

GUERNSEY STATUTORY INSTRUMENT

2025 No. 62

**The Land Planning and Development (Fees)
(Amendment) Regulations, 2025**

<i>Made</i>	<i>11th June, 2025</i>
<i>Coming into operation</i>	<i>30th June, 2025</i>
<i>Laid before the States</i>	<i>, 2025</i>

THE DEVELOPMENT & PLANNING AUTHORITY, in exercise of the powers conferred upon it by section 12 of the Land Planning and Development (Fees and Commencement) Ordinance, 2008^a and section 89 of the Land Planning and Development (Guernsey) Law, 2005^b, and all other powers enabling it in that behalf, hereby makes the following Regulations:-

Amendment of the 2008 Ordinance.

1. (1) The 2008 Ordinance is amended as follows.

(2) For Part I of Schedule 1 to the 2008 Ordinance (fees to accompany an application for planning permission), substitute the Part I set out in Schedule 1 to these Regulations.

^a Ordinance No. XLI of 2008; this enactment has been amended.

^b Order in Council No. XVI of 2005; this enactment has been amended.

(3) For Part I of Schedule 2 to the 2008 Ordinance (fees to accompany depositing of full plans under the building regulations) substitute the Part I set out in Schedule 2 to these Regulations.

Interpretation.

2. In these Regulations "**the 2008 Ordinance**" means the Land Planning and Development (Fees and Commencement) Ordinance, 2008.

Application of new fees.

3. (1) For the avoidance of doubt, the new fees substituted by these Regulations apply, in accordance with sections 1, 2 and 3 of the 2008 Ordinance, in relation to –

- (a) an application for planning permission,
- (b) an application for approval of reserved matters, and
- (c) a deposit of full plans under the building regulations,

as the case may be, made on or after the 30th June, 2025.

(2) For the avoidance of doubt, the new fees substituted by these Regulations apply, in accordance with sections 4B and 4C of the 2008 Ordinance, in relation to an appeal to the Planning Tribunal or to an Adjudicator –

- (a) to which Part IIA of the 2008 Ordinance applies by virtue of section 4A(1) or 4A(2) of the 2008 Ordinance, and

- (b) where the fee is required to be calculated, under section 4B(2) or 4C(2) of the 2008 Ordinance, as the case may be, as if the appeal were made on or after 30th June, 2025.

Citation and commencement.

4. These Regulations may be cited as the Land Planning and Development (Fees) (Amendment) Regulations, 2025, and shall come into force on the 30th June, 2025.

Dated this 11th day of June, 2025

A handwritten signature in black ink, consisting of a stylized initial 'V' followed by a horizontal line.

V. S. OLIVER

President of the Development & Planning Authority

For and on behalf of the Authority

SCHEDULE

Regulation 1(2)

"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.	An application for outline permission.	
A	in respect of a site of 0.62 verges (¼ of an acre or 0.1 of a hectare) in area or less	1,120
B	in respect of a site exceeding 0.62 verges in area, for each 0.62 verges (¼ acre or 0.1 of a hectare) and for any additional part remaining of less than 0.62 verges	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).	
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	505

	square metres in floor area	
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 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	<p>for –</p> <p>(a) the erection on land of –</p> <p>(i) a shed of less than 10 square metres 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>	110
F	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
G	for any other domestic development in relation to, or within the curtilage of -	185

	<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>	
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> <p>A for the erection of -</p> <p>(a) a building, or</p> <p>(b) an extension to a building</p>	
	<p>i of less than 20 square metres in floor area</p>	315
	<p>ii of 20 square metres or more but less than 50 square metres in floor area</p>	505
	<p>iii of 50 square metres or more but less than 100 square metres in floor area</p>	755
	<p>iv of 100 square metres or more but less than 250</p>	1,260

	square metres in floor area	
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 any number of such equipment	90
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
5.	<p>Specified non-domestic development in relation to -</p> <p style="padding-left: 40px;">(a) provision of a public utility service, or</p> <p style="padding-left: 40px;">(b) installation of street furniture.</p>	
A	for the installation of street furniture	165

