to or less than 18 MAM</i>	<i>Vehicle exceeding 18 tonnes MAM</i>
2	Vehicle on road, upright and not substantially damaged or any two wheeled vehicle whatever its condition or position on or off the road	£150	£200	£350	£350
3	Vehicle, excluding a two wheeled vehicle, on road but either not upright or	£250	£650	Unladen—£2000	Unladen—£3000



	1	2	3	4	5
1	Vehicle position and condition	Vehicle equal to or less than 3.5 tonnes MAM	Vehicle exceeding 3.5 tonnes MAM but equal to or less than 7.5 tonnes	Vehicle exceeding 7.5 tonnes MAM but equal to or less than 18 MAM	Vehicle exceeding 18 tonnes MAM
	substantially damaged or both			Laden—£3000	Laden—£4500
4	Vehicle, excluding a two wheeled vehicle, off road, upright and not substantially damaged	£200	£400	Unladen—£1000	Unladen—£1500
				Laden—£1500	Laden—£2000
5	Vehicle, excluding a two wheeled vehicle, off road but either not upright or substantially damaged or both	£300	£850	Unladen—£3000	Unladen—£4500
				Laden—£4500	Laden—£6000

#### Charges in relation to the storage of vehicles

5. The prescribed sum or prescribed scale in respect of storage, for the purposes of sections 101A(3), 101A(4) and 102(2)(b) of the 1984 Act and sections 4(5), 4(6) and 5(1)(b) of the 1978 Act, for each period of 24 hours or a part thereof during which the vehicle is in the custody of the chief officer of a police force or the local authority as the case may be, with regards to vehicles set out in row 1 of Table 2, shall be the sum specified in relation to those vehicles in row 2 of that Table.

**Table 2 – Regulation 5**

	1	2	3	4	5
1	Two wheeled vehicle	Vehicle, not including a two wheeled vehicle, equal to or less than 3.5 tonnes MAM	Vehicle exceeding 3.5 tonnes MAM but equal to or less than 7.5 tonnes MAM	Vehicle exceeding 7.5 tonnes MAM but equal to or less than 18 MAM	Vehicle exceeding 18 tonnes MAM
2	£10	£20	£25	£30	£35

#### Charges in relation to the disposal of vehicles

6.—(1) The prescribed sum for determining the charges recoverable for the disposal of vehicles for the purpose of section 4(6) of the 1978 Act in respect of vehicles set out in row 1 of Table 3 shall be the sum specified in relation to those vehicles in row 2 of that Table.

(2) The prescribed manner for determining the charges recoverable for the disposal of vehicles for the purposes of sections 102(2)(c) of the 1984 Act and 5(1)(c) of the 1978 Act in respect of vehicles set out in row 1 of Table 3 shall be by reference to a single sum specified in relation to those vehicles in row 2 of that Table.

**Table 3 – Regulations 6**

1	2	3	4	5
---	---	---	---	---

1	<del>Two wheeled vehicle</del>	<del>Vehicle, not including a two wheeled vehicle, equal to or less than 3.5 tonnes MAM</del>	<del>Vehicle exceeding 3.5 tonnes MAM but equal to or less than 7.5 tonnes MAM</del>	<del>Vehicle exceeding 7.5 tonnes MAM but equal to or less than 18 MAM</del>	<del>Vehicle exceeding 18 tonnes MAM</del>
1	Two wheeled vehicle	Vehicle, not including a two wheeled vehicle, equal to or less than 3.5 tonnes MAM	Vehicle exceeding 3.5 tonnes MAM but equal to or less than 7.5 tonnes MAM	Vehicle exceeding 7.5 tonnes MAM but equal to or less than 18 MAM	Vehicle exceeding 18 tonnes MAM
2	£50	£75	£100	£125	£150

