

DEVELOPMENT CATEGORY	FEE CALCULATION CRITERIA	THRESHOLDS & MAXIMUMS
OUTLINE PLANNING APPLICATIONS		
RESIDENTIAL, COMMERCIAL & AGRICULTURAL DEVELOPMENT	£265 per 0.1 ha (up to 2.5 ha site area) Where site area exceeds 2.5 ha - £80 per 0.1 ha	£6,625 max. £6,625 + £80 per 0.1 ha up to £25,000 max.
DETAILED PLANNING APPLICATIONS		
RESIDENTIAL	£265 per unit (up to 50 units) £80 per unit (51+ units)	£13,250 max. £13,250 + £80 / unit up to £50,000 max.
COMMERCIAL	Where no floor space is created Up to 40 sqm gross floor space Up to 75 sqm gross floor space 75 sqm to 3,750 sqm gross floor space Where gross floor space exceeds 3,750 sqm	£135 £135 £265 £265 + £265 per 75 sqm up to £12,985 (= £13,250 max.) £13,250 + £80 per 75 sqm up to £50,000 max.
AGRICULTURAL	Up to 465 sqm gross floor space Up to 540 sqm gross floor space 540 sqm to 4,215 sqm gross floor space Where gross floor space exceeds 4,215 sqm	£50 £265 £265 + £265 per 75 sqm up to £12,985 (= £13,250 max.) £13,250 + £80 per 75 sqm up to £50,000 max.
GLASSHOUSES & POLYTUNNELS	Up to 465 sqm gross floor space Where gross floor space exceeds 465 sqm	£50 £1,495
RESIDENTIAL DEVELOPMENT (DOMESTIC) – enlargement, improvement and alterations to dwellinghouses	Where proposal relates to 1 dwellinghouse Where the proposal relates to 2+ dwellinghouses	£135 £265
RESIDENTIAL OPERATIONS (DOMESTIC) – including the erection of building (e.g. garage) for purposes ancillary to enjoyment of the dwellinghouse		£135
ENGINEERING & OPERATIONAL PROPOSALS		
MEANS OF ENCLOSURE – gates, walls, fences		£135
SINGLE UNDERTAKINGS – car parks, service roads, means of access required for purposes incidental to use of land		£135
OPERATIONS – connected with erection, alteration and replacement of plant and machinery	£265 per 0.1 ha (up to 5 ha site area) Where site area exceeds 5 ha - £80 per 0.1 ha	£13,250 max. £13,250 + £80 per 0.1 ha up to £50,000 max.
OPERATIONS – connected with exploratory drilling for oil or natural gas	£265 per 0.1 ha (up to 7.5 ha site area) Where site area exceeds 7.5 ha - £80 per 0.1 ha	£19,875 max. £19,875 + £80 per 0.1 ha up to £50,000 max.
OPERATIONS – connected with the winning and working of minerals	£135 per 0.1 ha (up to 15 ha site area) Where site area exceeds 15 ha - £80 per 0.1 ha	£20,250 max. £20,250 + £80 per 0.1 ha up to £50,000 max.
OPERATIONS – general	£135 per 0.1 ha	£1,350 max.

CHANGES OF USE		
LAND or BUILDING	£265	£265
From SINGLE DWELLINGHOUSE or BUILDING to Create 2+ UNITS	£265 per unit created (up to 50 units) £80 per unit created (51+ units)	£13,250 max. £13,250 + £80 per unit up to £50,000 max.
For REFUSE or WASTE DISPOSAL; MINERALS DEPOSITS, STORAGE and EXTRACTION	£135 per 0.1 ha (up to 15 ha site area) Where site area exceeds 15 ha - £80 per 0.1 ha	£4,050 max. £13,250 + £80 per 0.1 ha up to £50,000 max.
ADVERTISEMENT CONSENT		
RELATING TO A BUSINESS and EITHER WITHIN or UPON THE CURTLAGE OF THEIR PREMISES or WITHIN THE LOCALITY OF THE BUSINESS BUT NOT VISIBLE FROM THAT SITE		£75
ALL OTHER TYPES OF ADVERTISEMENT		£265
RESERVED MATTERS APPLICATIONS		
Each RM application will incur a fee at the full rate, until the total amount paid equals the fee for one application for approval of all the reserved matters. When that point is reached any further application will attract a flat-rate fee of £265.		
A major revision to an approved RM application will attract full fees		
Where a RM application relates to only one part or phase of a development covered by an Outline permission, fees are paid only on the part or phase. However, subsequent applications will attract full fees		
OTHER APPLICATIONS		
PRIOR NOTIFICATION	Prior determination approval for agricultural and forestry development Installation of radio mast, equipment	£50 £265
RENEWALS		£135
VARIATION OF CONDITION		£135
REMOVAL OF CONDITION		£135
CERTIFICATE OF LAWFULNESS	Application made under Section 191 (1) (a) and/or (b) – existing use Application made under Section 191 (1) (c) Application made under Section 192 (l) – proposed use	Fee as for an application for that development £135 50% of fee as for an application for that development
CONCESSIONS & EXEMPTIONS		
Made by or on behalf of Parish, Town and Community Councils		50% normal fee
Made by non-profit making clubs or organisations relating to playing fields for their own use		£265
Listed Building Consent		Nil
Conservation Area Consent		Nil
Works to trees subject of a Tree Preservation Order		Nil
Applications subject of Article 4 or removal of Permitted Development Rights		Nil
Revised Re-submissions made within 12 months of date of previous decision being either determined (refused or permitted) or non-determined (incl. withdrawn proposals) that are the same or not substantially / fundamentally different in character or site area from the previous proposal		Nil
Works to provide means of access to/within a dwellinghouse to enable resident disabled person mobility, security, safety, health or comfort		Nil

IMPORTANT NOTES

- The fee for an application should be made to the determining authority.
- Where a site straddles one or more local authorities the application must be made to both and the fee paid to the authority having the larger site, but calculated using a special ceiling arrangement.
- For the avoidance of doubt, proposals involving the need to calculate floor space are calculated using the "part thereof" method.
- Minor Amendments – depending upon whether the proposed variation is significant enough to require the submission of a fresh application will determine the consequential fee arrangement.
- Alternative Developments – fee is calculated separately for each alternative; the total fee payable is then calculated by adding to the highest of these separate amounts half the sum of the other separate amounts.
- V.A.T. is not payable on planning applications
- The above is intended as a general guide only. Reference should be made in the final instance to the Town & Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2005.

For Planning Advice Contact:

