

## **EXPLANATORY MEMORANDUM**

### **THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS) (AMENDMENT) (WALES) REGULATIONS 2009**

This Explanatory Memorandum has been prepared by the Environment, Sustainability & Housing Department and is laid before the National Assembly for Wales in accordance with Standing Order 24.1.

#### **Description**

1. These Regulations provide, in relation to Wales, for a 4.2% across-the-board increase in planning application fee levels for the period 6 April 2009 to 5 April 2010 based on the October 2008 RPI. Additionally the fee for Category 5 applications (includes wind farm fees) will be at a fee level the same as that in England. The maximums and thresholds will also be set at the same level as England.
2. A copy of the Instrument is submitted with this Memorandum.

#### **Matters of special interest to the Subordinate Legislation Committee**

3. None.

#### **Legislative Background**

4. The Welsh Ministers have devolved responsibility for the planning service in Wales. The Welsh Ministers have the power to make regulations to prescribe charges and fees relating to planning applications and other functions of local planning authorities under S303 of the Town and Country Planning Act 1990. In addition, Section 60 of the Government of Wales Act 2006, permits Welsh Ministers to do anything they consider appropriate to achieve the promotion or improvement of the economic, social or environmental well-being of Wales or persons resident or present in Wales. These regulations are subject to affirmative procedure.

#### **Purpose and intended effect of the legislation**

5. The fees, which applicants making planning applications to local planning authorities are required to pay, are currently prescribed by the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989. Welsh Assembly Government policy is to set planning fees at a level which allows local planning authorities to work towards recovering 100% of their costs in processing planning applications over time.
6. These Regulations provide, in relation to Wales, for planning application fees to be raised in line with the October 2008 Retail Price Index with effect from 6 April 2009. Proposed changes are set out in Annex 1. Category 5 (wind farm fees) will

be consistent with England and Scotland and is increased from £316 to £335 per 0.1 hectare.

### **Implementation**

7. It is intended that the proposed Instrument will be made on 31 March 2009 and come into force on 6 April 2009. Delay in making the Regulations will reduce the amount of income received by local planning authorities in the next financial year with possible adverse effects on the delivery of planning services.

### **Consultation**

8. A public consultation took place from 17 July 2008 to 19 September 2008. Views were sought from a range of business organisations, professional bodies, the Welsh Local Government Association (WLGA), social partners and voluntary sector groups and local planning authorities on proposals to increase planning application fee levels in Wales. A list of consultees is attached at Annex 2. The consultation paper was also posted onto the Welsh Assembly Government website at <http://wales.gov.uk/topics/planning/planningconsultation/?lang=en>
9. There were 37 responses to the Consultation on "Proposals for Resourcing the Planning Service". Of these, 13 Local Planning Authorities, 8 Private sector, 4 Public bodies, 2 Non Governmental Organisations, 3 individuals, 2 Voluntary groups, 2 Professional bodies, 2 Planning Consultants and 1 Assembly Member.
10. A summary of the consultation responses is attached at Annex 3. All the organisations recognised the need to increase planning fees so that additional funding could be made available to improve the planning service. However, business requested that a robust evaluation framework be put in place to ensure that the increased funding would lead to an improved planning service. The Welsh Assembly Government and other planning stakeholders are currently working together to develop this.

### **Regulatory Impact Assessment**

11. The proposals for a new fee regime are intended to support more efficient ways of bringing resources into planning. There will be an expected increase in quality of services linked to any potential fee increase.
12. The Partial Regulatory Impact Assessment (RIA) accompanied the Welsh Assembly Government's consultation of policy proposals for a new planning fees regime.
13. The Welsh Assembly Government has previously raised fees for planning applications by 10% in 2004, by 20% in 2006 and by a further 10% in 2007, giving an overall 45% increase (not allowing for inflation) over three years. Recent research indicates that as 100% cost recovery has nearly been achieved, any increase in planning fees from this point forward, in relation to current fee-related development management work, should be justified on the basis of improved performance.

