

BRIEFING NOTE

14 November 2023

PLANNING FEES INCREASE

Next month will see a change and increase to planning application fees. The legislation has been approved by both the House of Lords and Commons and has just been formally approved by Parliament and therefore the planning application fees will increase on **6th December 2023**.

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?

- The new fees will come into force on 6th December 2023.
- 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.
- See [Planning Portal](#) which includes the new version of the fee schedule.

CONTACT

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