



Department for Levelling Up,
Housing & Communities

Joanna Averley
Chief Planner

**Department for Levelling
Up, Housing and
Communities**

3rd Floor, Fry Building
2 Marsham Street
London SW1P 4DF

14 November 2023

By email only

Dear Chief Planning Officer,

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 An applicant will still be able to benefit from a free-go if their application was withdrawn or refused in the preceding 12 months, subject to all other conditions for the free-go being met.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An applicant will still be able to benefit from a free-go if their application has been refused or withdrawn in the preceding 12 months, subject to all other conditions for the free-go being met.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

Yours faithfully,



Joanna Averley
Chief Planner