## **Options**

### **Option 1 – ‘Do nothing’ approach**

14. The first option is the “do nothing” approach, meaning there will be no change in planning application fees.

### **Option 2 – Accounting for cost inflation**

15. Option 2 proposes an increase in fees in line with inflation annually linked to Retail Price Index (RPI). This increase would come into force on 6 April 2009 and on the first Monday of April in subsequent years.

### **Option 2a – Changes to the maximum fee**

16. Removal of the maximum fee cap. The maximum fee is currently £50,000. Its abolition would allow local planning authorities to recover the costs of processing the largest proposals, which act as a ‘resource drain’ on more mainstream applications. Because of concerns raised in responses to the consultation the maximum fee will be set at the same as England.

### **Option 2b – Fee for discharge of planning conditions**

17. The proposal was a new fee of £85 which the local planning authority would charge for dealing with a request for written confirmation that one or more conditions imposed on a planning permission have been complied with. Because of concerns raised in responses to the consultation it is not proposed to introduce this fee.

### **Option 2c – Increase fees for wind turbines**

18. The proposal is to increase the fee so that it would be the same as in other parts of the UK.

### **Option 3 – To set Fees at Levels now operating in England**

19. It is not proposed to set fees at levels now operating in England as there are subtle but key differences in the development control (management) systems in England and Wales.

## **BENEFITS**

### **Option 1.**

20. No additional benefits. Applicants would not have to pay increased fees, but the planning system might not enjoy enhanced resourcing, and it is likely that this would continue to affect quality of service delivery.

### **Option 2, 2a, 2b and 2c and Option 3.**

### **Planning authorities**

21. These options would be more directly related to types of application, and thus the costs of handling them, in particular on larger applications. The planning service would be likely to receive increased income, but the scale of that increase will depend upon the type and volume of applications that come forward in future; an estimate of the level and profile of applications has not been prepared.

## **Developers**

22. Increased funding for planning should provide the additional resources needed to deliver an improved level of service. Developers would pay relatively low fees for applications in relation to overall development costs.

## **Society**

23. An improved planning service should be underpinned by performance measures. The proportionate increases in costs of planning would be lower for smaller scale applications but would also be underpinned by performance measures.

## **Business Sectors**

24. The business sectors affected are commercial applicants and their planning agents. Under Option 2, fee increases are expected to be less than those in England, though they should generate additional revenue to secure improved performance of the planning system. Whilst improvements in planning performance are sought in Wales, there has, to date, been less emphasis on performance targets than in England as they can result in perverse outcomes, for example, higher rates of refusal. Under Option 3, significant improvements in performance would be required.

## **Issues of equity and fairness**

25. The options do not fall differentially or disproportionately on any sections of the community - as all sections currently pay for planning applications, except in certain cases relating to disabled people.

26. Options 1-2 (Options 2a and 2b) and Option 3 seek to begin to reduce cross-subsidies for larger applications and should make fees more closely related to costs.

## **COSTS**

### **Compliance costs**

#### **Options 1-2, Options 2a, 2b and 2c and Option 3.**

### **Implementation**

27. Authorities would need to amend guidance material and provide advice, where needed, to applicants on changes to fees. This may be responsive (when applicants enquire about fees) in which case it is difficult to estimate an additional cost, but it is expected that authorities would take a proactive approach to updating written and electronic material, and informing significant and frequent applicants.

### **Environmental and Social Costs**

28. No significant social impacts are expected to arise from any of the Options and Proposals.

29. There are no anticipated environmental impacts arising from an increase in fees. We are not proposing to widen the fee regime at present.

### **Risk assessment**

30. With any of the Options or Proposals, there is a risk that not as much fee income as expected would be generated, if numbers of planning applications fall significantly. However, this is perceived as a minor risk.

