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Llywodraeth Cymru

Cost Darparu Gwasanaeth Rheoli Datblygu yng Nghymru

271751-00
Ionawr 2021

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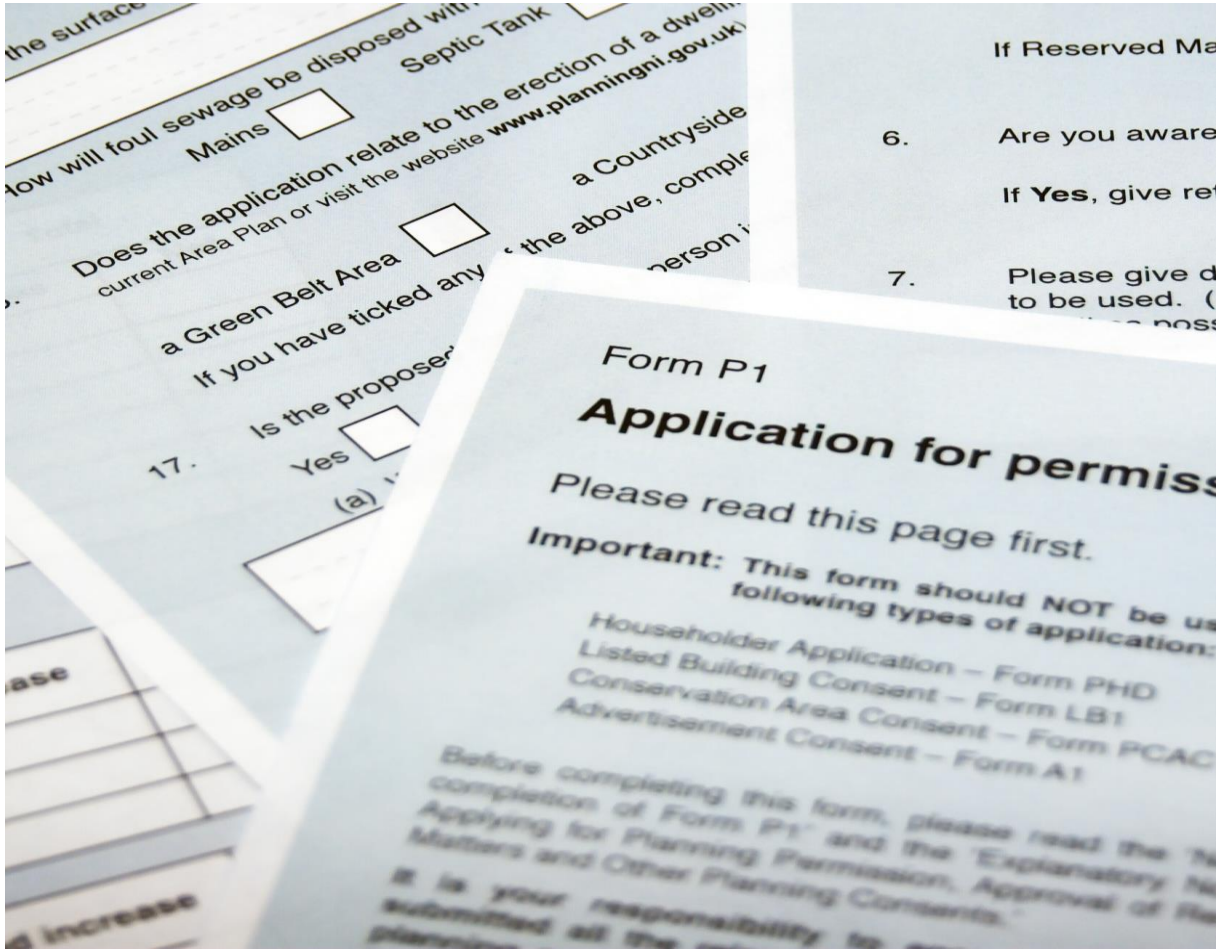
Crynodeb Gweithredol

Mae'n bleser gan Ove Arup & Partners Ltd. gyflwyno'r adroddiad hwn i Lywodraeth Cymru, sy'n rhoi canfyddiadau ymchwil 'Cost Darparu Gwasanaeth Rheoli Datblygu yng Nghymru' i ffioedd cynllunio.

Comisiynwyd yr ymchwil ym mis Hydref 2019 a'i nod cyffredinol yw llywio gwelliannau posibl i ffioedd cynllunio yng Nghymru. Drwy waith modelu ariannol manwl, mae'r ymchwil wedi llwyddo i ddarparu amcangyfrifon sy'n ymwneud ag incwm o ffioedd a chostau cyffredinol mewn adrannau cynllunio yng Nghymru. Gan ddefnyddio'r data hyn, mae'n nodi'r newidiadau posibl y byddai angen eu gwneud i ffioedd cynllunio er mwyn i Awdurdodau Cynllunio Lleol yng Nghymru adennill costau llawn. Mae hefyd yn ystyried sut olwg fyddai ar restr ffioedd cynllunio ddiwygiedig petai'r rheoliadau presennol ynglŷn â ffioedd cynllunio yn cael eu symleiddio.

Mae'r adroddiad yn rhoi rhywfaint o sylw i oblygiadau posibl canfyddiadau'r model. Wedyn, mater i Lywodraeth Cymru fydd penderfynu sut y caiff hyn ei gymhwyso mewn polisïau a deddfwriaeth mewn cydweithrediad â rhanddeiliaid allweddol.



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- Y Sefydliad Cynllunio Trefol Brenhinol

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- Cyngor Gwynedd
- Cyngor Bro Morgannwg

Fferm Wynt Ffynnon Oer, Castell-nedd Port Talbot

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Cyflwyniad

Cyd-destun y Prosiect

Nodir ffioedd cynllunio yng Nghymru yn Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) 2015 (fel y'u diwygiwyd) (y cyfeirir atynt yn y ddogfen hon fel 'y rheoliadau'). Gall Gweinidogion Cymru bennu'r rheoliadau hyn o dan Adran 303 o Ddeddf Cynllunio Gwlad a Thref 1990.

Nododd gwaith blaenorol a wnaed gan Gymdeithas Llywodraeth Leol Cymru (CLILC) a'r Gwasanaeth Cynghori ar Gynllunio (PAS) fod y system bresennol ar gyfer cyfrifo ffioedd, ar y cyfan, yn rhy gymhleth a bod angen diwygio'r rheoliadau presennol ynglŷn â ffioedd, o ran cost ceisiadau unigol, a'r ffordd y mae'r rheoliadau presennol wedi'u strwythuro.

Mae Llywodraeth Cymru wedi comisiynu Arup i wneud ymchwil er mwyn llywio gwelliannau i ffioedd cynllunio ac mae'r adroddiad hwn yn cyflwyno'r canfyddiadau. Yn y ddogfen hon, cyfeirir at dîm Arup a fu'n gweithio ar yr ymchwil hon fel 'tîm y prosiect.'

Nodau'r Ymchwil

Mae prif nodau'r ymchwil fel a ganlyn:

- Rhoi diffiniad bras o Adennill Costau Llawn yng nghyd-destun darparu Gwasanaeth Rheoli Datblygu yng Nghymru;
- Modelu Adennill Costau Llawn mewn nifer o senarios posibl;
- Graddnodi'r model 'yn gyffredinol' er mwyn helpu i sicrhau bod cyfanswm y gost yn parhau'n gyson ar draws senarios, proffiliau ceisiadau a lefelau llwyth gwaith;
- Gweithio gyda rhanddeiliaid allweddol e.e. Cymdeithas Swyddogion Cynllunio Cymru (POSW) i ddiffinio Adennill Costau Llawn a phrofi senarios y model.

Mae'r ymchwil a wnaed yn cwmpasu Cymru gyfan ac yn ystyried newidiadau posibl i ffoedd cynllunio o dan dri senario.

Mae gweddill yr adroddiad hwn yn nodi'r camau a gymerwyd gan dîm y prosiect i gyflawni'r nodau uchod.

Canolfan Mileniwm Cymru, Caerdydd

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Ymgysylltu â Rhanddeiliaid

Y Gweithgor

Ar ddechrau'r prosiect, sefydlwyd Gweithgor er mwyn helpu i lywio'r ymchwil. Roedd y Gweithgor yn cynnwys Penaethiaid Adrannau Cynllunio o sawl awdurdod lleol yn Ne-ddwyrain Cymru, fel y'u henwebwyd gan POSW, yn ogystal â chynrychiolwyr o gyrff yn y diwydiant, gan gynnwys CLILC a'r Sefydliad Cynllunio Trefol Brenhinol (RTPI).

Cynhaliwyd cyfarfod cychwynnol o'r Gweithgor ym mis Tachwedd 2019. Diben y cyfarfod hwn oedd cyflwyno'r prosiect a chynnal gweithgaredd a thrafodaeth gychwynnol a oedd yn canolbwyntio ar ddiffinio adennill costau llawn.

Yn seiliedig ar yr adborth a gafwyd yn y cyfarfod hwn, at ddibenion yr ymchwil hon, mae a wnelo Adennill Costau Llawn ag adennill costau'r holl weithgareddau sy'n gysylltiedig â darparu gwasanaeth Rheoli Datblygu, sy'n cynnwys gorfodi rheoliadau cynllunio, gwaith a wneir mewn perthynas ag apeliadau a mewnbwn gan swyddogion arbenigol mewn Cynghorau i benderfyniadau cynllunio.

Cynhaliwyd ail gyfarfod â'r gweithgor ym mis Tachwedd 2020. Yn y cyfarfod hwn, rhannodd tîm y prosiect y model ag aelodau'r Gweithgor a'u gwahodd i rannu eu hadborth ar y senarios a'r themâu allweddol a oedd yn codi o ganfyddiadau'r model.

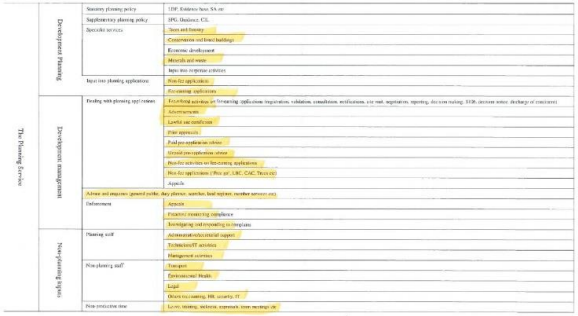
Cymdeithas Swyddogion Cynllunio Cymru

Yn y cyfarfod cyntaf, awgrymodd y Gweithgor hefyd y dylid ymgysylltu ymhellach â POSW.

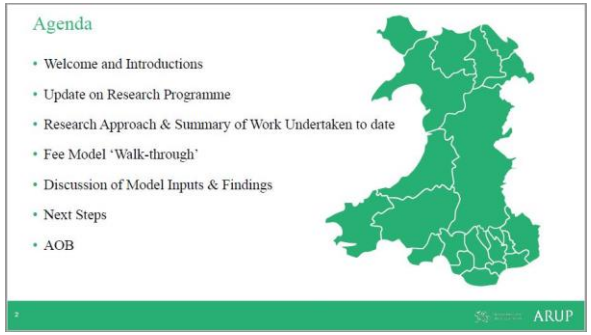
Mae cynrychiolwyr o POSW wedi chwarae rôl bwysig wrth gyfrannu at y cais am ddata a anfonwyd i bob Awdurdod Cynllunio Lleol (ACLlau) yng Nghymru ym mis Mawrth 2020 a rhoi cyngor ar y cais hwnnw. Ceir manylion pellach am y cais am ddata yn nes ymlaen yn yr adroddiad hwn ac yn Atodiad A.

Cynhaliwyd cyfarfodydd â ffocws rhwng Cadeiryddion tîm y prosiect a POSW ym mis Ionawr a mis Chwefror 2020. Diben y cyfarfodydd hyn oedd cytuno ar gynnwys a fformat y cais am ddata a oedd i'w ddosbarthu er mwyn cydnabod y pwysau ar adnoddau o fewn ACLlau a'r amser cyfyngedig a oedd ar gael i gasglu llawer iawn o ddata.

Disgrifir yr ymarfer casglu data ymhellach ar dudalen 8 o'r adroddiad hwn.