B	<p>for the carrying out of development, not falling within sub-category C or D -</p> <ul style="list-style-type: none"> (a) by, or on behalf of, a person providing a public utility service, and (b) which is necessary for the installation of minor equipment used for the purpose of providing that service <p>but not including the erection of a building necessary for the same</p>	165
C	<p>for the erection, installation or substantial alteration of a mobile telephone mast or other telecommunications apparatus which has a similar function, including -</p> <ul style="list-style-type: none"> (a) the erection, installation or substantial alteration of any structure supporting such mast or apparatus and any associated antennas and cabinets, and (b) any other associated works 	2,320

D	<p>for each such mast or apparatus</p> <p>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 style="padding-left: 40px;">(a) the erection, installation or substantial alteration of any structure supporting such antenna or apparatus and any associated cabinets, and</p> <p style="padding-left: 40px;">(b) any associated works</p> <p>for each such antenna or apparatus</p>	560
6. A	<p>Development in relation to advertisements.</p> <p>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</p>	165 (up to a maximum of 825 per application)
7.	<p>The carrying out of operational development in relation to agriculture, minerals and</p>	

	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	<p>for operations consisting of mineral extraction or working or the storage of minerals in the open or operations in preparation for or otherwise enabling the carrying out of such operations -</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
D	<p>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 verges (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding</p>	1,485

	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	
8.	Operations in relation to protected trees.	
A	for an operation constituting development only under section 5 of the Land Planning and Development (General Provisions) 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	90
8A.	Non-domestic development in relation to the generation of renewable energy carried out –	
	(a) other than in relation to, or within the curtilage of a building, or	
	(b) on a redundant glasshouse site.	
A	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)-

(a) in, on, over or under land in the open air, or,

(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)

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 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 -	
	(a) in, on, over or under land in the open air, or,	
	(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)	
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 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 (¼ 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	for a material change of use of a building or other land to use for the disposal or depositing	1,485

	<p>of waste –</p> <ul style="list-style-type: none">(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	
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B	for each additional flat created up to and including 40	630
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 floor area	690
B	for each associated independent living unit created, of 30 square metres or more in floor area	1,130
2.	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.	
A	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	550
B	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	935
C	for the extension of a dwelling, not falling within sub-category D or L of this category, by	1,140

	50 square metres or more in floor area	
D	for the extension of a dwelling by the conversion of – <ul style="list-style-type: none"> (a) an existing basement or cellar area or existing loft or roofspace to form habitable accommodation, or (b) an existing integral or non-integral garage to form habitable accommodation 	645
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	500

	each case is predominantly for purposes ancillary to the enjoyment of a dwelling as such) of 50 square metres or more in floor area	
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
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.	<p>Building work or a material change of use -</p> <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
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	14 for each square metre up to and

	within any other sub-category to this Table, for storage purposes, for each square metre of floor area	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 £10,000	280
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	1,680

	alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £100,000 or more	
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
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	280

	front, for each shop front	
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 (b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres	175
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	175

	additional part remaining of less than 250 square metres	
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 -	805
	(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.	

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EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Land Planning and Development (Fees and Commencement) Ordinance, 2008 ("**the 2008 Ordinance**"). They replace Part I of Schedule 1 to the 2008 Ordinance with the new Planning Fees Schedule set out in Schedule 1 to these Regulations. The Table of building control Fees in Part I of Schedule 2 to the 2008 Ordinance is also replaced with the new Table set out in Schedule 2 to these Regulations.

The Schedules to these Regulations set out new fees to accompany an application for planning permission or an application for approval of reserved matters under a planning permission (Schedule 1) and new fees to accompany a deposit of full plans made under building regulations (Schedule 2).

The new fees will apply to an application for planning permission, an application for approval of reserved matters or a deposit of full plans made under building regulations which is made on or after 30th June, 2025 (see regulation 3(1) of these Regulations). The new fees will also increase fees for certain appeals against decisions on planning applications and on a rejection of full plans under the Building (Guernsey) Regulations, 2012 (see regulation 3(2) of these Regulations and Part IIA of the 2008 Ordinance).

These Regulations come into force on the 30th June, 2025.