### **Unintended consequences**

#### **Options 1-2, Options 2a, 2b and 2c and Option 3.**

31. The rate of increase will be across the board. It is not expected that there would be a downturn in the number of applications arising as a result of raising fees. In 2004, fees were raised by 10%, by 20% in 2006 and a further 10% in 2007, giving an overall 45% increase over three years. During that time the number of applications remained fairly constant, between 35,000 and 37,500 per annum. There is evidence in the last six months that both fee income and the number of major applications, in particular, have reduced. There may be a relatively small increase in the number of activities carried out without planning applications as a result of the increase in fees, although we would perceive this as a minor risk.

32. Introduction of Option 2b could have had unintentional effects by incentivising local planning authorities to add conditions to permissions granted. This would have also added to the complexity of the fees regime and contrary to the objective of streamlining of the Planning application process.

### **CONSULTATION WITH SMALL BUSINESS**

33. Notification of this consultation document was sent to the CBI and Federation of Small Businesses as well as being posted onto the Assembly Government website.

### **COMPETITION ASSESSMENT**

34. We do not believe that the proposed changes would have a disproportionate impact on any particular sector. Therefore it is considered unlikely that there would be appreciable competition impact arising from a rise in fees.

### **CONSULTATION**

35. The outline RIA formed part of the formal consultation with stakeholders of the planning system.

### **Post Implementation Review**

36. Regular reviews, proposed to be on a three yearly cycle, of the impact of the fee scale and level will be undertaken to ensure a reliable and up to date evidence base for the basis of any future planning application fees increase.

### **Summary**

37. The increased cost of making applications would fall on the applicant. A RPI linked increase in planning application fees is considered to bring the potential for the most significant and sustained improvements, whilst reducing the impact of the increase for applicants to more acceptable levels as fees would rise in line with inflation. This would create a new, fairer fee regime, which would make a clear contribution towards providing adequate resources and a strong incentive to deliver a higher quality service by all authorities to all applicants.

**JANE DAVIDSON AM**

**FEBRUARY 2009**

**MINISTER FOR ENVIRONMENT, SUSTAINABILITY AND HOUSING.**

## SCHEDULE 1

Regulation 2(5)

## PART II OF SCHEDULE 1 TO THE 1989 REGULATIONS

## “PART II

SCALE OF FEES IN RESPECT OF APPLICATIONS MADE OR DEEMED  
TO BE MADE ON OR AFTER 6 APRIL 2009

<i>Category of development</i>	<i>Fee payable on or after 6 April 2009</i>
<p><i>I. Operations</i></p> <p>1. The erection of dwellinghouses (other than development within category 6 below).</p>	<p>(a) where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £330 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £8,232 and an additional £84 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000;</p> <p>(b) in other cases –</p> <p>(i) where the number of dwellinghouses to be created by the development is 50 or fewer, £330 for each dwellinghouse,</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 50, £16,464 and an additional £84 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p>
<p>2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).</p>	<p>(a) where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £330 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £8,232 and an additional £84 for each 0.1 hectare in excess of 2.5</p>

	<p>hectares, subject to a maximum in total of £125,000;</p> <p>(b) in other cases –</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £166</p> <p>(ii) where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £330,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 75 square metres, £330 for each 75 square metres (or part thereof), subject to a maximum in total of £250,000.</p>
<p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(a) where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £330 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £8,232 and an additional £84 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000;</p> <p>(b) in other cases –</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, £61,</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £330,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £330 and an additional £330 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £250,000.</p>
<p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(a) where the gross floor space to be created by the development does not exceed 465 square metres, £61;</p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £1,870.</p>
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>(a) where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p>



	(b) where the site area exceeds 5 hectares, £16,464 and an additional £84 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.
6. The enlargement, improvement or other alteration of existing dwellinghouses.	(a) where the application relates to one dwellinghouse, £166;  (b) where the application relates to 2 or more dwellinghouses, £330.
7. (a) the carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or  (b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£166.          £166.
8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	(a) where the site area does not exceed 7.5 hectares, £330 for each 0.1 hectares of the site area;  (b) where the site area exceeds 7.5 hectares, £24,852 and an additional £84 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.
9. The carrying out of any operations not coming within any of the above categories.	(a) in the case of operations for the winning and working of minerals –  (i) where the site area does not exceed 15 hectares, £166 for each 0.1 hectare of the site area,  (ii) where the site area exceeds 15 hectares, £24,852 and an additional £84 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;  (b) in any other case, £166 for each 0.1 hectare of the site area, subject to a maximum of £250,000.
<i>II. Uses of land</i> 10. The change of use of a building to use as one or more separate dwellinghouses.	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses –  (i) where the change of use is to use as 50 or fewer dwellinghouses, £330 for each additional dwellinghouse,

