This draft Statutory Instrument supersedes the draft of the same title which was laid before Parliament on 16th July 2026 and published on 17th July 2026 (ISBN 978-0-348-28609-0). It is being issued free of charge to all known recipients of that draft Statutory Instrument. This Statutory Instrument corrects an error in S.I. 2023/1197 and is being issued free of charge to all known recipients of that Statutory Instrument.

Draft Regulations laid before Parliament under section 303(8)(a) of the Town and Country Planning Act 1990 (c. 8), for approval by resolution of each House of Parliament.

DRAFT STATUTORY INSTRUMENTS

2026 No.

TOWN AND COUNTRY PLANNING, ENGLAND

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

Made - - - -	***
Coming into force - -	*8th December 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 303(1), (1A), (2) and (5) and 333(2A) and (2B) of the Town and Country Planning Act 1990(**a**).

In accordance with section 303(8)(a) of that Act, a draft of this instrument has been laid before and approved by resolution of each House of Parliament.

Citation, commencement, extent and interpretation

1.—(1) These Regulations may be cited as the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment and Transitional Provision) Regulations 2026.

(2) These Regulations come into force on 8th December 2026.

(3) These Regulations extend to England and Wales.

(4) In these Regulations, "the 2012 Regulations" means the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012(**b**).

(**a**) 1990 c. 8. Section 303 was substituted by section 199 of the Planning Act 2008 (c. 29). Section 303(1A) was inserted by paragraph 10 of Schedule 1 to the Growth and Infrastructure Act 2013 (c. 27). Section 333(2A) was inserted by paragraph 14(2) of Schedule 6 to the Planning and Compulsory Purchase Act 2004 (c. 5). Section 333(2B) was inserted by section 130(1)(a) of the Levelling-up and Regeneration Act 2023 (c. 55). The Secretary of State is defined as "the appropriate authority" in relation to England in section 303(7).

(**b**) S.I. 2012/2920; relevant amending instruments are S.I. 2017/1314, 2019/1154, 2020/836, 2021/791, 2023/1197, 2025/342.

Amendment of the 2012 Regulations

2. The 2012 Regulations are amended in accordance with regulations 3 to 11.

Amendment of regulation 11 (fees for applications for certificates of lawful use or development)

3. Regulation 11 is amended as follows—

(a) in paragraph (3)(b), for "£293" substitute "£360";

(b) in paragraph (6)(a), for "£578" substitute "£700";

(c) for paragraphs (6)(b) and (c) substitute—

"(b) where the use so specified is use as at least 10 but no more than 49 dwellinghouses, £799 for each dwellinghouse;

(c) where the use so specified is use as more than 49 dwellinghouses, £799 for each dwellinghouse for the first 49 and an additional £237 for each dwellinghouse in excess of 49, subject to a maximum in total of £513,512.".

Amendment of regulation 14 (fees for certain applications under the General Permitted Development Order)

4. Regulation 14(1) is amended as follows—

(a) at the beginning of sub-paragraph (za) insert "subject to sub-paragraph (zc),";

(b) in sub-paragraphs (za), (zab) and (zac), for "£240", in each place it occurs, substitute "£310";

(c) in sub-paragraph (zb), for "£516" substitute "£667";

(d) in sub-paragraph (zc), for "£250" substitute "£323";

(e) omit sub-paragraphs (a) and (aa);

(f) in sub-paragraph (b), for "£578" substitute "£760";

(g) omit sub-paragraph (ba);

(h) in sub-paragraph (c)—

(i) in paragraph (i), for "£418" substitute "£597";

(ii) for paragraphs (ii) and (iii) substitute—

"(ii) where the number of new dwellinghouses proposed by the development as specified in the written statement accompanying the application is at least 10 but no more than 49, £638 for each new dwellinghouse;

(iii) where the number of new dwellinghouses proposed by the development as specified in the written statement accompanying the application is more than 49, £638 for each dwellinghouse for the first 49, and an additional £185 for each dwellinghouse in excess of 49, subject to a maximum in total of £513,512.".

(i) after sub-paragraph (c), insert—

"(d) for any other application under that Schedule, £310.".

