

Planning Fees & Charges 2025/26

	2024/25 Charge	2025/26 Charge	Increase/ (Decrease)	Increase/ (Decrease)
	£	£	£	%
Items 1-24 are set nationally				
Planning				
Standard rated & exclusive of VAT				
Operations				
1. New Dwellings				
a) Outline (site area not exceed 2.5 ha) - charge per 0.1 hectare	462.00	462.00	0.00	0.00
a) Outline (sites of 2.5 ha or more) - plus £138 per 0.1 hectare in excess of 2.5 hectare	11,432.00	11,432.00	0.00	0.00
b) Where the application is for permission in principle - charge per 0.1 hectare	402.00	402.00	0.00	0.00
c) Others (50 or less) - charge per dwelling	462.00	462.00	0.00	0.00
c) Others (51 or more) - plus £138 per dwelling in excess of 50	22,859.00	22,859.00	0.00	0.00
2. New buildings or extensions (except dwellings, agricultural buildings or plant):				
a) Outline (site area not exceed 2.5 ha) - charge per 0.1 hectare	462.00	462.00	0.00	0.00
a) Outline (sites of 2.5 ha or more) - plus £138 per 0.1 ha in excess of 2.5 hectare	11,432.00	11,432.00	0.00	0.00
b) Where the application is for permission in principle - charge per 0.1 hectare	402.00	402.00	0.00	0.00
b) Others:				
(i) where no floor area is created	234.00	234.00	0.00	0.00
(ii) where floor area created is below 40 sq.m.	234.00	234.00	0.00	0.00
(iii) where floor area is between 40 and 75 sq.m.	462.00	462.00	0.00	0.00
(iv) where floor area is between 75 and 3,750 sq.m. - charge per 75 sq. m	462.00	462.00	0.00	0.00
(v) where floor area exceeds 3,750 sq.m - plus £138 per 75 sq. m in excess of 3,750 sq m	22,859.00	22,859.00	0.00	0.00
3. Erection, alteration or replacement of plant or machinery				
(a) Site area not exceed 5 ha - charge per 0.1 hectare	462.00	462.00	0.00	0.00
(b) Site area exceeds 5 ha - plus £138 per 0.1 ha in excess of 5 hectare	22,859.00	22,859.00	0.00	0.00
4. Extensions or alterations to existing dwellings				
(a) one dwelling	206.00	206.00	0.00	0.00
(b) 2 or more dwellings	407.00	407.00	0.00	0.00
5. Curtilage, parking and vehicular access				
Operations within the curtilage of a dwelling house for domestic purposes (including gates, fences, etc)	206.00	206.00	0.00	0.00
6. Car park, road and access to serve single undertaking				
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.	234.00	234.00	0.00	0.00
Uses				
7. Change of use of a building: dwellings				
(a) from existing dwelling to two or more dwellings for 50 or fewer - charge per extra dwelling	462.00	462.00	0.00	0.00
(b) from existing dwelling to two or more dwellings over 50 dwellings - plus £138 per dwelling in excess of 50	22,859.00	22,859.00	0.00	0.00
(c) from other building to one or more dwellings for 50 or fewer - charge per extra dwelling	462.00	462.00	0.00	0.00
(d) from other building to one or more dwellings over 50 dwellings - plus £138 per dwelling in excess of 50	22,859.00	22,859.00	0.00	0.00
8. Use of disposal of refuse or waste materials and open mineral storage				
(a) Site area not exceed 15 ha - charge per 0.1 hectare	234.00	234.00	0.00	0.00
(b) Site area exceeds 15 ha - plus £138 per 0.1 ha in excess of 15 hectare	34,934.00	34,934.00	0.00	0.00
9. Material change of use other than above	462.00	462.00	0.00	0.00
Plant and machinery				
10. Wind Turbines				
a) Site area not exceeding 5 ha - charge per 0.1 hectare	462.00	462.00	0.00	0.00
b) Site area exceeds 5 ha - plus £138 per 0.1 ha in excess of 50 hectare	22,859.00	22,859.00	0.00	0.00
Advertisements				
11. Advertising relating to business and displayed on the premises	132.00	132.00	0.00	0.00
12. Advance directions signs	132.00	132.00	0.00	0.00
13. All other advertisements, e.g. banners	462.00	462.00	0.00	0.00
14. Any other operation not within any of above categories				
a) Where the site area does not exceed 15ha - charge per 0.1 hectare	234.00	234.00	0.00	0.00
b) Where site area exceeds 15ha - £138 per 0.1ha in excess of 15 hectare	34,934.00	34,934.00	0.00	0.00
c) In any other case - £234 for each 0.1ha of the site				