Gweithgor 1 – Taflen Enghreifftiol o Weithgareddau



Gweithgor 2 – Agenda'r Cyfarfod

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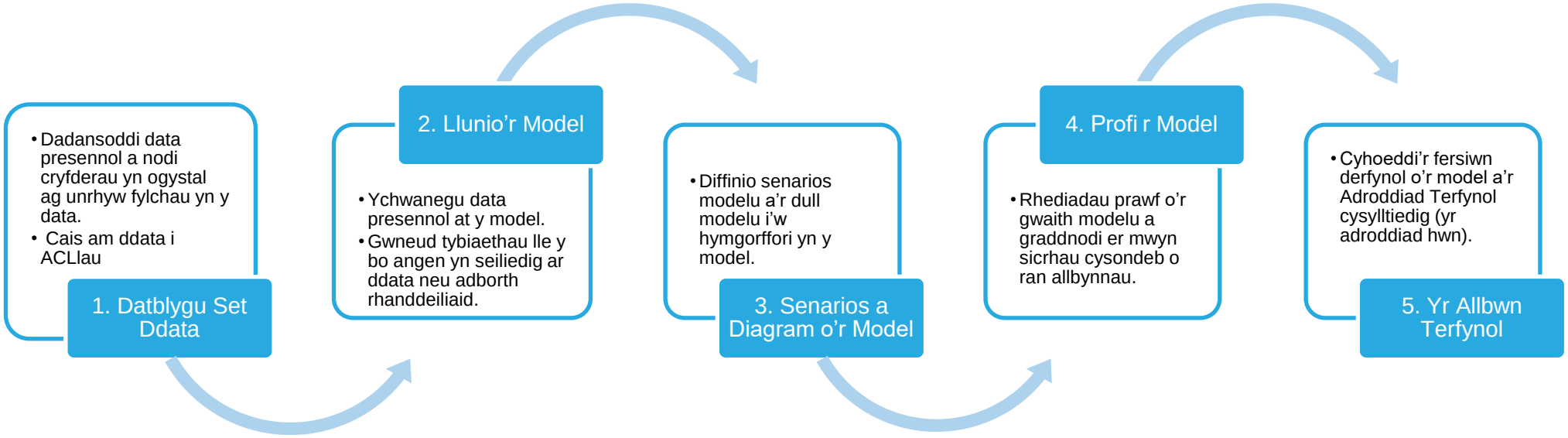
Y Dull o Gynnal yr Ymchwil

Y Camau Allweddol

Noda'r diagram isod gerrig milltir allweddol y prosiect wedi'u hymgorffori yn y dull o gynnal yr ymchwil:



Fel y nodwyd uchod, ymgysylltywyd â rhanddeiliaid drwy'r Gweithgor ac ymgysylltwyd yn uniongyrchol â chynrychiolwyr o POSW yn ystod Cam Allweddol 1. Cynhaliwyd yr ail gyfarfod o'r Gweithgor yn ystod Cam Allweddol 4.
Mae gweddill yr adroddiad hwn yn nodi'r gweithgareddau sydd wedi cyfrannu at bob cam allweddol yn yr ymchwil.

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Datblygu Set Ddata

Adolygiad o Ddata Presennol

Mae llawer iawn o ddata eisoes ar gael mewn perthynas â nifer y ceisiadau cynllunio yng Nghymru. Felly, cam cyntaf pwysig yn yr ymchwil oedd coladu'r data hyn sy'n bodoli eisoes er mwyn deall sut y gellid eu defnyddio a nodi unrhyw ofynion pellach o ran data.

Rhoddodd Llywodraeth Cymru y wybodaeth ganlynol i Arup:

- Arolygon Chwarterol Rheoli Datblygu (2007- 2020);
- Data o ymarfer Meincnodi'r Gwasanaeth Cynghori ar Gynllunio (2018);
- Data'r Arolygiaeth Gynllunio (PINS) ar Apeliadau Cynllunio (2019).

Defnyddiwyd y data hyn i ddatblygu'r model.

Nododd dadansoddiad o ddata presennol fod bylchau mewn data mewn perthynas â chyfanswm yr incwm a gaiff ACLlau o ffioedd bob blwyddyn, yn ogystal â gwybodaeth am y ffordd y darperir adnoddau ar gyfer ACLlau a faint y mae'n ei gostio i benderfynu ar bob math o gais, ar gyfartaledd, yn seiliedig ar y categorïau o ffioedd a nodir yn y rheoliadau presennol.

Gall hyn gael ei ddiystyru yn aml, ond mae 'amser a dreuliwyd' yn benderfynydd pwysig o ran Adennill Costau Llawn yr oedd Tîm y Prosiect o'r farn y dylid ei ystyried.

Her arall oedd nad oedd y data presennol a gafwyd gan y Gwasanaeth Cynghori ar Gynllunio yn cyfateb i'r categorïau presennol o ffioedd fel y'u cyflwynir yn y rheoliadau presennol ynglŷn â ffioedd.

O ganlyniad i hyn, nid oedd gan dîm y prosiect dystiolaeth feintiol ynghylch faint o geisiadau a geir ym mhob categori o ffioedd ledled Cymru.

Trafodwyd yr her hon â'r Gweithgor a chytunwyd mai'r ffordd fwyaf priodol o ymdrin â hyn oedd drwy anfon cais am wybodaeth i bob ACLl ledled Cymru.

Er gwaethaf hyn, cafodd llwyth gwaith ACLlau a'r cyfyngiadau amser cysylltiedig i gwblhau cais am lawer iawn o ddata eu nodi'n briodol.

O ganlyniad, cytunwyd y byddai tîm y prosiect yn datblygu'r data mewn ymgynghoriad â chynrychiolwyr o POSW.

Helpodd y dull cydweithredol hwn i sicrhau bod y cais am ddata yn drylwyr ac mor glir a hawdd i'w gwblhau â phosibl.

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Datblygu Set Ddata

Cais am Ddata i Awdurdodau Cynllunio Lleol

Anfonwyd cais am ddata i ACLlau ar 5 Chwefror 2020. Fel y cytunwyd â chynrychiolwyr POSW a Llywodraeth Cymru, roedd y cais yn cynnwys y canlynol:

1. **Amcangyfrifon Amser:** Gofynnwyd i ACLlau amcangyfrif faint o amser y mae Swyddogion yn ei dreulio ar bob math o gais, ar gyfartaledd.
2. **Nifer y Ceisiadau a Ddilyswyd o fewn pob Categori o Ffioedd a Chyfanswm yr Incwm:** Gofynnwyd i ACLlau gofnodi'r ffi a'r categori ar gyfer ceisiadau cynllunio a dderbyniwyd gan eu hawdurdod dros gyfnod o bedair wythnos.

Diben yr ymarfer hwn oedd casglu data 'amser real' gan awdurdodau er mwyn i dîm y prosiect allu dechrau diffinio Adennill Costau Llawn ar sail 'Cymru gyfan'.

Y dyddiad dychwelyd gwreiddiol oedd 17 Mawrth 2020. O ganlyniad i effaith pandemig Covid-19 a'r cyfyngiadau symud cenedlaethol, ymestynnwyd y dyddiad hwn am bedair wythnos arall.

Cafwyd 18 o ymatebion i'r cais am ddata, sef cyfradd ymateb o 72% er bod rhai o'r ffurflenni data ond wedi'u cwblhau'n rhannol. Er gwaethaf hyn, ystyrir bod y data sylfaenol a gafwyd drwy'r cais wedi gwneud cyfraniad gwerthfawr at y model. Esbonnir sut mae'r data wedi'u defnyddio i lywio'r gwaith modelu yn nes ymlaen yn yr adroddiad. Ceir copi o'r cais am ddata a anfonwyd i ACLlau yn Atodiad A.

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Llunio'r Model

Gosod y Sylfeini

Mewnbynnau i'r Model

Y cam cyntaf roedd angen ei gymryd yn y broses fodelu oedd nodi pa ddata y dylid eu mewnbynnu i'r model er mwyn cyfrifo cyfanswm yr *incwm o ffioedd cynllunio* a geir ledled Cymru o gymharu â *chostau* darparu'r gwasanaeth rheoli datblygu. Yn y lle cyntaf, roedd hyn yn cynnwys y setiau data y cyfeiriwyd atynt ar Dudalen 8, sef data'r Gwasanaeth Cynghori ar Gynllunio, data Arolygon Chwarterol Rheoli Datblygu a'r data sylfaenol a gafwyd o'r ymarfer casglu data gydag ACLlau ym mis Mawrth 2020.

Wrth ystyried yr holl ddata a goladwyd fel rhan o'r prosiect, pennwyd paramedrau data yn benodol mewn perthynas â data cyflogau a chostau ychwanegol a oedd yn gyffredin rhwng Adrannau Cynllunio yng Nghymru, e.e. costau postio a chostau rhoi cyhoeddusrwydd i geisiadau.

Amcangyfrifon Cychwynnol

Ar ôl mewnbynnu'r holl ddata i'r model, dechreuodd Tîm y Prosiect ar ymarfer graddnodi data sylweddol er mwyn sicrhau y byddai'r model yn arwain at allbynnau cadarn yn seiliedig ar dystiolaeth dda.

I ddechrau, roedd hyn yn cynnwys cyfres o amcangyfrifon a wnaed yn seiliedig ar y data yn y model. Er enghraifft, drwy gyfuno'r data ar amcangyfrifon amser, data ar gyflogau a data ar oriau gwaith a ddarparwyd gan yr ACLlau, bu'n bosibl i dîm y prosiect amcangyfrif y gost gychwynnol ar gyfer pob math o gais o fewn y strwythur ffioedd presennol.

Yn yr un modd, amcangyfrifwyd yr incwm o ffioedd ar gyfer pob math o gais gan ddefnyddio'r data ar ffioedd a'r data ar nifer y ceisiadau a gafwyd drwy'r cais am ddata. Fel yr esboniwyd ar dudalen 8, er ein bod wedi gofyn i ACLlau gofnodi'r ffigurau hyn dros gyfnod cofnodi o bedair wythnos yn unig, drwy ddefnyddio data Arolygon Chwarterol Rheoli Datblygu (sy'n cofnodi nifer y ceisiadau), bu'n bosibl inni allosod y ffigurau hyn i amcangyfrifon o ffioedd unigol yn ôl y math o gais ar gyfer un flwyddyn.

Er mwyn profi'r amcangyfrifon hyn i helpu i sicrhau eu bod yn gadarn, lluniodd tîm y prosiect amcangyfrifon amgen o gostau a ffioedd wedi'u trefnu yn ôl ACLl gan ddefnyddio data'r Gwasanaeth Cynghori ar Gynllunio a ddarparwyd. Wrth lunio'r amcangyfrifon cychwynnol hyn, roedd y bylchau mewn data yn peri her sylweddol. Mewn sawl achos, nid oedd unrhyw ddata o'r cais am ddata ym mis Mawrth 2020 nac o ddata eilaidd y Gwasanaeth Cynghori ar Gynllunio.

Wrth geisio goresgyn hyn, ystyriodd tîm y prosiect amrywiaeth o opsiynau. Canfuwyd bod cydberthynas gadarnhaol iawn rhwng data poblogaeth ar lefel awdurdod lleol a data'r Gwasanaeth Cynghori ar Gynllunio ar gostau (0.84) yn ogystal â data poblogaeth a data'r Gwasanaeth Cynghori ar Gynllunio ar ffioedd (0.87). Roedd hwn yn ganfyddiad pwysig am ei fod yn golygu y gellid defnyddio data poblogaeth i ryngosod amcangyfrifon lle roedd bylchau yn y model, gan sicrhau y gellir rhoi darlun ar gyfer Cymru gyfan fel y nodwyd yn nodau'r ymchwil.

Er mwyn sicrhau bod sail y model mor gadarn â phosibl, profwyd sawl sensitifrwydd cyn dewis set o ffigurau cyffredinol.

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Llunio’r Model

Er enghraifft, profwyd ffioedd a gwerthoedd costau canolrifol ym mhob ACLl yng Nghymru ochr yn ochr â’r dull gweithredu canolog, a oedd yn cynnwys defnyddio’r cymedr. Roedd y dull gweithredu canolog yn fwy cadarn ac, felly, disytyrwyd y dull gweithredu a oedd yn seiliedig ar y canolrif.

Dangosodd y model fod yr amcangyfrifon wedi rhoi set gadarn o ffigurau, sy’n dangos cyfanswm yr incwm y mae adrannau cynllunio yn ei gael o ffioedd bob blwyddyn o gymharu â’r costau sy’n gysylltiedig â darparu eu gwasanaethau rheoli datblygu. Er gwaethaf hyn, cyn dechrau modelu senarios, aeth y data drwy broses ailraddnodi fanwl er mwyn sicrhau bod yr amcangyfrifon yn fwy cadarn.

Ailraddnodi

Ar ôl cwblhau’r amcangyfrifon cychwynnol, cynhaliwyd proses ailraddnodi ar raddfa fawr. Roedd hyn yn cynnwys ailgyfrifo ffioedd a chostau fesul cais a chyfuno’r amcangyfrifon cyffredinol â’r data a gafwyd gan ACLlau o’r cais am ddata. At hynny, cynhaliodd tîm y prosiect ymarfer i ailraddio cymarebau mathau o geisiadau a ddarparwyd yn uniongyrchol gan ACLlau yn erbyn yr Arolygon Chwarterol Rheoli Datblygu dros gyfnod o bedair blynedd.

