

Explanatory Memorandum to the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits (Wales) (Amendment) Regulations 2025

This Explanatory Memorandum has been prepared by the Planning Directorate and is laid before Senedd Cymru in conjunction with the above subordinate legislation and in accordance with Standing Order 27.1.

Cabinet Secretary's Declaration

In my view, this Explanatory Memorandum gives a fair and reasonable view of the expected impact of the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits (Wales) (Amendment) Regulations 2025. I am satisfied that the benefits justify the likely costs.

Rebecca Evans MS
Cabinet Secretary for Economy, Energy and Planning
16 September 2025

1. Description

1.1 The primary source of funding for the discharge of the development management function of Local Planning Authorities (LPAs) is the fee income received for determining applications. The fees are intended to recover the costs of providing the service.

1.2. Fee increases have, to date, been implemented by updating the monetary amounts in regulations. Past fee increases have been based on a 'general percentage uplift' and not based on the actual cost of processing applications. For example, in 2015, planning application fees were increased for most applications by around 15%, and in 2020 (the last update) fees were increased by around 20%. Fee increases have not kept up either with inflation, or the direct cost of processing applications. This has impacted on planning system resources and the ability of LPAs to deliver their statutory responsibilities.

1.3 Since 2008, budgets have been cut by about 50% in real terms, with development management services facing the largest reductions of around 60%. Currently, planning application fees received as a proportion of the development management service income range from 17% - 62%. The 'fee gap' is generally larger in smaller and more rural authorities.

1.4 In 2020 Welsh Government commissioned ARUP to undertake research into the 'Cost of Delivering a Development Management Service in Wales'.

- [Research into the cost of delivering a Development Management service in Wales | GOV.WALES](#)

The key objective of the research was to define and model Full Cost Recovery (FCR) for a range of scenarios and application types. The report concluded that fee increases ranging from 25-225% are required to achieve FCR. This report presents the evidence for our fee proposals and these regulations.

1.5 In summary, the cost of development management services is more than the income received from planning fees, with LPAs relying mainly on wider council budgets, principally funded by the taxpayer to fund the difference. The Government wants to reduce this funding shortfall and create greater financial sustainability and certainty to all LPAs. This legislation will enable the Government to address the existing deficit between the cost of determining applications and the income received for providing this service by making provision for a more fair, effective and efficient system of updating and publicising fees.

2. Matters of special interest to the Legislation, Justice and Constitution Committee

2.1 None.

3. Legislative Background

3.1 The powers relied upon to make the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 are those conferred on the Welsh Ministers by sections 303 and 333(2A) and 2(B) of the Town and Country Planning Act 1990. These powers enable the Welsh Ministers to make certain provision in connection with fees for planning and related applications. Planning fees in Wales are set on a national basis to achieve a consistent approach.

3.2 This is subject to section 333(3E)-3(F) of the same Act, which requires a draft of the Regulations to be laid before and approved by resolution of the Senedd.

4. Purpose and intended effect of the legislation

4.1 The purpose of this legislation is to make provision that will allow the Government to address the existing deficit between the cost of determining applications and the income received for providing this service by making provision for a more fair, effective and efficient system of updating and publicising fees.

4.2 The effect of this legislation will be to retain the existing established fee categories and structure set out in the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 and remove any monetary values attributed to the fees.

4.3 These Regulations provide that Welsh Ministers must prepare and publish a 'Fee Document on a website maintained by or on behalf of the Welsh Ministers. The Fee Document must set out:

- The method used to calculate fees
- The amount of fees payable
- The time period relating to the proposed fee changes (*e.g. the period to which the fee increase relates (day/month/year)*)
- The time period (*e.g. timing/frequency*) relating to the publication of the Fee Document and when the Fee Document comes into force.
- Consultation on any proposed changes to the fee calculation method, the time periods for proposed fee changes and publication of the Fee Document.

4.4 These Regulations provide that the Fee Document must be published on the website not less than four weeks before the day on which the fee schedule comes into force. This is intended to provide time for local planning authorities to put the mechanisms and communications in place for applicants to be aware of and pay the new fees. LPAs will be notified about when the Regulations are made and when they come into force. In addition, Welsh Government will notify LPAs about the publication of the Fee Document and when the new fees can be charged.

