

Schedule of Fees
(effective from 17th January 2018 – updated 2nd September 2020)

	Category of Development	Fee Payable
	Operations	
1	<p>Residential Development.</p> <p>Where the application is for Outline permission and:</p> <p>Full application and approval of reserved matters:</p> <p>Permission in principle Per 0.1 hectare</p>	<p>(a) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site;</p> <p>(b) the site area exceeds 2.5 hectares, £11,432 & additional £138 for each 0.1 hectare in excess of 2.5 hectares (Maximum Fee £150,000);</p> <p>(a) £462 per dwelling house up to 50;</p> <p>(b) where development exceeds 50 dwelling houses, £22,859, and an additional £138 per dwelling house in excess of 50 dwelling houses. (Maximum fee £300,000).</p> <p>£402</p>
2	<p>Non-Residential Works: The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)</p> <p>Where the application is for Outline permission and:</p> <p>Permission in principle Per 0.1 hectare</p> <p>In Other Cases:</p> <p>Development not involving additional floor space (including shopfronts, perimeter fences, flagpoles, walls etc) or up to 40 sq metres:</p> <p>Development exceeding 40 sq metres but does not exceed 75 sq metres:</p> <p>Development over 75 sq metres but does not exceed 3750 sq metres:</p> <p>Development exceeds 3750 sq metres:</p>	<p>(a) the site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site area;</p> <p>(b) the site area exceeds 2.5 hectares, £11,432 and additional £138 for each 0.1 hectare in excess of 2.5 hectares (Maximum Fee £150,000).</p> <p>£402</p> <p>£234</p> <p>£462</p> <p>£462 for each 75 sq metres of that area</p> <p>£22,859, and an additional £138 for each 75 sq metres in excess of 3750 sq metres (Maximum Fee £300,000)</p>
3	<p>Agricultural Development: Erection, on land for the purpose of agriculture (other than glasshouses) to be used for agricultural purposes (other than buildings in Category 4)</p> <p>Where the application is for outline planning permission and:</p>	<p>(a) the site does not exceed 2.5 hectares £462 for each 0.1 hectares of the site area;</p> <p>(b) the site area exceeds 2.5 hectares, £11,432, and an additional £138 for each additional 0.1 hectares in excess of 2.5 hectares (Maximum Fee £150,000).</p>

	<p>In other cases:</p> <p>Development involving gross floorspace not exceeding 465 sq metres:</p> <p>Development between 465 sq metres but not exceeding 540 sq metres:</p> <p>Development exceeding 540 sq metres but does not exceed 4215 sq metres:</p> <p>Development exceeds 4215 sq metres:</p>	<p>£96</p> <p>£462</p> <p>£462 for the first 540 sq metres and £462 for each 75 sq metres in excess of 540 sq metres</p> <p>£22,859, and an additional £138 for each 75 sq metres in excess of 4215 sq metres (Maximum Fee £300,000)</p>
4	<p>Erection of glasshouses, polythene tunnels on land used for the purposes of agriculture:</p> <p>Development involving gross floorspace not exceeding 465 sq metres:</p> <p>Development where gross floorspace exceeds 465 sq metres:</p>	<p>£96</p> <p>£2,580</p>
5	<p>Plant and machinery (including alterations and replacement) [Crane, hoppers, conveyor belt, radio masts]</p>	<p>(a) Where site area does not exceed 5 hectares £462 for each 0.1 hectares of the site;</p> <p>(b) where site exceeds 5 hectares, £22,859, and an additional £138 for each 0.1 hectares in excess of 5 hectares (Maximum Fee £300,000)</p>
6	<p>Enlargement, improvement or other alterations, to existing dwelling house, ie:</p> <p>Where the application relates to one dwelling house:</p> <p>Where the application relates to two or more dwelling house:</p> <p>Larger Household Extension applications:</p>	<p>£206</p> <p>£407</p> <p>£96 (effective 19th August 2019)</p>
7	<p>Erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house</p>	<p>£206</p>
8	<p>Car parks, service roads and other means of access on land used for the purpose of a single undertaking (incidental to the existing use of the land)</p>	<p>£234</p>
9	<p>The carrying out of any operations connected with exploratory drilling for oil or natural gas:</p>	<p>(a) Where site area does not exceed 7.5 hectares £508 for each 0.1 hectares of the site area;</p> <p>(b) where site area exceeds 7.5 hectares, £38,070 , and an additional £151 for each 0.1 hectares in excess of 7.5 hectares (Maximum Fee £300,000)</p>
10	<p>The carrying out of any operations not coming within any of the above categories:</p> <p>In the case of operations (other than exploratory drilling) for the winning and working of minerals</p>	<p>(a) where the site does not exceed 15 hectares £257 for each 0.1 hectares of the site (or part thereof);</p> <p>(b) where site area exceeds 15 hectares, £38,520, and an additional £151 for each 0.1 hectares (Maximum Fee £78,000)</p>