Vernon Coaker  
Parliamentary Under Secretary of State

Home Office  
28th July 2008

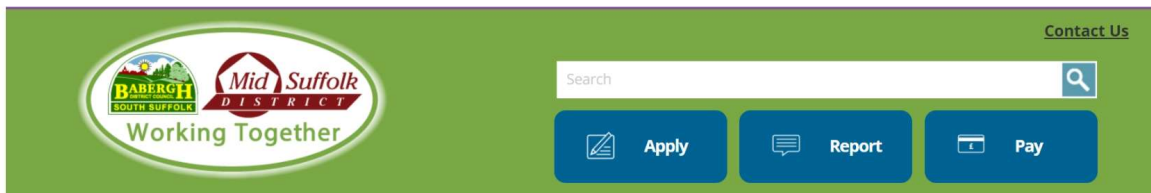
### EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations prescribe the charges that apply in respect of the removal, storage and disposal of vehicles under the Road Traffic Regulation Act 1984 and the Refuse Disposal (Amenity) Act 1978. The charges were previously £105 for removal, £12 for storage per 24 hour period or part thereof and £50 for disposal.

- 
- (1) [1984 c.27](#) as amended by sections 91 and 98 of and paragraphs 3(1)(b) , 3(2), 4(1) and 4(2) of Schedule 11 and Schedule 12 to the Traffic Management Act [2004 \(c. 18\)](#) . Section 103(3) was inserted by paragraph 33 of Schedule 4 to the Road Traffic Act [1991 \(c. 40\)](#). There are other amendments which are not relevant to these Regulations.
  - (2) [1978 c. 3](#). Section 4 has been amended by sections 12 and 107 of and Schedule 5 to the Clean Neighbourhoods and Environment Act [2005 \(c. 16\)](#), sections 1 and 194 of and Schedules 3 and 34 to the Local Government, Planning and Land Act [1980 \(c. 65\)](#) and [S.I. 1985/1884](#). Section 5 has been amended by [S.I. 1985/1884](#) and sections 9 and 102 of and paragraph 4 of Schedule 6 to the Local Government Act [1985 \(c. 51\)](#). There are no relevant amendments to sections 10 or 11.
  - (3) [S.I. 1989/744](#) as amended by [S.I. 1993/1415](#), [S.I. 1993/550](#), [S.I. 1991/336](#). There are other amendments but these relate to Scotland only.
  - (4) [S.I. 1986/1078](#), to which there are amendments not relevant to these Regulations.
  - (5) [S.I. 1999/2864](#), to which there are amendments not relevant to these Regulations.

For support available to individuals and businesses during the pandemic, please [visit our Covid-19 page](#)



The banner features the Babergh South Suffolk logo on the left and the Mid Suffolk District logo on the right, with the slogan "Working Together" below them. To the right of the logos is a search bar with a magnifying glass icon. Below the search bar are three blue buttons: "Apply" with a document icon, "Report" with a speech bubble icon, and "Pay" with a wallet icon. A "Contact Us" link is located in the top right corner of the banner.

[Home](#) > [Environment](#) > [Parking](#) > Mid Suffolk Car & Lorry parks

## Mid Suffolk Car & Lorry parks

We operate 13 car and lorry parks across Mid Suffolk, which are listed on this webpage.

Need more time on the car? Go cashless and [head to our MiPermit portal](#).

You can also download the MiPermit smartphone app for [iOS \(iPhone\)](#) or [Android](#), or find alternative ways to pay displayed in our car parks.

### Debenham

#### Cross Green Car Park

15 spaces, 24 Hour Max Stay, FREE

[Google Maps reference for Cross Green Car Park](#)

### Eye

#### Buckshorn Lane Car Park

25 spaces, 24 Hour Max Stay, FREE

[Google Maps reference for Buckshorn Lane Car Park](#)

#### Cross Street Car Park

25 spaces, 24 Hour Max Stay, FREE

[Google Maps reference for Cross Street Car Park](#)

### Needham Market

#### Station Yard car park

31 spaces, 24 Hour Max Stay, FREE

[Google Maps reference for Station Yard Car Park](#)

#### Hurstlea Road car park

This car park is now closed to enable us to deliver much-needed homes in Needham Market. Alternative long-term parking is available at Barrett's Lane, with recycling facilities available at Station Yard car park.

