

SCHEDULE

Regulation 16(3)

New table of scale of fees

The following table is the table to be substituted for the table (other than the heading) in Part 2 of Schedule 1 to the 2012 Fees Regulations—

<i>“Category of Development</i>	<i>Fee Payable</i>
<i>I Operations</i>	
1. The erection of dwellinghouses (other than development in category 6)	<p>(1) Where the application is for outline planning permission and—</p> <p>(a) the site area is less than 0.5 hectares, £578 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(b) the site area is at least 0.5 hectares but does not exceed 2.5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area;</p> <p>(c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £202,500.</p> <p>(2) Where the application is for permission in principle, £503 for each 0.1 hectare (or part thereof) of the site area.</p> <p>(3) In any other case—</p> <p>(a) where the number of dwellinghouses to be created by the development is fewer than 10, £578 for each dwellinghouse;</p> <p>(b) where the number of dwellinghouses to be created by the development is at least 10 but no more than 50, £624 for each dwellinghouse;</p> <p>(c) where the number of dwellinghouses to be created by the development is more than 50, £30,860 and an additional £186 for each dwellinghouse in excess of 50, subject to a maximum in total of £405,000.</p>
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	<p>(1) Where the application is for outline planning permission and—</p> <p>(a) the site area is less than 1 hectare, £578 for each 0.1 hectare (or part thereof) of the site area;</p>

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- (b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area;
- (c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £202,500.
- (2) Where the application is for permission in principle, £503 for each 0.1 hectare (or part thereof) of the site area.
- (3) In any other case—
- (a) where no floor space is to be created by the development, £293;
- (b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £293;
- (c) where the area of gross floor space created by the development exceeds 40 square metres but is less than 1000 square metres, £578 for each 75 square metres (or part thereof);
- (d) where the area of gross floor space created by the development is at least 1000 square metres but does not exceed 3750 square metres, £624 for each 75 square metres (or part thereof);
- (e) where the area of gross floor space created by the development exceeds 3750 square metres, £30,680 and an additional £186 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £405,000.
3. The erection, on land used for the purposes 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, £578 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, £624 for each 0.1 hectare (or part thereof) of the site area;

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- (c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £202,500.
- (2) Where the application is for permission in principle, £503 for each 0.1 hectare (or part thereof) of the site area.
- (3) In any other case—
- (a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £120;
- (b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £578;
- (c) where the area of gross floor space to be created by the development exceeds 540 square metres but is less than 1000 square metres, £578 and an additional £578 for each 75 square metres (or part thereof) in excess of 540 square metres;
- (d) where the area of gross floor space to be created by the development is at least 1000 square metres but does not exceed 4215 square metres, £624 and an additional £624 for each 75 square metres (or part thereof) in excess of 1000 square metres;
- (e) where the area of gross floor space to be created by the development exceeds 4215 square metres, £30,860 and an additional £186 for each 75 square metres (or part thereof) in excess of 4215 square metres, subject to a maximum in total of £405,000.
4. The erection of glasshouses on land used for the purposes of agriculture
- (1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £120.
- (2) Where the area of gross floor space to be created by the development exceeds 465 square metres but is less than 1000 square metres, £3,225.

<i>“Category of Development</i>	<i>Fee Payable</i>
	(3) Where the area of gross floor space to be created by the development is 1000 square metres or more, £3,483.
5. The erection, alteration or replacement of plant or machinery	(1) Where the site area is less than 1 hectare, £578 for each 0.1 hectare (or part thereof) of the site area. (2) Where the site area is at least 1 hectare but does not exceed 5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area. (3) Where the site area exceeds 5 hectares, £30,860 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 5 hectares, subject to a maximum in total of £405,000.
6. The enlargement, improvement or other alteration of existing dwellinghouses	(1) Where the application relates to a single dwellinghouse, £258. (2) Where the application relates to two or more dwellinghouses, £509.
7. The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for 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 dwellinghouse.	£258
8. 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 the land.	£293
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	(1) Where the site area does not exceed 7.5 hectares, £686 for each 0.1 hectare (or part thereof) of the site area. (2) Where the site area exceeds 7.5 hectares, £51,395 and an additional £204 for each 0.1 hectare (or part thereof) of the site area in excess of 7.5 hectares, subject to a maximum in total of £405,000.
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) Where the site area does not exceed 15 hectares, £347 for each 0.1 hectare (or part thereof) of the site area. (2) Where the site area exceeds 15 hectares, £52,002 and an additional £204 for each 0.1 hectare (or part thereof) in excess of 15

<i>“Category of Development</i>	<i>Fee Payable</i>
	hectares, subject to a maximum in total of £105,300.
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) where the site area does not exceed 15 hectares, £316 for each 0.1 hectare (or part thereof) of the site; (b) where the site area exceeds 15 hectares, £47,161 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £105,300. (2) In any other case, £293 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum in total of £2,535.
<i>II Uses of land</i>	
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 dwellinghouse to use as two or more single dwellinghouses— (a) where the change of use is to use as fewer than 10 dwellinghouses, £578 for each additional dwellinghouse; (b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £624 for each additional dwellinghouse; (c) where the change of use is to use as more than 50 dwellinghouses, £30,860 and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000. (2) In all other cases— (a) where the change of use is to use as fewer than 10 dwellinghouses, £578 for each dwellinghouse; (b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £624 for each dwellinghouse; (c) where the change of use is to use as more than 50 dwellinghouses, £30,860 and an additional £186 for each dwellinghouse in

Draft Legislation: This is a draft item of legislation. This draft has since been made as a UK Statutory Instrument: *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 No. 1197*

<i>“Category of Development</i>	<i>Fee Payable</i>
	excess of 50 dwellinghouses, subject to a maximum in total of £405,000.
13. The use of land for—	(1) Where the site area does not exceed 15 hectares, £316 for each 0.1 hectare (or part thereof) of the site area.
(a) the disposal of refuse or waste materials,	
(b) the deposit of material remaining after minerals have been extracted from land, or	(2) Where the site area exceeds 15 hectares, £47,161 and an additional £186 for each 0.1 hectare (or part thereof) of the site area in excess of 15 hectares, subject to a maximum in total of £105,300.
(c) the storage of minerals in the open.	
14. The making of a material change in use of a building or land (other than a material change of use in category 12 or 13(a), (b) or (c)).	£578.”.