4.5 The Regulations make provision for the Fee Document to include details about consultation where the Government proposes to change the method, or the timing of any fees increase.

4.6 Transitional arrangements are also included to make clear these Regulations and fee increases will only apply to site visits, applications made or deemed to be made, and amendments to applications, submitted prior to the date on which the Fee Document comes into force.

4.7 Changes have been made to the categories for variable fee thresholds for residential development (including change of use). For outline applications, the threshold has been reduced from 2.5 hectares to 1.2 hectares, and for full applications, from 50 units to 25 units.

4.8 Annex A of this document includes the draft Fee Document which illustrates how fees will be updated and published in the future. If agreed by the Senedd, the Fee Document will be published on the website and the fee increases will come into force a minimum of four weeks later.

5. Consultation

5.1 A wide-ranging consultation – ‘*Promoting a resilient and high performing planning service*’ was launched on 15 November 2024 and was open for responses until 17 January 2025. Questions 1-36 were specific to our proposals for updating planning application fees. The consultation generated 81 responses from a wide range of groups. The consultation document and summary of responses (which includes the Government response to each proposal) is available on the below link.

- Consultation Document and Government Response – [Promoting a resilient and high performing planning service | GOV.WALES](#)

Category	Number
Local Planning Authorities (including National Park Authorities)	22
Business/Consultants	18
Government Agency / Other Public Sector	10

Professional Bodies/Interest Groups	17
Voluntary Sector/Community Group	4
Other (other groups not listed)	10
Total	81

Increasing Planning Fees – Moving towards FCR for Planning Applications and Annual Inflationary Updates

5.2 There was strong support across all sectors for increasing planning fees and moving towards FCR with 83% of respondents in agreement. There was consensus that a fee structure based on FCR is essential for addressing the financial gap in planning services and ensuring they are placed on a more sustainable financial footing moving forward. In addition, there was strong support for annual fee updates based on inflation, where 91% of respondents agreed with the principle, and 70% agreed that the CPI Index was the most appropriate measure to use.

5.3 The overwhelming view of LPAs is that FCR should be implemented for all fee categories as soon as possible. The pathway for many application types (3-5 years) was considered too long. A shorter pathway would mitigate financial strain and ensure that fees can be reinvested into resourcing planning departments and retaining and recruiting planning officers.

5.4 In other sectors such as the business community, support for fee increases was contingent upon any additional income being reinvested in planning services to enhance delivery and performance. For those that did not agree with the increase, generally they would accept a smaller increase and or, a longer transition period. Concerns were raised by some sectors about the impact on smaller firms and rural areas, and the need for adjustments to ensure they are not disproportionately affected.

5.5 The wide-ranging support for our proposals to increase planning application fees to FCR is welcomed. To achieve FCR, required fee increases range from 3% to 225%. We consider that our proposed pathway strikes the appropriate balance between moving to FCR while minimising impacts on applicants including smaller firms, by allowing sufficient time for applicants to adjust to the new cost structure. On this basis, except for the pathway for householder developments which has been removed (see paragraph 5.7) our proposals have been taken forward.

5.6 We will increase fees for planning applications across all fee categories. In summary, fees will be increased by an average of 50% for most application types in Year 1, including a 32% fee increase for pre-application services and a 23% fee increase for those categories not covered by the ARUP research. Fees will be updated annually by 10% (plus inflation, based on CPI) until FCR is achieved.

Following this, fees will be updated by inflation only. A table of fees was included in the consultation paper, and this (*as amended*) is reflected in Annex A of this document. Examples of the FCR pathway for the most common application types was also the subject of consultation and those examples (as amended) are included with this RIA under Option 3.

Householder applications - 'the enlargement, improvement or other alteration of existing dwelling houses'

5.7 There was strong support for increasing householder application fees to meet cost recovery. 75% of respondents were in support, 12% disagreed, and 12% did not know. Generally, those in support of the proposal were of the view that the proposed pathway for householder applications was too long (3 years). It was noted that this is the most common application type dealt with by LPAs, and a significant increase in the first year would deliver a much needed and immediate uplift in LPA resources. This would also assist in staff recruitment and retention and help with recruiting entry level planners. A frequently expressed view was that fees for householders have in the past been kept disproportionately low, and moving to target FCR would quickly restore balance and reduce the cross subsidy between larger and householder developments. It was considered that the FCR target fee of £585 is reasonable and would not deter applicants as it is small compared to the cost of general householder works such as home extensions. Reference was also made to England fee regulations where householder fees have recently doubled (now £528), and it was suggested that Wales should consider a similar approach.