#### In this section

- [Apply for season tickets and parking permits](#)
- [Babergh Car & Lorry Parks](#)
- [Blue Badge Scheme](#)
- [Civil Parking Enforcement](#)
- [Joint Area Parking Management Plan](#)
- [Mid Suffolk Car & Lorry parks](#)
- [Parking Strategy Consultation](#)



## Stowmarket

### Bury Street Car Park

89 spaces, 24 Hour Max Stay

[Read more information about Bury Street Car Park](#)

### Gipping Way Coach & Lorry Park

12 coach & lorry bays, 48 hours for Heavy Goods Vehicles, 3 hours for vehicles 6am to 6pm

[Google Maps reference for Gipping Way Coach & Lorry Park](#)

### Iliffe Way Car Park

90 spaces, 24 Hour Max Stay

[Read more information about Iliffe Way Car Park](#)

### Ipswich Street Car Park (also known as Regal Theatre Car Park)

82 spaces, 24 Hour Max Stay

[Read more information about Ipswich Street Car Park](#)

### Meadow Centre Car Park (also known as Asda Car Park)

267 spaces, 3 Hour Max Stay

[More information about Meadow Centre Car Park](#)

### Milton Road Car Park (also known as Morrisons Car Park)

168 spaces, 3 Hour Max Stay

[Read more information about Milton Road Car Park](#)

### Union Street Car Park

26 spaces, 24 Hour Max Stay

[Read more information about Union Street Car Park](#)

### Union Street West Car Park

77 Spaces 24 Hour Max Stay

[Read more information about Union Street West Car Park](#)

## Woolpit

### The Street Car Park


24 spaces, 24 Hour Max Stay, FREE

[Google Maps reference for The Street Car Park](#)


Your Right to Information





For support available to individuals and businesses during the pandemic, please [visit our Covid-19 page](#)



[Contact Us](#)

 **Apply**

 **Report**

 **Pay**

[Home](#) > [Environment](#) > [Dog control](#) > I have lost my dog

# I have lost my dog

If you have lost your dog please contact us by telephone, or by completing our online form which also allows you to upload a photograph of the dog. When reporting your dog, please give us as much information as possible (including breed, sex, colour, distinguishing features, identification, and the location and time it was lost). We can let you know if we have had any reports of found dogs matching your dog's description. If not, we will put details of your lost dog on our files and contact you if we have any reports of dogs matching its description.

You can also telephone our kennelling provider, West End Farm Kennels, on 01449 737641.

You may also wish to contact local vets and animal shelters as well as Councils bordering the Babergh and Mid Suffolk Districts, if you think your dog may have been reported to them. You may also like to report your dog to the national website [Dog lost](#).

**Report a lost dog >**

**In this section**

- [> Dangerous dogs](#)
- [> Dog fouling](#)
- [> Dog welfare](#)
- [> I have found a dog](#)
- [> I have lost my dog](#)
- [> Responsible dog ownership](#)



## What happens if my dog has been collected by the Council?

All found dogs collected by the Council are taken to our kennels where they will be kept for seven days to be reclaimed by the owner. All dogs are scanned for microchips and we will attempt to contact the owner to notify them that we have the dog. After this time, they become the responsibility of the kennels who will make efforts to re-home them where possible. This can be difficult where the history of the dog is unknown.

If your dog has been seized as a stray and taken to the kennels, you will be required to pay a fee to reclaim it. This fee will depend on whether the dog was wearing identification, whether its the first time the dog has been seized, and how long it has been at the Council's kennels. The fee includes a Government set fine.

West End Farm Kennels are able to accept payments by debit and credit card, including over the phone. Please note that West End Farm Kennels will charge a £2.50 fee for use of credit cards (no charge for debit cards).

[Your Right to Information](#)

Select Language ▼





For support available to individuals and businesses during the pandemic, please [visit our Covid-19 page](#)

[Home](#) > [Environment](#) > Public Rights of Way

## Public Rights of Way

Suffolk County Council (SCC) are responsible for maintaining public rights of way. To report an issue, such as a broken signpost or an obstruction, you must contact them.