	<p>(ii) where the change of use is to use as more than 50 dwellinghouses, £16,464 and an additional £84 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000;</p> <p>(b) in all other cases –</p> <p>(i) where the change of use is to use as 50 or fewer dwellinghouses, £330 for each dwellinghouse,</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses, £15,630 and an additional £84 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p>
<p>11. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land, or for the storage of minerals in the open.</p>	<p>(a) where the site area does not exceed 15 hectares, £166 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares, £24,852 and an additional £84 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>
<p>12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).</p>	<p>£330.”</p>

## “SCHEDULE 2

### SCALE OF FEES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS MADE ON OR AFTER 6 APRIL 2009

<i>Category of development</i>	<i>Fee payable on or after 6 April 2009</i>
<p>1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters –</p> <p>(a) the nature of the business or other activity carried on on the premises;</p> <p>(b) the goods sold or the services provided on the premises; or</p> <p>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</p>	£90.
<p>2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.</p>	£90.
<p>3. All other advertisements.</p>	£330.

### Planning Categories

#### Variation of Conditions

170

#### Lawful Development Certificate

- |   |                                    |
|---|------------------------------------|
| a) application for an existing use of land or operational development not supported by an Established Use Certificate | same as planning application       |
| b) application supported by an Established Use Certificate  | same as planning application       |
| c) application for proposed use of buildings or operations over or under land   | half fee of equivalent application |



## **ANNEX 2**

### **List of Consultees**

MPs in Welsh constituencies  
Assembly Members  
All Wales Ethnic Minority Association (AWEMA)  
Association of National Park Authorities  
Bartlett School of Planning  
Bwrdd yr Laith  
Cadw  
Campaign for the Protection of Rural Wales  
Centre for Environment and Planning, UWE  
Chief Executives / Chief Planning Officers, Local Planning Authorities  
Children's Commissioner for Wales  
Citizens Advice Bureaux  
Commission for Local Administration in Wales  
Commission for Racial Equality Wales Office  
Community Enterprise Wales  
Council for National Parks  
Countryside Council for Wales  
CPRW  
Department of City and Regional Planning, Cardiff University  
Department of Law, University of Wales, Aberystwyth  
Development Planning Partnership  
Disability Wales  
Disabled Persons Transport Advisory Committee  
Environment Agency Wales  
Equal Opportunities Commission  
Federation of Small Businesses  
GMB  
Greenpeace UK  
Gwent Association of Voluntary Organisations  
Health and Safety Executive  
Home Builders Federation  
Land Registry Wales Office  
Land Use Consultants  
Landscape Institute Wales  
Law Society Wales  
National Farmers Union Cymru  
National Trust  
Older People's Commissioner for Wales  
One Voice Wales  
Planning Aid Wales  
Planning Inspectorate  
Planning Lead Members of Local Authorities  
Planning Officers' Society Wales  
Race Equality First

