

ORDINANCE

OF THE STATES OF DELIBERATION

ENTITLED

The Land Planning and Development (Fees and Commencement) Ordinance, 2008 *

[CONSOLIDATED TEXT]

NOTE

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* No. XLI of 2008 (Recueil d'Ordonnances Tome XXXIII, p. 171); as amended by the: Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011 (No. XVIII of 2011); Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016 (No. IX of 2016); Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019 (No. III of 2019); Land Amenity Improvement Notices Ordinance, 2024 (No. XXXVI of 2024); Land Planning and Development (Fees) (Amendment) Regulations, 2010 (G.S.I. No. 6 of 2010); Building (Guernsey) Regulations, 2012 (G.S.I. No. 11 of 2012); Land Planning and Development (Fees) (Amendment) Regulations, 2012 (G.S.I. No. 47 of 2012); Land Planning and Development (Fees) (Amendment) Regulations, 2015 (G.S.I. No. 15 of 2015); Land Planning and Development (Fees) (Amendment) Regulations, 2017 (G.S.I. No. 29 of 2017); Land Planning and Development (Fees) (Amendment) Regulations, 2019 (G.S.I. No. 113 of 2019); Building (Guernsey) (Amendment) (Guernsey) Regulations, 2021 (G.S.I. No. 52 of 2021); Land Planning and Development (Fees) (Amendment) Regulations, 2024 (G.S.I. No. 4 of 2024); Land Planning and Development (Fees) (Amendment) Regulations, 2025 (G.S.I. No. 62 of 2025).

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Part I

Part II

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(Made on 26th November, 2008.)

The Land Planning and Development (Fees and Commencement) Ordinance, 2008

THE STATES, in pursuance of their Resolutions of the 27th June 2002, the 26th January 2005 and the 26th September 2007^a, and in exercise of the powers conferred on them by sections 12(1) and (2), 16(6), 17(3), 29(4), 31(2)(c), 33(6), 35(2)(c), 81, 89 and 96 of the Land Planning and Development (Guernsey) Law, 2005^b, hereby order: –

PART I

FEES TO ACCOMPANY APPLICATIONS IN RELATION TO PLANNING PERMISSION

Fee to accompany application for planning permission.

1. (1) An application for planning permission made on or after the 5th October, 2009 must, subject to the following provisions of this Ordinance, be accompanied by a fee calculated in accordance with Schedule 1.

(2) Where an application for planning permission is made in respect of development which has been carried out without planning permission required under the Law or in breach of any term (including any condition or limitation) of a planning permission, the fee payable, to the extent that the application relates to such development, is double that calculated in accordance with Schedule 1.

^a Billet d'État No. XI of 2002, Article I of Billet d'État No. I of 2005 and Articles III and XV of Billet d'État No. XX of 2007.

^b Order in Council No. XVI of 2005 as amended by Ordinances Nos. XXI, XXII, XXV, XXVII and XXVIII of 2007.

Fee to accompany application for approval of reserved matters.

2. (1) An application for approval of reserved matters made on or after the 5th October, 2009 must, subject to the following provisions of this Ordinance, be accompanied by a fee.

(2) The fee payable shall be that payable in accordance with section 1 for an application for full planning permission for the development to which the reserved matters application relates.

PART II

FEES TO ACCOMPANY DEPOSITING OF FULL PLANS UNDER THE
BUILDING REGULATIONS

Fee to accompany depositing of full plans.

3. (1) Full plans deposited under regulation 10(1)(b) or 14 of the Building Regulations 1992^c on or after 8th June, 2009 must, subject to the following provisions of this Ordinance, be accompanied by a fee, calculated in accordance with Schedule 2.

(2) Where full plans are deposited in respect of building work or a material change of use which has been carried out without approval of full plans required under the building regulations or without complying with any other relevant requirement of the building regulations, the fee payable, to the extent that such plans relate to such work or change of use, is double that calculated in accordance with Schedule 2.

Refund of part of fee.

4. Where the [Authority] rejects full plans deposited under the Building Regulations it shall, as soon as reasonably practicable after such rejection, refund to

^c G.S.I. No. 27 of 1992 as amended by G.S.I. No. 39 of 2006.

the person by whom or on whose behalf such plans were deposited fifty per cent of the fee paid in accordance with section 3.

NOTE

In section 4, the word in square brackets was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

[PART IIA
FEES FOR CERTAIN APPEALS

Application of this Part.

4A. (1) This Part shall apply in relation to an appeal to the Planning Tribunal made under section 68(1) of the Law, made on or after 1st September, 2011, against –

- (a) the refusal of an application for full planning permission or outline permission,
- (b) the refusal of an application for approval of reserved matters, or
- (c) the grant of outline permission where the application in question was an application for full planning permission.

(2) This Part shall apply in relation to an appeal to an Adjudicator made under section 10(2)(a) or 10(3)(a) of the Appeals Ordinance, made on or after 1st September, 2011, against a rejection of full plans under the building regulations.

[(3) This Part shall apply in relation to an appeal to the Planning

Tribunal made under section 4 of the Land Amenity Improvement Notices Ordinance, 2024 against a land amenity improvement notice.]]

NOTES

Part IIA, and section 4A thereof, were inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(2), with effect from 27th July, 2011.

In section 4A, subsection (3) was inserted by the Land Amenity Improvement Notices Ordinance, 2024, section 9(1), Schedule, paragraph 2(2), with effect from 11th February, 2025.

[Fee payable in respect of an appeal under section 68(1) of the Law.]

4B. (1) A fee is payable in respect of an appeal to the Planning Tribunal, to which this Part applies, under section 68(1) of the Law.

(2) The fee payable shall, subject to the following provisions of this Ordinance, be the same as that required under Part I of this Ordinance to accompany the application to which the appeal relates except that the fee shall be calculated as if the appeal were made on the date of the notification sent in accordance with section 4D(1).

(3) A discount of twenty-five per cent shall be applied to the fee payable in accordance with subsection (2) where –

- (a) the appeal in question is one in relation to which a single professional member of the Planning Panel may be appointed to hear and determine the appeal without a hearing on the basis of written representations in accordance with section 6(1) of the Appeals Ordinance, and

- (b) the appellant has given (and not later withdrawn) his written consent to the appeal in question proceeding on that basis,

whether or not the appeal is in fact determined on that basis.]

NOTE

Section 4B was inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(2), with effect from 27th July, 2011.

[Fee payable in respect of an appeal in relation to a rejection of full plans under the building regulations.]

4C. (1) A fee is payable in respect of an appeal to an Adjudicator, to which this Part applies, against the rejection of full plans under the building regulations.

(2) The fee payable shall, subject to the following provisions of this Ordinance, be the same as that required under Part II of this Ordinance to accompany the deposit of full plans under the building regulations to which the appeal relates except that the fee shall be calculated as if the appeal were made on the date of the notification sent in accordance with section 4D(1).

(3) For the avoidance of doubt, in calculating the fee payable in accordance with subsection (2), the provisions of section 4 (refund of part of fee) shall not apply.

(4) A discount of twenty-five per cent shall be applied to the fee payable in accordance with subsection (2) where the [Committee for the Environment & Infrastructure] have appointed an Adjudicator to determine the appeal in question

without a hearing on the basis of written representations.]

NOTES

Section 4C was inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(2), with effect from 27th July, 2011.

In section 4C, the words in square brackets were substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 2, Schedule 1, paragraph 10(c), Schedule 2, Part 7, paragraph 2, with effect from 1st May, 2016.

[Fee payable in respect of an appeal in relation to a land amenity improvement notice.]

4CA. (1) A fee of £250 is payable in respect of an appeal in relation to a land amenity improvement notice made under section 4 of the Land Amenity Improvement Notices Ordinance, 2024.

(2) The Committee for the Environment & Infrastructure may by regulations amend subsection (1) so as to substitute the fee payable.]

NOTE

Section 4CA was inserted by the Land Amenity Improvement Notices Ordinance, 2024, section 9(1), Schedule, paragraph 2(3), with effect from 11th February, 2025.

[Procedure for payment of appeal fee.]