5.8 After considering the responses received, **we have removed the pathway and have set the fee to target FCR (£585)**. This increase will provide local authorities with more income in the short term which we would expect to result in improved performance in the determination of these applications and contribute to investment in the capacity and resilience of planning services, including maximising opportunities afforded by Welsh Government funded bursaries.

Changing variable fee thresholds for residential development

5.9 To ensure sustainable development, planning applications require extensive information to meet specific requirements and standards. Since the original fee regulations were made, there is greater emphasis on design and placemaking, viability and deliverability, infrastructure, and environmental and drainage requirements, which are now triggered at lower thresholds. We proposed to lower the variable fee thresholds for residential development. For outline applications, the threshold should be reduced from 2.5 hectares to 1.2 hectares, and for full applications, from 50 units to 25 units. This change acknowledges the complexity and resources needed to process applications at these lower levels.

5.10 There was considerable support for this proposal where 69% of respondents agreed. Those with the opposite view argued that the new thresholds could disproportionately impact rural areas, where applications are typically smaller. In addition, concerns were also raised about the effects on SMEs and Social Housing Developers, suggesting that higher fees could threaten project viability.

5.11 Based on the responses received, **we have taken forward this proposal in these Regulations.** Although there may be some negative effects on smaller developers, it is considered that the pathway approach and overall benefits to LPA resources and service delivery will outweigh any impacts.

6. Regulatory Impact Assessment (RIA)

6.1 Three options have been considered:

- **Option 1 – Do Nothing - Retain the existing 2020 fee levels**
- **Option 2 – Increase fees to Full Cost Recovery (FCR) and annual updates linked to inflation (based on CPI)**
- **Option 3 – Implement a gradual increase in fees to achieve Full Cost Recovery (FCR) over a 3–5-year period ('The FCR Pathway'), except for larger householder applications, which will not follow this pathway. Annual updates will be linked to inflation (based on CPI).**

Justification for three options

6.2 A fourth option has not been proposed, as it is deemed that no other reasonable methods exist to achieve the policy objective of ensuring planning application fees are set at or near Full Cost Recovery (FCR).

Costs: General overview and data limitations – relevant to all options

6.3 Approximately 25,000 planning applications are submitted in Wales each year. However, there can be significant variation on an annual basis. The submission of planning applications is often sensitive to the health of the general economy. In the period April 2023 to March 2024 21,256 applications were submitted. Not all planning applications are subject to a fee. There are a variety of different planning applications which may be submitted across the 56 fee categories set out in the Regulations and fees currently vary from £25 for householder pre-application advice up to £300,000 for large scale developments. It is not possible to quantify every planning application fee from the 25 LPAs on an annual basis and attribute this to fee categories.

Planning application data in Wales is collected annually based on broad categories (e.g. minor and major development), and it does not, in the majority cases, align directly with fee structure categories. [Development management quarterly surveys | GOV.WALES](#)

6.4 The RIA for the 2020 Regulations (the last increase) estimated the total cost of determining applications across all LPAs in Wales each year was £14 million. This was based on a report by Audit Wales. Income generated from applications each year was estimated at £9 million, which represents cost recovery at approximately 60%. The impact of the 2020 fee increase resulted in an increase in total fees from £9 million to approximately £10,800,000 (an additional £1.8 million), which represents cost recovery at approximately 75%.

6.5 Updating these levels by inflation (by 23% at June 2024) suggests the estimated costs of determining planning applications for all LPAs to be around £17,220,000, and the income generated from planning applications to be around £10,800,000 (assuming a similar number of applications are submitted). This represents cost recovery at approximately 60%.

6.6 While this gives context, it is important to note that the estimated cost of processing applications (£17,220,000) is based on out of date figures (from 2018) and is not considered to be a robust reflection of the complexity of processing planning applications now. There have been significant changes to national policy, legislative and environmental requirements that must be considered and on this basis the fee gap is expected to be larger for most LPAs.