[Report a public rights of way issue >](#)

- [Access general information about public rights of way \(from SCC\)](#) (Information on footpaths, bridleways, restricted byways and byways open to all traffic)
- [View a working copy of the Definitive Map \(provided by SCC\)](#) (shows all legally recorded public rights of way)

## Current Public Notices about Public Path Orders

- [Babergh District Council \(Polstead Footpath No 35 \(part\) Public Path Diversion Order 2021\)](#)
- [Public notice - Polstead Public Footpath No 35](#)
- [Explanatory statement - Polstead Public Footpath No 35](#)

## Creating, diverting or extinguishing a public right of way

If you are proposing to create, divert or extinguish a public right of way, you may find the following information helpful:

- [Read our guidance notes about the process of applying \(to make a permanent change to the public rights of way network\)](#)
- [Guidance on charges for public path orders and agreements \(2021-22\)](#)
- [A guide to definitive maps and changes to public rights of way \(from Natural England\)](#)

## Creating a public footpath, bridleway or restricted byway

It is strongly recommended you speak with Sharon Berry (Communities Officer for Public Rights of Way) before making an application.

- [Email Sharon Berry](#)
- Phone Sharon Berry on [01449 724634](tel:01449724634)

[Apply to create a public footpath, bridleway or restricted byway >](#)

[Accompanying guidance notes for creating a public footpath, bridleway or restricted byway](#)

### Diverting a public footpath, bridleway or restricted byway

[Apply to divert a public footpath, bridleway or restricted byway >](#)

[Accompanying guidance notes for diverting a public footpath, bridleway or restricted byway](#)

### Extinguishing a public footpath, bridleway or restricted byway

[Apply to extinguish a public footpath, bridleway or restricted byway >](#)

[Accompanying guidance notes for extinguishing a public footpath, bridleway or restricted byway](#)

#### In this section

- Abandoned and nuisance vehicles
- Air quality
- Asbestos in the home
- Climate change
- Contaminated land
- Dog control
- Energy conservation and sustainability
- Environmental permits
- Flooding, sewers and drains
- Grass cutting and grounds maintenance
- Noise, smoke and other nuisances
- Parking
- Pest control
- Private water supplies
- Public Health Funerals
- **Public Rights of Way**
- Street care
- Tree for Life
- Trees and hedges



#### Your Right to Information

© 2021 Babergh District Council and Mid Suffolk District Council

[Terms & Disclaimer](#) | [Accessibility](#) | [Cookies](#) | [Parish Clerks](#)

Select Language ▼



**TABLE A** **New Dwellings**

These standard charges tables come into effect on 1<sup>st</sup> September 2017. They should be read in conjunction with "Guidance on Building Regulation Charges"

**Dwelling-houses and Flats not exceeding 300m<sup>2</sup> or more than 3 storeys**

Please note that the Charges marked with an \* have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If this is not the case then the supplementary Plan Charge or Building Notice Charge as listed in A7 must also be paid. In that case, the electrical wiring must be inspected by Building Control before it is covered over.

Code	Category of Work		Plan Charge*	Inspection Charge	Building Notice Charge*	Regularisation Charge*
------	------------------	--	--------------	-------------------	-------------------------	------------------------

**New Build Dwellings**

A1	1 Dwelling	Charge	£185.00	£545.00	£805.00	
		VAT	£37.00	£109.00	£161.00	
		<b>Total</b>	<b>£222.00</b>	<b>£654.00</b>	<b>£966.00</b>	<b>Quote</b>

**Notifiable Electrical work (in addition to the above, where applicable)**

A7	Electrical work where a satisfactory certificate will not be issued by a Part P registered electrician	Charge	Phone for quote			
		VAT				
		<b>Total</b>				