4D. (1) As soon as possible after the appointment of the Appellate Body to determine the appeal in question, the Appellate Body shall notify the appellant –

(a) of the fee payable, in relation to the appeal, in

accordance with this Part, and

- (b) that, in accordance with subsection (2), the Appellate Body need not take any further action in relation to the appeal until such fee is paid in full.

(2) The Appellate Body need not take any further action in relation to the appeal until the whole of the fee is paid including, for the avoidance of doubt, publication of the notice of appeal under section 14 of the Appeals Ordinance.

(3) Time shall not run for the purpose of any provision under the Law relating to an appeal to which this Part applies until the whole fee is paid.]

NOTE

Section 4D was inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(2), with effect from 27th July, 2011.

[Power of [Committee for the Environment & Infrastructure] to provide for level of fee.

4E. The [Committee for the Environment & Infrastructure] may by regulations amend this Ordinance so as to substitute the fee payable under this Part, in relation to an appeal to which this Part applies, for such other amount as the [Committee for the Environment & Infrastructure] thinks fit including, without limitation, substituting the percentage of any discount applied under this Part.]

NOTES

Section 4E was inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(2), with effect from 27th July, 2011.

In section 4E, the words "Committee for the Environment & Infrastructure" in square brackets, wherever occurring, were substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 2, Schedule 1, paragraph 10(c), Schedule 2, Part 7, paragraph 2, with effect from 1st May, 2016.

[PART IIB

FEEES TO ACCOMPANY APPLICATIONS AND APPEALS IN RELATION TO
CERTIFICATES OF LAWFUL USE

Fee to accompany application for a certificate of lawful use.

4F. (1) An application for a certificate of lawful use must be accompanied by a fee of £250.

(2) The Authority may by regulations amend subsection (1) so as to substitute the fee payable.]

NOTE

Part IIB, and section 4F thereof, were inserted by the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019, section 10(2), with effect from 6th March, 2019.

[Fee to accompany an appeal in relation to an application for a certificate of lawful use.

4H. (1) A notice of appeal under section 68(5) of the Law in relation to an appeal referred to in section 6 of the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019, must be accompanied by a fee of £250.

(2) The Planning Tribunal need not take any further action in relation to the appeal until the whole of the fee is paid including, for the avoidance of doubt, publication of the notice of appeal under section 14 of the Appeals Ordinance.

(3) The Committee for the Environment and Infrastructure may by regulations amend subsection (1) so as to substitute the fee payable.]

NOTE

Section 4H was inserted by the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019, section 10(2), with effect from 6th March, 2019.

PART III

FEES TO ACCOMPANY REQUESTS FOR PROPERTY SEARCHES

Fee to accompany request for domestic property search.

5. (1) Any request for a standard property search relating to –
- (a) a building or other land in domestic use,
 - (b) subject to paragraph (c), a building or other land part of which is in domestic use and part of which is in any use other than domestic use, where the request relates primarily to the part in domestic use, or
 - (c) a building containing flats in domestic use where the request arises primarily in relation to one or more such flats contained within that building and not to the building as a whole,

must be made in writing and accompanied by a fee of £80 for each site in respect of which the request is made or such other fee as the [Authority] may by regulations prescribe.

- (2) Any request for an enhanced property search relating to any

land of a description set out in subsection (1)(a) to (c) must be made in writing and accompanied by a fee of £120 for each site in respect of which the request is made or such other fee as the [Authority] may by regulations prescribe.

(3) The [Authority] may, where it allows the supervised viewing of any file of the [Authority] relating to any land of a description set out in subsection (1)(a) to (c), charge a fee of £65 per half hour for each site in respect of which such a viewing is made, or such other fee as the [Authority] may by regulations prescribe.

(4) The [Authority] may refuse to allow such a supervised viewing of any file if a fee has not been paid in advance to cover the estimated time of the viewing.

NOTE

In section 5, the word "Authority" in square brackets, wherever occurring, was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

Fee to accompany request for non-domestic property search.

6. (1) Any request for a standard property search relating to –
- (a) a building or other land in any use other than domestic use,
 - (b) subject to paragraph (c), a building or other land, part of which is in any use other than domestic use and part of which is in domestic use, where the request relates primarily to the part in any use other than domestic use, or

- (c) a building containing flats in domestic use where the request arises primarily in relation to that building as a whole and not to [one or more] of such flats contained within that building,

must be made in writing and accompanied by a fee of £120 for each site in respect of which the request is made or such other fee as the [Authority] may by regulations prescribe.

(2) Any request for an enhanced property search relating to any land of a description set out in subsection (1)(a) to (c) must be made in writing and accompanied by a fee of £200 for each site in respect of which the request is made or such other fee as the [Authority] may by regulations prescribe.

(3) The [Authority] may, where it allows the supervised viewing of any file of the [Authority] relating to any land of a description set out in subsection (1)(a) to (c), charge a fee of £100 per half hour for each site in respect of which such a viewing is made, or such other fee as the [Authority] may by regulations prescribe.

(4) The [Authority] may refuse to allow such a supervised viewing of any file if a fee has not been paid in advance to cover the estimated time of the viewing.

NOTES

In section 6,

the words in square brackets in paragraph (c) of subsection (1) were substituted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(3), with effect from 27th July, 2011;

the word "Authority" in square brackets, wherever occurring, was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st

May, 2016.

PART IV
EXEMPTIONS AND MISCELLANEOUS

Exemptions from fees payable under Parts I and II.

7. (1) Sections 1 to 3 shall not apply where the [Authority] is satisfied that the application or deposit of plans in question relates solely to –

- (a) the provision of a means of access for, or
- (b) other facilities designed to secure the greater safety, health or comfort of,

a disabled person.

(2) Sections 1 and 2 shall not apply in relation to an application for planning permission or approval of reserved matters made in respect of development to be carried out –

- (a) for or on behalf of the States and solely or substantially in the public interest, or
- (b) for or on behalf of another person who is acting in partnership with the States for the purposes of a programme, policy or other initiative, however named, which has been approved by the States.

(3) Section 3 shall not apply in relation to a deposit of full plans made in respect of building work or a material change of use which is to be carried out as set out in subsection (2)(a) or (b).

NOTE

In section 7, the word in square brackets was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

Exemptions from fees payable under Part I.

8. Sections 1 and 2 shall not apply where an application for planning permission or approval of reserved matters is made to the [Authority] which seeks to revise development in respect of which a prior application for planning permission or approval of reserved matters has been refused, subject to the following conditions being met –

- (a) the [Authority] is satisfied that the revision in question is made primarily to overcome the reasons for the previous refusal,
- (b) the refusal of planning permission or refusal of approval of reserved matters to which the revision relates was given within a period of six months ending with the date on which the application is received by the [Authority],
- (c) the application can reasonably be said to be in respect of substantially the same land and development as the application previously refused, and
- (d) there has been no significant change in any material circumstances since that refusal.

NOTE

In section 8, the word "Authority" in square brackets, wherever occurring, was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

Exemption from fees payable under Part II for certain building work in relation to controlled services or fittings.

9. Section 3 shall not apply to a deposit of full plans to the extent that the building work to which those plans relate falls within Schedule 3.

[Reduction or waiver of fee payable under [Part IIA or IIB] for certain persons.

9A. Where it appears to the –

- (a) Chairman of the Planning Panel, in the case of an appeal to the Planning Tribunal, or
- (b) the Adjudicator, in the case of an appeal to that Adjudicator,

that the payment of any fee payable under [Part IIA or IIB] would, owing to the exceptional circumstances of the particular case, involve undue financial hardship to the appellant, the Chairman of the Planning Panel or the Adjudicator, as the case may be, may reduce or waive the fee payable in that case.]

NOTES

Section 9A was inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(4), with effect from 27th July, 2011.

In section 9A, the words "Part IIA or IIB" in square brackets, wherever occurring, were inserted by the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019, section 10(3), with effect from

6th March, 2019.

[Power to refund whole or part of fee payable under [Part IIA or IIB].