Diben hyn oedd cael amcangyfrifon o ffioedd a chostau yn ôl y math o gais yn hytrach na chyfanswm ar gyfer pob cais er mwyn gallu nodi gwahanol newidiadau arfaethedig i ffioedd ar gyfer y 56 o fathau o geisiadau a nodir eisoes o fewn y rheoliadau.

Drwy gyfuno’r ffioedd, y costau a nifer y ceisiadau wedi’u hailraddio, cafwyd amcangyfrif terfynol o’r ffioedd a’r costau cyffredinol ar lefel Cymru gyfan.

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Llunio'r Model

Tybiaethau a Chyfyngiadau'r Ymchwil

Tybiaethau'r Ymchwil

Mae'r prif dybiaethau sy'n llywio'r model fel a ganlyn:

- Mae amcangyfrifon amser a data ar gyflogau ac oriau gwaith wedi'u seilio ar yr arolwg a anfonwyd i ACLlau fel y nodir ar dudalen 8. Tybiai tîm y prosiect fod y rhan fwyaf o'r eitemau a gofnodwyd yn gywir a diwygiodd rai allanolion sylweddol. Mae'r holl ffurflenni data yn gyfrinachol ac ni chânt eu cyhoeddi.
- Mae tîm y prosiect wedi sicrhau bod y data ar gyflogau sydd ar gael yn cyfrif am orbenion.
- Amcangyfrifwyd y costau cyffredinol yn y model drwy gyfuno data sylfaenol a gafwyd gan ACLlau a'r Gwasanaeth Cynghori ar Gynllunio drwy'r cais am ddata.
- Er mwyn helpu i sicrhau y cyfrifir am gostau adrannol ychwanegol sy'n ymwneud â phostio a chyhoeddusrwydd, mae'r rhain wedi'u hymgorffori yn y model ar raddfa o £100 am geisiadau mawr a £10 am bob math arall o gais. Er y cydnabyddir, mewn gwirionedd, y bydd y ffigurau hyn yn amrywio gyda phob cais, gwnaed tybiaeth at ddibenion y gwaith modelu.
- Cafwyd y tybiaethau daearyddol, fel y'u disgrifir ar dudalen 9, gan ddefnyddio ffynonellau data swyddogol (SYG a StatsCymru).
- Nid yw'r model yn awgrymu bod unrhyw newidiadau yn cael eu gwneud i gategorïau 'esemptio' presennol yn y rheoliadau ond cyfrifwyd am y rhain

Cyfyngiadau'r Ymchwil

Fel gydag unrhyw ymchwil, mae cyfyngiadau sy'n seiliedig i raddau helaeth ar argaeledd data, amserlenni ac adnoddau.

Dylid nodi na fwriadwyd i'r ymchwil hon gymharu incymau ac effeithlonrwydd awdurdodau cynllunio unigol ledled Cymru. Yn hytrach, nod yr ymchwil yw rhoi darlun o ddiwygiadau posibl i ffioedd cynllunio sy'n cwmpasu Cymru gyfan.

Yn ystod y rhaglen ymchwil, dechreuodd pandemig COVID-19 a chyflwynwyd y cyfyngiadau symud cenedlaethol cyntaf. Roedd y terfyn amser estynedig ar gyfer ymateb i'r cais am ddata yn ystod y cyfnod hwn ac, o ganlyniad, mae'n bosibl bod hyn wedi effeithio ar nifer yr ymatebion a gafwyd wrth i ACLlau fynd i'r afael â blaenoriaethau brys nas rhagwelwyd. Er gwaethaf hyn, fel y nodwyd ar dudalen 8, roedd y gyfradd ymateb i'r cais am ddata yn uchel.

rheoliadau diwygiedig y cyfeiriwyd atynt uchod gael eu cyflwyno ym mis Awst 2020.

Gorsaf Machynlleth, Powys

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Llunio'r Model

Yn ystod y rhaglen ymchwil, ym mis Gorffennaf 2020, cymeradwyodd y Senedd gynnydd o 20% i'r holl ffioedd cynllunio, gan ddiwygio'r rheoliadau presennol ynglŷn â ffioedd. At hynny, cynyddwyd y terfynau uchaf i gapiau a ffioedd tua 4%. Am fod yr ymchwil yn tynnu at ei therfyn ar yr adeg hon, mae'r model yn seiliedig ar y rheoliadau ynglŷn â ffioedd a oedd ar waith cyn i'r rheoliadau diwygiedig y cyfeiriwyd atynt uchod gael eu cyflwyno ym mis Awst 2020.

Yn olaf, mae tîm y prosiect yn cydnabod bod cryn dipyn o amrywiaeth mewn rhai mathau o geisiadau.

Er enghraifft, un o'r categorïau mwyaf heriol i gyfrif amdano oedd 'Ceisiadau i Amrywio neu Ddileu Amod' h.y. ceisiadau Adran 73 am fod y ceisiadau a gyflwynir yn amrywio cymaint. Fodd bynnag, ar y cyfan, ni fu'n bosibl i'r astudiaeth gyfrif am y fath amrywiadau, yn arbennig o ystyried y briff a oedd yn canolbwyntio ar symleiddio ffioedd cynllunio yng Nghymru.

Dylid hefyd nodi bod cytundeb cyffredinol ymhlith aelodau'r Gweithgor, yn hytrach na chreu cymhlethdod ychwanegol, y byddai'n well mynd ati i symleiddio ffioedd cynllunio h.y. lleihau nifer y categorïau.

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Senarios

Datblygu Senarios y Model

Datblygwyd y senarios modelu canlynol mewn ymgynghoriad â Llywodraeth Cymru. Dewiswyd y senarios er mwyn cyflwyno nifer o opsiynau posibl ar gyfer diwygio ffioedd cynllunio yng Nghymru, o bosibl, a disgrifir hyn yn fanylach yn yr adran nesaf o'r adroddiad hwn.

Senario 0
Busnes fel Arfer

Mae hon yn fersiwn 'wedi'i graddnodi' o'r sefyllfa bresennol

Mae'n seiliedig ar nifer y ceisiadau, dosbarthiad ffioedd ac incwm ar hyn o bryd

Senario 1
'Adennill Costau'

Mae'n seiliedig ar y strwythur ffioedd presennol gyda ffioedd wedi'u hailddosbarthu i adlewyrchu'r costau gwirioneddol ym mhob categori o ffioedd

Senario 2
Symleiddio'r Rhestr Taliadau

Mae'n seiliedig ar strwythur ffioedd diwygiedig a symlach sy'n defnyddio costau gwirioneddol. Rhennir ceisiadau rhwng y categorïau symlach canlynol:

1. Materion a gadwyd yn ôl
2. Deiliad tai
3. Tai – Mân geisiadau
4. Tai – Ceisiadau mawr
5. Amaethyddiaeth – Mân geisiadau
6. Amaethyddiaeth – Ceisiadau mawr
7. Diwydiannol
8. Arall – Adeiladau
9. Arall – Sefydlog
10. Arall – Tir
11. Esemptiadau

Senario 3
Rhestr Taliadau Symlach o Lawer

Mae'n seiliedig ar strwythur ffioedd symlach o lawer.

Rhennir ceisiadau rhwng y categorïau ffioedd symlach canlynol:

1. Deiliaid tai
2. Mân geisiadau – Anheddau
3. Mân geisiadau –Tir
4. Mân geisiadau – Adeiladau
5. Ceisiadau mawr – Anheddau
6. Ceisiadau mawr – Tir
7. Ceisiadau mawr – Adeiladau
8. Arall – Adeiladau
9. Arall – Sefydlog
10. Arall – Tir
11. Esemptiadau

Yn ogystal â'r uchod, mae Senarios 2 a 3 wedi'u rhannu'n ddau 'is-senario' fel a ganlyn:

1. Fersiwn "safonol" (h.y. gan dybio bod ACLlau yn cael ffi am bob cais a dderbynnir)
2. Fersiwn "sy'n ymwneud â pherfformiad" (h.y. gan dybio na phenderfynir ar gyfran o'r holl geisiadau a dderbynnir mewn pryd ac, felly, nad yw'r ACLl yn cael unrhyw ffi).

Cyflwynir y senarios a chanlyniadau'r gwaith modelu yn fanylach yn nes ymlaen yn yr adroddiad hwn.

Senarios

Datblygu Senarios y Model

Senario 0/1 – Busnes fel arfer ac Adennill Costau

Cyn ystyried pa botensial sydd i newid y strwythur ffioedd cynllunio presennol, mae'n bwysig deall y sefyllfa bresennol yn gyntaf. Dyna pam roedd cam cyntaf gwaith dadansoddi tîm y prosiect yn cynnwys modelu 'Senario 0' h.y. y strwythur ffioedd presennol.

Dilynwyd hyn gan Senario 1, sy'n dangos i ba radddau y byddai'n rhaid newid y ffioedd ar gyfer pob un o'r 56 o gategorïau o geisiadau er mwyn adennill costau llawn fesul cais. I bob diben, mae hyn yn golygu dod â'r croes-gymhorthdal rhwng y gwahanol gategorïau o geisiadau i ben.

Senario 2 – Rhestr Taliadau Symlach

Un o brif nodau'r ymchwil oedd ystyried y posibilrwydd o symleiddio'r categorïau, o gofio bod y strwythur ffioedd presennol yn gymhleth iawn a bod ganddo gryn nifer o gafeatau.

Aeth tîm y prosiect ati i gyflawni'r dasg hon yn gyntaf drwy leihau cyfanswm y categorïau o ffioedd drwy grwpio categorïau cysylltiedig gyda'i gilydd. Er mwyn gwneud hyn, cafodd categorïau eu gosod mewn grwpiau yn seiliedig ar ddefnydd terfynol y tir yr oedd y cais yn cael ei gyflwyno ar ei gyfer, gyda dau gategori ychwanegol sydd wedi'u diffinio'n glir.

Arweiniodd y fethodoleg hon at y categorïau symlach canlynol, y cytunwyd arnynt wedyn â Llywodraeth Cymru:

1. Materion a Gadwyd yn Ôl
2. Deiliaid Tai
3. Tai – Mân Geisiadau
4. Tai – Ceisiadau Mawr
5. Amaethyddiaeth – Mân Geisiadau
6. Amaethyddiaeth – Ceisiadau Mawr
7. Diwydiannol – Mân Geisiadau
8. Diwydiannol – Ceisiadau Mawr
9. Arall
10. Esemptiadau

Roedd y gwaith modelu dilynol yn cynnwys llunio amcangyfrifon o'r newidiadau y byddai angen eu gwneud i ffioedd drwy gyfuno'r data a oedd ar gael ar gyfer pob un o'r 56 o gategorïau yn Senario 1. Gwnaed hyn yn bennaf drwy ddefnyddio cyfartaleddau wedi'u pwysoli a ddaeth â'r gwahanol gategorïau ynghyd, gan gydnabod bod rhai categorïau yn cael mwy o geisiadau o gymharu ag eraill.

Nododd y gwaith hwn nad oedd rhai o'r categorïau hyn yn addas i'r data wedi'r cwbl. Felly, arweiniodd hyn at ddau newid allweddol; yn gyntaf, cyfunwyd y ddau gategori 'Diwydiannol' uchod yn un categori ac, yn ogystal â hyn, rhannwyd y categori 'Arall' yn dri chategori. Creodd hyn yr 11 o gategorïau canlynol, sy'n dal i fod yn llawer symlach o gymharu â'r rheoliadau presennol ynglŷn â ffoedd:

1. Materion a Gadwyd yn Ôl
2. Deiliaid Tai
3. Tai – Mân Geisiadau
4. Tai – Ceisiadau Mawr
5. Amaethyddiaeth – Mân Geisiadau
6. Amaethyddiaeth – Ceisiadau Mawr
7. Diwydiannol
8. Arall – Adeiladau
9. Arall – Sefydlog
10. Arall – Tir
11. Esemptiadau

Ar y cyfan, ystyrir bod y set o gategorïau symlach uchod yn gweithio'n dda i lywio Senario 2 gan ystyried y data sydd ar gael a mabwysiadu dull rhesymegol o symleiddio'r categorïau presennol.

Senarios

Datblygu Senarios y Model

Senario 3 – Rhestr Taliadau Symlach o Lawer

Diben Senario 3 oedd llunio set o gategorïau a fyddai'n arwain at strwythur ffioedd cynllunio symlach o lawer. O'r cychwyn cyntaf, roedd yn glir bod hon yn dasg gymhleth ac roedd yn ansicr a ellid ei chyflawni. Er gwaethaf hyn, roedd yn achos prawf diddorol o ran i ba raddau y gellir newid y strwythur ffioedd presennol ac y gellid ei brofi ymhellach ar y cam modelu.

