

FEES AND CHARGES REPORT

APPENDIX 9 - PLANNING AND DEVELOPMENT SERVICES

1. Service description

The Planning and Development service has several Fees and Charges namely:

- **Planning application fees** – statutory set fees by Central Government that are dependent upon the type of application and development. Since 1 April 2025, planning fees are subject to annual indexation and are increased annually in line with the Consumer Prices Index (CPI) from the preceding September. The increase is capped at 10%, even if the inflation rate is higher. The fees will not be changed if there is negative inflation (deflation). On 1 April 2025, fees increased by 1,7%. The Government will publish new fees in advance of 1 April each year on its website¹
- **Pre application advice** – a non-statutory optional, enhanced service to encourage early engagement, improve customer experience and reduce time spent on invalid applications by identifying potential issues prior to plan submission, encouraged by National Planning Practice Guidance and policy. Pre-application engagement and “front-loading” is actively encouraged by national planning policy. Fees for this service can be set locally by WLDC.
- WLDC adopted **Community Infrastructure Levy (CIL)** at Council on 13 November 2017. The implementation of CIL took place on 22 January 2018 which means that any qualifying planning decision made after this point is subject to a CIL charge. As a result, CIL is charged on most new residential dwellings and (convenience) retail buildings over 100m² to ensure that development contributes towards the infrastructure needed to support growth in West Lindsey.

2. Prior years analysis, current financial year projections

The tables below illustrate the levels of income received for 2022/2023, 2023/2024, 2024/2025 and the latest forecast for 2025/2026.

Income achieved	2022/23 Actual (£)	2023/24 Actual (£)	2024/25 Actual (£)	2025/26 Forecast (£)
Pre-application Fee Income	(49,865)	(84,557)	(74,122)	(80,000)
Budget	(71,700)	(72,500)	(65,000)	(66,600)
Income Achieved (Above)/Below Budget	21,835	(12,057)	(9,122)	(13,400)

¹ <https://www.gov.uk/government/publications/planning-fees-annual-indexation-from-1-april>

Income achieved	2022/23 Actual (£)	2023/24 Actual (£)	2024/25 Actual (£)	2025/26 Forecast (£)
Planning Fees Income	(1,060,513)	(771,363)	(1,036,086)	(1,250,000)
Budget	(945,000)	(987,200)	(1,174,500)	(1,194,500)
Income Achieved (Above)/Below Budget	(115,513)	215,837	138,414	(55,500)

CIL contributions are excluded from the figures in the table above. For a full CIL summary please refer to the infrastructure funding statement published on West Lindsey District Council's website at:

<https://www.west-lindsey.gov.uk/planning-building-control/planning/community-infrastructure-levy-cil>

3. Price

Planning Application Fees – Planning application fees are now increased annually from 1 April each year by the rate of inflation, measured by the Consumer Prices Index (CPI) from the preceding September. On 1 April 2025, fees increased by 1.7%. We are awaiting confirmation from the Government of the figure to be applied from 1 April 2026.

Pre Application Fees - The proposal is for the pre-application advice fees to be increased by inflation at 3.2% rounded to the nearest pound.

There has been a continued focus on reducing overhead service costs through more efficient practices. Planning files are now digital / online, and the Service introduced a new digital operating system in 2024/25 to streamline its processes and improve service.

4. Understanding Customers and Markets

During the current financial year, the strategic growth agenda has continued to focus on developing key relationships with landowners and developers to restore confidence in the local housing market. Collaborating with partners such as the HCA, the Council has sought to gain a much-improved understanding of the local viability pressures that have impacted upon delivery in the past and coupled with this the Council is investing heavily in regeneration and commercial projects. At the service level this requires an effective and engaged Development Management service working closely with all these partners to make sure that the Planning service is fit for purpose and reflects modern industry development needs.

The focus on improving performance for our customers has ensured that the service has developed with a much sounder understanding of their needs. For instance, the service introduced a simplified "Do I need planning permission?" enquiry for the

benefit of customers in 2019, and a new in-person application check in 2025. It is important that successes such as the restored confidence in our pre-application advice service are not undermined by unnecessarily high fee increases or that we lose our share of this service to the private sector, which is why a fee increase based on inflation only is proposed.

5. Proposed Charges

Planning fees in England are set nationally by the Government². The fees were last substantially amended in December 2023, where fees were increased by 35% (major developments) or 25% (all other developments).