9B. The Appellate Body may, where it thinks fit, refund any fee, in whole or in part, paid in accordance with [Part IIA or IIB] where any of the following occurs in relation to an appeal –

- (a) the [Authority] concedes the appeal, in whole or in part, under section 68(7) of the Law,
- (b) the Appellate Body declines to determine, or to proceed with the determination of, the appeal in accordance with section 69(4) of the Law or regulation 1 of the Appeals Regulations,
- (c) the Planning Tribunal dismisses the appeal under section 69(5) of the Law, or
- (d) prior to any hearing in relation to the appeal, the appellant agrees to withdraw the appeal following an agreement in writing with the [Authority] in relation to the application or deposit of plans to which the appeal relates.]

NOTES

Section 9B was inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(4), with effect from 27th July, 2011.

In section 9B,

the words "Part IIA or IIB" in square brackets, wherever occurring, were inserted by the Land Planning and Development (Certificates of Lawful

Use) Ordinance, 2019, section 10(3), with effect from 6th March, 2019;

the word "Authority" in square brackets, wherever occurring, was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

Application not duly made for purposes of section 68(8) of the Law.

10. For the purposes of section 68(8) of the Law (calculation of periods for purposes of certain appeals) a planning application or a reserved matters application shall not be considered to be duly made until the [Authority] has received the fee payable in accordance with this Ordinance.

NOTE

In section 10, the word in square brackets was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

Power of [Authority] to charge a fee for supply of plans and other documents.

11. Where the [Authority] supplies a plan or any other document to any person in connection with –

- (a) any planning or other application made or to be made under the Law,
- (b) the deposit or proposed deposit of full plans under the building regulations, or
- (c) any other provision under the Law,

it may charge a fee to cover the reasonable administrative, printing, photocopying and other costs of so doing.

NOTE

In section 11, the word "Authority" in square brackets, wherever occurring, was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

Power of [Authority] to amend Schedules by regulations.

12. The [Authority] may by regulations amend the Schedules.

NOTES

In section 12, the word "Authority" in square brackets, wherever occurring, was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016.

The following Regulations have been made under section 12:

Land Planning and Development (Fees) (Amendment) Regulations, 2010;
Building (Guernsey) Regulations, 2012;
Land Planning and Development (Fees) (Amendment) Regulations, 2012;
Land Planning and Development (Fees) (Amendment) Regulations, 2015;
Land Planning and Development (Fees) (Amendment) Regulations, 2017;
Land Planning and Development (Fees) (Amendment) Regulations, 2019;
Building (Guernsey) (Amendment) (Guernsey) Regulations, 2021;
Land Planning and Development (Fees) (Amendment) Regulations, 2025.

Interpretation.

13. (1) In this Ordinance, unless the context requires otherwise –

["**Adjudicator**" means a person appointed by the [Committee for the Environment & Infrastructure] under section 13 of the Appeals Ordinance to

hear and determine an appeal under section 10 of the Appeals Ordinance,]

["**Appeals Ordinance**" means the Land Planning and Development (Appeals) Ordinance, 2007,]

["**Appeals Regulations**" means the Land Planning and Development (Appeals) Regulations, 2008,]

["**Appellate Body**" means in relation to an appeal made under –

- (a) section 68(1) of the Law, the Planning Tribunal, and
- (b) section 10 of the Appeals Ordinance, an Adjudicator,]

"application for full planning permission" means an application for planning permission not subject to the reservation of particular matters for subsequent approval,

"building" where used in relation to –

- (a) a deposit of full plans under the building regulations, or
- (b) a standard property search or an enhanced property search insofar as it relates to building control history,

shall have the meaning in the Building Regulations, 1992^d,

"building control history" means details of any action taken by the [Authority], or any committee (however called) of the States which previously

^d Guernsey S.I. No. 27 of 1992, as amended by Guernsey S.I. No. 39 of 2006.

carried out functions under the building regulations, the Building (Guernsey) Law, 1956^e or the Building Regulations, 1957^f, in relation to requirements imposed under those regulations including, without limitation, details of –

- (a) approval or rejection of full plans and issuing of licences to carry out building works under such regulations, and
- (b) any enforcement action in respect of the requirements of such regulations taken under such regulations, the Law or the Building (Guernsey) Law, 1956,

"building regulations" means regulations made by the [Authority] under section 17 of the Law^g,

"building work" shall have the meaning in the Building Regulations, 1992,

"[Authority]" means the States of Guernsey [Development & Planning Authority],

[**"certificate of lawful use"** means a certificate of lawful use issued by the Authority under the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019,]

[**"Chairman of the Planning Panel"** means the person who is

^e Ordres en Conseil Vol. XVII, p. 56.

^f Guernsey S.I. No. 24 of 1957 (revoked by Guernsey S.I. No. 27 of 1992).

^g By virtue of section 93(7) of the Law, the Building Regulations, 1992, as amended, have effect as if made under section 17 of the Law.

designated, from time to time, as the Chairman of the Planning Panel pursuant to section 86(3)(c) of the Law or, if he is unavailable, the Deputy Chairman of the Planning Panel,]

[**"Deputy Chairman of the Planning Panel"** means the person who is designated, from time to time, as the Deputy Chairman of the Planning Panel pursuant to section 86(3)(d) of the Law,]

"development" shall be construed in accordance with section 13(1) of the Law and Part I of the Land Planning and Development (General Provisions) Ordinance, 2007^h,

"disabled person" means a person with a physical or mental impairment which has a significant adverse effect on their ability to carry out normal day-to-day activities,

"domestic use" means a use falling within any of residential use classes 1 to 5 in the Land Planning and Development (Use Classes) Ordinance, 2007ⁱ,

"employee" shall have the meaning in section 1(1) of the Health and Safety at Work etc. (Guernsey) Law, 1979^j,

"enactment" means any Law, Ordinance or subordinate legislation,

"enhanced property search" means a search by the [Authority] to

h Ordinance No. XXI of 2007.

i Ordinance No. XXVI of 2007.

j Ordres en Conseil Vol. XXVII p. 155 as amended by Order in Council No. XIV of 1993.

provide information held by it, in connection with its functions under the Law, including insofar as it relates to –

- (a) the planning history of the land, information from any date before 1st January 2002, or
- (b) the building control history of the land, information from any date before 1st January, 2002,

"flat" where used in relation to –

- (a) a planning application, a standard property search or enhanced property search insofar as it applies to planning history, means a self-contained dwelling comprising part of a building and lying wholly or partly above or below some other part of that building,
- (b) a deposit of full plans under the building regulations or a standard property search or an enhanced property search insofar as it applies to building control history, shall have the meaning in the Building Regulations, 1992,

"full plans" shall have the meaning in the Building Regulations, 1992,

"glasshouse" means a structure made predominantly of glass or other transparent or translucent material, which is not attached to a dwelling-house, and which is designed and used for growing plants,

"the Law" means the Land Planning and Development (Guernsey)

Law, 2005,

"material change of use" –

- (a) where used in relation to an application for planning permission or approval of reserved matters, shall be construed in accordance with section 13(3) of the Law, or
- (b) where used in relation to the deposit of full plans under the building regulations, shall have the meaning in the Building Regulations, 1992,

[**"notify"** means notify in writing and related expressions shall be construed accordingly,]

"outline permission" means planning permission subject to the reservation of particular matters for subsequent approval,

[**"Planning Panel"** means the Planning Panel established under section 86 of the Law,]

"planning permission" means the permission which is required under section 14 of the Law for the carrying out of any development of land,

[**"Planning Tribunal"** means the Tribunal the members of which are appointed under section 87 of the Law to hear and determine an appeal under the Law,]

[**"[Committee for the Environment & Infrastructure]"** means the States of Guernsey [Committee for the Environment & Infrastructure],]

"the public" includes any section of the public,

[**"reserved matters"** shall be construed in accordance with section 18(1) of the Land Planning and Development (General Provisions) Ordinance, 2007,]

"standard property search" means a search made by the [Authority] to provide information held by it, in connection with its functions under the Law, only including, insofar as it relates to –

- (a) the planning history of the land, information from any date on or after 1st January, 2002, or
- (b) the building control history of the land, information from any date on or after 1st January, 2002,

"States" means the States of Guernsey,

"subordinate legislation" means any regulation, rule, order, rule of court, resolution, scheme, warrant, byelaw or other instrument made under any enactment and having legislative effect, and

"under the Law" includes provisions made under the Law.