**VAT is at 20%, with the exception on Regularisation Charges as these are VAT exempt.**

**TABLE B** **Work to an Existing Single Dwelling**

Limited to work not more than 3 storeys above ground level

**Detached Buildings & Extensions**

B1	Extension with a total floor area not exceeding 10m <sup>2</sup>	Charge	£75.00	£215.00	£320.00	
		VAT	£15.00	£43.00	£64.00	
		<b>Total</b>	<b>£90.00</b>	<b>£258.00</b>	<b>£384.00</b>	<b>Phone for quote</b>
B2	Extension with a total floor area exceeding 10m <sup>2</sup> but not exceeding 100m <sup>2</sup>	Charge	£150.00	£445.00	£655.00	
		VAT	£30.00	£89.00	£131.00	
		<b>Total</b>	<b>£180.00</b>	<b>£534.00</b>	<b>£786.00</b>	<b>Phone for quote</b>
B3	A detached building or an extension which; has a floor area not exceeding 100m <sup>2</sup> and is used as a garage, carport or store or any combination thereof	Charge	£95.00	£285.00	£420.00	
		VAT	£19.00	£57.00	£84.00	
		<b>Total</b>	<b>£114.00</b>	<b>£342.00</b>	<b>£504.00</b>	<b>Phone for quote</b>
B4	A detached habitable domestic building (not used for sleeping) with a floor area not exceeding 50m <sup>2</sup>	Charge	£105.00	£315.00	£460.00	
		VAT	£21.00	£63.00	£92.00	
		<b>Total</b>	<b>£126.00</b>	<b>£378.00</b>	<b>£552.00</b>	<b>Phone for quote</b>

# TABLE B Work to an Existing Single Dwelling (cont)

Code	Category of Work		Full Plans		Building Notice Charge*	Regularisation Charge*
			Plan Charge*	Inspection Charge		
<b>Conversions</b>						
B5	Loft conversion (Maximum floor area of 50m <sup>2</sup> - if over 50m <sup>2</sup> contact for quote)	Charge	£120.00	£365.00	£530.00	Phone for quote
		VAT	£24.00	£73.00	£106.00	
		<b>Total</b>	<b>£144.00</b>	<b>£438.00</b>	<b>£636.00</b>	
B6	Conversion of attached or integral garage or attached outbuilding to form 1 or 2 rooms for residential use	Charge	£75.00	£225.00	£330.00	Phone for quote
		VAT	£15.00	£45.00	£66.00	
		<b>Total</b>	<b>£90.00</b>	<b>£270.00</b>	<b>£396.00</b>	
<b>Alterations</b>						
B7	Renovation of a thermal element	Charge	£30.00	£95.00	£140.00	Phone for quote
		VAT	£6.00	£19.00	£28.00	
		<b>Total</b>	<b>£36.00</b>	<b>£114.00</b>	<b>£168.00</b>	
B8	Replacement of windows, roof lights, roof windows or external glazed doors	Charge	£30.00	£95.00	£140.00	Phone for quote
		VAT	£6.00	£19.00	£28.00	
		<b>Total</b>	<b>£36.00</b>	<b>£114.00</b>	<b>£168.00</b>	
B9	Cost of work not exceeding £1,000	Charge	£30.00	£95.00	£140.00	Phone for quote
		VAT	£6.00	£19.00	£28.00	
		<b>Total</b>	<b>£36.00</b>	<b>£114.00</b>	<b>£168.00</b>	
B10	Cost of work exceeding £1,000 but not exceeding £5,000 (Including Renewable Energy systems or a packaged sewage treatment plant of whatever cost)	Charge	£55.00	£160.00	£285.00	Phone for quote
		VAT	£11.00	£32.00	£57.00	
		<b>Total</b>	<b>£66.00</b>	<b>£192.00</b>	<b>£342.00</b>	
B11	Cost of work exceeding £5,000 but not exceeding £25,000	Charge	£90.00	£275.00	£400.00	Phone for quote
		VAT	£18.00	£55.00	£80.00	
		<b>Total</b>	<b>£108.00</b>	<b>£330.00</b>	<b>£480.00</b>	

### Multiple Work Reduction

Where there is multiple works being considered under the same application and all of the works are to be constructed at the same time, charges will be based upon the aggregate floor areas of any extensions plus charges that might apply to any other alteration work.