The new Government increased further changes in April 2025, increasing the fee for householder applications and some other types in order to secure full cost recovery.

Since 1 April 2025, planning fees are now increased annually, in line with the rate of inflation (based on the CPI rate) from the preceding September. On 1 April 2025, fees increased by 1.7%.

We are now awaiting confirmation from the Government for the fee increase from 1 April 2026, which will be derived from the September 2025 CPI rate of inflation.

For non-statutory charges, the Planning Service proposes to apply an increase equivalent to inflation at 3.2% rounded to the nearest pound.

CIL charges were proposed by WLDC prior to adoption and were subject to consultation. As part of this process, they were subject to a public examination by the Planning Inspectorate, following the development of viability evidence and extensive consultation. Council then formally adopted these. As such these rates cannot be subject to change without new viability evidence being collated, public consultation and another full examination by the Planning Inspectorate.

The Planning Service are seeking to set ambitious targets but do not want to frame the service in an unrealistic light as significant change to the Planning system is proposed by the Government over the forthcoming years.

6. Impact on Medium Term Financial Plan (MTFP)

This table includes the impact on the MTFP. The fee schedule will be updated with the revised statutory fees and reported to Committee once the Government have released them.

The CPI rate as of August 25 is 3.8%.

² Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended)

	2026/27 (£)	2027/28 (£)	2028/29 (£)	2029/30 (£)	2030/31 (£)
Current Budget in MTFP	(1,290,300)	(1,317,700)	(1,345,600)	(1,374,200)	(1,374,200)
Proposed Budget - Pre Application Fees	(68,300)	(70,000)	(71,700)	(73,500)	(75,300)
Proposed Budget - Application Fees	(1,222,000)	(1,247,700)	(1,273,900)	(1,300,700)	(1,300,700)
Impact on MTFP 2026/27 Pressure/ (Saving)	-	-	-	-	(1,800)

7. Recommendation

Members are asked to approve the charges for 2026/2027 as illustrated in the schedule below – **the statutory planning fees are omitted pending release by Government:**

2025/26	Proposed Increase / (Decrease)		2026/27	VAT Amount	2026/27 Charge Inc. VAT	VAT Rate
£	% Type	or £	£	£	£	

Development								
Householder development - do I need planning permission?		£41.67	3.2%	£1.33	£43.00	£8.60	£51.60	S
Householder development including alterations, extensions and outbuildings (this fee would also include establishing whether an application is required and any listed building consent enquiry if applicable)		£105.00	3.2%	£3.33	£108.33	£21.67	£130.00	S
Non-residential changes of use including siting of caravans for sites under 1 ha or buildings under 1,000 m2 (gross)		£225.00	3.2%	£7.29	£232.29	£46.46	£278.75	S
Non-residential changes of use including siting of caravans for sites of 1 ha or above or buildings of 1,000 m2 or above (gross)		£394.17	3.2%	£12.50	£406.67	£81.33	£488.00	S
Development of 1-9 dwellings including changes of use to residential	1st dwelling	£270.00	3.2%	£8.67	£278.67	£55.73	£334.40	S
	Additional dwellings	£147.50	3.2%	£4.79	£152.29	£30.46	£182.75	S
Development of 10-49 dwellings including changes of use to residential	10th dwelling	£1,587.50	3.2%	£50.83	£1,638.33	£327.67	£1,966.00	S
	Additional dwellings	£78.33	3.2%	£2.51	£80.84	£16.17	£97.00	S
Development of 50 or more dwellings	minimum fee	£4,759.17	3.2%	£152.33	£4,911.50	£982.30	£5,893.80	S
Non-residential development where no floor space is created.		£145.00	3.2%	£4.67	£149.67	£29.93	£179.60	S
Non-residential development up to 499 m2 floor area, or 0.5 ha site area		£197.50	3.2%	£6.33	£203.83	£40.77	£244.60	S
Non-residential development between 500 and 999 m2 floor area, or between 0.51ha and 1.0 ha.	For 500 m2 or 0.51ha	£297.50	3.2%	£9.58	£307.08	£61.42	£368.50	S
	Each additional 100 m2 or 0.1 ha	£147.50	3.2%	£4.75	£152.25	£30.45	£182.70	S
Non-residential development between 1,000 and 4,999 m2 floor area, or between 1.1ha and 2.0ha.	For 1,000 m2 or 1.1ha	£1,020.00	3.2%	£32.71	£1,052.71	£210.54	£1,263.25	S
	Each additional 100 m2 or 0.1 ha	£75.00	3.3%	£2.50	£77.50	£15.50	£93.00	S
Non-residential development of 5,000 m2 or more or 2.1ha or more.	Minimum fee	£4,050.00	3.2%	£129.58	£4,179.58	£835.92	£5,015.50	S
	additional fee subject to complexity of proposal							
Variation or removal of condition.		£105.00	3.2%	£3.33	£108.33	£21.67	£130.00	S
Advertisements		£105.00	3.2%	£3.33	£108.33	£21.67	£130.00	S
Non-householder listed building consent		£205.00	3.3%	£6.67	£211.67	£42.33	£254.00	S
Additional site visit		£174.17	3.2%	£5.62	£179.79	£35.96	£215.75	S
Hazardous Substances		£99.17	3.4%	£3.33	£102.50	£20.50	£123.00	S
Application Check for Validation								
Householder/Adverts	Householders	£50.00	0.0%	£0.00	£50.00	£10.00	£60.00	S
Minor Developments (Up to 9 dwellings; commercial floorspace <1000sqm; site < 1Ha)		£100.00	0.0%	£0.00	£100.00	£20.00	£120.00	S
Major Developments (10 or more dwellings; commercial floorspace of 1000sqm or more; site is 1Ha or more)	Majors	£150.00	0.0%	£0.00	£150.00	£30.00	£180.00	S