(2) Any reference in this Ordinance to an enactment is a reference thereto as from time to time amended, re-enacted (with or without modification), extended or applied.

NOTES

In section 13,

the definitions of the expressions "Adjudicator", "Appeals Ordinance", "Appeals Regulations", "Appellate Body", "Chairman of the Planning Panel", "Deputy Chairman of the Planning Panel", "notify", "Planning Panel", "Planning Tribunal", "Committee for the Environment & Infrastructure" (originally "Policy Council") and "reserved matters" in subsection (1) were inserted by the Land Planning and Development (Fees and Miscellaneous Amendments) Ordinance, 2011, section 1(5), with effect from 27th July, 2011;

the words "Committee for the Environment & Infrastructure" in square brackets, wherever occurring, were substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 2, Schedule 1, paragraph 10(c), Schedule 2, Part 7, paragraph 2, with effect from 1st May, 2016;

the words, first, "Authority" and, second, "Development & Planning Authority" in square brackets in the definition of the expression "Authority" and, third, the word "Authority" in square brackets wherever else occurring, were substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, respectively section 5(1), Schedule 3, paragraph 8, section 2, Schedule 1, paragraph 4(b), Schedule 2, Part 3 and section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016;

the definition of the expression "certificate of lawful use" in subsection (1) was inserted by the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019, section 10(4), with effect from 6th May, 2019.

The functions, rights and liabilities of the Policy Council and of its Minister or Deputy Minister arising under or by virtue of this Ordinance were transferred to and vested in, respectively, the Committee for the Environment & Infrastructure and its President or Vice-President by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 1, Schedule 1, paragraph 10(c), Schedule 2, Part 7, paragraph 2, with effect from 1st May, 2016, subject to the savings and transitional provisions in section 3 of the 2016 Ordinance.

The functions, rights and liabilities of the Environment Department and of its Minister or Deputy Minister arising under or by virtue of this Ordinance were transferred to and vested in, respectively, the Development & Planning Authority and its President or Vice-President by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 1, Schedule 1, paragraph 4(b), Schedule 2, Part 3, with effect from 1st May, 2016, subject to the savings and transitional provisions in section 3 of the 2016 Ordinance.

The Building Regulations, 1992 have since been repealed by the Building Regulations, 2012, regulation 31(1), with effect from 1st July, 2012, subject to the transitional provisions and savings in regulation 32 of the 2012

Regulations.

The Land Planning and Development (Use Classes) Ordinance, 2007 has since been repealed by the Land Planning and Development (Use Classes) Ordinance, 2017, section 8, with effect from 3rd April, 2017, subject to the transitional provisions and savings in section 7(2) of the 2017 Ordinance.

Amendment of the Plans and Appeals Ordinances.

14. (1) In section 17(1) (interpretation) of the Land Planning and Development (Plans) Ordinance, 2007^k, in the definition of "**Plans Regulations**" for "2007" substitute "2008".

(2) In section 21(1) (interpretation) of the Land Planning and Development (Appeals) Ordinance, 2007^l, in the definition of "**Appeals Regulations**" for "2007" substitute "2008".

Commencement of the Law.

15. The Land Planning and Development (Guernsey) Law, 2005 shall come into force on the 6th April, 2009.

Citation and Commencement.

16. This Ordinance may be cited as the Land Planning and Development (Fees and Commencement) Ordinance, 2008 and shall come into force on the 6th April, 2009.

^k Ordinance No. XXII of 2007.

^l Ordinance No. XXVIII of 2007.

FEEES TO ACCOMPANY AN APPLICATION FOR PLANNING PERMISSION

[PART I

Fee payable.

1. The fee payable is to be calculated in accordance with the Table below and the notes in Part II.

TABLE OF FEES

CATEGORY	DEVELOPMENT TO WHICH APPLICATION RELATES OR TYPE OF APPLICATION	FEE (£)
1. A B	An application for outline permission. in respect of a site of 0.62 vergées (¼ of an acre or 0.1 of a hectare) in area or less in respect of a site exceeding 0.62 vergées in area, for each 0.62 vergées (¼ acre or 0.1 of a hectare) and for any additional part remaining of less than 0.62 vergées	1,120 1,120
2.	The erection of a dwelling or the material change of use of a building to form a dwelling (including in each case any associated works).	

Consolidated text

A	for each flat erected or formed	525
B	for each dwelling-house erected or formed	855
3.	Domestic development not falling within category 6, 7, 8 or 10.	
A	for the erection of - (a) a building, or (b) an extension to a dwelling-house, flat or other building within the curtilage of a dwelling-house or flat, not falling within sub-category E, and including any associated works	
i	of less than 20 square metres in floor area	185
ii	of 20 square metres or more but less than 50 square metres in floor area	305
iii	of 50 square metres or more but less than 100 square metres in floor area	505
iv	of 100 square metres or more but less than 250 square metres in floor area	855
v	of 250 square metres or more in floor area	855 for the first 250 square metres, and

Consolidated text

		275 for each additional 50 square metres and for any additional part remaining of less than 50 square metres, up to a maximum of 3,340 per application
B	for the installation of equipment designed to generate renewable energy and not carried out as associated works falling within any other category of this Table, for any number of such equipment	90
C	for the installation of a traffic mirror including any means of fixing, not carried out as associated works falling within any other category of this Table, for any number of such mirrors	110
D	for the installation of a satellite dish antenna, not carried out as associated works falling within any other category of this Table, for any number of such antennas	110
E	for –	110
	(a) the erection on land of –	
	(i) a shed of less than 10 square metres	

	<p>in floor area, or</p> <p>(ii) a timber fence, or</p> <p>(b) the removal of a hedge</p> <p>not carried out as associated works falling within any other category of this Table</p>	
F	<p>for the placing on land of a caravan, motor home, campervan or other motorised vehicle made for human habitation, for any number of the same</p>	110
G	<p>for any other domestic development in relation to, or within the curtilage of -</p> <p>(a) a dwelling-house or flat,</p> <p>(b) a building in which a flat is contained</p> <p>not falling within category 3A to F including any associated works, for all of the same</p>	185
4.	<p>Non-domestic development in relation to, or within the curtilage of, a building, not falling within categories 2, 5 to 8A or 10 and including any associated works.</p>	

Consolidated text

A	for the erection of -	
	(a) a building, or	
	(b) an extension to a building	
i	of less than 20 square metres in floor area	315
ii	of 20 square metres or more but less than 50 square metres in floor area	505
iii	of 50 square metres or more but less than 100 square metres in floor area	755
iv	of 100 square metres or more but less than 250 square metres in floor area	1,260
v	of 250 square metres or more in floor area	1,260 for the first 250 square metres and 755 for each additional 250 square metres and for any additional part remaining of less than 250 square metres
B	for the installation of equipment designed to generate renewable energy and not carried out as associated works falling within any other category of this Table, for	90

Consolidated text

	any number of such equipment	
C	for the installation of a traffic mirror including any means of fixing and not carried out as associated works falling within any other category of this Table, for any number of such mirrors	110
D	for the installation of a satellite dish antenna, not carried out as associated works falling within any other category of this Table, for any number of such antennas	110
E	for the placing on land of a caravan, motor home, campervan or other motorised vehicle made for human habitation, for any number of the same	110
F	for the replacement, or substantial alteration, of a shop front, for each such shop	480
G	for any alteration to a shop front not falling within category 4F, including, without limitation, the installation of a projecting awning, for each such alteration	340
H	for any other non-domestic development not falling within any other sub-category of this Table, for all of the same.	315

