

APPENDIX 7 – STATUTORY PLANNING FEES EFFECTIVE FROM 6TH OF DECEMBER 2023

BACKGROUND

Planning fees in England are set nationally by the Government . The fees were last amended in January 2018, where a standard 20% increase across fees was introduced. This was the first update since November 2012.

The Government ran an 8 week consultation on “Increasing planning fees and performance”, from February to April 2023. In July 2023, the Government published its response to the consultation and announced that draft regulations were laid before Parliament on 20th July 2023, to take several of the proposals forward.

The draft regulations proposed to increase planning fees by 35% for applications for major development and 25% for all other planning applications.

They also proposed to introduce an indexation mechanism so that planning fees are increased annually in line with inflation or, if lower, 10% from 1st April 2025. In the event that there is deflation, the fee will not be adjusted.

The draft legislation also proposed to remove the “free go” for repeat applications. Under the previous fee schedule, where a previous application has been approved, refused or withdrawn, no fee is payable for a repeat application as long as the proposed development is of the same character and on the same site as the earlier application, submitted by the same applicant and is submitted within 12 months of the earlier decision (or the received date in the case of a withdrawn application). In the consultation response, the Government cites that it anticipates that this will encourage greater take up of pre-application advice.

The draft legislation does however propose to reduce the “planning guarantee” from 26 weeks to 16 weeks for non-major development applications. Under the Planning Guarantee, the local planning authority must return the application fee if the application has not been determined within the time period and a written agreement to extend the time period has not been agreed with the applicant.

This instrument was approved and made on 8th November 2023 and the new fees came in to force on 6th December 2023.

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Prosperous Communities Committee		Planning Applications						
		2023/24	Proposed Increase / (Decrease)		2024/25	VAT Amount	2024/25 Charge Inc. VAT	VAT Rate
		£	% Type	or £	£	£	£	
Outline Applications								
Site area (erection of dwellinghouses)	Every 0.1 ha where the site does not exceed 0.5 ha	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	Every 0.1 ha between 0.5 ha and 2.5 ha	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	Where the site area exceeds 2.5 ha, £15,433 and an additional £186 for each 0.1 ha in excess of 2.5 hectares, subject to a maximum in total of £205,500	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
Site area (erection of buildings)	Every 0.1 ha where the site does not exceed 1 ha	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	Every 0.1 ha between 1 ha and 2.5 ha	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	Where the site area exceeds 2.5 ha, £15,433 and an additional £186 for each 0.1 ha in excess of 2.5 hectares, subject to a maximum in total of £205,500	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)								
Alterations/extensions to dwellinghouses, including works within boundaries	Where the application relates to a single dwellinghouse (or single flat)	£206.00	25.2%	£52.00	£258.00	£0.00	£258.00	OS
	Where the application relates to 2 or more dwellinghouses (or two or more flats)	£407.00	25.1%	£102.00	£509.00	£0.00	£509.00	OS
New dwellinghouses	Where number of new dwellinghouses is not more than 10	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	Between 10 and 50 dwellinghouses	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	Where the number of dwellinghouses exceeds 50, £30,860 and an additional £186 for each dwelling in excess of 50 subject to a maximum in total of £405,000	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
Erection of building (not dwellinghouses, agricultural, glasshouses, plant or machinery)	No increase in gross floor space or no more than 40m ²	£234.00	25.2%	£59.00	£293.00	£0.00	£293.00	OS
	More than 40m ² but no more than 1,000m ² . £578 for each 75m ² or part thereof	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	Between 1000m ² and 3,750m ² . £624 for each 75m ² or part thereof	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	More than 3,750m ² , £30,680 and an additional £186 for each 75m ² in excess of 3,750m ² up to a maximum of £405,000	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
Erection/alterations/replacement of plant and machinery	Where site area does not exceed 1 ha; per 0.1 ha or part thereof	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	More than 1 ha but not more than 5ha; per 0.1 ha or part thereof	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	Over 5 ha £30,860 and an additional £186 for each 0.1 ha in excess of 5 ha to a maximum of £405,000	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
The erection of buildings (on land used for agriculture for agricultural purposes)	Not more than 465 m ² gross floor space created	£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
	More than 465m ² but no more than 540m ²	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	More than 540m ² but no more than 1000m ² . £578 for the first 540 m2 then £578 per additional 75 m2 (or part thereof) in excess of 540m2	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	Between 1000m ² and 4,215m ² . £624 for the first 1000 m ² then £624 per additional 75 m ² (or part thereof) in excess of 1000m ²	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	More than 4,215 m ² , £30,860 and an additional £186 for each 75 m ² in excess of 4,215 m ² up to a maximum of £405,000	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
Erection of glasshouses (on land used for the purposes of agriculture)	Not more than 465 m ² gross floor space created	£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
	More than 465 m ² gross floor space created but not more than 1000 m ²	£2,580.00	25.0%	£645.00	£3,225.00	£0.00	£3,225.00	OS
	More than 1000 m ² gross floor space created	£2,580.00	35.0%	£903.00	£3,483.00	£0.00	£3,483.00	OS