Yn wreiddiol, y categorïau symlach o lawer y cytunwyd arnynt â Llywodraeth Cymru oedd:

1. Deiliaid Tai
2. Mân Geisiadau
3. Ceisiadau Mawr
4. Arall
5. Esemptiadau

Crëwyd y categorïau drwy geisio gosod y nifer mwyaf o gategorïau o Senario 0/1 ym mhob grŵp er mwyn lleihau nifer y categorïau o ffioedd cymaint â phosibl, gan gadw rhywfaint o berthynas rhwng y categorïau symlach. Dangosdd y cam modelu fod gwahaniaethau mawr rhwng y categorïau a oedd wedi'u gosod mewn nifer o'r grwpiau hyn, yn enwedig o ran y ffordd y cyfrifir ffioedd amrywiadwy.

Y rheswm dros hyn yw y byddai rhai o'r categorïau mewn Mân Geisiadau neu Geisiadau Mawr, er enghraifft, yn seiliedig ar unedau gwahanol, megis nifer yr anheddau neu'r erwau o dir.

Felly, roedd y cyfuniad hwn yn afrealistig ac yn anghyflawnadwy ac roedd tîm y prosiect yn pryderu na fyddai ystyried yr opsiwn hwn ymhellach yn ychwanegu gwerth at yr ymchwil gyffredinol.

Er gwaethaf yr uchod, roedd tîm y prosiect yn awyddus i ystyried y posiblrwydd o symleiddio'r strwythur ffioedd yn sylweddol o hyd.

I'r perwyl hwn, penderfynwyd, drwy rannu rhai o'r categorïau hyn, y byddai'n dal yn bosibl i senario gyda llai o eitemau penodol gael ei greu o fewn senarios o gymharu â Senario 2.

Felly, rhannwyd Mân Geisiadau, Ceisiadau Mawr ac Arall yn dri chategori yr un, yn ôl yr uned fesur a ddefnyddir yn y ffi amrywiadwy.

Arweiniodd hyn at yr 11 o gategorïau canlynol sy'n ffurfio Senario 3:

1. Deiliaid Tai
2. Mân Geisiadau – Anheddau
3. Mân Geisiadau – Tir
4. Mân Geisiadau – Adeiladau
5. Ceisiadau Mawr – Anheddau
6. Ceisiadau Mawr – Tir
7. Ceisiadau Mawr – Adeiladau
8. Arall – Adeiladau
9. Arall – Sefydlog
10. Arall – Tir
11. Esemptiadau

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Senarios

Senarios 2b a 3b – Fersiynau sy'n Ymwneud â Pherfformiad

Ar ddechrau'r prosiect, cytunwyd â Llywodraeth Cymru y byddai tîm y prosiect yn ystyried a ellid llunio is-set i Senarios 2 a 3 a fyddai'n cynnwys yr un categorïau ond yn cyflwyno ffigurau arfaethedig gwahanol, gan gyfrif am y ffaith nad yw ACLlau, o reidrwydd, yn cael ffi am bob cais a brosesir.

Mae'r senarios 'sy'n ymwneud â pherfformiad', fel y'u gelwir, wedi'u llunio gan ddefnyddio data Arolygon Chwarterol Rheoli Datblygu sy'n awgrymu bod tuag 8% o geisiadau a dderbynnir gan ACLlau naill ai'n cael eu tynnu yn ôl neu na phenderfynir arnynt o fewn y terfyn amser penodedig. Felly, mae'r cynnydd arfaethedig mewn ffioedd yn y senarios hyn ychydig yn uwch na'r rhai yn Senarios 2 a 3.

Profi'r Model

Modelu Senarios

Dangosir canlyniadau senarios y model yn llawn yn Atodiad B. Mae'r tabl isod yn rhoi'r prif ganfyddiadau o bob un o'r senarios a thrafodir goblygiadau'r canlyniadau hyn yn fanylach ar dudalen 14.

Senario 0/1

- Cyflwynir senario 0, sef 'busnes fel arfer' a senario 1 'adennill costau' fel un yn allbwn y model.
- Ar y cyfan, dengys y senario, er mwyn i wasanaethau rheoli datblygu yng Nghyrmu adennill costau llawn, y byddai angen cynyddu ffioedd cynllunio ym mron pob un o'r categorïau presennol o ffioedd.
- Yn gyffredinol, byddai angen cynyddu ffioedd yn fwy sylweddol mewn perthynas â 'mân' geisiadau cynllunio. Er enghraifft, mae'r model yn awgrymu y byddai angen i'r ffi am geisiadau gan ddeiliaid tai gynyddu o ffi sefydlog o £190 i ffi o £475 (sef cynnydd o 150%) . Yn achos ceisiadau llawn am fwy na 50 o anheddau, mae'r model yn awgrymu y byddai angen cynyddu'r ffi 25%.
- Fel y gellir gweld yn Atodiad B, mae'r model hefyd yn ystyried cyfraddau ffioedd amrywiadwy posibl ar gyfer categorïau sydd â ffioedd amrywiadwy o fewn y rheoliadau presennol. Mae defnyddio ffioedd amrywiadwy yn rhoi mwy o hyblygrwydd o ran y ffordd y pennir ffioedd.
- O ran uchafswm ffioedd arfaethedig, cyfrifwyd y rhain drwy gynyddu ffigurau cyfatebol senario 0 gan ddefnyddio'r un newid canrannol â'r ffioedd sefydlog neu amrywiadwy.

Senario 2

- Mae senario 2 yn ystyried y potensial ar gyfer strwythur ffioedd symlach wedi'i drefnu o dan 11 o gategorïau o ffioedd fel y'i cyflwynwyd ar dudalen 9. Gellir gweld sut mae'r categorïau presennol o ffioedd wedi'u cyfuno yn Atodiad B.
- Am fod categorïau o ffioedd wedi'u cyfuno, roedd her yn gysylltiedig â'r model hwn o ran yr uned y dylid ei defnyddio mewn categorïau o ffioedd amrywiadwy (e.e. £X fesul hectar, £X fesul annedd ac ati). Er mwyn goresgyn hyn, dadansoddwyd pob un o newidynnau categorïau senario 0 sy'n ffurfio categorïau senario 2. Drwy'r ymarfer hwn, daeth yn amlwg bod angen ffurfio categorïau senario 2 drwy grwpio categorïau senario 0 a oedd yn cyflwyno'r un unedau gyda'i gilydd. Felly, mabwysiadwyd y dull hwn o weithredu wrth lunio senario 2.
- Ar y cyfan, o fewn y strwythur ffioedd symlach a gyflwynir yn senario 2, mae'r cynnydd sydd angen ei wneud i ffioedd er mwyn adennill costau llawn yn llai sylweddol nag yn Senario 1. Yn y categorïau o fân geisiadau y byddai angen cynyddu ffioedd yn fwyaf sylweddol, gyda'r cynnydd mwyaf yn y categori 'Mân Geisiadau – Tir' (200%), wedi'i ddilyn gan geisiadau gan ddeiliaid tai (175%) a 'mân geisiadau – tir' a 'mân geisiadau – adeiladau' (125% yr un). Yn y categori 'arall – adeiladau' y cynigir y cynnydd canrannol lleiaf, sef 25%

Senario 3

- Fel y dangosir yn Atodiad B, gan fod y categorïau presennol wedi'u symleiddio'n sylweddol yn Senario 3, mae'r cynnydd arfaethedig mewn ffioedd er mwyn adennill costau llawn, yn llawer llai sylweddol nag yn Senario 1. Mae'r cynnydd arfaethedig mewn ffioedd wedi'i bennu ar 50% ym mhob categori, ac eithrio'r categori 'arall' lle y cynigir y dylid cynyddu ffioedd 125%.
- Yn debyg i senario 2, ystyriwyd categorïau posibl o ffioedd amrywiadwy a sut y gellid mesur y cyfraddau hyn wrth ystyried sut mae'r categorïau presennol o ffioedd wedi'u cyfuno.

Senarios 2b a 3b: mae'r senarios hyn yn cyflwyno'r un strwythur o gategorïau â senarios 2 a 3, yn y drefn honno. Yr unig wahaniaeth yw, yn senarios 2b a 3b, fod sylw wedi'i roi i geisiadau a dynnir yn ôl – sy'n golygu bod angen i ACLlau wneud y gwaith o'u prosesu ond nad ydynt yn derbyn ffi am wneud hynny. Tybiwyd, ar sail tystiolaeth, fod tuag 8% o'r holl geisiadau a dderbynnir yn cael eu tynnu'n ôl. Felly, mae'r newidiadau arfaethedig mewn ffioedd yn y senarios hyn yn adlewyrchu'r angen i adennill swm ychwanegol mewn ffioedd oherwydd ceisiadau a dynnir yn ôl.

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Profi'r Model

Cyflwyno'r Senarios

Cyflwynir yr allbynnau o bob un o senarios y model yn Atodiad B i'r adroddiad hwn.

Ar y dde, ceir ciplun o Senario 1 fel y'i dangosir yn Atodiad B. Mae'n nodi agweddau allweddol ar allbynnau'r senarios er mwyn helpu darllenwyr gyda'u gwaith dadansoddi.

Dylid nodi yn arbennig, ym mhob senario, fod y ffigur a ddangosir yn y golofn 'required fee change' yn wahanol i'r ffigur a ddangosir yn y golofn 'proposed fee increase'. Y rheswm dros hyn yw, er i'r model geisio cyflwyno Adennill Costau Llawn fesul cais ar y dechrau, wrth i'r allbynnau ddatblygu, ei bod wedi dod yn amlwg y byddai angen rhywfaint o groes-gymhorthdal rhwng ceisiadau er mwyn llunio allbwn cyson a mwy realistig.

Mae'r golofn 'proposed fee increase' yn ystyried canfyddiadau'r model ac yn pennu cynnydd arfaethedig mewn ffioedd ar sail fwy cynyddrannol mewn categorïau gwahanol o ffioedd. Gwnaed hyn gan ddefnyddio barn broffesiynol ar y sail bod tîm y prosiect am sicrhau, o'r cychwyn cyntaf, fod lefel o gysondeb a defnyddioldeb o fewn y senarios. O ganlyniad, penderfynwyd defnyddio ffigurau wedi'u talgrynnu ar gyfer cynnydd yn hytrach na chyfrifo ffigurau canrannol mwy cymhleth. Mae'r ffigurau yn dal i gyflwyno'r hyn y byddai ei angen er mwyn Adennill Costau Llawn ar sail Cymru gyfan gyda chroes-gymhorthdal eithaf cyfyngedig, yn enwedig o gymharu â'r sefyllfa bresennol.

ARUP

Profi'r Model

Y ffioedd presennol sy'n seiliedig ar y rheoliadau ynglŷn â ffioedd

Ffioedd arfaethedig sy'n seiliedig ar allbynnau'r model

Daw maint y newid sydd angen ei wneud i ffioedd yn uniongyrchol o ganfyddiadau'r ymchwil

Project Title	Welsh Government Planning Fees Cost Recovery Study
Sheet	Proposed Scenario 1