N.B.

1. The fee for a mixed use developments would be derived from the total of the fees for all elements.
2. Agricultural development and telecommunications are not included as they have their own national notification procedures which dictate whether there is an pre-application process fee or not.
3. Cross boundary pre-application fees will be based upon the amount of development in each authority (if a dwelling straddles the boundary, the authority with the majority its floor space will receive the fee for that dwelling).

Prosperous Communities Committee

Planning

2025/26	Proposed Increase / (Decrease)		2026/27	VAT Amount	2026/27 Charge Inc. VAT	VAT Rate
£	% Type	or £	£	£	£	

Paper copies of plans, drawings and documents	per side of A4	£0.30	0.0%	£0.00	£0.30	£0.00	£0.30	OS
	per side of A3	£0.64	9.4%	£0.06	£0.70	£0.00	£0.70	OS
	per side A2, A1, A0	£7.68	4.2%	£0.32	£8.00	£0.00	£8.00	OS
Requests for Planning Information		£75.00	3.3%	£2.50	£77.50	£15.50	£93.00	S
Entry onto Self-Build and Custom-Build Housing Register		£58.00	3.2%	£1.86	£59.86	£0.00	£60.00	OS
Public Path Orders, i.e. Diversion Orders	Minimum charge	£675.00	3.2%	£21.60	£696.60	£0.00	£697.00	OS
	Maximum charge	£2,017.00	3.2%	£64.54	£2,081.54	£0.00	£2,082.00	OS

2025/26	Proposed Increase / (Decrease)		2026/27	VAT Amount	2026/27 Charge Inc. VAT	VAT Rate
£	% Type	or £	£	£	£	

CIL Charging Schedule - residential charging zones (charge per m²)

Zone 1 Lincoln Strategy Area (LSA)	Flat rate subject to indexation annually, 01st January using published RICS CIL Indexation Rate	£25.00	0.0%	£0.00	£25.00	£0.00	£25.00	OS
Zone 2 Non Lincoln Strategy Area		£15.00	0.0%	£0.00	£15.00	£0.00	£15.00	OS
Zone 3 North East Quadrant Sustainable Urban Extension		£20.00	0.0%	£0.00	£20.00	£0.00	£20.00	OS
Zone 4 Gainsborough West (as shown shaded green on the charging schedule map of Gainsborough)		£0.00	0.0%	£0.00	£0.00	£0.00	£0.00	OS
£0 charge for apartments across all zones								

CIL Charging Schedule - commercial charging zones (applicable to whole district) (charge per m²)

Convenience Retail *	Flat rate subject to indexation annually, 01st January using published RICS CIL Indexation	£40.00	0.0%	£0.00	£40.00	£0.00	£40.00	OS
All Other Uses **		£0.00	0.0%	£0.00	£0.00	£0.00	£0.00	OS

* Convenience retail is defined as everyday items including food, drink and non-durable household goods

** All other uses and the £0 rate include comparison retail and retail warehousing

CIL charges subject to indexation

No change is permitted to the CIL charging schedule without a full examination by The Planning Inspectorate