Amendment of regulation 15 (fees in respect of the monitoring of mining and landfill sites)

5. Regulation 15 is amended as follows—

(a) in paragraph (4), for "£496" substitute "£607";

(b) in paragraph (5), for "£165" substitute "£202".

Amendment of regulation 16 (fees for confirmation of compliance with condition attached to planning permission)

6. Regulation 16(1) is amended as follows—

(a) in sub-paragraph (a), for "£86" substitute "£125";

(b) in sub-paragraph (b), for "£298" substitute "£435".

Amendment of regulation 17 (fees for applications for non-material changes to planning permission or permission in principle)

7. Regulation 17(1) is amended as follows—

(a) in sub-paragraph (a), for "£43" substitute "£53";

(b) in sub-paragraph (b), for "£293" substitute "£360".

Amendment of regulation 18 (fees for applications for certificates of appropriate alternative development)

8. In regulation 18(2), for "£293" substitute "£964".

Amendment of regulation 18A (fees payable on or after 1st April 2025)

9. Regulation 18A(5) is amended as follows—

(a) in the definition of "relevant amount", for "14(1)(za) to (c)" substitute "14(1)(za) to (d)";

(b) in the definition of "relevant amount", for paragraph (b) substitute—

"(b) a fee specified in paragraph 3(1), 4(2), 4A, 5(1), 6(b), 7(1) or 14(2) of Schedule 1.".

Amendment of Schedule 1 (fees in respect of applications and deemed applications for planning permission or for approval of reserved matters)

10.—(1) Schedule 1 is amended as follows.

(2) In Part 1 (fees for planning applications and deemed applications)—

(a) in paragraph 3(1), for "£578" substitute "£675";

(b) in paragraph 4(2), for "£578" substitute "£749";

(c) after paragraph 4, insert—

"4A. Where an application is for permission in principle, the fee payable in respect of the application shall be £825.";

(d) in paragraph 5(1)—

(i) in paragraph (a), for "£86" substitute "£112";

(ii) in paragraph (b), for "£2,000" substitute "£3,150";

(iii) in paragraph (c), for "£586" substitute "£608";

(e) in paragraph 6(b), for "£293" substitute "£360";

(f) in paragraph 7(1)—

(i) in paragraph (a), for "£85" substitute "£112";

(ii) in paragraph (b), for "£932" substitute "£1,146";

(iii) in paragraph (c), for "£293" substitute "£360";

(g) in paragraph 14(2)—

(i) in paragraph (a), for "£578" substitute "£719";

(ii) in paragraph (b), for "£624" substitute "£896";

(iii) for paragraph (c) substitute—

"(c) where 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, subject to a maximum in total of £290,625.".

(3) In Part 2 (scale of fees) for the table substitute the table in the Schedule to these Regulations.

Amendment of Schedule 2 (fees for advertisements)

11. In the table in Schedule 2—

(a) for "£165", in both places it occurs, substitute "£192";

(b) for "£578" substitute "£675".

Transitional provision

12.—(1) The amendments made by regulations 3 to 11 do not apply to—

(a) any application—

(i) made before the commencement date, or

(ii) deemed to have been made, by virtue of section 177(5) of the Town and Country Planning Act 1990(**a**), in connection with an enforcement notice issued before the commencement date,

(b) any request made before the commencement date, or

(c) any site visit which takes place before the commencement date.

(2) Regulation 18A of the 2012 Regulations applies in respect of the relevant amended amounts as if, in paragraph (5), in the definition of "fee change date", for "1st April 2025" there were substituted "1st April 2027".

(3) In this regulation—

"the commencement date" means the date on which these Regulations come into force;

"the relevant amended amounts" means the fees as amended by regulations 3 to 11.

Signed by the authority of the Secretary of State for Housing, Communities and Local Government

Name
Minister of State
Date Ministry of Housing, Communities and Local Government

(**a**) Section 177(5) was amended by paragraph 24(4) of Schedule 7 to the Planning and Compensation Act 1991 (c. 34), section 123(6) of the Localism Act 2011 (c. 20) and section 44(3) of the Planning (Wales) Act 2015 (anaw 4).