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	£	£	£	%
Compliance with Conditions				
15. Confirmation of compliance with condition attached to planning				
a) Householder application - charge per request	34.00	34.00	0.00	0.00
b) Any other type of application - charge per request	116.00	116.00	0.00	0.00
Any fee paid will be refundable if the LPA fails to give written confirmation within a period of 12 weeks				
Non-material amendments				
Application for a Non-material Amendment Following a Grant of Planning Permission (Fees for applications for non-material changes to planning permission: England Regulation 11E of The Town and Country Planning (Fees for Applications and Deemed applications) Regulations 1989) as amended)				
16. Non-Material Amendment				
(a) if the application is a householder application	34.00	34.00	0.00	0.00
(b) in any other case	234.00	234.00	0.00	0.00
Other Permission				
17. Variation of conditions:				
Application for removal or variation of a condition following grant of planning permission	234.00	234.00	0.00	0.00
Lawful Development Certificates				
18. Certificate of Existing Lawful Use				
a) Existing use or development	234.00	234.00	0.00	0.00
b) lawful not to comply with particular condition	234.00	234.00	0.00	0.00
19. Proposed use or development				
	Half the normal planning fee	Half the normal planning fee		
Change of Use to House in Multiple Occupation				
20. HMO Application				
a) C3 dwellinghouse to C4 HMO (6 or less people)	462.00	462.00	0.00	0.00
b) C3 dwellinghouse to Sui Generis HMO (more than 6 people)	462.00	462.00	0.00	0.00
c) C4 dwellinghouse to Sui Generis HMO	462.00	462.00	0.00	0.00
Article 4 Direction				
21. No Exemption – Article 4 Direction				
Works that require planning permission only by virtue of an Article 4 Direction.	Fees now payable as per a normal application.	Fees now payable as per a normal application.		
Removal of Permitted Development Rights by Condition				
22. No Exemption – PD Rights Removed				
Works that require planning permission only by virtue of removal of permitted development rights by condition.	Fees now payable as per normal application.	Fees now payable as per normal application.		
Concessions				
23. Applications made by:				
a) or on behalf of Parish and Community Councils	Half the normal fee	Half the normal fee		
b) Non-profit making clubs or organisations relating to playing fields, for their own use	462.00	462.00	0.00	0.00

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Determination				
24. Whether the prior approval of the Council is required for				
Installation of a radio mast, antennae over 4m above roof of building, radio equipment housing over 2.5 cubic metres, development ancillary to equipment housing or public callbox.	462.00	462.00	0.00	0.00
Agricultural & Forestry buildings and operations, Non-domestic extensions and alterations, Demolition, and installation of renewable energy	96.00	96.00	0.00	0.00
Temporary Buildings and Structures	96.00	96.00	0.00	0.00
Proposed Change of Use to State Funded School or Registered Nursery	96.00	96.00	0.00	0.00
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	96.00	96.00	0.00	0.00
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	96.00	96.00	0.00	0.00
Proposed Change of Use of building from Office (Use Class B1) to a use falling within Use Class C3 (Dwellinghouse)	96.00	96.00	0.00	0.00
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	96.00	96.00	0.00	0.00
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	206.00	206.00	0.00	0.00
Proposed Change of Use of a building from Retail (Use Class A1 or A2) or a Mixed Retail and Residential Use, to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations	96.00	96.00	0.00	0.00
Proposed Change of Use of a building from Retail (Use Class A1 or A2) or a Mixed Retail and Residential Use, to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	206.00	206.00	0.00	0.00
Notification for Prior Approval for a Change of Use from Storage and Distribution Buildings (Use Class B8) and any land within its curtilage to Dwellinghouses (Use Class C3)	96.00	96.00	0.00	0.00
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos (Sui Generis) and any land within its curtilage to Dwellinghouses (Use Class C3), and no Associated Building Operations	96.00	96.00	0.00	0.00
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos (Sui Generis) and any land within its curtilage to Dwellinghouses (Use Class C3), and Associated Building Operations	206.00	206.00	0.00	0.00
Notification for Prior Approval for a Change of Use from Shops (Use Class A1), Financial and Professional Services (Use Class A2), betting Offices, Pay Day Loan Shops and Casinos (Sui Generis) to Restaurants and Cafes (Use Class A3) and no Associated Building Operations	96.00	96.00	0.00	0.00
Notification for Prior Approval for a Change of Use from Shops (Use Class A1), Financial and Professional Services (Use Class A2), betting Offices, Pay Day Loan Shops and Casinos (Sui Generis) to Restaurants and Cafes (Use Class A3) and Associated Building Operations	206.00	206.00	0.00	0.00
Notification for Prior Approval for Change of Use from Shops (Use Class A1) and Financial and Professional Services (Use Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis) to Assembly and Leisure (Use Class D2).	96.00	96.00	0.00	0.00
Application for a New Planning Permission to replace an Extant Planning Permission.				
SCHEDULE 1 - (PART SUBSTITUTED FOR PART 1 OF SCHEDULE 1 TO THE 1989 REGULATIONS)				
PART 1 - Fee for applications for a grant of replacement planning permission subject to a new time limit: England Schedule 1 Part 1 New 7B of The Town and Country Planning (Fees for Applications and Deemed applications) Regulations 1989 as amended)				
7B(1) Where an application of the description contained in article 10B(1)(b) of the Town and Country Planning (General Development Procedure Order 1995 is made (consultations before grant of a replacement planning permission subject to a new time limit) the following fees shall be paid to the local planning authority -				
(a) if the application is a householder application	68.00	68.00	0.00	0.00
(b) if the application is an application for major development	690.00	690.00	0.00	0.00
(c) in any other case	234.00	234.00	0.00	0.00