Royal Institution of Chartered Surveyors Wales  
Royal Society for the Protection of Birds  
Royal Society of Architects in Wales  
Royal Town Planning Institute in Wales  
Sports Council for Wales  
Sustainable Development Commission  
Sustainable Wales  
TGWU  
Town and Country Planning Association  
Voluntary Sector Assembly Centre  
Wales Council for the Blind  
Wales Council for the Deaf  
Wales Council for Voluntary Action  
Wales Disability Rights Commission  
Wales Environment Link  
Wales Planning Forum  
Wales Tourist Board  
Wales TUC  
Wales Women's National Coalition  
Welsh Language Board  
Welsh Local Government Association  
Welsh Police Forces  
Welsh School of Architecture  
WWF Cymru  
Brick Development Association  
British Aggregates Association  
British Cement Association  
British Precast Concrete Federation Ltd  
British Slate Association  
British Stone  
Coal Authority  
Coalfield Communities Campaign  
COALPRO  
Confederation of British Industry Minerals Committee  
Construction Products Association  
Health and Safety Executive (Quarries)  
Institute of Quarrying  
Institution of Highways and Transportation  
Minerals & Waste  
Minerals Planning Magazine  
Mining Association of the UK  
National Environment Research Council  
National Stone Centre  
North Wales RAWP  
Planning Officers' Society Wales Minerals and Waste Topic Group  
QPA Wales  
Quarry Products Association  
Quarry Products Association  
Silica and Moulding Sands Association  
South Wales RAWP C/o Directorate of Planning & Environmental Services  
Stone Federation of Great Britain

Tarmac Minerals Ltd  
Wales Environmental Services Association  
WBB Minerals Ltd  
A D Waste Ltd  
Aber Anglesey Stone Co  
Alfred McAlpine Slate  
Anglesey Mining Plc  
Bardon Aggregates - Midlands  
Bardon Aggregates - Southern  
Barland Quarry Ltd  
Berwyn Slate Quarry Ltd  
Biogas Technology Ltd  
Blaencilgoed Quarry Limited  
Border Hardcore & Rockery Stone Co Ltd  
Brock Plc  
Bryn Bach Coal Ltd  
Bryn Quarry Ltd  
C & M Parry Plant Hire  
C W Sproston (Lime) Ltd  
Cae Glas Colliery Co Ltd  
Cae Rhys Sand & Gravel Ltd  
Caerfagu Products  
Caernarfonshire Crown Slate Quarries  
Cardigan Sand & Gravel Co Ltd  
Castle Cement  
Celtic Energy Ltd  
Celtic Slate  
Cemex UK Materials Ltd  
Civil & Marine Slag Cement Ltd  
Cware Pantgwyn Quarry Ltd  
Cware Trefigin Quarries Ltd  
Cwmni Gro-y-Sarnau Ltd  
Cwmni Gwastraff Mon/Afon  
D Morgan PLC  
D P Williams Holdings Ltd  
D W & E W Jones  
Danny Williams & Son  
Duchy of Lancaster  
E A & N W Jones  
Energybuild  
Evergreen Resources (UK) Ltd  
F H Gilman & Co  
Ffynonau Duon Mines Ltd  
First Hydro  
Forest Enterprise  
Forest Enterprise

G & G L Bowness  
GKB Iron & Steel Ltd  
Goitre Tower Anthracite Ltd  
Grand Scenic  
Greaves Welsh Slate Co Ltd  
Green Circle Ltd  
Gryphon Quarries Ltd  
Gwilym Elias Owen  
Gwrwyd Specialist Stone Quarry  
H V Bowen & Sons Ltd  
Hafod Quarries Ltd  
Hanson Aggregates - North  
Hanson Aggregates - South Wales  
Hanson Brick  
J Harkins Transport  
J J Cummins Ltd  
J Stoddard & Sons Ltd  
Jones Bros, Ruthin, Co Ltd  
JPS  
Kerrville Associates Ltd  
Lafarge Aggregates Ltd  
Lafarge Cement UK Ltd  
Lawrence Bros (Landfill)  
Lloyds Quarries & Sand & Gravel Co Ltd  
Lloyds Spar Quarries  
M & W A Anthracite Limited  
Mansel Davies & Son Ltd  
Mason Brothers Quarry Products Ltd  
Minerals UK Ltd  
Minimix Ltd  
Mulcair Ltd  
Newscheme Ltd  
Omya UK Ltd  
Onyx & J A Morgan & Sons  
Parnell Contract Hire Ltd  
Plas Gwilym Quarry Co  
Robin Jones & Sons Civil Engineering & Construction Services  
S & T Fuels (Partnership) 5  
Seth Hill & Son Ltd  
Severn Sands Ltd  
Signalfern Ltd  
Stoic Mining & Exploration Co Ltd  
T S Rees Ltd  
Tarmac Limited - North West  
Tarmac Limited - Western  
The Hogan Group