<p>5.</p>	<p>Specified non-domestic development in relation to -</p> <p>(a) provision of a public utility service, or</p> <p>(b) installation of street furniture.</p> <p>A for the installation of street furniture</p> <p>B for the carrying out of development, not falling within sub-category C or D -</p> <p>(a) by, or on behalf of, a person providing a public utility service, and</p> <p>(b) which is necessary for the installation of minor equipment used for the purpose of providing that service</p> <p>but not including the erection of a building necessary for the same</p> <p>C for the erection, installation or substantial alteration of a mobile telephone mast or other telecommunications apparatus which has a similar function, including -</p> <p>(a) the erection, installation or substantial alteration of any structure supporting such mast or apparatus and any</p>	<p>165</p> <p>165</p> <p>2,320</p>
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	<p>associated antennas and cabinets, and</p> <p>(b) any other associated works</p> <p>for each such mast or apparatus</p> <p>D for the erection, installation or substantial alteration of a mobile telephone antenna, or other telecommunications apparatus which has a similar function, not falling within sub-category C, including -</p> <p>(a) the erection, installation or substantial alteration of any structure supporting such antenna or apparatus and any associated cabinets, and</p> <p>(b) any associated works</p> <p>for each such antenna or apparatus</p>	560
6.	Development in relation to advertisements.	
A	for attaching to or painting or otherwise exhibiting on the exterior of any structure (except on a projecting awning falling within category 4G), or placing on any land an advertisement or sign, for each advertisement or sign	165 (up to a maximum of 825 per application)
7.	The carrying out of operational	

	development in relation to agriculture, minerals and waste.	
A	<p>for the erection of or an extension to a glasshouse, polytunnel or similar structure for agricultural purposes in the course of a trade or business -</p> <p>(a) of less than 500 square metres, or</p> <p>(b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres</p>	365
B	<p>for the erection of or an extension to a structure, other than a glasshouse, polytunnel or similar structure, for agricultural purposes in the course of a trade or business -</p> <p>(a) of less than 500 metres, or</p> <p>(b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres</p>	490
C	for operations consisting of mineral extraction or working or the storage of minerals in the open or operations in	1,485

	<p>preparation for or otherwise enabling the carrying out of such operations -</p> <p>(a) in respect of a site of 2.47 vergées (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 vergées in area, for each 2.47 vergées (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 vergées</p> <p>D for operations consisting of the disposal or depositing of waste or in preparation for or otherwise enabling the carrying out of such operations –</p> <p>(a) in respect of a site of 2.47 vergées (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 vergées in area, for each 2.47 vergées (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 vergées</p>	<p>1,485</p>
<p>8.</p> <p>A</p>	<p>Operations in relation to protected trees.</p> <p>for an operation constituting development only under section 5 of the Land Planning and Development (General Provisions)</p>	<p>90</p>

	<p>Ordinance, 2007 where carried out in relation to a protected tree (including cutting down, uprooting, topping, lopping and cutting of roots), for any number of the same</p>	
<p>8A.</p> <p>A</p>	<p>Non-domestic development in relation to the generation of renewable energy carried out –</p> <p>(a) other than in relation to, or within the curtilage of a building, or</p> <p>(b) on a redundant glasshouse site.</p> <p>for the carrying out of development, not comprising the erection of, or an extension to, a building falling within sub-category B, which is necessary for the installation, operation or decommissioning of plant or equipment designed to generate renewable energy, including any associated works (other than associated works comprising the erection of a building)-</p> <p>(a) in, on, over or under land in the open air, or,</p> <p>(b) in, on, over or under land, including the foreshore or the seabed or land covered by water (including a man-made or natural body of water)</p>	

Consolidated text

i	in respect of a site of 500 square metres or less	365
ii	in respect of a site exceeding 500 square metres, for each 500 square metres and for any additional part remaining of less than 500 square metres	365
B	<p>for the carrying out of development, comprising the erection of, or an extension to, a building, which is necessary for the installation, operation or decommissioning of plant or equipment designed to generate renewable energy, including any associated works comprising the erection of a building</p> <p>-</p> <p>(a) in, on, over or under land in the open air, or,</p> <p>(b) in, on, over or under land, including the foreshore or the seabed or land covered by water (including a man-made or natural body of water)</p>	
i	of less than 20 square metres in floor area	315
ii	of 20 square metres or more but less than 50 square metres in floor area	505
iii	of 50 square metres or more but less than	755

Consolidated text

	100 square metres in floor area	
iv	of 100 square metres or more in floor area but less than 250 square metres in floor area	1,260
v	of 250 square metres or more in floor area	1,260 for the first 250 square metres and 755 for each additional 250 square metres and for any additional remaining part of less than 250 square metres
9.	The carrying out of operational development not falling within any other category to this Table.	
A	in respect of a site of 0.62 of a vergee ($\frac{1}{4}$ of an acre or 0.1 of a hectare) in area or less	305
B	in respect of a site exceeding 0.62 of a vergee in area but less than 2.47 vergees (1 acre or 0.4 of a hectare) in area	565
C	in respect of a site exceeding 2.47 vergees in area, for each 2.47 vergees (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 vergees	565

D	for the placing on land, not within the curtilage of a building, of a caravan, motor home, campervan or other motorised vehicle made for human habitation, for any number of the same	110
10.	Material changes of use of land other than to use as a dwelling.	
A	for a material change of use of a building or other land other than to - (a) use as a dwelling, or (b) a use falling within paragraphs B or C of this category	490
B	for a material change of use of a building or other land to use for mineral extraction or working or for the storage of minerals in the open - (a) in respect of a site of 2.47 verges (1 acre or 0.4 of a hectare) in area or less, or (b) in respect of a site exceeding 2.47 verges in area, for each 2.47 verges (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 verges	1,485

C	<p>for a material change of use of a building or other land to use for the disposal or depositing of waste –</p> <p>(a) in respect of a site of 2.47 verges (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 verges in area, for each 2.47 verges (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 verges</p>	1,485
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PART II
NOTES TO TABLE

General notes to Table.

2. (1) For the avoidance of doubt, a lettered sub-category must also be construed by reference to the numbered category of which it forms part.

(2) Where an application for outline permission is made the only fee payable is that payable under category 1.

(3) Where an application for full planning permission is made in respect of more than one sub-category of development listed in the Table the fee payable is, subject to the following provisions of this Schedule, the aggregate of all the fees payable in respect of the development in question.

(4) Notwithstanding subparagraph (3) –

Consolidated text

- (a) where a category or sub-category of development is described as including works associated with that development a separate fee shall not be payable in respect of those associated works where they also fall within another category or sub-category to the Table,
- (b) where demolition is necessary to carry out other development falling within categories 2 to 7, 8A or 9 of this Table no additional fee shall be payable in respect of that demolition, and
- (c) where an application is in respect of development –
 - (i) in category 3A or 3G and in category 3B to 3F,
or
 - (ii) in category 4A or 4H and in category 4B to 4E,

no additional fee shall be payable in respect of the development falling within categories 3B to 3F or 4B to 4E, as the case may be.

(5) For the avoidance of doubt, unless the context otherwise requires, where a category or sub-category of development includes –

- (a) the erection of a dwelling or building, or of an extension to the same, it includes the erection of a new or replacement dwelling, building or an extension,
- (b) the installation or creation of anything (other than where it relates only to replacements), it includes the

installation or creation of a new or replacement thing,
or

- (c) the placement on land of a moveable structure, it includes the placement of a new or replacement moveable structure.

(6) Where a fee is calculated by reference to the site area (however worded), that site area is the area of land to which the planning application relates.

Adjustment of fee payable in specified circumstances.

3. (1) Where an application for planning permission or approval of reserved matters is made to the Authority which seeks to revise development in respect of which planning permission or approval of reserved matters has been given ("**revised application**"), the fee payable shall, subject to the following conditions being met, be calculated as if the application were made only in respect of the revised part of the development –

- (a) the planning permission or approval to which the revised part of the development relates is in effect as at the date on which the revised application is received by the Authority but the development previously approved has either not been commenced or completed,
- (b) the revised application can reasonably be said to be in respect of substantially the same land and development as the development previously approved, and
- (c) there has been no significant change in any material circumstances since that approval.

(2) No fee shall be payable in respect of an application to the extent that it relates to development which is such only by virtue of that development falling within –

(a) section 1 (operations in relation to protected monuments), or

(b) section 2 (operations in relation to protected buildings),

of the Land Planning and Development (General Provisions) Ordinance, 2007 but, for the avoidance of doubt, a fee is payable, subject to subparagraph (3), in respect of an application relating to such development where it also falls within another description of development under the Law.