Scenario 1

Application Types		Current Fees					Proposed Fees						
Application Type	Description	Current Fixed Fee	Current Variable Fee	Fixed Fee Notes	Variable Fee Notes	Maximum Fee	Proposed Fixed Fee	Proposed Variable Fee	Proposed Fixed Fee Notes	Variable Fee Notes	Proposed Maxmum Fee	Required Fee Change	Proposed Fee Increase
A1	OUTLINE APPLICATIONS : Not more than 2.5ha	£0	£380		Per 0.1 ha		£0	£950		Per 0.1 ha		100-200%	150%
A2	OUTLINE APPLICATIONS : More than 2.5ha	£9,500	£100		Per 0.1 ha in excess of 2.5 ha	£143,750	£11,875	£125		Per 0.1 ha in excess of 1.2 ha	£179,700	<0%	25%
B3	HOUSEHOLDER APPLICATIONS : Alterations/extensions to single dwelling including works within boundary	£190					£475	£0				100-200%	150%
C4	FULL APPLICATIONS : Alterations/extension to two or more dwellings, including works within boundaries	£380					£665	£0				50-100%	75%
C5	FULL APPLICATIONS : New dwellings (up to and including 50)		£380		Per dwelling		£0	£950		Per dwelling		100-200%	150%
C6	FULL APPLICATIONS : New dwellings (for more than 50)	£19,000	£100		Per additional dwelling over 50	£287,500	£23,750	£125		Per additional dwelling over 25	£359,375	<0%	25%
C7	FULL APPLICATIONS : Increase of floor space (no more than 40m2)	£190					£570	£0				200-300%	200%
C8	FULL APPLICATIONS : Increase of floor space (more than 40m2 but no more than 75m2)	£380					£665	£0				50-100%	75%
C9	FULL APPLICATIONS : Increase of floorspace (more than 75m2)	£380	£380		For each 75m2 (or part thereof)	£287,500	£475	£475		For each 75m2 (or part thereof)	£359,375	<0%	25%
C10	FULL APPLICATIONS : Site area of no more than 465m2	£70					£175	£0				100-200%	150%
C11	FULL APPLICATIONS : Site area more than 465m2 but not more than 540m2	£380					£570	£0				0-50%	50%
C12	FULL APPLICATIONS : Site area more than 540m2	£380	£380		For each 75m2 (or part thereof)	£287,500	£475	£475		For each 75m2 (or part thereof)	£359,375	<0%	25%
C13	FULL APPLICATIONS : Site area not more than 465m2	£70					£230	£0				300%+	225%
C14	FULL APPLICATIONS : Site area more than 465m2	£2,150											
C15	FULL APPLICATIONS : Site area not more than 5ha	£0	£385		For each 0.1ha (or part thereof)		£0	£675		For each 0.1ha (or part thereof)		50-100%	75%
C16	FULL APPLICATIONS : Site area more than 5ha	£19,000	£100		For each 0.1ha (or part thereof)	£287,500							
C17	FULL APPLICATIONS : Car parks, service roads or other accesses	£190					£570	£0				200-300%	200%
C18	FULL APPLICATIONS : Site area not more than 15ha	£0	£190		For each 0.1 ha								
C19	FULL APPLICATIONS : Site area more than 15ha	£28,500	£100		For each 0.1ha (or part thereof) over 5ha	£74,800							
C20	FULL APPLICATIONS : Site area not more than 7.5 hectares	£0	£380		For each 0.1ha (or part thereof)								
C21	FULL APPLICATIONS : Site area more than 7.5 hectares	£28,500	£100		For each 0.1ha (or part thereof) over 5ha	£287,500							
C22	FULL APPLICATIONS : Site area not more than 15ha	£0	£190		For each 0.1ha (or part thereof)								
C23	FULL APPLICATIONS : Site area more than 15ha	£28,500	£100		For each 0.1ha (or part thereof) over 5ha	£74,800							
C24	FULL APPLICATIONS : Other operations (not coming within any of the above categories)	£0	£190		For each 0.1ha (or part thereof)	£287,500	£0	£240		For each 0.1ha (or part thereof)	£359,375	<0%	25%
D25	LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation	£380					£570	£0				0-50%	50%
D26	LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation - lawful not to comply with any condition or limitation	£190					£475	£0				100-200%	150%
D27	LAWFUL DEVELOPMENT CERTIFICATE : Proposed use or operation			Half normal planning fee			£0	£0	Half normal planning fee			200-300%	200%
E28	PRIOR APPROVAL : Agricultural and Forestry buildings and operations or demolition of buildings	£80					£260	£0				300%+	225%
E29	PRIOR APPROVAL : Telecommunications Code Systems Operators	£380					£570	£0				0-50%	50%
F30	RESERVED MATTERS : Application for removal or variation of a condition following grant of planning permission	£190					£620	£0				300%+	225%
F31	RESERVED MATTERS : Application for approval of reserved matters following outline approval	£385		Full fee due or if full fee already paid then £385 due			£480	£0	Full fee due or if full fee already paid then £385 due			<0%	25%
G32	CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (not more than 50 dwellings)	£0	£380		Per dwelling		£0	£950		Per dwelling		100-200%	150%

Ni ellir modelu celloedd gwag am nad oes digon o ddata ar gael

Y celloedd a ddangosir mewn llwyd yw'r rhai lle nad oes unrhyw gategori presennol o fewn y rheoliadau presennol ynglŷn â ffioedd h.y. nid oes ffi fwyaf

Ystyrir y cynnydd arfaethedig mewn ffioedd yn gyfannol yn erbyn categorïau eraill er mwyn sicrhau cysondeb

Senarios y Model – Canllaw i Ddarllenwyr

Themâu Allweddol sy'n Codi o'r Model - I'w Ystyried

Ar hyn o bryd, nid yw ACLlau yng Nghymru yn adennill costau llawn

Pwynt pwysig i'w nodi ar y cychwyn yw bod y gwaith modelu a wnaed yn dangos yn glir fod y costau yr eir iddynt gan wasanaethau Rheoli Datblygu yng Nghymru yn fwy na'r incwm y maent yn ei gael. Fodd bynnag, mae'n bwysig nodi unwaith eto nad yw'r model yn cyfrif am y cynnydd o 20% mewn ffioedd cynllunio a gymeradwywyd ym mis Gorffennaf 2020 ac, o ystyried hyn, byddai'r cynnydd arfaethedig mewn ffioedd a gyflwynir yn y model ychydig yn llai sylweddol petai'r cynnydd hwn yn cael ei ymgorffori. Mae'n rhaid ystyried hyn wrth ddefnyddio'r model i lywio unrhyw newidiadau i ffioedd cynllunio yng Nghymru.

Cofnodi data

Tynnodd yr ymchwil hon sylw at fylchau yn y data ar ffioedd cynllunio sy'n cael eu cofnodi mewn ACLlau ac ar lefel Cymru gyfan. Un argymhelliad sy'n deillio o'r ymchwil yw y dylid rhoi trefniadau ar waith i gofnodi'n rheolaidd gyfanswm yr incwm a gaiff adrannau cynllunio yng Nghymru o ffioedd. Gellid hefyd ystyried y posibilrwydd o fonitro gwariant ar adnoddau o ran yr amser y mae Swyddogion yn ei dreulio ar geisiadau.

Gyda data ychwanegol, efallai y bydd modd ystyried y posibilrwydd o newid ffioedd ymhellach, yn enwedig o ystyried y posibilrwydd y caiff y rheoliadau presennol eu symleiddio.

Y cynnydd sydd ei angen mewn ffioedd mewn categorïau o fân geisiadau

Ym mhob un o'r tri senario, daw patrwm i'r amlwg sy'n awgrymu bod angen cynyddu ffioedd yn fwy sylweddol mewn categorïau o fân geisiadau, nad ydynt yn adennill y costau y mae ACLlau yn mynd iddynt wrth benderfynu arnynt ar hyn o bryd. Mae data anecdotaidd o gyfarfodydd â'r Gweithgor yn atgyfnerthu'r canfyddiadau hyn ac mae adborth a gafwyd wedi awgrymu bod angen defnyddio mwy o adnoddau i benderfynu ar y mathau hyn o geisiadau na'r incwm a geir.

Symleiddio'r rhestr ffioedd bresennol

Dengys Senarios 2 a 3 sut y gallai'r rhestr ffioedd bresennol, fel y'i nodir yn y rheoliadau, gael ei symleiddio. Fel y nodwyd eisoes, ar y cyfan roedd y Gweithgor yn cytuno y byddai symleiddio ffioedd cynllunio yn fuddiol, er bod consensws bod 'senario 3', o bosibl, yn mynd yn rhy bell yn hyn o beth.

Er gwaethaf hyn, mae'n ddefnyddiol deall sut beth fyddai'r broses symleiddio 'sylweddol' hon a'r effaith y byddai'n ei chael ar ffioedd cynllunio.

Mae'r model hefyd yn tynnu sylw at yr anawsterau sy'n gysylltiedig â cheisio symleiddio'r strwythur cymhleth presennol, yn enwedig o ran penderfynu sut y dylid trefnu cyfraddau ffioedd amrywiadwy ac mae angen ystyried y maes hwn ymhellach.

Strwythur Ffioedd sy'n Dibynnu ar Berfformiad

Mae'r model hwn yn ystyried y potensial ar gyfer model ffioedd sy'n dibynnu ar berfformiad. Fodd bynnag, efallai y bydd hyn yn arwain at fwy o drafodaeth ynghylch a ellir rhoi'r dull hwn o weithredu ar waith ac a ddylai mesurau o'r fath fod yn rhan o newidiadau cyfannol ehangach i brosesau cynllunio yng Nghymru e.e. cynlluniau llwybr carlam ar gyfer gwneud ceisiadau ac ati, nas cwmpesir gan yr ymchwil benodol hon.

Ni fwriedir i'r astudiaeth hon lunio rhestr ffioedd newydd ac, felly, mater i Lywodraeth Cymru yw penderfynu sut y caiff canfyddiadau'r ymchwil hon eu troi'n bolisïau ac yn ddeddfwriaeth mewn cydweithrediad â rhanddeiliad allweddol.

Themâu Allweddol sy'n Codi o'r Model

Y Strwythur Ffioedd a Argymhellir

Yn ogystal â'r ystyriaethau a nodwyd ar dudalen 16, mae tîm y prosiect hefyd wedi datblygu argymhelliad cyffredinol i Lywodraeth Cymru ynghylch sut y gellid datblygu a gwella'r strwythur ffioedd cynllunio yn y dyfodol. Nodir yr argymhelliad hwn yn Atodiad C.

Y strwythur ffioedd a argymhellir yw Senario 1, sy'n seiliedig ar y strwythur ffioedd presennol gyda ffioedd yn cael eu hailddosbarthu er mwyn adlewyrchu costau gwirioneddol ym mhob categori o ffioedd.

Byddai'r strwythur a argymhellir yn helpu i sicrhau bod categorïau llai pwysig o ffioedd megis deiliaid tai a cheisiadau i gyflawni amodau cynllunio yn adennill costau llawn o ystyried canfyddiadau'r model bod angen cynyddu ffioedd yn arbennig ar gyfer categorïau o fân geisiadau.

Yng ngoleuni hyn, ystyriwyd bod rhywfaint o groes-gymhorthdal yn dderbyniol am fod ceisiadau mwy o faint yn fwy abl i ddarparu ar gyfer cynnydd mewn ffioedd cynllunio o gymharu â mân geisiadau.

Felly, mae'r strwythur ffioedd a argymhellir yn cynnig set o ffioedd sy'n cyd-fynd yn agosach â chost prosesu pob un o'r 56 o fathau o geisiadau, gan gadw rhywfaint o groes-gymhorthdal.

Er y bydd angen cymryd camau deddfwriaethol, cydnabyddir na fyddai'r dull hwn o weithredu yn newid y system gynllunio bresennol nac yn amharu arni ryw lawer iawn mewn cyfnod o ansicrwydd mawr (e.e. yr ansicrwydd sy'n gysylltiedig â Covid-19 a Brexit).

Fodd bynnag, cydnabyddir y gallai fersiwn fwy mentrus ar gyfer diwygio ffioedd cynllunio sicrhau manteision sylweddol.

Yn benodol, byddai symleiddio'r strwythur i lunio rhywbeth tebyg i'r hyn a gynigir yn Senarios 2 neu 3 yn helpu i symleiddio'r broses gynllunio a'i gwneud yn bosibl i unigolion preifat a sefydliadau heb unrhyw brofiad blaenorol o'r system gynllunio gymryd rhan yn y broses.

Mae adborth gan y Gweithgor ynghylch yr ymchwil hon yn awgrymu y gallai fod cefnogaeth ymhlith Adrannau Cynllunio yng Nghymru o blaid symleiddio'r rheoliadau presennol ynglŷn â ffioedd er mwyn eu gwneud yn haws i'w deall i weithwyr proffesiynol ym maes cynllunio a'r cyhoedd.

Fodd bynnag, byddai angen cydbwyso hyn yn ofalus â'r bwriad i sicrhau bod y costau gwirioneddol yn cael eu hadennill. Byddai hyn yn cael ei gynorthwyo gan drefniadau i gofnodi ffioedd cyffredinol yn rheolaidd, a monitro gwariant ar adnoddau, rhywbeth y mae'r adroddiad hwn yn ei argymell.

Gyda data ychwanegol yn y dyfodol, byddai'n bosibl gwneud rhagor o newidiadau, yn enwedig o ystyried y posibilrwydd y caiff y rheoliadau presennol eu symleiddio.

Argymhellwn y dylid gwneud hyn yn y tymor canolig i'r tymor hwy, er mwyn helpu i leihau'r risg y bydd pandemig Covid-19 yn ystumio data 2020/2021.

At ei gilydd, felly, ar hyn o bryd ystyrir mai Senario 1 yw'r argymhelliad mwyaf priodol ar sail y data sydd ar gael.

Mae canfyddiadau'r ymchwil hon yn darparu'r sail i Lywodraeth Cymru ystyried gwelliannau i ffioedd cynllunio yng Nghymru yn y byrdymor a'r tymor hwy.