6.7 It is extremely difficult to cost 'development management services' across Wales. LPAs have highlighted the difficulty in both defining and quantifying the 'fee gap' on a consistent and accurate basis. This is extremely challenging for LPAs due to the varying definitions of development management services, yearly changes in application volumes, changes to staff costs, the impact of vacancies and what other 'services and specialisms' are included in the processing of applications. It was clear from the responses received to the consultation that this differs across Wales.

6.8 LPAs were asked to submit data in relation to fees received as a proportion of the development management service as part of the consultation. Not all LPAs responded. Generally, there are more pronounced differences in the fee gap between large urban, and smaller rural LPAs who do not receive larger applications to subsidise the service. While the data is not directly comparable for the reasons stated, the data received is summarised in the below table. It is reasonable to draw the conclusion that most LPAs do not currently receive sufficient finances from planning fees to fund development management services and in most cases the funding gap is significant.

LPA	Planning application fees received as a proportion of the Development Management Service
1. Urban	£520,000 deficit
2. Urban	58% (2023/24), 50% (2024/25 forecast)
3. Urban	62%
4. Urban	60% (30% if 'other services' are included)
5. Urban	50%
6. Urban	50%
7. Rural	20-25%
8. Urban	25% (2023/24). 41% (2024/25 forecast)
9. Urban	40%
10. Rural	38%
11. Urban	30%

12. Rural	25%
13. Rural	23%
14. Rural	17%

Option 1 - Do nothing – Retain the existing 2020 fee levels

Description

6.9 This option would retain the current fee categories and monetary values of the 2015 Fee Regulations (as amended). Planning application fees have not been increased since 2020 where the fees for most applications were increased by around 20%. This option represents the current 'baseline'.

Costs and Benefits

6.10 This is the baseline option and as such there are no additional costs or benefits associated with this option. The following provides a summary of the current situation, and its impacts.

Business and Householders

Costs and benefits

6.11 The baseline position would mean that applicants (business and householders) will continue to pay the same for their applications, on this basis this option is 'cost neutral'. However, funding for the development management services will have decreased in real terms since 2020. LPAs will have fewer resources to determine applications, the time taken to determine these applications could increase. It is considered that maintaining the current fee levels will lead to decreased service quality, delays in processing applications and the quality of decision making. Consequently, there may be higher numbers of decisions being challenged by way of an appeal, either due to the quality of the decision or non-determination of the application.

6.12 It is a possibility that businesses and householders would therefore also incur the costs of participating in the appeal process, however, it is not possible to quantify the exact numbers of appeals an underfunded service would generate. While appellants may recover costs from the LPA in the case of unreasonable behaviour causing unnecessary expenditure, costs are only awarded in the minority of cases. Additional costs are also likely to arise for businesses due to the extended time to receive a decision which could result in higher borrowing costs in relation to any finance which is required to fund the project.

Local Planning Authorities

Costs and benefits

6.13 There are no identifiable benefits to LPAs. As this option proposes no changes to current fee levels, LPAs would only be receiving a maximum of 60-65% of the costs required to determine planning and related applications. Some LPAs (especially smaller and more rural LPAs) will continue to be in a significantly worse position.

6.14 The scale of the resource challenges facing LPAs is explained in Section 1. The cost of processing planning applications will continue to increase due to inflation. LPAs have not received a fee increase for 5 years and by maintaining the current position the impacts will be profound and negative, and LPAs will move further away from cost recovery. LPAs will continue to be under pressure to deliver a service with less resources, leading to decreased quality of service and potential reputational harm. Continued underfunding would compound further issues around recruitment and retention of staff and may negatively affect an LPAs ability to carry out statutory duties.

6.15 Similar to businesses, LPAs may find this option also has indirect costs, should the number of determinations they make be challenged by applicants at appeal. LPAs would have to spend more time and resource in participating in the appeal process which will subsequently have a detrimental impact on their finances. While the LPA may recover costs from the appellant in the case of unreasonable behaviour causing unnecessary expenditure, costs are only awarded in the minority of cases.

General Public / Third Parties:

Costs and benefits

6.16 The benefits for the public and third parties remain neutral, as they can still participate in the planning process by submitting representations on relevant applications. Apart from the time required to write a letter or email, there are no significant financial costs for third parties. However, any LPA fee gap will continue to be funded by taxpayers rather than applicants and this situation is expected to worsen, due to inflation, if fees remain at current levels.

