

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 7 DECEMBER 2023
 title: NATIONAL PLANNING FEE INCREASE
 submitted by: NICOLA HOPKINS – DIRECTOR ECONOMIC DEVELOPMENT AND PLANNING
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1 PURPOSE

- 1.1 To update Committee on the notification letter issued by Government on 14th November 2023 that planning fees will increase on 6th December 2023. The last time that planning fees were set was 17 January 2018.

2 NOTIFICATION ON PLANNING FEE INCREASES

- 2.1 The following text is lifted from the notification letter:-

I am writing to inform you that planning fees will increase on 6th December 2023. This will be a welcome increase in income for all planning departments. The Government expects the fee increase to result in increased investment in the planning service and lead to an improved service.

National Planning Fee Increase

Following debates in Parliament, the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 have been approved and made on 8th November.

The regulations can be viewed here <http://www.legislation.gov.uk/id/ukxi/2023/1197>.

The regulations do the following:

- Increase planning application fees by 35% for applications for major development and 25% for all other applications.
- Introduce an annual indexation of planning applications fees, capped at 10%, from 1 April 2025.
- Remove the fee exemption for repeat applications (the 'free-go'). An applicant will still be able to benefit from a free-go if their application was withdrawn or refused in the preceding 12 months, subject to all other conditions for the free-go being met.
- Reduce the Planning Guarantee for non-major planning applications from 26 to 16 weeks.
- Introduce a new prior approval fee of £120 for applications for prior approval for development by the Crown on closed defence sites.

The new fees will come into force from the start of 6th December 2023.

An applicant will still be able to benefit from a free-go if their application has been refused or withdrawn in the preceding 12 months, subject to all other conditions for the free-go being met.

Local planning authorities should make arrangements to update their websites etc to reflect these changes to planning fees. The Planning Portal will also be ready to implement the new fees, where they receive applications on your behalf.

2.2 To give Committee an indication as to what the new fees are for more common development types, please see below:

- householder applications will increase from £206 to £258
- full applications for new dwellings will increase from £462 to £578
- full applications for agricultural buildings <465 sqm will increase from £96 to £120
- change of use of a building or land will increase from £462 to £578
- removal or variation of a condition will increase from £234 to £293
- discharge of condition applications for non-householder permissions will increase from £116 to £145
- advertisement consent application for adverts relating to the business on the premises will increase from £132 to £165

2.3 For a full list of the new planning fees please see:-

https://ecab.planningportal.co.uk/uploads/forthcoming_english_application_fees.pdf

3 **CONCLUSION**

3.1 Members are asked to note the report.

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