ARUP

Casgliad

Y Camau Nesaf

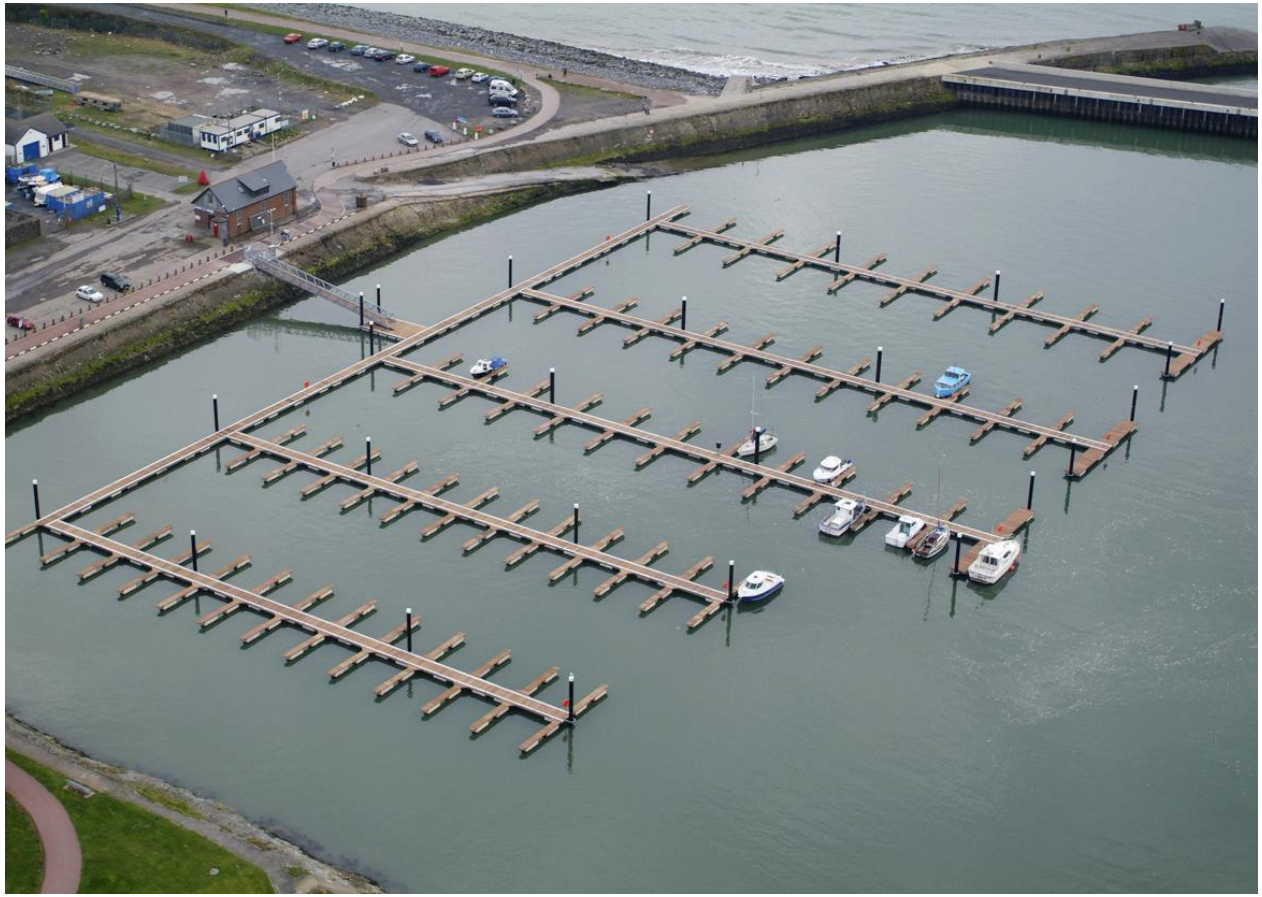
I grynhoi, dengys ymchwil Cost Darparu Gwasanaeth Rheoli Datblygu yng Nghymru y byddai angen cynyddu ffioedd cynllunio er mwyn i Awdurdodau Cyllunio Lleol yng Nghymru adennill costau llawn, ar gyfer pob math o geisiadau.

Mae'r ymchwil hefyd yn dangos cymhlethdodau symleiddio'r rhestr ffioedd bresennol ond, er gwaethaf hyn, mae'n rhoi rhywbeth i gnoi cil arno o ran sut y gellid mynd ati i gyfuno ffioedd cynllunio yng Nghymru.

Caiff yr argymhellion a wneir yn yr adroddiad hwn a chanfyddiadau'r gwaith modelu fel y'u cyflwynir yn yr Atodiadau eu hystyried nawr gan Lywodraeth Cymru, mewn cydweithrediad â rhanddeiliaid allweddol.

Byddai angen i unrhyw newidiadau i'r rheoliadau presennol ynglŷn â ffioedd gael eu gwneud drwy newidiadau i ddeddfwriaeth.

Dylid hefyd ystyried y gwaith sy'n dal i gael ei wneud gan Gymdeithas y Cyfreithwyr i godeiddio cyfraith gynllunio yng Nghymru er mwyn gweld pa oblygiadau a synergeddau a all fod rhwng y gwaith hwn a chanlyniadau'r ymchwil hon.



Harbwr Porth Tywyn, Sir Gaerfyrddin

Cysylltwch â:

Kieron Hyams
Ove Arup & Partners Ltd.

4 Stryd Pierhead
Glannau'r Brifddinas
Caerdydd
CF10 4QP

ARUP

Parc Cenedlaethol Eryri

ARUP

Atodiad A

Y Cais am Ddata fel y'i hanfonwyd i Awdurdodau Cynllunio Lleol
(Chwefror 2020)

RESEARCH INTO THE COST OF DELIVERING A DEVELOPMENT MANAGEMENT SERVICE IN WALES - LPA DATA REQUEST

Llywodraeth Cymru
Welsh Government

ARUP

Thank you to both your authority and to the Planning Officers Society for Wales (POSW) for supporting this Welsh Government research. Arup has been commissioned to model planning application fees in order to model a range of fee structures and any resulting changes in fees to reach full cost recovery. To do this, we need from you up-to-date information on the profile of planning applications within each current fee category and the related fee income from these applications.

We would like your administration/validation team(s) to record all planning applications received by your authority over a 4 week period and to categorise these into the relevant fee category. A 'tally sheet' has been provided, should you wish to use it, to help keep a record as applications are processed.

At the end of the 4 week period we would like you to record (in the table below) the total number of applications received in each fee category, the total income received from these applications and the number of these applications which attracted the maximum fee.

You can begin the 4 week recording period at any time however we would ask that all responses are emailed to us by the 17th March 2020.

PLEASE ONLY COMPLETE CELLS SHADED GREEN. Please return completed forms by email to Emmeline Reynish at emmeline.reynish@arup.com. Queries may also be send to this email or you can telephone 02920 266688.

Name of Authority				
Name of Officer making this return				
Email address				
Phone Number (direct)				
Time period covered (date start and date end) (this should be four full calendar weeks)	From:		To:	
Return deadline:	**TUESDAY 17 MARCH 2020**			

CODE	DESCRIPTION	Planning Application Numbers: Number of applications RECEIVED	Total FEE INCOME received (£)	No of MAXIMUM FEE applications
A	**OUTLINE APPLICATIONS**			
1	Not more than 2.5ha			
2	More than 2.5ha			
B	**HOUSEHOLDER APPLICATIONS**			
3	Alterations/extensions to single dwelling including works within boundary			
C	**FULL APPLICATIONS**			
4	Alterations/extension to two or more dwellings, including works within boundaries			
5	New dwellings (up to and including 50)			
6	New dwellings (for more than 50)			
Full applications - Erection of Buildings (not dwellings, agricultural, glasshouses, plant nor machinery)				
7	Increase of floor space (no more than 40m2)			
8	Increase of floor space (more than 40m2 but no more than 75m2)			
9	Increase of floorspace (more than 75m2)			
Full applications - Erection of Buildings (on land used for agriculture/agricultural purposes)				
10	Site area of no more than 465m2			
11	Site area more than 465m2 but not more than 540m2			
12	Site area more than 540m2			
Full applications - Erection of glasshouses on land for the purposes of agriculture				
13	Site area not more than 465m2			
14	Site area more than 465m2			
Full applications -Erections/alterations/replacement of plant and machinery				
15	Site area not more than 5ha			
16	Site area more than 5ha			
Full applications- applications other than building works				
17	Car parks, service roads or other accesses			
Waste (use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of materials)				
18	Site area not more than 15ha			
19	Site area more than 15ha			
Operations connected with exploratory drilling for oil or natural gas				
20	Site area not more than 7.5 hectares			
21	Site area more than 7.5 hectares			
Other operations (winning and working of materials)				
22	Site area not more than 15ha			
23	Site area more than 15ha			
24	Other operations (not coming within any of the above categories)			
D	**LAWFUL DEVELOPMENT CERTIFICATE**			
25	Existing use or Operation			
26	Existing use or Operation - lawful not to comply with any condition or limitation			
27	Proposed use or operation			
E	**PRIOR APPROVAL**			
28	Agricultural and Forestry buildings and operations or demolition of buildings			
29	Telecommunications Code Systems Operators			
F	**RESERVED MATTERS**			
30	Application for removal or variation of a condition following grant of planning permission			
31	Application for approval of reserved matters following outline approval			
G	**CHANGE OF USE**			
32	Change of use of a single dwelling to be used for two or more dwellings (not more than 50 dwellings)			
33	Change of use of a single dwelling to be used for two or more dwellings (more than 50 dwellings)			
34	Change of use of a building for 1 or more separate dwellings (not more than 50 dwellings)			
35	Change of use of a building for 1 or more separate dwellings (more than 50 dwellings)			
36	Other material change of use (of a building or land)			
H	**ADVERTISING**			
37	Relating to the business on the premises			
38	Advance signs which are not situated on or visible from the site , directing the public to a business			
39	Other advertisements			
I	**APPLICATION FOR A NON-MATERIAL AMENDMENT**			
40	Applications for householder developments			
41	Applications in respect of other developments			
J	**FEES FOR DISCHARGE OF CONDITIONS**			
42	Applications for householder developments			
43	Applications in respect of other developments			
K	**EXEMPTIONS**			
44	For alterations, extensions etc. to a dwellinghouse for the benefit of a disabled person			
45	An application solely for the purposes of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.			
46	Listed Building Consent			
47	Conservation Area (CA) Consent			
48	Works to Tree covered by a TPO or in a CA hedgerow removal			
49	If the proposal relates to works that require planning permission only by virtue of an Article 4 direction			
50	If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation			
51	If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made on behalf of the same person.			
52	If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 dis-applying deemed consent under Regulation 6 to the advertisement in question.			
53	If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 .			
54	Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go')			
L	**CONCESSIONS**			
55	Applications submitted on behalf of Town and Community Councils			
56	Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying our of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)			

Please include an comments/clarifications you wish to make here:

Type here…

RESEARCH INTO THE COST OF DELIVERING A DEVELOPMENT MANAGEMENT SERVICE IN WALES - LPA DATA REQUEST

Llywodraeth Cymru
Welsh Government

ARUP

Thank you to both your authority and to the Planning Officers Society for Wales (POSW) for supporting this Welsh Government research. Arup has been commissioned to model planning application fees in order to model a range of fee structures and any resulting changes in fees to reach full cost recovery. To do this, we need from you up-to-date estimates of the average staff salaries and estimates of how much time is spent on each type of application.

Time estimates should be from validation through to the issue of a decision notice (and should not include pre-application advice or monitoring compliance, but will include legal time on S106). You can provide your time estimate as you wish, so you could type 7.25 hours in the hours column, or 1 day in the day column (but not both if you only mean one day in total). For larger amounts you can provide a total in a combination of days and hours if that is helpful. For example if an officer or officers in a category spend a total of one and a half days, this could be entered a 1.5 days, 1 day and (say) 3.5 hours or (say) 10.75 hours. PLEASE ONLY COMPLETE CELLS SHADED GREEN.

We understand that DM roles/grades will vary across authorities, as such for the purpose of this research we have split time between key job roles. In order to provide some guidance on how you define these roles we have asked for an average gross salary band for each position. The 'gross salary' figure should include overheads such as National Insurance etc.

We have also asked for an annual lump sum figure for your department's central costs which would include for example budget spent on Committees, IT etc. All of this information will help us better define full cost recovery.

Please note that all responses will be kept confidential and will only be used for the purpose of this study. WE ARE USING THIS TO PRODUCE AN 'ALL WALES' ESTIMATE - AND **NOT** TO COMPARE LPAs. PLEASE BE HONEST WITH YOUR ESTIMATES AND GIVE US 'ACTUALS' WITHOUT WORRYING ABOUT PERFORMANCE. The purpose of the 'cost recovery' approach to fees is to set them at a level that recovers costs.

Please return forms by email to Emmeline Reynish at emmeline.reynish@arup.com. Queries may also be sent to this email or you can telephone 02920 266688.

