Schedule of Fees
(Effective 8th December 2026)

	Category of Development	Fee Payable
	Operations	
1	Residential Development.	
	(1) Where the application is for Outline permission and:	(a) The site area is less than 0.5 hectare £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 0.5 hectare but does not exceed 2.5 hectares, £896 for each 0.1 hectare of the site (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £896 for each 0.1 hectare for the first 2.5 hectare and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares **(Maximum Fee £290,625)**;
	(2) Full application and approval of reserved matters:	(a) £752 per dwelling house, fewer than 10; (b) £818 per dwelling house, at least 10 but no more than 49; (c) where development is more than 49 dwellinghouses, £818 for each dwelling house for the first 49 and an additional £236 for each dwelling house in excess of 49.**(Maximum fee £513,512)**.
	(3) Permission is principle:	£825
2	Non-Residential Works: The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	
	(1) Where the application is for Outline permission and:	(a) The site area is less than 1 hectare, £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £896 for each 0.1 hectare (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £896 for each 0.1 hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares **(Maximum Fee £290,625)**.
	(2) Permission in principle	£825
	(3) **In Other Cases:**	(a) no floor space is to be created by the development, £357 (b) Where the area of the gross floor space to be created by the development does not exceed 40 sq metres: £357 (c) Where the area of gross floor space created by the development exceeds 40sq metres but is less than 1000sq metres, £705 for each 75 sq metres (or part thereof)

	Category of Development	Fee Payable
		(d) Where to area of the gross floor space created by the development is at least 1000 sq metres but does not exceed 3750 sq metres, £759 for each 75 sq metres of that area (or part thereof) (e) Where the area of the gross floor space created by the development exceeds 3750, £759 for each 75 sq metres for the first 3750 sq metres and an additional £226 for each 75 sq metres (or part thereof) in excess of 3750 sq metres **(Maximum Fee £513,512)**
3	The erection, on land for the purpose of agriculture or buildings used for agricultural purposes (other than buildings in Category 4) (1) Where the application is for outline planning permission and:	(a) the site area is less than 1 hectare, £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £896 for each 0.1 hectare (or part thereof) of the site area; (c) the site area exceeds 2.5 hectares, £896 for each 0.1. hectare for the first 2.5 hectares and an additional £267 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares **(Maximum Fee £290.625)**.
	(2) Permission in principle	£825
	(3) **In other cases:**	(a) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £147 (b) Where the area of the gross floor space to be created exceeds 465 sq metres but does not exceed 1000 sq metres,£707 for each 75 sq metres (or part thereof) in excess of 465 sq metres. (c) Where to area of the gross floor space created by the development exceeds 1000 sq metres but does not exceed 4215 sq metres, £742 for each 75 sq metres (or part thereof) in excess of 465 sq metres (d) where the area of gross floor space to be created by the development exceeds 4215 sq metres, £742 for each 75 sq metres (or part thereof) in excess of 465 sq metres for the first 4215 sq metres, and an additional £221 for each 75 sq metres (or part thereof) in excess of 4215 sq metres **(Maximum Fee £513,512)**

4	Erection of glasshouses on land used for the purposes of agriculture:	(1) where the gross floor space to be created does not exceed 465 sq metres, £147 (2) where the area of gross floor space to be created by the development exceeds 465 sq metres but is less than 1000 sq metres, £3,950 (3) where the area of the gross floor space to be created by the development is 1000 sq metres or more, £4,267

5	The erection, alteration of replacement of plant or machinery	(1)	Where site area is less than 1 hectare, £660 for each 0.1 hectares (or part thereof) of the site area;
		(2)	where site area is at least 1 hectare but does not exceed 5 hectares, £712 for each 0.1 hectare(or part thereof) of the site area;
		(3)	where site area exceeds 5 hectares, £712 for each 0.1 hectare for the first 5 hectares and an additional £212 for each 0.1 hectare (or part thereof) in excess of 5 hectares **(Maximum Fee £513,512)**
6	Enlargement, improvement or other alterations, to existing dwelling house, ie:	(1)	Where the application relates to one dwelling house, £575
		(2)	Where the application relates to two or more dwelling house, £1,130
7	The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for the purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house	£285	
8	The construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking where the development is required for the purpose incidental to the existing use of the land.	£357	
9	The carrying out of any operations connected with exploratory drilling for oil or natural gas:	(1)	£994 for each 0.1 hectare (or part thereof) for the first 7.5 hectares and an additional £282 for each 0.1 hectare (or part thereof) of the site area in excess of 7.5 hectares **(Maximum Fee £513,512)**
10	The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas	(1)	£458 for each 0.1 hectare (or part thereof) for the first 15 hectares and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 hectares **(Maximum Fee £146,309)**
11	The carrying out of any operations not coming within any of the above categories	(1)	In the case of operations for the winning and working of minerals:
		(a)	£458 for each 0.1 hectare (or part thereof) for the first 15 hectares and an additional £270 for each 0.1 hectare (or part thereof) in excess of 15 hectares **(Maximum Fee £146,309)**
		(2)	In any other case, £425 for each 0.1 hectare (or part thereof) of the site area **(Maximum Fee £3,682)**

	Uses of Land	
12	The change of use of a building to use as one or more separate dwellinghouses	(1) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwellinghouses: (a) where the change of use is to use as fewer than 10 dwellinghouses, £700 for each additional dwellinghouse (b) where the change of use is to use at least 10 but no more than 49 dwelling houses, £799 for each additional dwellinghouse; (c) where the change of use is to use as more than 49 dwelling houses, £799 for each additional dwellinghouse for the first 49 and an additional £237 for each additional dwellinghouse in excess of 49 **(Maximum Fee £513,512)** (2) In all other cases: (a) where the change of use is to use as fewer than 10 dwellinghouses, £700 for each dwellinghouse (b) where the change of use is to use as at least 10 but no more than 49 dwellinghouses, £799 for each additional dwellinghouse; (c) where the change of use is to use as more than 49 dwellinghouses, £799 for each dwellinghouse for the first 49 and an additional £237 for each additional dwellinghouse in excess of 49 **(Maximum Fee £513,512)**
13	The use of land for: (a) the disposal of refuse or waste materials, (b) the deposit of material remaining after minerals have been extracted from land; or (c) for the storage of minerals in the open:	(1) £458 for each 0.1 hectares (or part thereof) for the first 15 hectares and an additional £270 for each 0.1 hectare (or part thereof) of the site area in excess of 15 hectares **(Maximum Fee £146,309)**
14	The making of a material change of use of a building or land (other than a material change of use in categories 12 or 13(a), (b) or (c)	£732
15	Reserved matters where applicant's earlier reserved matters applications have incurred total fees equivalent to that for a full application for entire scheme:	£749
16	Playing fields (ancillary works except new buildings). Non profit making clubs etc	£675
17	Variation or removal of conditions (s73 and s73A) Alterations/extensions to dwellings; or works within/along the boundary of a dwelling Non-major (other than householder) Major development	 £112 £608 £3,150

18	Determination for Prior Approval Sch2 of the 2015 GPDO: Larger Household Extension applications (Part 1; Class A): Material change of use of building or land Under Schedule 2 except for an application under Part 4 Development permitted under Class A if Part 1 (enlargement, improvement, alteration of a dwellinghouse exceeding the limits in para A.1 and development permitted under Class AA Material change of use and building operations under Part 3 Schedule 2 Application under Part 3 for material change in use of buildings or other land and building operations Applications under Part 3 relating to development permitted by Class MA (change of use to dwelling) 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 Application under Part 7 permitted by Class M (extensions to schools, colleges, universities, hospitals) Development by telecommunications Code Systems Operations under Part 16 of Scd2 of the 2015 GPDO (as amended) Application under Part 20 (construction of new dwelling)	£310 £310 £310 £667 £667 £323 per dwelling £310 £310 £760 (a) £597 per dwelling house, fewer than 10; (b) £638 per dwelling house between 10 and 49; (c) where development exceeds 49 dwelling houses, £638 for each dwellinghouse for the first 49, and an additional £185 per dwelling house in excess of 49.**(Maximum fee £513,512)**.
19	Discharging of Conditions Request for written confirmation for the discharge of condition or conditions attached to a grant of planning permission	(a) £125 for **each** request that relate to a permission for a householder development (b) £435 for all other requests relating to a permission for development, including condition relating to the submission of a Biodiversity Gain Plan). 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.

20	Lawful Development Certificate for **existing** use or development Lawful Development Certificate for **proposed** use or development Lawful development relating to non-compliance with a condition or limitation	This is the same fee as the planning application fee would be. 50% of the fee payable for the relevant planning application. £360
21	Non-material changes to a planning permission or permission in principle	(1) Relating to a householder application, £53 (2) In any other case, £360
22	Certificate of appropriate alternative development	£964
	Fees for Advertisements	**Fee Payable**
23	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: (i) the nature of the business or other activity on the premises; (ii) the goods sold or the services provided on the premises; or (iii) the name and qualifications of the person carrying on such a business activity or supplying such goods or services.	£192
24	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:	£192
25	All other advertisements	£675

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site visits) (England)(Amendment and Transitional Provision) Regulations 2026

(Revised 8th December 2026)