Thomas; Croft Mining Ltd,  
Trustees of the 4<sup>th</sup> Duke of Westminster 1964 Settlement & Crown Estate  
Trustees of WRG Hammers' Settlement  
W J Owens & Sons  
Walters Mining Ltd  
Ward Brothers Mining Ltd  
Waste Recycling Group  
Wimpey Waste Management  
Wincillate Ltd  
Wynne's Transport Ltd



### A SUMMARY OF CONSULTATION RESPONSES

Some respondents did not answer in question format for some or all questions. Below highlights general trends found in analysis of the answers given.

#### Local Planning Authorities (13 responses)

- 85% welcomed increases in Planning Fees. 1 LPA was against as it due to a possible increase in unauthorised development and the current economic climate.
- 85% agreed with Option 2 (increase fees in line with inflation) and the fees for the discharge of planning conditions.
- 83% charging additional fees for wind farm developments.
- All LPAs supported the removal of the maximum fee cap.
- 55 % did not support charging the same fees as England with a further third raising concerns.
- All LPAs believed that a pre application service should be provided. However, on charging the group was divided equally, with four believing in charging for the service, four disagree and five made comments with no clear preference.
- Of the LPAs who commented, two thirds supported advance fees for pre application discussions, one third support advance fees with a discount from application fees, 40% agreed with additional fees for pre application discussions and there was a equal mixed reaction to additional fees for Impact Assessments.
- 58% supported pilot PPA scheme.
- 75% supported additional fees for enforcement and appeals, 100% support charges for ROMPs- 83% supported variable fee as the method of charging.

#### Private Sector- Industry (8 responses)

- 27% agreed the proposal to increase planning application fees.
- 63% of private firms emphasised the need for the fee income to be channelled into the planning service.
- 88% of private firms rejected proposals to remove the maximum fee cap.
- 50% rejected the proposal for a fee for the discharge of planning conditions.
- 50% of private firms disagreed with charging the same fees as England. 50% raised concerns around charging additional fees for wind farm developments.
- 71% of private firms believed a pre application service should be provided, with the remaining quarter making comments. There were mixed views to charging for the service.
- 83% of private firms rejected advance charges, 57% agreed to advance charges with discount on application fees. 71% disagreed with additional charges for pre application discussions, 57% rejected additional fees for Impact Assessments.

#### Public Bodies (4 responses)

No major trends were apparent as the majority of public bodies did not respond in the question and answer format.

### **Environmental Non Governmental Organisations (2 responses)**

No major trends were apparent as the majority of NGOs did not respond in the question and answer format.

### **Individuals (3 responses)**

- Both individuals welcomed increases to planning fees and proposals for wind farm developments.
- Both individuals disagreed with charging for pre application discussions.

### **Voluntary Sector (2 responses)**

- Two thirds agreed with additional fees for Impact Assessments.
- Two thirds disagreed with additional fees for pre-application discussions.

### **Professional Bodies (2 responses)**

- Both did not provide a clear preference on increases to planning fees but highlighted that the resource level needed to provide an effective service must be found.
- Both supported increasing fees in line with inflation.
- Both bodies supported the removal of the maximum fee cap.
- Both raised issues surrounding adopting the same charges as England.
- Both believed pre application discussions should be available to applicants, one raised concerns on charging, the other did not comment.

### **Planning Consultants (2 responses)**

- One Planning Consultant supported fee for discharge of conditions, whilst the other rejected the proposal.
- Both Planning Consultants agreed that pre application discussions should be available to applicants, one thought it should be subject to a fee, the other disagreed.

### **Assembly Member (1 response)**

- One AM requested advice on planning fees and charities at the time of the consultation exercise.
- It was confirmed that currently there are no exemptions or concessions given to charities with regard to planning application fees as this could lead to difficulty in establishing fees on different scales and unequal access to the planning system.