(3) Where an application is made for the carrying out of development in relation to or within the curtilage of a protected monument or a protected building no fee shall be payable in respect of that application where such development would not constitute development or would be exempt development if it were carried out other than in relation to or within the curtilage of a protected monument or a protected building.

Category 2.

4. For the avoidance of doubt, in category 2 the material change of use of a building to form a dwelling includes, in accordance with section 13(3) of the Law –

(a) the forming of a dwelling on a material change in the use of a building, or part of a building, to use as a dwelling, and

(b) the forming of a dwelling through subdivision of a building.

Categories 3, 4 and 8A.

5. (1) In category 3A, 4A and 8A to the Table –

(a) the extension to a dwelling-house or other building includes, for the avoidance of doubt, the extension of an existing building by –

(i) the creation of a balcony, raised terrace, basement or cellar area, or an extension thereto and any extension to an existing carport,

(ii) the creation of a pitched roof, or an extension thereto, containing new or additional accommodation,

but in calculating the fee payable for an application in respect of development falling within sub-item (ii) a multiplier of 50% shall be applied to the additional floor area created in the roofspace, and

(b) the "**erection of a building**" includes the erection of a carport.

(2) Where an application relates to development falling within category 3G or 4H in respect of –

(a) more than one building or land within the curtilage of more than one building, or

(b) where the development does not fall within sub-

paragraph (a), more than one site,

a separate fee is payable in respect of each such building or site, as the case may be.

Categories 3A, 4A, 7 and 8A.

6. For the avoidance of doubt, in categories 3A, 4A, 7 and 8A where an application relates to more than one extension to the same building or structure the fee shall be calculated by aggregating the floor area of all extensions created or formed by the development.

Interpretation of Schedule 1.

7. In this Schedule, unless the context requires otherwise –

"aerothermal energy" means energy stored in the form of heat in the ambient air,

"agriculture" includes dairy farming, livestock breeding and keeping, horticulture, fruit growing, seed growing, market gardens and nursery grounds, the use of land as an orchard or as grazing land, osier land or meadow land,

"associated works" means any works which can reasonably be regarded as necessary in order to carry out the description of development in question and related terms shall be construed accordingly,

"domestic development" means –

- (a) development of, or in relation to, an existing dwelling,
- (b) development within the curtilage of a dwelling for any purpose ordinarily incidental to the enjoyment of the

dwelling as such, or

- (c) development of, or in relation to, an existing building in which a flat is contained or development within the curtilage of such a building which in either case is for any purpose ordinarily incidental to the enjoyment of the flat as such,

but does not include –

- (i) a change of use or change in the number of dwellings in a building, or
- (ii) development of, or in relation to, a dwelling or a building in which a flat is contained which is outside the curtilage of that dwelling or building,

"dwelling-house" means a house which is used as a single private dwelling-house and for no other principal use,

"exempt development" means development which is exempted from the requirement for planning permission under the Land Planning and Development (Exemptions) Ordinance, 2007,

"floor area" means the gross aggregate of the area of all new floors created or formed by the development, measured internally (from the eaves in the case of additional floor area in a roofspace), including any floor area covered by internal walls or partitions,

"geothermal energy" means energy stored in the form of heat

beneath the surface of solid earth,

"hydrothermal energy" means energy stored in the form of heat in surface water,

"minor equipment" includes –

- (a) overhead lines, cables, surface wiring, street cabinets, block terminals and dish aerials to be used for the purpose of providing telecommunications services or supplying electricity, and
- (b) roadside distribution pillars, high voltage switchgear and transformers and poles to be used for the purpose of supplying electricity,

"non-domestic development" means any development other than domestic development,

"protected tree" means any tree, group or area of trees or woodlands in relation to which a tree protection order has been made,

"public highway" means any vehicular or pedestrian road, street, lane or clos, track or path, however named, used by the public,

"public utility service" means the supply to the public of water, gas, electricity, telecommunications or sewerage disposal services,

"redundant glasshouse site" means a site which is –

- (a) treated as land used for agriculture in accordance with

section 45A of the Law,

- (b) comprises a glasshouse, including a glasshouse in a state of disrepair, and any other land, including other structures the use of which is ancillary to the lawful use of the glasshouse, where –
 - (i) the glasshouse and any other land or structures are no longer required or capable of being used for their lawful use, and
 - (ii) there is visible evidence of the whole, or a substantial part, of the glasshouse on the site,

having regard to relevant policy in the Development Plan,

"renewable energy" means electricity or any other type of energy generated from a renewable power source,

"renewable power source" means a renewable non-fossil energy source including wind, solar, wave or tidal energy, aerothermal energy, geothermal energy, hydrothermal energy and hydropower,

"street furniture" includes lamp standards and other street lighting, public seating, cycle racks, signposts, signs, refuse bins, bollards, rails, fences and barriers for safeguarding persons using the public highway,

"the Table" means the Table in Part I,

"waste" includes –

- (a) scrap material, effluent or other unwanted surplus arising from any process, and
- (b) anything which requires to be disposed of as being broken, worn out, contaminated, spoiled or redundant,

and other terms used in this Schedule which are not defined in it but are defined in the Law shall have the same meaning as in the Law.]

NOTES

Schedule 1 was substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2024, regulation 1(2), Schedule 1, with effect from 5th February, 2024, subject to the provisions of regulation 3 of the 2024 Regulations.¹

In Schedule 1, Part I was substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2025, regulation 1(2), Schedule 1, with effect from 30th June, 2025, subject to the provisions of regulation 3 of the 2025 Regulations.

The Land Planning and Development (Exemptions) Ordinance, 2007 has since been repealed by the Land Planning and Development (Exemptions) Ordinance, 2023, section 5, with effect from 29th March, 2023, subject to the transitional provision and saving in section 5(2) and section 5(3) of the 2023 Ordinance.

FEES TO ACCOMPANY DEPOSITING OF FULL PLANS UNDER THE
BUILDING REGULATIONS

[PART I

Fee payable.

1. The fee payable is to be calculated in accordance with the Table below and the notes in Part II.

TABLE OF FEES

CATEGORY	BUILDING WORK OR MATERIAL CHANGE OF USE TO WHICH FULL PLANS RELATE	FEE (£)
1.	<p>The creation of a dwelling not falling within category 1A (whether by its erection or by a material change of use) including -</p> <p>(a) any detached garage or parking area which is for purposes ancillary to the enjoyment of the dwelling as such, and</p> <p>(b) any other associated building work.</p>	
A	for each flat created up to and including 20	825
B	for each additional flat created up to and including 40	630

Consolidated text

C	for each additional flat created over 40	435
D	for each dwelling-house created, with a floor area of less than 250 square metres, up to and including 20	1,300
E	for each dwelling-house created, with a floor area of 250 square metres or more, up to and including 20	1,300 for the first 250 square metres and 3.30 for each additional square metre and for any additional part remaining of less than one square metre
F	for each additional dwelling-house created up to and including 40	935
G	for each additional dwelling-house created over 40	550
1A.	The creation of an associated independent living unit (whether by its erection, by a material change of use or by the extension or alteration of a building) including any associated building work.	
A.	for each associated independent living unit created, of less than 30 square metres in	690

Consolidated text

B	<p>floor area</p> <p>for each associated independent living unit created, of 30 square metres or more in floor area</p>	1,130
2.	<p>The extension of or other alteration to a dwelling, not falling within category 1 or 1A, and other specified building work in relation to a dwelling and any associated building work.</p>	
A	<p>for the extension of a dwelling, not falling within sub-category D or L of this category, by less than 20 square metres in floor area</p>	550
B	<p>for the extension of a dwelling, not falling within sub-category D or L of this category, by 20 square metres or more but less than 50 square metres in floor area</p>	935
C	<p>for the extension of a dwelling, not falling within sub-category D or L of this category, by 50 square metres or more in floor area</p>	1,140
D	<p>for the extension of a dwelling by the conversion of –</p> <p>(a) an existing basement or cellar area or existing loft or roofspace to form habitable accommodation, or</p>	645

