

# CLIENT BRIEFING NOTE

10 November 2023

## PLANNING FEES INCREASE

A change and increase to planning application fees is coming. It has been approved by the House of Lords and Commons but still needs to be formally approved by Parliament, however, it seems very likely this will be agreed. The major changes include:

- A 35% increase in major applications.
- A 25% increase in other applications.

Other changes include:

- Removal of the 'free-go' application (resubmission of a similar application within 12 months - currently fee exempt). When this comes into force, applications that were eligible for a free go at that date will still be allowed.
- Planning fees will see an annual rise linked to inflation every April from 2025 (with a review of fees in 3 years).
- Undetermined non-major applications (including householders) will be eligible for a refund of the application fee after 16 weeks – if no extension of time has been agreed (a decrease from the current 26 weeks – other applications will remain 26 weeks). This is to 'encourage' faster determination of the non-major applications.
- There were discussions about doubling fees for retrospective applications, but this is not being brought in...yet.

## What does this mean?

- It is likely these will come into force in April 2024 (the 6<sup>th</sup> April has been quoted by some bodies).
- Further details to come but it is likely the application will need to be validated before the formal date of fee increase to have the lower fee i.e. ensure applications are submitted which meet validation requirements.
- The government estimates this will raise an additional £65 million for Local Planning Authorities. This follows consultation and the need to support a stronger performance of Local Planning Authorities. It is already in law that planning fees are only used by LPAs for delivering their service.

BCM will keep you posted of any changes or when this is agreed and the exact date it will come into force.

## CONTACT

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