Option 2 – Increase fees to Full Cost Recovery (FCR) and annual updates linked to inflation (based on CPI)

Description:

6.17 This option would increase application fees for planning and related application fees in line with the recommendations of the ARUP Report. The report sets out the percentage fee increase that would be required to achieve FCR for each application type, and in turn end the cross subsidy between different application types. The report concludes that to achieve FCR, fee increases are required across almost all (unless existing exemptions apply) 56 existing fee categories ranging from 3-225%. The ARUP report (see section 1) (published in 2020) data has been updated by inflation to June 2024.

6.18 Setting most fee categories to FCR is intended to move fees closer to covering the costs of determining applications which will provide additional and much needed resources to improve the capacity and resilience of development management services. In addition, moving towards annual fee updates linked to inflation (based on CPI) will ensure LPAs are placed on a more sustainable financial footing moving forward.

6.19 Paragraphs 6.3 to 6.8 has explained the data limitations in both defining and costing development management services. On this basis, evaluating the potential implications on stakeholders of fee increases in relation to full cost recovery is complex and challenging.

6.20 Generally, fee increases are more marked in relation to smaller and minor applications. For example, the ARUP Report found that householder applications would need to increase from a £230 fixed fee to £585 (154% increase). In the case of full applications for more than 25 dwellings, the model suggests a fee increase above current levels from £23,000 to £29,274 (27% increase). The table below illustrates the fee increases that would be required to achieve FCR for some of the most common application types.

Application Type	Current Fee @ 2020	Arup FCR Target Fee (<i>adjusted for inflation since report was published</i>)	Percentage Increase Required
Householder Application	£230	£585	154%
Outline Application (no more than 1.2ha)	£460	£1,171	154%
Outline Application more than 1.2ha) – <i>fixed fee element</i>	£11,500	£14,637	27%
Outline Application more than 1.2ha) –	£150,000	£221,500	47%

<i>maximum fee element</i>			
Full Application (up to and including 25 dwellings)	£460	£1,171	154%
Full Application (more than 25 dwellings) – <i>fixed fee element</i>	£23,000	£29,274	27%
Full Application (more than 25 dwellings) – <i>maximum fee element</i>	£300,000	£442,969	47%
Reserved Matters – Fixed Fee	£460	£592	28%

6.21 In addition to the above, for those limited fee categories not considered by the ARUP study, such as (not exhaustive) mining and landfill site visits, fees will be set at 23% (inflation) above 2020 fee levels. Following the initial increase, fees will be increased annually in line with inflation, linked to CPI. An example of these fee increases is illustrated below.

Application Type	Current Fee @ 2020	New fee	Percentage Increase
Fees in respect of the monitoring of mining and landfill sites – <i>active sites</i>	£400	£493 per visit	23%
Fees in respect of the monitoring of mining and landfill sites – <i>inactive sites</i>	£135	£166 per visit	23%

6.22 Fees for pre-application services have not increased since they were first introduced in 2016. To recognise the resources involved in providing these services, fees will be increased by 32% (by inflation since 2016). Following the initial increase, fees will be increased annually in line with inflation, linked to CPI. An example of fees for pre-application services (not exhaustive) is illustrated below.

Pre-application service type	Current Fee @ 2020	New fee	Percentage Increase
Householder	£25	£33	32%
Erection of dwelling houses 1-9	£250	£332	32%
Erection of dwelling houses more than 24	£1,000	£1,328	32%
Non-Residual Buildings – up to 999 square meters	£250	£332	32%
Non-Residual Buildings – up to 1,999 square meters	£1,000	£1,328	32%

Costs:

Business/Householders

6.23 Business and householders would be required to pay substantially more for planning applications for all fee categories as illustrated in the examples provided. Experience of fee increases suggest that larger developers will be able to better absorb these costs as they are used to paying substantially more for their applications in broad terms, however, for smaller developers and homeowners this may be a barrier to engaging with the planning system.

6.24 In terms of unquantifiable indirect costs, aligning fees more closely with the actual cost of processing applications would ensure that applicants benefit from a more efficient and accountable planning service. This may ultimately speed up the time taken by LPAs to process applications and may reduce the number of appeals made against the non-determination, or lower quality decisions, ultimately saving time and money.