**For any commercial works or works which require quotation please contact the office.**

01449 724510

[www.babergh.gov.uk](http://www.babergh.gov.uk)[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

01449 724984

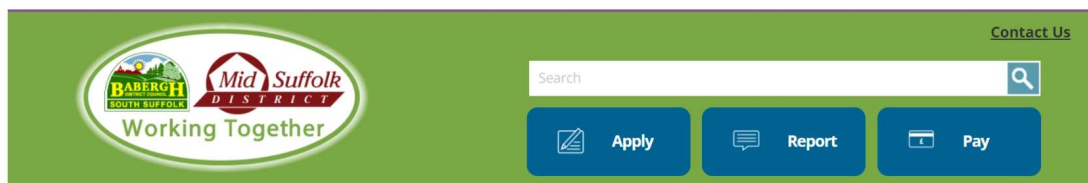
### Babergh & Mid Suffolk District Councils

Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

[building.control@baberghmidsuffolk.gov.uk](mailto:building.control@baberghmidsuffolk.gov.uk)



For support available to individuals and businesses during the pandemic, please [visit our Covid-19 page](#)



[Home](#) > [Building Control](#) > [Building Control Services and Information](#) > Energy performance and assessment

## Energy performance and assessment

Every new dwelling in the UK must achieve minimum energy performance standards. To demonstrate compliance with the Building Regulations all new dwellings must be accompanied by an Energy Assessment and Energy Performance Certificate.

Babergh Building Control are able to produce Energy Assessments and Energy Performance Certificates for new dwellings, please see below for more information or contact us.

### What are Energy Performance Certificates and Energy Assessments?

An Energy Assessment is a calculation to show that a new dwelling will comply with the requirements of the Building Regulations. It is usually produced in two stages; the first at 'design' stage to show compliance of a proposed dwelling and the second at 'as built' stage to show compliance of the completed dwelling. The Energy Performance Certificate is a separate document that shows the energy rating of the dwelling and the calculated CO2 (Carbon Dioxide) emissions of that dwelling.

### When are the Assessments and Certificates required?

Building control will require a copy of the 'design' stage energy assessment when an application is made for Building Regulations. The updated 'as built' submission will be required before a Building Regulation Completion Certificate can be issued. The Energy Performance Certificate will also be required before a completion certificate can be produced and legally should be submitted within 5 days of practical completion of the dwelling.

### Who can produce Certificates and Assessments?

An Energy Performance Certificate must be created by a qualified Energy Assessor who will usually produce the Energy Assessment as well. Babergh and Mid Suffolk both have qualified Energy Assessors who will usually be able to help you with your requirements for developments in and out of the Babergh and Mid Suffolk area.

### How much will it cost?

The cost of producing an Energy Assessment and Energy Performance Certificate will vary depending upon the complexity of the proposed building. We will be happy to quote for any particular proposal, please contact us for more details.

### How do I request a Certificate or Assessment?

Please contact us for a quote, once the quote has been accepted and instruction received we will begin creating your assessment.

### My Dwelling is completed, what do I do?

If you are using our services for the supply of the Assessment and Energy Performance Certificate, please complete the As Built Details Form so that we can produce the 'As Built' Assessment and the Certificate or contact us for more information.

[Link to SAP as built details form](#)

If you are not using us please contact your chosen energy assessor for further information.

Did you know you can book a site inspection with one of our building control surveyors while you're on the move?

[Download the LABC app >](#)

#### In this section

- [Employing an agent, architect or builder](#)
- [Energy performance and assessment](#)
- [LABC services](#)



[Your Right to Information](#)

© 2021 Babergh District Council and Mid Suffolk District Council

[Terms & Disclaimer](#) | [Accessibility](#) | [Cookies](#) | [Parish Clerks](#)

Select Language ▾



# COMMUNITY INFRASTRUCTURE LEVY MID SUFFOLK CHARGING SCHEDULE



## 1. Introduction

- 1.1 This Schedule has been prepared, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended).