SCHEDULE *Regulation 10(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 Regulations—

"*Category of Development*	*Fee Payable*
I Operations	
1. The erection of dwellinghouses (other than development in category 6).	(1) Where the application is for outline planning permission and— (a) the site area is less than 0.5 hectares, £719 for each 0.1 hectare (or part thereof) of the site area; (b) the site area is at least 0.5 hectares 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, subject to a maximum in total of £290,625. (2) In any other case— (a) where the number of dwellinghouses to be created by the development is fewer than 10, £752 for each dwellinghouse; (b) where the number of dwellinghouses to be created by the development is at least 10 but no more than 49, £818 for each dwellinghouse; (c) where the number of dwellinghouses to be created by the development is more than 49, £818 for each dwellinghouse for the first 49 and an additional £236 for each dwellinghouse in excess of 49, subject to a maximum in total of £513,512.
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).	(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, subject to a maximum in total of £290,625.
		(2) In any other case—
		(a) where no floor space is to be created by the development, £357;
		(b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £357;
		(c) where the area of gross floor space created by the development exceeds 40 square metres but is less than 1000 square metres, £705 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, £759 for each 75 square metres (or part thereof);
		(e) where the area of gross floor space created by the development exceeds 3750 square metres, £759 for each 75 square metres for the first 3750 square metres and an additional £226 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £513,512.
3.	The erection, on land used for the purposes of agriculture, of 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, subject to a maximum in total of £290,625.
		(2) In any other case—
		(a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £147;
		(b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 1000 square metres, £707 for each 75 square metres (or part thereof) in excess of 465 square metres;
		(c) where the area of gross floor space created by the development exceeds 1000 square metres but does not exceed 4215 square metres, £742 for each 75 square metres (or part thereof) in excess of 465 square metres;

		(d) where the area of gross floor space to be created by the development exceeds 4215 square metres, £742 for each 75 square metres (or part thereof) in excess of 465 square metres for the first 4215 square metres, and an additional £221 for each 75 square metres (or part thereof) in excess of 4215 square metres, subject to a maximum in total of £513,512.
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, £147. (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, £3,950. (3) Where the area of gross floor space to be created by the development is 1000 square metres or more, £4,267.
5.	The erection, alteration or replacement of plant or machinery.	(1) Where the site area is less than 1 hectare, £660 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, £712 for each 0.1 hectare (or part thereof) of the site area. (3) Where the 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, subject to a maximum in total of £513,512.
6.	The enlargement, improvement or other alteration of existing dwellinghouses.	(1) Where the application relates to a single dwellinghouse, £575. (2) Where the application relates to two or more dwellinghouses, £1,130.
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.	£285

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.	£357
9.	The carrying out of any operations connected with exploratory drilling for oil or natural gas.	£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) in excess of 7.5 hectares, subject to a maximum in total of £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.	£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, subject to a maximum in total of £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 £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, subject to a maximum in total of £146,309. (2) In any other case, £425 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum in total of £3,682.

II 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 dwellinghouse 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 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 additional dwellinghouse for the first 49 and an additional £237 for each additional dwellinghouse in excess of 49, subject to a maximum in total of £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 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 dwellinghouse in excess of 49, subject to a maximum in total of £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) the storage of minerals in the open.	£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, subject to a maximum in total of £146,309.
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).	£732".

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (S.I. 2012/2920) ("the 2012 Regulations").

All existing fees payable to local planning authorities under the 2012 Regulations are increased. The fee thresholds for certain housing-related applications are adjusted.

Regulation 4 introduces a fee for prior approval applications made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (S.I. 2015/596) that currently do not attract a fee.

Regulation 9 amends regulation 18A(5) of the 2012 Regulations so that fees for outline applications for more than one category of development are subject to the annual indexation of fees.

Regulation 10 makes provision for applications for permission in principle to attract a flat fee.

Regulation 12 makes related transitional provision. This includes provision to the effect that the annual increase of fees as provided for in regulation 18A of the 2012 Regulations applies to the fee amounts as amended by these Regulations from 1st April 2027.

A full regulatory impact assessment of the effect that this instrument will have on the costs of business and the voluntary sector is available from the Planning – Development Management Division, Ministry of Housing, Communities and Local Government, Third Floor, Fry Building, 2 Marsham Street, London SW1P 4DF, and is annexed to the Explanatory Memorandum which is available alongside this instrument on www.legislation.gov.uk.

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