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	2024/25 Charge	2025/26 Charge	Increase/ (Decrease)	Increase/ (Decrease)
	£	£	£	%
Exempt from VAT				
Documents & Publications				
1st Decision notice	23.60	25.95	2.36	9.98
Subsequent notice	23.60	25.95	2.36	9.98
TPO's	31.16	34.30	3.14	10.09
Legal Agreements	31.16	34.30	3.14	10.09
Plans stamped Approved or Refused	9.68	10.65	0.97	10.02
Local Development Framework Policies Map	36.06	40.00	3.94	10.93
Oxford Local Plan 2036	97.00 (Oxford residents 63.00)	105 (Oxford residents 65)	8.00	8.99
West End Area Action Plan 2007-2016	43.26	47.50	4.24	9.81
Adopted Supplementary Planning Documents	11.01	12.10	1.09	9.89
Barton Area Action Plan	43.26	47.50	4.24	9.81
Northern Gateway Area Action Plan	43.26	47.50	4.24	9.81
Subsequent plans according to size:				
AO plan	7.68	8.50	0.82	10.63
A1 plan	7.68	8.50	0.82	10.63
A2 plan	7.68	8.50	0.82	10.63
A3 plan	7.68	8.50	0.82	10.68
A4 plan	7.68	8.50	0.82	10.68
Design Review				
Design Review Panel Meeting - half day (Ex VAT)	6,250.00	7,500.00	1,250.00	20.00
Design Review Panel Meeting - full day (Ex VAT)	8,000.00	9,500.00	1,500.00	18.75
Design Workshop - half day (Ex VAT)	6,250.00	7,500.00	1,250.00	20.00
Standard rated & exclusive of VAT				
Weekly schedule of applications				
By Post				
Commercial	256.88	282.50	25.62	9.97
Local groups/residents	59.59	65.50	5.91	9.91
Via email				
Commercial	65.22	71.70	6.48	9.94
Local groups/residents	54.57	60.00	5.43	9.95
Planning - Other charges				
Standard rated & exclusive of VAT				
Planning pre-application advice				
Large scale proposals (over 25 units or 2000m2)				
Meeting	1,090.09	1,199.00	108.91	999%
Written response	542.26	596.50	54.24	1000%
Medium scale proposals (6-25 units or 500-2000m2)				
Meeting	828.73	911.00	82.27	993%
Written response	410.92	452.00	41.08	1000%
Small scale proposals (up to 5 units or 499m2)				
Meeting	519.82	571.00	51.18	985%
Written response	257.13	282.00	24.88	967%
Householder Developments				
Meeting	128.56	141.00	12.44	967%
Written response	64.13	70.50	6.37	993%
Listed Buildings - Non Householder				
Meeting	504.57	555.00	50.43	999%
Written response	257.13	283.00	25.88	1006%
Listed Buildings - Householder				
Meeting	128.56	141.00	12.44	967%
Written response	64.13	70.00	5.87	915%
<i>However, where a whole series of planning pre-application meetings is necessary, bespoke charges may be negotiated if appropriate and to offer an enhanced service provision.</i>				