Name of Authority	
Name of Officer making this return	
Email address	
Phone Number (direct)	
Return deadline:	**TUESDAY 17 MARCH 2020**
Average Technical Assistant/Planning Support Officer Gross Salary (£)	
Average Planning Officer/Planning Assistant Gross Salary (£)	
Average Senior Planning Officer Gross Salary (£)	
Average Team Leader Gross Salary (£)	
Average Manager/Principal Planning Officer Gross Salary (£)	
Average Chief Planning Officer/Service Head (or equivalent) Salary (£)	
Average Specialist Advice Gross Salary (£)	
Average working day (hrs)	7.25

Specialist advice includes INTERNAL LOCAL AUTHORITY support such as (but is not limited to) legal support/S106/CIL, arboriculture, architecture, conservation, ecology, education, environmental health, flooding, highways, housing, landscape, leisure, minerals, planning policy, rights of way, urban design, viability waste etc. It's intended as 'non-DM' time but we know that team structures vary.

To calculate the average specialist advice gross salary, please take the highest salary point for officers involved, with your estimate the combined average of those. (This avoids you needing to find out salary information of those outside your team as you can use their salary grade level instead.) If you're not sure, get in touch with us.

We only expect you to estimate based on your experience of what you think it takes to determine an 'average' application. Our experience suggests that LPAs tend to under-estimate the time taken to process individual applications so please consider your responses carefully. You might find it easier to review the form with a colleague.

		Average total time to determine an 'average' application across all staff involved													
		Technical Assistant / Planning Support Officer		Planning Officer / Planning Assistant		Senior Planning Officer		Team Leader		Manager / Principal Planning Officer		Chief Planning Officer or equivalent		Specialist	
CODE	DESCRIPTION	Days	Hours	Days	Hours	Days	Hours	Days	Hours	Days	Hours	Days	Hours	Days	Hours
A	**OUTLINE APPLICATIONS**														
1	Not more than 2.5ha														
2	More than 2.5ha														
B	**HOUSEHOLDER APPLICATIONS**														
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47	Conservation Area (CA) Consent														
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49	If the proposal relates to works that require planning permission only by virtue of an Article 4 direction														
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51	If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made on behalf of the same person.														
52	If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 dis-applying deemed consent under Regulation 6 to the advertisement in question.														
53	If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 .														
54	Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go')														
L	**CONCESSIONS**														
55	Applications submitted on behalf of Town and Community Councils														
56	Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying our of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)														

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Scenario 0

Application Types		Current Fees				
Application Type	Description	Current Fixed Fee	Current Variable Fee	Fixed Fee Notes	Variable Fee Notes	Maximum Fee
A1	OUTLINE APPLICATIONS : Not more than 2.5ha	£0	£380		Per 0.1 ha	
A2	OUTLINE APPLICATIONS : More than 2.5ha	£9,500	£100		Per 0.1 ha in excess of 2.5 ha	£143,750
B3	HOUSEHOLDER APPLICATIONS : Alterations/extensions to single dwelling including works within boundary	£190				
C4	FULL APPLICATIONS : Alterations/extension to two or more dwellings, including works within boundaries	£380				
C5	FULL APPLICATIONS : New dwellings (up to and including 50)		£380		Per dwelling	
C6	FULL APPLICATIONS : New dwellings (for more than 50)	£19,000	£100		Per additional dwelling over 50	£287,500
C7	FULL APPLICATIONS : Increase of floor space (no more than 40m2)	£190				
C8	FULL APPLICATIONS : Increase of floor space (more than 40m2 but no more than 75m2)	£380				
C9	FULL APPLICATIONS : Increase of floorspace (more than 75m2)	£380	£380		For each 75m2 (or part thereof)	£287,500
C10	FULL APPLICATIONS : Site area of no more than 465m2	£70				
C11	FULL APPLICATIONS : Site area more than 465m2 but not more than 540m2	£380				
C12	FULL APPLICATIONS : Site area more than 540m2	£380	£380		For each 75m2 (or part thereof)	£287,500
C13	FULL APPLICATIONS : Site area not more than 465m2	£70				
C14	FULL APPLICATIONS : Site area more than 465m2	£2,150				
C15	FULL APPLICATIONS : Site area not more than 5ha	£0	£385		For each 0.1ha (or part thereof)	
C16	FULL APPLICATIONS : Site area more than 5ha	£19,000	£100		For each 0.1ha (or part thereof)	£287,500
C17	FULL APPLICATIONS : Car parks, service roads or other accesses	£190				
C18	FULL APPLICATIONS : Site area not more than 15ha	£0	£190		For each 0.1 ha	
C19	FULL APPLICATIONS : Site area more than 15ha	£28,500	£100		For each 0.1ha (or part thereof) over 5ha	£74,800
C20	FULL APPLICATIONS : Site area not more than 7.5 hectares	£0	£380		For each 0.1ha (or part thereof)	
C21	FULL APPLICATIONS : Site area more than 7.5 hectares	£28,500	£100		For each 0.1ha (or part thereof) over 5ha	£287,500
C22	FULL APPLICATIONS : Site area not more than 15ha	£0	£190		For each 0.1ha (or part thereof)	
C23	FULL APPLICATIONS : Site area more than 15ha	£28,500	£100		For each 0.1ha (or part thereof) over 5ha	£74,800
C24	FULL APPLICATIONS : Other operations (not coming within any of the above categories)	£0	£190		For each 0.1ha (or part thereof)	£287,500
D25	LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation	£380				
D26	LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation - lawful not to comply with any condition or limitation	£190				
D27	LAWFUL DEVELOPMENT CERTIFICATE : Proposed use or operation			Half normal planning fee		
E28	PRIOR APPROVAL : Agricultural and Forestry buildings and operations or demolition of buildings	£80				
E29	PRIOR APPROVAL : Telecommunications Code Systems Operators	£380				
F30	RESERVED MATTERS : Application for removal or variation of a condition following grant of planning permission	£190				
F31	RESERVED MATTERS : Application for approval of reserved matters following outline approval	£385		Full fee due or if full fee already paid then £385 due		
G32	CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (not more than 50 dwellings)	£0	£380		Per dwelling	
G33	CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (more than 50 dwellings)	£19,000	£100		Per additional dwelling over 50	£287,500
G34	CHANGE OF USE : Change of use of a building for 1 or more separate dwellings (not more than 50 dwellings)	£0	£380		Per dwelling	
G35	CHANGE OF USE : Change of use of a building for 1 or more separate dwellings (more than 50 dwellings)	£19,000	£100		Per additional dwelling over 50	£287,500
G36	CHANGE OF USE : Other material change of use (of a building or land)	£380				
H37	ADVERTISING: Relating to the business on the premises	£100				
H38	ADVERTISING: Advance signs which are not situated on or visible from the site , directing the public to a business	£100				
H39	ADVERTISING: Other advertisements	£380				
I40	APPLICATION FOR A NON-MATERIAL AMENDMENT: Applications for householder developments	£30				
I41	APPLICATION FOR A NON-MATERIAL AMENDMENT: Applications in respect of other developments	£95				
J42	FEES FOR DISCHARGE OF CONDITIONS : Applications for householder developments	£30				
J43	FEES FOR DISCHARGE OF CONDITIONS : Applications in respect of other developments	£95				
K44	EXEMPTIONS: For alterations, extensions etc. to a dwellinghouse for the benefit of a disabled person	£0				
K45	EXEMPTIONS: An application solely for the purposes of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.	£0				
K46	EXEMPTIONS: Listed Building Consent	£0				
K47	EXEMPTIONS: Conservation Area (CA) Consent	£0				
K48	EXEMPTIONS: Works to Tree covered by a TPO or in a CA hedgerow removal	£0				
K49	EXEMPTIONS: If the proposal relates to works that require planning permission only by virtue of an Article 4 direction	£0				
K50	EXEMPTIONS: If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation	£0				
K51	EXEMPTIONS: If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made on behalf of the same person.	£0				
K52	EXEMPTIONS: If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 dis-applying deemed consent under Regulation 6 to the advertisement in question.	£0				
K53	EXEMPTIONS: If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 .	£0				
K54	EXEMPTIONS: Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go')	£0				
L55	CONCESSIONS : Applications submitted on behalf of Town and Community Councils			50% of the normal fee for the application in question		
L56	CONCESSIONS : Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying our of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)	£385				

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Scenario 1

App cat on Types		Current Fees					Proposed Fees						
												Required Fee Change	Proposed Fee Increase
	OUTLINE APPLICATIONS : Not more than 2.5ha											100-200%	150%
	OUTLINE APPLICATIONS : More than 2.5ha											<0%	25%
	HOUSEHOLDER APPLICATIONS : Alterations/extensions to single dwelling including works within boundary											100-200%	150%
	FULL APPLICATIONS : Alterations/extension to two or more dwellings, including works within boundaries											50-100%	75%
	FULL APPLICATIONS : New dwellings (up to and including 50)											100-200%	150%
	FULL APPLICATIONS : New dwellings (for more than 50)											<0%	25%
	FULL APPLICATIONS : Increase of floor space (no more than 40m2)											200-300%	200%
	FULL APPLICATIONS : Increase of floor space (more than 40m2 but no more than 75m2)											50-100%	75%
	FULL APPLICATIONS : Increase of floorspace (more than 75m2)											<0%	25%
	FULL APPLICATIONS : Site area of no more than 465m2											100-200%	150%
	FULL APPLICATIONS : Site area more than 465m2 but not more than 540m2											0-50%	50%
	FULL APPLICATIONS : Site area more than 540m2											<0%	25%
	FULL APPLICATIONS : Site area not more than 465m2											300%+	225%
	FULL APPLICATIONS : Site area more than 465m2												
	FULL APPLICATIONS : Site area not more than 5ha											50-100%	75%
	FULL APPLICATIONS : Site area more than 5ha												
	FULL APPLICATIONS : Car parks, service roads or other accesses											200-300%	200%
	FULL APPLICATIONS : Site area not more than 15ha												
	FULL APPLICATIONS : Site area more than 15ha												
	FULL APPLICATIONS : Site area not more than 7.5 hectares												
	FULL APPLICATIONS : Site area more than 7.5 hectares												
	FULL APPLICATIONS : Site area not more than 15ha												
	FULL APPLICATIONS : Site area more than 15ha												
	FULL APPLICATIONS : Other operations (not coming within any of the above categories)										£359,375	<0%	25%
	LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation											0-50%	50%
	LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation - lawful not to comply with any condition or limitation											100-200%	150%
	LAWFUL DEVELOPMENT CERTIFICATE : Proposed use or operation											200-300%	200%
	PRIOR APPROVAL : Agricultural and Forestry buildings and operations or demolition of buildings											300%+	225%
	PRIOR APPROVAL : Telecommunications Code Systems Operators											0-50%	50%
	RESERVED MATTERS : Application for removal or variation of a condition following grant of planning permission											300%+	225%
	RESERVED MATTERS : Application for approval of reserved matters following outline approval											<0%	25%
	CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (not more than 50 dwellings)											100-200%	150%
	CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (more than 50 dwellings)												
	CHANGE OF USE : Change of use of a building for 1 or more separate dwellings (not more than 50 dwellings)											<0%	25%
	CHANGE OF USE : Change of use of a building for 1 or more separate dwellings (more than 50 dwellings)												
	CHANGE OF USE : Other material change of use (of a building or land)											200-300%	200%
	ADVERTISING: Relating to the business on the premises											200-300%	200%
	ADVERTISING: Advance signs which are not situated on or visible from the site , directing the public to a business												
	ADVERTISING: Other advertisements											0-50%	50%
	APPLICATION FOR A NON-MATERIAL AMENDMENT: Applications for householder developments											300%+	225%
	APPLICATION FOR A NON-MATERIAL AMENDMENT: Applications in respect of other developments											200-300%	200%
	FEES FOR DISCHARGE OF CONDITIONS : Applications for householder developments											300%+	225%
	FEES FOR DISCHARGE OF CONDITIONS : Applications in respect of other developments											300%+	225%
	EXEMPTIONS: For alterations, extensions etc. to a dwellinghouse for the benefit of a disabled person												
	EXEMPTIONS: An application solely for the purposes of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.												
	EXEMPTIONS: Listed Building Consent												
	EXEMPTIONS: Conservation Area (CA) Consent												
	EXEMPTIONS: Works to Tree covered by a TPO or in a CA hedgerow removal												
	EXEMPTIONS: If the proposal relates to works that require planning permission only by virtue of an Article 4 direction												
	EXEMPTIONS: If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation												
	EXEMPTIONS: If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made on behalf of the same person.												
	EXEMPTIONS: If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 dis-applying deemed consent under Regulation 6 to the advertisement in question.												
	EXEMPTIONS: If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 .												
	EXEMPTIONS: Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go')												
	CONCESSIONS : Applications submitted on behalf of Town and Community Councils											300%+	0%
	CONCESSIONS : Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying our of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)												