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		2023/24	Proposed Increase / (Decrease)		2024/25	VAT Amount	2024/25 Charge Inc. VAT	VAT Rate
		£	% Type	or £	£	£	£	
Applications other than Building Works								
Car parks, service roads or other accesses	For existing uses	£234.00	25.2%	£59.00	£293.00	£0.00	£293.00	OS
Other Operations (not coming within any of the above categories)	Any site area. £293 for each 0.1 ha (or part thereof) up to a maximum of £2,535	£234.00	25.2%	£59.00	£293.00	£0.00	£293.00	OS
Lawful Development Certificate								
	Existing use or operation	Same as Full						OS
	Existing use or operation - lawful not to comply with any condition or limitation	£234.00	25.2%	£59.00	£293.00	£0.00	£293.00	OS
	Proposed use or operation	Half the normal planning fee						OS
Prior Approval								
Larger home extensions		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Additional Storeys on a home		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Agricultural and Forestry buildings & operations		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Demolition of buildings		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Communications (previously referred to as Telecommunications Code Systems Operators)		£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
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)		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
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		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
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)		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3)	£125 for each dwellinghouse	£100.00	25.0%	£25.00	£125.00	£0.00	£125.00	OS
Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3)		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
	if it includes building operations in connection with the change of use	£206.00	25.2%	£52.00	£258.00	£0.00	£258.00	OS
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)		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
	if it includes building operations in connection with the change of use	£206.00	25.2%	£52.00	£258.00	£0.00	£258.00	OS
Provision of Temporary School Building on Vacant Commercial Land and the use of that land as a State-funded School, for up to 3 Academic Years		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3)		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
	if it includes building operations in connection with the change of use	£206.00	25.2%	£52.00	£258.00	£0.00	£258.00	OS
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS

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		£	% Type	or £	£	£	£	
Prior Approval								
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		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Installation, Alterations or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Erection, extension, or alteration of a university building		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc		£96.00	25.0%	£24.00	£120.00	£0.00	£120.00	OS
Erection, extension or alteration on a closed defence site by or on behalf of the Crown of single living accommodation and/or non-residential buildings		£0.00	100.0%	£120.00	£120.00	£0.00	£120.00	OS
Construction of new dwellinghouses	Not more than 10 Dwellinghouses	£334.00	25.1%	£84.00	£418.00	£0.00	£418.00	OS
	Between 10 and 50 dwellinghouses	£334.00	35.0%	£117.00	£451.00	£0.00	£451.00	OS
	more than 50 dwellinghouses. £22,309 + £135 for each dwellinghouse in excess of 50. Maximum fee of £405,000	£100.00	35.0%	£35.00	£135.00	£0.00	£135.00	OS
Reserved Matters								
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £578 due						OS
Approval/Variation/discharge of condition								
Removal or variation of a condition following grant of planning permission		£234.00	25.2%	£59.00	£293.00	£0.00	£293.00	OS
Discharge of condition(s) - Approval of details and/or confirmation that one of more planning conditions have been complied with	Householder Permissions	£34.00	26.5%	£9.00	£43.00	£0.00	£43.00	OS
	All other permissions	£116.00	25.0%	£29.00	£145.00	£0.00	£145.00	OS
Change of Use of a building to use as one or more separate dwellinghouses, or other cases								
	Not more than 10 Dwellinghouses	£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
	Between 10 and 50 dwellinghouses	£462.00	35.1%	£162.00	£624.00	£0.00	£624.00	OS
	more than 50 dwellings, £30,860 and an additional £186 for each dwelling in excess of 50 dwellings up to a maximum of £405,000	£138.00	34.8%	£48.00	£186.00	£0.00	£186.00	OS
Other Changes of Use of a building or land		£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
Advertising								
Relating to the business on the premises		£132.00	25.0%	£33.00	£165.00	£0.00	£165.00	OS
Advance signs which are not situated on or visible from the site, directing the public to a business		£132.00	25.0%	£33.00	£165.00	£0.00	£165.00	OS
Other advertisements		£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS
Application for a Non-material Amendment Following a Grant of Planning Permission								
Applications in respect of householder developments		£34.00	26.5%	£9.00	£43.00	£0.00	£43.00	OS
Applications in respect of other developments		£234.00	25.2%	£59.00	£293.00	£0.00	£293.00	OS
Application for Permission in Principle								
Site Area	per 0.1 ha (or part thereof)	£402.00	25.1%	£101.00	£503.00	£0.00	£503.00	OS
Concessions								
Non-Profit making club, society, organisation or trust, providing sports or recreational facilities		£462.00	25.1%	£116.00	£578.00	£0.00	£578.00	OS