

**APPLICATIONS FOR PLANNING PERMISSION - SCALE OF FEES**  
**WITH EFFECT FROM 1<sup>st</sup> April 2018**

CATEGORY OF DEVELOPMENT	FEE PAYABLE
<b>I. Operations</b>	
<p><b>1.</b> Construction of buildings, structures of erections for use as residential accommodation (other than development within category 6).</p>	<p>Where the application is for-</p> <p>a) Planning permission in principle:</p> <p>(i) Where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare or £401 if only one dwelling/house.</p> <p>(ii) Where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to an overall maximum of £62,500.</p> <p>b) Other than planning permission in principle:</p> <p>(i) Where there are no more than 50 dwellinghouses, £401 for each.</p> <p>(ii) Where there are more than 50 dwellinghouses, £20,050 plus £200 for each dwellinghouse in excess of 50, subject to an overall maximum of £124,850.</p>

<p><b>2.</b> The erection of buildings (other than buildings coming within category 1, 3, 4 or 6).</p>	<p>Where the application is for -</p> <p>a) Planning permission in principle:</p> <p>(i) Where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare.</p> <p>(ii) Where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to an overall maximum of £62,500.</p> <p>b) Other than planning permission in principle:</p> <p>(i) Where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £202.</p> <p>(ii) Where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £401.</p> <p>(iii) Where the area of floor space exceeds 75 square metres but not 3,750 square metres, £401 for each 75 square metres.</p> <p>(iv) Where the floor space exceeds 3,750 square metres, £20,050 plus £200 for each 75 square metres (or part thereof) in excess of 3,750 square metres, subject to a maximum of £125,000.</p>
<p><b>3.</b> The erection on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than building category 4).</p>	<p>a) Where the application is for planning permission in principle, £401 for each 0.1 hectare of the site area, subject to a maximum of £10,028.</p> <p>b) In all other cases-</p> <p>(i) Where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £401.</p> <p>(ii) Where the ground area to be covered by the development exceeds 540 square metres, £401 and an additional £401 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum total of £20,055.</p>
<p><b>4.</b> The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>Where the ground area to be covered by the development exceeds 465 square metres, £2,321.</p>

<p><b>5.</b> The erection, alteration or replacement of plant or machinery.</p>	<p>a) Where the site area does not exceed 5 hectares, £401 for each 0.1 hectare.</p> <p>b) Where the site area exceeds 5 hectares, £20,050 plus £200 for each 0.1 hectare in excess of 5 hectares, subject to an overall maximum of £125,000.</p>
<p><b>6.</b> The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>a) Where the application relates to one dwellinghouse, £202.</p> <p>b) Where the application relates to 2 or more dwellinghouses, £401.</p>
<p><b>7.</b> a) The carrying out of operations, including the erection of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such;</p>	<p>£202</p>
<p>b) The erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or</p>	<p>£202</p>
<p>c) The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of land.</p>	<p>£202</p>
<p><b>8.</b> The carrying out of any operations connected with the exploratory drilling for oil or natural gas.</p>	<p>a) Where the site area does not exceed 7.6 hectares, £401 for each 0.1 hectare.</p> <p>b) Where the site area exceeds 7.6 hectares, £30,476 plus £200 for each 0.1 hectare in excess of 7.6 hectares, subject to an overall maximum of £125,000.</p>
<p><b>9.</b> The placing or assembly of equipment in any part of any marine waters for the purpose of fish farming.</p>	<p>£183 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £63 for each 0.1 hectare of the sea bed to be used in relation to such a development, subject to a maximum of £18,270.</p>

<p><b>10.</b> The carrying out of any operations not coming within any of the above categories.</p>	<p>In the case of operations for-</p> <p>a) The winning and working of minerals-</p> <p>(i) Where the site area does not exceed 15 hectares, £202 for each 0.1 hectare.</p> <p>(ii) Where the site area exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum total of £125,000.</p> <p>b) The winning and working of peat, £202 for each hectare of the site area, subject to a maximum of £3,024.</p> <p>c) Any other purpose, £202 for each 0.1 hectare of the site area, subject to a maximum of £2,016.</p>
<p><b>II. Uses of Land</b></p>	
<p><b>11.</b> The change of use of a building to use as one or more dwellinghouses.</p>	<p>a) Where no more than 50 additional dwellinghouses are created, £401 for each.</p> <p>b) Where more than 50 additional dwellinghouses are created, £20,050 plus £200 for each dwellinghouse in excess of 50, subject to an overall maximum of £124,850.</p>
<p><b>12.</b> a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</p>	<p>(i) Where the site area does not exceed 15 hectares, £202 for each 0.1 hectare.</p> <p>(ii) Where the site area exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to an overall maximum of £125,000.</p>
<p>b) The use of land for the storage of minerals in the open.</p>	<p>(i) Where the site area does not exceed 15 hectares, £202 for each 0.1 hectare.</p> <p>(ii) Where the site area exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to an overall maximum of £125,000.</p>
<p><b>13.</b> The making of material change in the use of a building or land, other than a material change of use within category 10 or 11; or in the use of equipment placed or assembled in marine waters for the purposes of fish farming.</p>	<p>£401.</p>
<p><b>14.</b> Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme.</p>	<p>£401.</p>
<p><b>15.</b> For non-compliance with conditions, including retention of temporary buildings, etc.</p>	<p>£202 (if not exempt as revision).</p>
<p><b>16.</b> Display of advertisements (not the advert publicity fee).</p>	<p>£202.</p>

17. Applications for determinations as to whether the prior approval of the Authority is required for buildings etc. with permitted development rights.	<p>a) For Prior Notifications relating to Telecommunications (Electronic Communication Code Operators): £300.</p> <p>b) For all other Prior Notifications: £78.</p>
18. Certificate of lawful use of development.	Broadly, the fees are linked to the national fee scale as either the equivalent, or half the equivalent, fee which would be payable in respect of a planning application for the same matter. Please seek advice if necessary.
19. Hazardous substances: new consent.	£252.
<b>III. Concessionary Fees and Exceptions</b>	
20. Works to improve a disabled person's access to a public building, or to improve their access, safety, health or comfort at their house.	No fee.
21. Playing Fields (for non-profit making sporting or recreational organisations).	£401
22. Applications (including advertisement applications) by Community Councils.	Half the normal fee.
23. Applications required because the removal of permitted development rights by a condition or by an Article 4 direction.	No fee.
24. Applications required because of the removal of a condition of a right to make a change of use within the Use Classes Order.	No fee.
25. Revised or fresh applications for development or advertisements of the same character or description within 12 months of refusal, or of the making of the earlier applications if withdrawn, or within 12 months of expiry of the statutory 8 weeks period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee.
26. Revised or fresh application for development of the same character or description within 12 months of receiving permission.	No fee.
27. Alternative schemes.	Highest of the fees applicable for each option and a sum equal to half the rest.
28. Development crossing planning authority boundaries.	Only one fee, paid to the authority having the larger or largest site but several calculated for the whole scheme, and subject to a special ceiling.

**Please note that these fees relate to the dimensions specified and any “part thereof”. For example, where an application is for planning permission in principle for the erection of houses on a site extending to 0.44 ha, the fee will be £401 x 5 = £2005. For all other fees and charges please see “Fees and charges for all other Planning and Environment Services applicable as of 1 April 2019” on our planning fees page.**