



Ministry of Housing,  
Communities &  
Local Government

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By email only

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Dear colleague,

### **PLANNING FEES WILL INCREASE FROM 1 APRIL 2025**

I am writing to inform you that, on 12 March, following Parliamentary approval, regulations were made which increase the planning fees for applications for the enlargement, improvement or alteration of a dwelling house, some prior approvals and for discharge of conditions. The regulations also introduce a new three tier banding to fees for section 73 applications.

These fee increases will come into force from 1 April 2025. All other fees will increase by 1.7 per cent (the rate of the Consumer Prices Index in September 2024) on 1 April 2025, when the new indexation mechanism takes effect. You can view the forthcoming fee increases [here](#).

You should now make arrangements to update your local authority website and other communications to reflect the forthcoming fee increases. The Planning Portal will be ready to implement the new fees where they receive applications on your behalf.

**Please share this letter with your s151 Officer and finance colleagues to underline government's expectation that this income goes towards the cost of running local planning application services.**

Looking further ahead, the Planning and Infrastructure Bill, which the Government introduced on 11 March, includes a power that will enable local planning authorities to set their own planning fees. The Bill will introduce a legal requirement that income from planning fees must be retained and directly spent on delivery of planning application services. We will consult on the details of how this will work later this year. When in place, these new arrangements will ensure that your local authority has the necessary resources to deliver an efficient planning service in line with government expectations for planning performance.

These fee increases should be seen alongside wider investment in the sector, including £46 million announced at the Autumn Budget to support capacity and capability in local planning authorities. This includes £4.5 million for the Local Government Association's latest Pathways to Planning initiative to fund salary bursaries for new planning roles in councils. Local planning authorities have until 21 March to indicate their interest in a salary-funded role on [the programme's expression of interest form](#).

OFFICIAL

Local planning services are central to the Government's mission to kickstart economic growth and build 1.5 million homes. We look forward to working with you in the year ahead to deliver positive change across England.

**Yours sincerely,**

**Joanna Averley  
Chief Planner**