	(b) an existing integral or non-integral garage to form habitable accommodation	
E	for the erection of or an extension to a garage, shed, garden room or garden store (which in each case is predominantly for purposes ancillary to the enjoyment of a dwelling as such) of less than 20 square metres in floor area	185
F	for the erection of or extension to a garage, shed, garden room or garden store (which in each case is predominantly for purposes ancillary to the enjoyment of a dwelling as such) of 20 square metres but less than 50 square metres in floor area	370
G	for the erection of or extension to a garage, shed, garden room or garden store (which in each case is predominantly for purposes ancillary to the enjoyment of a dwelling as such) of 50 square metres or more in floor area	500
H	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is less than £1,000	100

Consolidated text

I	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is at least £1,000 but not more than £5,000	210
J	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is at least £5,000 but no more than £20,000	360
K	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is more than £20,000	805
L	for the erection of a conservatory	195
M	for the replacement of existing windows or external doors within an existing aperture, for any number of such windows or external doors	100
N	for the erection of domestic stables of up to and including 20 square metres in floor area	220
3.	Building work or a material change of use -	

	<p>(a) not falling within category 1, 1A or 2, for the erection of or extension to a building for purposes ancillary to the enjoyment of a dwelling as such, and</p> <p>(b) other than in relation to a dwelling</p> <p>and any associated building work.</p>	
A	for the erection of or an extension to an agricultural building, other than a glasshouse, of less than 10 square metres in floor area	100
B	for the erection of or an extension to an agricultural building, other than a glasshouse, of 10 square metres or more but less than 100 square metres in floor area	185
C	for the erection of or an extension to an agricultural building, other than a glasshouse, of 100 square metres or more but less than 250 square metres in floor area	370
D	for the erection of or an extension to an agricultural building, other than a glasshouse, of 250 square metres or more in floor area, for each 250 square metres and for any additional part remaining of less than 250 square metres	370

Consolidated text

E	for the extension of a building by the installation of a mezzanine floor	795
F	for the erection of or an extension to a building, other than an erection or extension falling within any other sub-category to this Table, for purposes other than storage, for each square metre of floor area	21 for each square metre up to and including 100 square metres and 10.50 for each additional square metre and for any additional part remaining of less than one square metre
G	for the erection of or an extension to a building, other than an erection or extension falling within any other sub-category to this Table, for storage purposes, for each square metre of floor area	14 for each square metre up to and including 100 square metres and 6.70 for each additional square metre and for any additional part remaining of less than one square metre
H	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is less than	280

	£10,000	
I	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £10,000 or more but less than £50,000	805
J	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £50,000 or more but less than £100,000	1,025
K	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £100,000 or more	1,680
L	for the material change of use of a building other than to use as a dwelling	935
4.	The carrying out of specified building work not carried out as part of any building work falling within any other category to this Table.	
A	for the provision or alteration of a drainage system including the installation of a cesspit, for each such drainage system	175

Consolidated text

B	for the provision or alteration of a controlled service or fitting not falling within any other sub-category to this category, for each such controlled service or fitting	130
C	for the erection of a retaining wall, for each such wall	550
D	for building work involving the underpinning of a building, for each building underpinned	550
E	for the replacement or alteration of a shop front, for each shop front	280
F	for the erection of a garden or boundary wall, for each such wall	175
G	for the installation of a swimming-pool (including any plant room, pool room or other room required in relation to such swimming pool) or a reservoir, for each such pool or reservoir	175
H	for the erection of or extension to a glasshouse, for each such extension or glasshouse - (a) of less than 500 square metres, or	175

Consolidated text

	(b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres	
I	for the construction of a road, for each such road - (a) of less than 250 square metres, or (b) of 250 square metres of more, for each 250 square metres and any additional part remaining of less than 250 square metres	175
J	for the renovation of a thermal element	150
K	for the demolition of any building	175
L	for the fitting out of a shop or office - (a) of less than 500 square metres in floor area, or (b) of 500 square metres or more in floor area, for each 500 square metres and for any additional part remaining of less than 500 square metres.	805

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PART II

NOTES TO TABLE

General notes to Table.

2. (1) For the avoidance of doubt, a lettered sub-category must also be construed by reference to the numbered category of which it forms part.

(2) Where the deposit of full plans is made in respect of more than one sub-category of building work or material change of use listed in the Table, the fee payable is, subject to the following provisions of this Schedule, the aggregate of all the fees payable in respect of the building work or material change of use in question.

(3) Notwithstanding subparagraph (2), where a category or sub-category of building work or material change of use is described as including works associated with that building work or material change of use a separate fee shall not be payable in respect of those associated works where they also fall within another category or sub-category to the Table.

(4) For the avoidance of doubt, unless the context requires otherwise, where a category or sub-category of building work includes –

- (a) the creation or erection of a dwelling or building or other structure, or of an extension to the same, it includes the creation or erection of a new or replacement dwelling, building, structure or an extension, or
- (b) the installation, construction or provision of anything (other than where it relates only to replacements), it includes the installation, construction or provision of a new or replacement thing.

Adjustment of fee payable in specified circumstances.

3. Where a person seeks to revise full plans approved by the [Authority] by depositing such plans with revisions, the fee payable shall be calculated as if the depositing of plans were made only in respect of the revision in question to the building work or material change of use proposed.

Categories 1[, 1A] and 2.

4. (1) For the avoidance of doubt, the sub-categories in category 1 must be applied progressively to building work or a material change of use so that the first 20 flats or dwelling-houses created by any such works or material change of use will be subject to the fee for up to and including 20 flats or dwelling-houses, as the case may be, and the next 20 at the rate shown for the next sub-category and so on up to the last sub-category.

(2) For the avoidance of doubt, [subject to subparagraph (4)] building work to convert a building containing one or more dwellings to one containing a greater number of dwellings shall be treated as falling within category 1 and the fee shall be for each new dwelling created.

(3) Building work to convert a building containing two or more dwellings to one containing a lower number of dwellings shall be treated as an alteration to a dwelling falling within category 2H, I, J or K, as the case may be, and not within category 1.

[(4) Despite the provisions of any other subparagraph of this paragraph, any building work to create an associated independent living unit shall be treated as falling within category 1A.]

Category 2.

5. (1) Where the deposit of plans relates to –

- (a) building work falling within category 2 in relation to more than one dwelling, a separate fee is payable in respect of each dwelling, or
- (b) building work falling within more than one sub-category of category 2 in relation to the same dwelling, the fee payable in respect of that building work shall be as if the deposit of plans were made only in relation to the building work for which the highest fee is specified in the Table.

(2) In [categories 2A to 2C] "**the extension of a dwelling**" includes, for the avoidance of doubt, the extension of a dwelling by the creation of a balcony area or an extension thereto.

(3) Category 2N only covers domestic stables of up to 20 square metres in floor area and other stables shall be treated as falling within category 3G.

Categories 2 and 3.

6. In categories [2A to 2C], [2E and 2F] and 3A to 3D, 3F and 3G where a deposit of plans relates to more than one extension to the same building the fee shall be calculated by aggregating the floor area of all extensions created or formed by the building work or material change of use.

Category 3.

7. (1) In category 3, where the deposit of plans relates to building work or a material change of use in relation to more than one building, a separate fee is payable in respect of each building.

(2) In category 3 –

- (a) an "**extension to a building**" includes, for the avoidance of doubt –
 - (i) the extension of an existing building by the creation of a balcony area or an extension thereto or the extension of an existing carport, and
 - (ii) the formation of an extension by the conversion of an existing loft, roofspace, basement or cellar area or outbuilding to form any office or other accommodation, as the case may be, for purposes ancillary to the principal use of the building, and
- (b) the "**erection of a building**" includes the erection of a carport,

except that this shall not be construed as inferring that category 3 extends to any such extensions in relation to a dwelling falling within [category 1A or 2].

(3) The erection of a domestic stable, of more than 20 square metres in floor area, and of a non-domestic stable shall be treated as falling within category 3G.

Category 4.