<b>The Charging Authority:</b>	<b>Mid Suffolk District Council</b>
<b>Date of Approval:</b>	<i>21 January 2016</i>
<b>Date of Effect:</b>	<i>11 April 2016</i>

## 2. Scope of CIL Charges

- 2.1 For the purposes of Part 11 of the Planning Act 2008, **Mid Suffolk District Council** is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within its administrative area.

## 3. CIL Rates

- 3.1 The Council has produced district wide viability evidence to inform the setting of its CIL rates which apply across the whole of **Mid Suffolk District Council's** administrative area and are set out in **Table 01** below:-

**Table 01 – Mid Suffolk District Council CIL Rates**

<b>Development Type*</b>	<b>Zone</b>	<b>Proposed CIL rate (per sqm)</b>
<b>Residential development (1-14 dwellings)</b> (Use Class C3, excluding 'specialist older persons housing'**)	Low	£75
<b>Residential development (15+ dwellings)</b> (Use Class C3, excluding 'specialist older persons housing'**)	Low	£50
<b>Residential development</b> (Use Class C3, excluding 'specialist older persons housing'**)	High	£115
<b>Strategic Sites</b> (Chilton Leys, Ashes Farm, Farriers Road and Union Road – Stowmarket, Eye Airfield, Lake Park – Needham Market)	n/a	£0
<b>Wholly or mainly Convenience retail***</b>	District	£100
<b>All other uses</b>	District	£0

\* As defined by the Use Classes Order 1987 (as amended).

\*\* 'Specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation

\*\*\* where no particular form of retail use is conditioned, the LPA will assume that the 'intended use' for the CIL charging purposes may encompass "wholly or mainly" convenience retail as an open ended permission would allow this.

# 4. Calculation of CIL Chargeable Development

4.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended). As stipulated in the Regulations, all charges are based on the total net additional floorspace created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