	In the case of other operations (winning and working of minerals) excluding oil and natural gas In any other case:	a) where the site does not exceed 15 hectares £234 for each 0.1 hectares of the site; (b) where site area exceeds 15 hectares, £34,934, and an additional £138 for each 0.1 hectares (Maximum Fee £78,000) £234 per 0.1 hectare (Maximum Fee £2,028)
	Uses of Land	
11	Change of use of a single dwelling house to two or more dwelling houses: Change of use of property to one or more dwelling houses:	(a) where the change of use is to use as 50 or fewer dwelling houses, £462 for each additional dwelling; (b) where the change of use is to use as more than 50 dwelling houses £22,859, and an additional £138 for each additional dwelling in excess of 50 (Maximum Fee £300,000) (a) where the change of use is to use as 50 or fewer dwelling houses, £462 for each additional dwelling; (b) where the change of use is to use as more than 50 dwelling houses £22,859, and an additional £138 for each additional dwelling in excess of 50 (Maximum Fee £300,000)
12	The use of land for the disposal of refuse or waste materials, the deposit of material remaining after minerals have been extracted from land or for the storage of minerals in the open:	(a) where site does not exceed 15 hectares, £234 for each 0.1 hectares of the site; (b) where site exceeds 15 hectares, £34,934, and an additional £138 for each 0.1 hectares in excess of 15 hectares (Maximum Fee £78,000)
13	Change of use of buildings or land (Other than in Categories 11 and 12)	£462
14	Reserved matters where applicant's earlier reserved matters applications have incurred total fees equivalent to that for a full application for entire scheme:	£462
15	Playing fields (ancillary works except new buildings). Non profit making clubs etc	£462
16	Variation or removal of conditions	£234
17	Determination for Prior Approval Sch2 of the 2015 GPDO: Material change of use of building or land Under Schedule 2 except for an application under Part 4 Material change of use and building operations under Part 3 Schedule 2 Application under Part 4 (temporary buildings); part 6 (agricultural & forestry); part 7 (non-domestic extensions; alteration etc); part 11 (heritage & demolition) or part 14 (renewable energy) of Schedule 2	£96 £206 £96

	Development by telecommunications Code Systems Operations under Part 16 of Scd2 of the 2015 GPDO (as amended)	£462
	Development consisting of the erection or construction of a collection facility within the curtilage of a shop	£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
	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	£96
	Construction of new dwelling houses (from 2 nd September 2020)	(a) £334 per dwelling house up to 50 (b) £16,525 + 100 for each dwelling house in excess of 50 (Maximum fee of £300,00)
18	Discharging of Conditions Request for written confirmation for the discharge of condition or conditions attached to a grant of planning permission	(a) £34 for each request that relate to a permission for a householder development (b) £116 for all other requests relating to a permission for development. Fees paid under this regulation will be refunded if the Council fails to give written confirmation within twelve weeks , starting from the date on which the authority receives the request.
19	Lawful Development Certificate for existing use or development Lawful Development Certificate for proposed use or development	This is the same fee as the planning application fee would be. 50% of the fee payable for the relevant planning application.
20	Non-material changes to a planning permission. Relating to a householder application: In any other case:	£34 £234
21	Lawful development relating to non-compliance with a condition or limitation	£234
22	Certificate of appropriate alternative development	£234

	Fees for Advertisements	Fee Payable
23	<p>Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:</p> <p>(i) the nature of the business or other activity on the premises;</p> <p>(ii) the goods sold or the services provided on the premises; or</p> <p>(iii) the name and qualifications of the person carrying on such a business activity or supplying such goods or services.</p>	£132
24	<p>Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site:</p>	£132
25	All other advertisements	£462

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site visits) (England)(Amendment) Regulations 2017

(Revised 02.09.2020)