

**AM 586-21**

## **NEW FOREST NATIONAL PARK AUTHORITY**

### **AUTHORITY MEETING - 25 MARCH 2021**

#### **REVIEW OF CHARGES FOR WRITTEN PRE-APPLICATION ADVICE**

**Report by:** Steve Avery, Executive Director

#### **1. Introduction**

- 1.1 The Authority introduced a charging regime for providing formal pre-application advice in October 2016 to help cover the cost of providing formal pre-application advice. There have since been three reviews of the scheme, the last being at the Authority meeting on 28 March 2019, when it was agreed to increase pre-application charges to their current levels, generally in line with inflation.
- 1.2 The purpose of this report is to seek the Authority's approval to marginally increase the discretionary pre-application charges to take effect from 1 April 2021.

#### **2. Charges for pre-application advice**

- 2.1 Charges for pre-application advice only apply to written enquiries received by the Authority. From 1 April 2020 to 1 March 2021 we received 292 written enquiries and a total pre-application fee income of £30,299 (compared to 288 and £28,210 respectively for the preceding year). Our 'duty officer' service (which is primarily aimed at dealing with informal planning enquiries from members of the public) remains free of charge although we have had to suspend this service during lockdown and whilst the office remains closed to the public. We plan to reinstate the 'duty officer' service from 1 June 2021, albeit this will initially be an online service.

#### **3. Proposed new charges for written pre-application advice**

- 3.1 The table below sets out the current schedule of pre-application fees and the corresponding proposed fee that would take effect from 1 April 2021.

<b>Type of Enquiry</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Householder	£60	£70
Single or replacement dwelling	£125	£135
2 - 5 dwellings	£250	£265
6 -10 dwellings	£650	£700
Non-residential or commercial (up to 500 sq.m)	£225	£250
Non-residential or commercial (500 – 1000 sq.m)	£450	£475
Changes of use	£125	£135
Listed buildings and advertisements	£50	£55
Major development Minerals and waste	25% of application fee	
Other building operations	£60	£65
Formal Tree enquiries	£60	£65
Legal enquiries	£60	£65

3.2 The increase in fees are a little above inflation but take account of the fact the fees have remain unchanged since 2019.

3.3 As before, certain types of development would continue to be exempt from pre-application charges and these include:

- Affordable housing
- Commoners dwellings
- Agricultural buildings (including field shelters) and new agricultural workers' dwellings
- Proposals made by, or on behalf of, a Parish or Town Council, Local Authority or County Council
- All other types of development which are exempt from paying a planning application fee

#### **4. Recommendation**

**That the Authority approve the proposed increase in fees for written pre-application advice, to take effect on 1 April 2021.**

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**Papers:** NFNPA/509/16, NFNPA/522/17, NFNPA/PDCC 255/18, NFNPA 572/19