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	£	£	£	%
Additional specialist advice (e.g. conservation, listed buildings, archaeology, trees, landscaping, housing, environmental protection, highways, etc) required by the developer at pre-application stage to be charged extra on hourly rate basis.	103.46	113.00	9.55	9.23
Specialist consultant advice (eg. conservation, archaeology, trees, etc) to be provided on an hourly rate basis.	103.46	113.00	9.55	9.23
<i>However, bespoke one-off charges may be negotiated for production of substantial specialist documents, studies, reports etc.</i>				
Requests for informal Permitted Development (PD) checks - To be introduced following availability of on-line expert advice system, including at planning reception. However submission of formal applications for Certificate of Lawful Use or Development is normally encouraged instead.	88.03	100.00	11.97	13.60
Exempt from VAT				
Written requests for planning history and planning constraints searches	88.03	96.80	8.77	9.97
Requests of hard copies of plans stamped approved or refused	9.80	10.70	0.90	9.17
Application checking service per application	88.03	97.00	8.97	10.19
HER search	120.00	132.00	-	-
H42 - Householder Prior Approval	127.78	140.00	12.22	9.57
Local Land Charges				
LLC1 form	59.90	65.75	5.86	9.78
LLC1 Additional Parcel	2.42	2.65	0.23	9.50
Additional Enquiries	45.38	50.00	4.63	10.19
Standard rated & exclusive of VAT				
Local Land Charges				
CON29R form	215.38	237.00	21.62	10.04
CON29R Additional Parcel	38.72	42.60	3.88	10.02
CON29O Optional Enquiries 4 to 21 (Additional parcel fees on application)	27.83	30.50	2.67	9.59
CON29O Optional Enquiry 22 only	67.76	74.50	6.74	9.95
Electronic				
Land Charges Register	11.25	12.40	1.15	10.19
Compiled official answers combination of Qu. 1.1k, 3.4, 3.6, 3.7 and 3.8	30.86	34.00	3.15	10.19
All other CON29R questions other than the above				
Official Answers for Component Data (CON29R)				
Qu 1.1 a-e	14.04	15.40	1.36	9.72
Qu 1.1 f-l	7.87	8.65	0.79	9.98
Qu 1.2	10.29	11.30	1.02	9.87
2.1-2.5	7.87	8.65	0.79	9.98
Qu 3.1	6.66	7.30	0.65	9.69
Qu 3.2	6.66	7.30	0.65	9.69
Qu 3.3	not applicable	not applicable	-	-
Qu 3.4 a-f	11.50	12.65	1.16	10.05
Qu 3.5	6.66	7.30	0.65	9.69
Qu 3.6 a-l	19.36	21.30	1.94	10.02
Qu 3.7a-g	11.50	12.65	1.16	10.05
Qu 3.8	7.87	8.65	0.79	9.98
Qu 3.9a-n	38.72	42.60	3.88	10.02
Qu 3.10 a-h	7.87	8.65	0.79	9.98
Qu 3.11 a-b	7.87	8.65	0.79	9.98
Qu 3.12	6.66	7.32	0.67	9.99
Qu 3.13	6.66	7.32	0.67	9.99
Q3.14	7.87	8.65	0.79	9.98
Qu 3.15	7.87	8.65	0.79	9.98

Planning Fees & Charges 2025/26

	2024/25 Charge	2025/26 Charge	Increase/ (Decrease)	Increase/ (Decrease)
	£	£	£	%
Street Naming and Numbering Charges				
Exempt from VAT				
Numbering of new developments (including sub-division of existing properties)				
1 plot	64.13	70.50	6.37	9.93
2 plots	102.85	113.15	10.30	10.01
3 plots	140.36	154.40	14.04	10.00
4 - 20 plots	90.75 plus 26.40 per plot	100 plus 29 per plot	8.25	10.00
21- 50 plots	211.75 plus 24.00 per plot	233 plus 26.50 per plot	19.25	10.00
50+ plots	399.30 plus 18.70 per plot	440 plus 20.50	36.30	10.00
Site visits	55.00 minimum charge of 27.50 per hour where minimum charge exceeded	60.50 minimum charge of 30.25	5.00	10.00
Note: for unusual street layouts a site visit may be required				
New street name	145.20	160.00	14.80	10.19
New building name (eg for blocks of flats / offices)	64.13	70.50	6.37	9.93
Changes to new addresses caused by changes to development after issue of numbering scheme. Cost per plot	13.31	14.65	1.34	10.07
Reissue of address following demolition and reconstruction	38.72	42.60	3.88	10.02
Change of house name	58.08	63.90	5.82	10.02
Addition of house name to numbered property	58.08	63.90	5.82	10.02