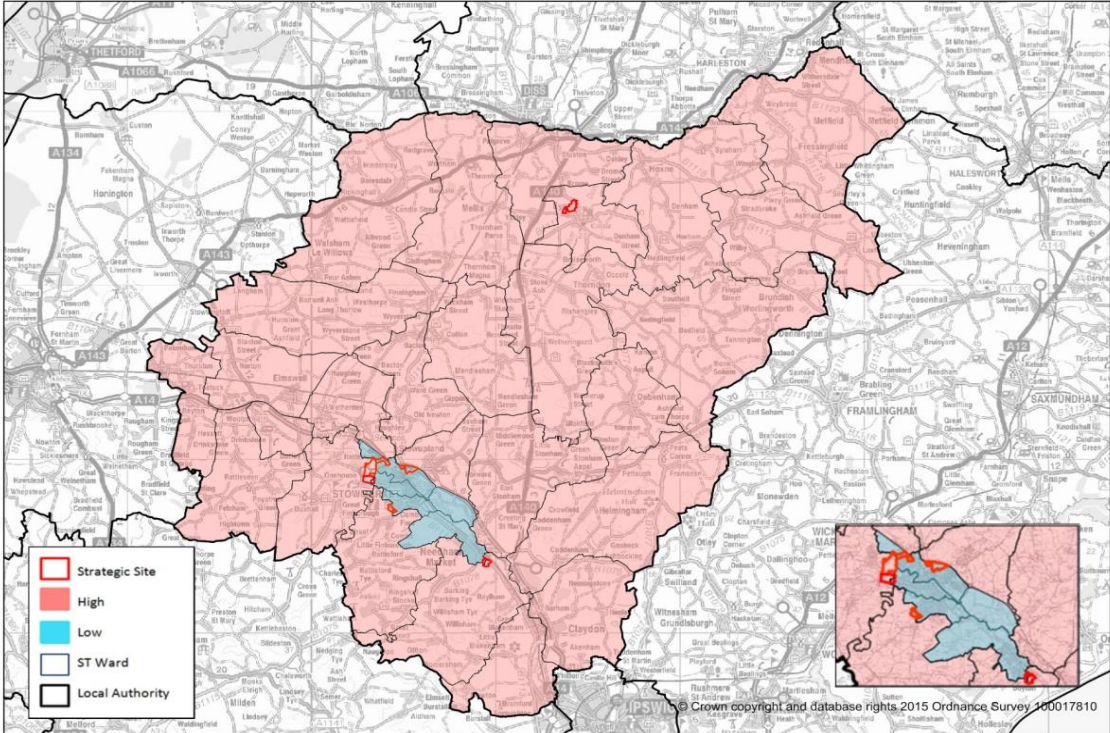
# 5. Monitoring and Review

5.1 Collection and spending of CIL funds will be reported regularly through the Annual Monitoring Report process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate to review the CIL for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's adopted Core Strategy and a review of the Charging Schedule, may be undertaken, as part of future Local Plan documents if they change the strategic direction and targets across the district.

# 6. Charging Zones

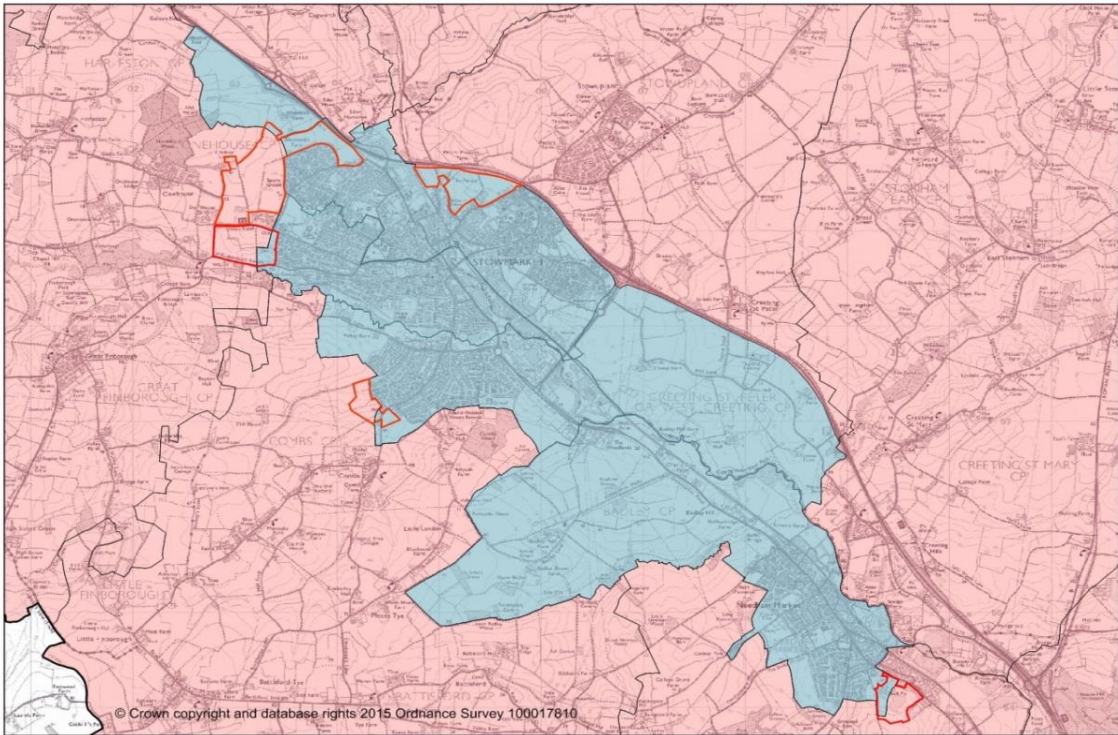
The Mid Suffolk CIL charging zones can be seen on the maps below and should be read with the proposed charging rates:

District-wide map





Inset map – Stowmarket area



Inset map – Eye Airfield