8. Where the deposit of plans relates to –

- (a) building work falling within category 4 in respect of more than one building, a separate fee is payable in

respect of each building, or

- (b) building work falling within more than one sub-category of category 4 in respect of the same building, the fee payable in respect of that building work shall be as if the deposit of plans were made only in relation to the sub-category for which the highest fee is specified in the Table.

Interpretation of Schedule 2.

9. (1) In this Schedule, unless the context requires otherwise –

"agricultural building" means a building used for the purposes of agriculture,

"agriculture" includes dairy farming, livestock breeding and keeping, horticulture, fruit growing, seed growing, market gardens and nursery grounds, the use of land as an orchard or as grazing land, osier land or meadow land,

"associated building work" means any building work which can reasonably be regarded as necessary to carry out the description of building work or material change of use in question and related terms shall be construed accordingly,

"conservatory" means a structure –

- (a) which is attached to a dwelling,
- (b) the roof of which is more than 75 per cent formed of translucent material,

- (c) the walls of which are more than 50 per cent formed of translucent material, and
- (d) which is separated from the rest of that dwelling by a door,

"domestic stables" means stables used for housing horses or other equines for purposes ancillary to the enjoyment of a dwelling as such and related expressions shall be construed accordingly,

"estimated cost" means such reasonable amount as may be charged by a person in business to carry out the work in question,

"garden room" means a summer house, spa pool or swimming pool enclosure or other garden outbuilding (other than a glasshouse) used for recreational purposes,

"mezzanine floor" means an extra, self-supporting floor erected between two other floors or between a floor and a roof,

"retaining wall" means a wall built to support a mass of earth, soil or rocks on one side of it where the difference in level supported is greater than 450 millimetres,

[...]

"the Table" means the Table in Part 1.

(2) In this Schedule, unless the context requires otherwise, **["associated independent living unit",] controlled service or fitting",**

"demolition", "dwelling", "extension", "floor area", "road" and "thermal element" shall have the same meaning as in the Building Regulations, 2012.]

NOTES

Schedule 2 was substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2012, regulation 1(3), Schedule 2, with effect from 1st October, 2012, subject to the provisions of regulation 3 of the 2012 Regulations.²

In Schedule 2,

Part I was substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2025, regulation 1(3), Schedule 2, with effect from 30th June, 2025, subject to the provisions of regulation 3 of the 2025 Regulations;³

in the notes to the Table in Part II, first, the words in square brackets in the heading to paragraph 4, second, the words in square brackets in paragraph 4(2) and, third, paragraph 4(4) were inserted, fourth, the words in square brackets in paragraph 7(2) were substituted, fifth, the words omitted in square brackets in paragraph 9(1) were repealed and, sixth, the words in square brackets in paragraph 9(2) were inserted by the Building (Guernsey) (Amendment) (Guernsey) Regulations, 2021, regulation 16, respectively paragraph (3)(a), paragraph (3)(b), paragraph (3)(c), paragraph (3)(d), paragraph (3)(e)(i) and paragraph (3)(e)(ii), with effect from 1st September, 2021;

the word in square brackets in paragraph 3 of Part II was substituted by the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016;

the words, figures and letters in square brackets in, first, paragraph 5(2) and, second, in the first pair of square brackets in paragraph 6 of Part II were substituted by the Land Planning and Development Land Planning and Development (Fees) (Amendment) Regulations, 2017, respectively regulation 1(3)(a) and regulation 1(3)(b), with effect from 1st July, 2017, subject to the provisions of regulation 3 of the 2017 Regulation;

the word, figures and letters in the second pair of square brackets in paragraph 6 of Part II were substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2019, regulation 1(4), with effect from 1st January, 2020, subject to the provisions of regulation 3 of the 2019 Regulations.

SCHEDULE 3

Section 9

EXEMPTION FROM FEES PAYABLE UNDER PART II FOR CERTAIN
BUILDING WORK IN RELATION TO CONTROLLED SERVICES OR
FITTINGS

The building work referred to in section 9 is that specified in Column 1 of the Table where carried out by a person specified in the corresponding entry in Column 2 of the Table.

Column 1 - building work	Column 2 - person carrying out work
<p>The installation of –</p> <p>(a) a heat producing gas appliance or a liquefied petroleum gas fuelled storage facility, or</p> <p>(b) a heating system or a hot water service system connected to a heat producing gas appliance or the installation of controls associated with either such a system.</p>	<p>A person, or an employee of a person, who is a member of a class of persons approved for the time being for the purposes of section 3(3) of the Health and Safety (Gas) (Guernsey) Ordinance, 2006^m.</p>
<p>The installation of –</p> <p>(a) a heat producing oil-fired appliance which has a rated heat output of 100</p>	<p>An individual registered under the Oil Firing Registration Scheme by the Oil Firing Technical Association for the Petroleum Industry Limited in respect of that type of building work.</p>

^m Ordinance No. XIV of 2006.

<p>kilowatts or less or a fixed storage tank for the storage of fuel oil,</p> <p>(b) a heating system or hot water service system connected to a heat producing oil-fired combustion appliance or the installation of controls associated with either such a system.</p>	
<p>The installation of a hot water storage vessel which does not incorporate a vent pipe to the atmosphere.</p>	<p>A person, or an employee of a person, who is a member of a class of persons approved for the time being for the purposes of section 3(3) of the Health and Safety (Gas) (Guernsey) Ordinance, 2006, or an individual registered under the Oil Firing Registration Scheme by the Oil Firing Technical Association for the Petroleum Industry Limited in respect of that type of building work.</p>
<p>The installation of –</p> <p>(a) a heat producing solid fuel burning appliance which has a rated heat output of 50 kilowatts or less,</p> <p>(b) a heating system or a hot water service system connected to a heat producing solid fuel</p>	<p>An individual registered under the Registration Scheme for Companies and Engineers involved in the Installation and Maintenance of Domestic Solid Fuel Fired Equipment by HETAS Ltd in respect of that type of building work.</p>

burning combustion appliance or the installation of controls associated with either such a system.	
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1 Schedule 1 was previously substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2012, regulation 1(2), Schedule 1, with effect from 1st October, 2012, subject to the provisions of regulation 3 of the 2012 Regulations; and amended, prior to that substitution, by the Land Planning and Development (Fees) (Amendment) Regulations, 2010, regulation 1(2), with effect from 28th January, 2010; and, after that substitution, by the Land Planning and Development (Fees) (Amendment) Regulations, 2015, regulation 1(2), Schedule 1, with effect from 1st April, 2015; the Organisation of States' Affairs (Transfer of Functions) Ordinance, 2016, section 5(1), Schedule 3, paragraph 8, with effect from 1st May, 2016; then substituted by the Land Planning and Development (Fees) (Amendment) Regulations, 2019, regulation 1(2), Schedule 1, with effect from 1st January, 2020, subject to the

provisions of regulation 3 of the 2019 Regulations.

² Prior to its substitution, Schedule 2 was amended by the Building (Guernsey) Regulations, 2012, regulation 31(2), with effect from 1st July, 2012.

³ Part I was previously substituted by the: Land Planning and Development (Fees) (Amendment) Regulations, 2015, regulation 1(3), Schedule 2, with effect from 1st April, 2015; Land Planning and Development Land Planning and Development (Fees) (Amendment) Regulations, 2017, regulation 1(2), Schedule, with effect from 1st July, 2017, subject to the provisions of regulation 3 of the 2017 Regulations; Land Planning and Development (Fees) (Amendment) Regulations, 2019, regulation 1(3), Schedule 2, with effect from 1st January, 2020, subject to the provisions of regulation 3 of the 2019 Regulations; Land Planning and Development (Fees) (Amendment) Regulations, 2024, regulation 1(3), Schedule 2, with effect from 5th February, 2024, subject to the provisions of regulation 3 of the 2024 Regulations. The Table of Fees therein was previously amended by the Building (Guernsey) (Amendment) (Guernsey) Regulations, 2021, regulation 16, respectively paragraph (2)(a), paragraph (2)(b), paragraph (2)(c)(i), paragraph (2)(c)(ii) and paragraph (2)(d), with effect from 1st September, 2021.