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Scenario 2

Application Types			Current Fees					Proposed Fees				
Original Scenario 2 Application Type	New Scenario 2 Application Type	Scenario 0 Application Types	Current Fixed Fee	Current Variable Fee	Fixed Fee Notes	Variable Fee Notes	Maximum Fee	Proposed Fixed Fee	Proposed Variable Fee	Proposed Maximum Fee	Required Fee Change	Proposed Fee Increase
Outline - Major Outline - Minor	Outline	A1, A2	£658	£361		Per 0.1 ha	£143,750	£990	£540	£215,625	0-50%	50%
Reserved Matters	Reserved Matters	F30, F31	£241	£0				£360	£0	£0	0-50%	50%
Householders	Householders	B3, I40, J42	£175	£0				£525	£0	£0	200-300%	200%
Housing - Minor	Housing - Minor	C4, C5, G32, G34	£17	£363	Under 50 dwellings	Per dwelling		£35	£725	£0	50-100%	100%
Housing - Major	Housing - Major	C6, G33, G35	£19,000	£100	Over 50 dwellings	Per additional dwelling over 50	£287,500	£38,000	£200	£575,000	50-100%	100%
Agriculture - Minor	Agriculture - Minor	C10, C11, C13	£103	£0	Site area up to 500 m2			£235	£0	£0	100-200%	125%
Agriculture - Major	Agriculture - Major	C12, C14	£380	£380	Site area over 500 m2	For each 75m2 (or part thereof)	£287,500	£570	£570	£431,250	0-50%	50%
Industrial - Major Industrial - Minor	Industrial	C15, C16	£0	£385		For each 0.1ha (or part thereof)	£287,500	£0	£1,155	£862,500	200-300%	200%
Other	Other - Buildings	C7, C8, C9	£274	£112		For each 75m2 (or part thereof)	£287,500	£345	£140	£359,375	<0%	25%
	Other - Fixed	C17, D25, D26, D27, E28, E29, G36, H37, H38, H39, I41, J43	£150	£0				£340	£0	£0	100-200%	125%
	Other - Land	C18, C19, C20, C21, C22, C23, C24	£0	£190		For each 0.1ha (or part thereof)	£287,500	£0	£620	£934,375	300%+	225%
Exemptions	Exemptions	K44, K45, K46, K47, K48, K49, K50, K51, K52, K53, K54, L55, L56	£0	£0				£0	£0	£0	300%+	0%

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Scenario 2b

Application Types			Current Fees					Proposed Fees				
Original Scenario 2b Application Type	New Scenario 2b Application Type	Scenario 0 Application Types	Current Fixed Fee	Current Variable Fee	Fixed Fee Notes	Variable Fee Notes	Maximum Fee	Proposed Fixed Fee	Proposed Variable Fee	Proposed Maximum Fee	Required Fee Change	Proposed Fee Increase
Outline - Major Outline - Minor	Outline	A1, A2	£658	£361		Per 0.1 ha	£143,750	£990	£540	£215,625	0-50%	50%
Reserved Matters	Reserved Matters	F30, F31	£241	£0				£360	£0		0-50%	50%
Householders	Householders	B3, I40, J42	£175	£0				£615	£0		300%+	250%
Housing - Minor	Housing - Minor	C4, C5, G32, G34	£17	£363	Under 50 dwellings	Per dwelling		£35	£725		50-100%	100%
Housing - Major	Housing - Major	C6, G33, G35	£19,000	£100	Over 50 dwellings	Per additional dwelling over 50	£287,500	£38,000	£200	£575,000	50-100%	100%
Agriculture - Minor	Agriculture - Minor	C10, C11, C13	£103	£0	Site area up to 500 m2			£335	£0		200-300%	225%
Agriculture - Major	Agriculture - Major	C12, C14	£380	£380	Site area over 500 m2	For each 75m2 (or part thereof)	£287,500	£570	£570	£431,250	0-50%	50%
Industrial - Major Industrial - Minor	Industrial	C15, C16	£0	£385		For each 0.1ha (or part thereof)	£287,500	£0	£1,350	£1,006,250	300%+	250%
Other	Other - Buildings	C7, C8, C9	£274	£112		For each 75m2 (or part thereof)	£287,500	£345	£140	£359,375	<0%	25%
	Other - Fixed	C17, D25, D26, D27, E28, E29, G36, H37, H38, H39, I41, J43	£150	£0				£415	£0		100-200%	175%
	Other - Land	C18, C19, C20, C21, C22, C23, C24	£0	£190		For each 0.1ha (or part thereof)	£287,500	£0	£665	£1,006,250	300%+	250%
Exemptions	Exemptions	K44, K45, K46, K47, K48, K49, K50, K51, K52, K53, K54, L55, L56	£0	£0				£0	£0		300%+	0%

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Scenario 3

Application Types			Current Fees					Proposed Fees				
Original Scenario 3 Application Type	New Scenario 3 Application Type	Scenario 0 Application Types	Current Fixed Fee	Current Variable Fee	Fixed Fee Notes	Variable Fee Notes	Maximum Fee	Proposed Fixed Fee	Proposed Variable Fee	Proposed Maximum Fee	Required Fee Change	Proposed Fee Increase
Householders	Householders	B3, I40, J42	£175	£0				£480	£0		200-300%	175%
Minor	Minor - Dwellings	C4, C5, G32, G34	£17	£363	Under 50 dwellings	Per dwelling		£35	£710		50-100%	95%
	Minor - Land	A1, C15	£0	£382	Site area up to 1.5ha	Per 0.1ha (or part thereof)		£0	£860		100-200%	125%
	Minor - Buildings	C10, C11, C13	£103	£0	Site area under 500m2			£235	£0		100-200%	125%
Major	Major - Dwellings	C6, G33, G35	£19,000	£100	Over 50 dwellings	Per dwelling	£287,500	£37,050	£195	£560,625	50-100%	95%
	Major - Land	A2, C16	£9,500	£100	Site area over 1.5ha	Per 0.1ha (or part thereof)	£287,500	£13,775	£145	£416,875	0-50%	45%
	Major - Buildings	C12, C14	£380	£380	Site area over 500m2	Per 75m2 (or part thereof)	£287,500	£550	£550	£416,875	0-50%	45%
Other	Other - Buildings	C7, C8, C9	£274	£112		Per 75m2 (or part thereof)	£287,500	£345	£140	£359,375	<0%	25%
	Other - Fixed	C17, D25, D26, D27, E28, E29, F30, F31, G36, H37, H38, H39, I41, J43	£163	£0				£320	£0		50-100%	95%
	Other - Land	C18, C19, C20, C21, C22, C23, C24	£0	£190		Per 0.1ha (or part thereof)	£287,500	£0	£570	£862,500	300%+	200%
Exemptions	Exemptions	K44, K45, K46, K47, K48, K49, K50, K51, K52, K53, K54, L55, L56	£0	£0				£0	£0		300%+	0%

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Scenario 3b

Application Types			Current Fees					Proposed Fees				
Original Scenario 3b Application Type	New Scenario 3b Application Type	Scenario 0 Application Types	Current Fixed Fee	Current Variable Fee	Fixed Fee Notes	Variable Fee Notes	Maximum Fee	Proposed Fixed Fee	Proposed Variable Fee	Proposed Maximum Fee	Required Fee Change	Proposed Fee Increase
Householders	Householders	B3, I40, J42	£175	£0				£615	£0		300%+	250%
Minor	Minor - Dwellings	C4, C5, G32, G34	£17	£363	Under 50 dwellings	Per dwelling		£35	£725		50-100%	100%
	Minor - Land	A1, C15	£0	£382	Site area up to 1.5ha	Per 0.1ha (or part thereof)		£0	£1,050		100-200%	175%
	Minor - Buildings	C10, C11, C13	£103	£0	Site area under 500m2			£335	£0		200-300%	225%
Major	Major - Dwellings	C6, G33, G35	£19,000	£100	Over 50 dwellings	Per dwelling	£287,500	£38,000	£200	£575,000	50-100%	100%
	Major - Land	A2, C16	£9,500	£100	Site area over 1.5ha	Per 0.1ha (or part thereof)	£287,500	£19,000	£200	£575,000	50-100%	100%
	Major - Buildings	C12, C14	£380	£380	Site area over 500m2	Per 75m2 (or part thereof)	£287,500	£570	£570	£431,250	0-50%	50%
Other	Other - Buildings	C7, C8, C9	£274	£112		Per 75m2 (or part thereof)	£287,500	£345	£140	£359,375	<0%	25%
	Other - Fixed	C17, D25, D26, D27, E28, E29, F30, F31, G36, H37, H38, H39, I41, J43	£163	£0				£325	£0		50-100%	100%
	Other - Land	C18, C19, C20, C21, C22, C23, C24	£0	£190		Per 0.1ha (or part thereof)	£287,500	£0	£665	£1,006,250	300%+	250%
Exemptions	Exemptions	K44, K45, K46, K47, K48, K49, K50, K51, K52, K53, K54, L55, L56	£0	£0				£0	£0		300%+	0%

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Recommended Fee Structure

OUTLINE APPLICATIONS : Not more than 2.5ha					
OUTLINE APPLICATIONS : More than 2.5ha					
HOUSEHOLDER APPLICATIONS : Alterations/extensions to single dwelling including works within boundary					
FULL APPLICATIONS : Alterations/extension to two or more dwellings, including works within boundaries					
FULL APPLICATIONS : New dwellings (up to and including 50)					
FULL APPLICATIONS : New dwellings (for more than 50)					
FULL APPLICATIONS : Increase of floor space (no more than 40m2)					
FULL APPLICATIONS : Increase of floor space (more than 40m2 but no more than 75m2)					
FULL APPLICATIONS : Increase of floorspace (more than 75m2)					
FULL APPLICATIONS : Site area of no more than 465m2					
FULL APPLICATIONS : Site area more than 465m2 but not more than 540m2					
FULL APPLICATIONS : Site area more than 540m2					
FULL APPLICATIONS : Site area not more than 465m2					
FULL APPLICATIONS : Site area more than 465m2					
FULL APPLICATIONS : Site area not more than 5ha					
FULL APPLICATIONS : Site area more than 5ha					
FULL APPLICATIONS : Car parks, service roads or other accesses					
FULL APPLICATIONS : Site area not more than 15ha					
FULL APPLICATIONS : Site area more than 15ha					
FULL APPLICATIONS : Site area not more than 7.5 hectares					
FULL APPLICATIONS : Site area more than 7.5 hectares					
FULL APPLICATIONS : Site area not more than 15ha					
FULL APPLICATIONS : Site area more than 15ha					
FULL APPLICATIONS : Other operations (not coming within any of the above categories)				For each 0.1ha (or part thereof)	£359,375
LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation					
LAWFUL DEVELOPMENT CERTIFICATE : Existing use or Operation - lawful not to comply with any condition or limitation					
LAWFUL DEVELOPMENT CERTIFICATE : Proposed use or operation			Half normal planning fee		
PRIOR APPROVAL : Agricultural and Forestry buildings and operations or demolition of buildings					
PRIOR APPROVAL : Telecommunications Code Systems Operators					
RESERVED MATTERS : Application for removal or variation of a condition following grant of planning permission					
RESERVED MATTERS : Application for approval of reserved matters following outline approval			Full fee due or if full fee already paid then £385 due		
CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (not more than 50 dwellings)				Per dwelling	
CHANGE OF USE : Change of use of a single dwelling to be used for two or more dwellings (more than 50 dwellings)					
CHANGE OF USE : Change of use of a building for 1 or more separate dwellings (not more than 50 dwellings)				Per dwelling	
CHANGE OF USE : Change of use of a building for 1 or more separate dwellings (more than 50 dwellings)					
CHANGE OF USE : Other material change of use (of a building or land)					
ADVERTISING: Relating to the business on the premises					
ADVERTISING: Advance signs which are not situated on or visible from the site , directing the public to a business					
ADVERTISING: Other advertisements					
APPLICATION FOR A NON-MATERIAL AMENDMENT: Applications for householder developments					
APPLICATION FOR A NON-MATERIAL AMENDMENT: Applications in respect of other developments					
FEES FOR DISCHARGE OF CONDITIONS : Applications for householder developments					
FEES FOR DISCHARGE OF CONDITIONS : Applications in respect of other developments					
EXEMPTIONS: For alterations, extensions etc. to a dwellinghouse for the benefit of a disabled person					
EXEMPTIONS: An application solely for the purposes of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.					
EXEMPTIONS: Listed Building Consent					
EXEMPTIONS: Conservation Area (CA) Consent					
EXEMPTIONS: Works to Tree covered by a TPO or in a CA hedgerow removal					
EXEMPTIONS: If the proposal relates to works that require planning permission only by virtue of an Article 4 direction					
EXEMPTIONS: If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation					
EXEMPTIONS: If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made on behalf of the same person.					
EXEMPTIONS: If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 dis-applying deemed consent under Regulation 6 to the advertisement in question.					
EXEMPTIONS: If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2, Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 .					
EXEMPTIONS: Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go')					
CONCESSIONS : Applications submitted on behalf of Town and Community Councils			50% of the normal fee for the application in question		
CONCESSIONS : Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying our of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)					