Local Planning Authorities

6.25 Under this option LPAs would receive a significant financial increase for processing planning applications. Fees are intended to be based on the principle of cost recovery and should not be pitched at a level which would lead to authorities profiting from their collection and ultimately subsidising other authority services. On this basis there is no cost or saving to LPAs.

6.26 Due to the difficulties and limitations in quantifying the impacts of fee increases, limited responses were received to the costs and impacts of FCR as part of the

consultation. Of those who responded, they stated that the effects of this option would be positive, however it would take time for services to improve from the current baseline. LPAs stated that increased fees would improve development management services by ensuring financial sustainability, enabling better staff retention and recruitment, ultimately enhancing performance.

6.27 Of those LPAs that submitted data, significant additional income was noted. For example, one urban LPA projected an estimated £900K, moving closer to FCR (around 80%). Another LPA predicted an extra £200-£330k per year which would result in 54% of the development management service being funded from fees. Other LPAs provided data on how the income will affect their capacity to increase the number of posts. The responses suggested that while fee increases will not completely close the fee gap in all LPAs, they will help to reduce it significantly.

6.28 Like business and householders, LPAs would be better resourced financially which should help improve service delivery in terms of timely and quality decisions. Therefore, this may lead to a reduction in the number of appeals brought forward on the basis on non-determination or appeals on planning decisions. This would result in an indirect cost saving.

General Public/Third Parties

6.29 There are no identifiable costs for the public and third parties, as they may continue to engage with the planning process as they would have previously. However, by aligning fees more closely with the cost of processing applications, the financial burden shifts from general taxpayers to those directly using the planning system (e.g. developers and applicants).

Benefits:

Business/Householders

6.30 Applicants have consistently indicated a willingness to pay higher fees if this results in a more efficient and reliable planning service. The proposed increases are tied to a commitment to improve LPA performance, capacity, and resilience. The reintroduction of the Planning Performance Framework (PPF) from April 2025 will ensure that LPAs are held accountable for delivering measurable service enhancements.

6.31 Increasing fees to FCR will better reflect the work and time involved in processing applications. This will help LPAs allocate resources effectively, improving decision-making speed and quality, benefiting businesses and homeowners by reducing delays, costs, and loss of investment and jobs. Although fees will rise, this

cost is expected to be minimal in comparison to overall development expenses and should not discourage development activity in Wales.

6.32 The introduction of fee increases based on FCR, and annual inflation-linked updates would replace the historic ad hoc fee increases. This provides applicants with clearer expectations and reduces uncertainty around future costs.

Local Planning Authorities

6.33 Increased revenue, the shift to FCR and annual updates will reduce reliance on core local authority budgets, enabling planning services to operate independently and effectively. LPAs can then invest in staffing, recruitment, training, and digital infrastructure, resulting in faster, consistent decisions, improved customer service, and fewer backlogs. This accelerates decision-making, which is vital for housing, infrastructure, and energy development.

6.34 The introduction of fee increases based on FCR, and annual inflation-linked updates would replace the historic ad hoc fee increases. This will ensure that LPAs are placed on a more sustainable financial footing moving forward.

General Public/Third Parties

6.35 The public and third parties are not expected to experience any direct benefits. They will continue to participate in the planning process as they have previously. However, an improvement in resources may enhance their service experience.

Option 3 – Implement a gradual increase in fees to achieve Full Cost Recovery (FCR) over a 3–5-year period ('The FCR Pathway'), except for larger householder applications, which will not follow this pathway. Annual updates will be linked to inflation (based on CPI)

Description:

6.36 We recognise that setting fee categories to the targeted FCR level from 'Day 1' would, for many categories, represent a significant uplift which could have an adverse impact on those submitting planning applications. Fee increases for common application types are illustrated in Option 2.

6.37 Option 3 is similar to Option 2 and many of the costs and benefits are the same. The key difference is that under this option fees will increase gradually until FCR is achieved. This is known as the 'FCR pathway'. Under this option, we have given careful consideration as to how long the pathway to FCR should be. Fees for most application types will reach FCR within 3 years, with the remaining application types taking around 5 years. This is a measured approach with more gradual and incremental fee increases, moving towards the objective of FCR. It strikes the correct

balance, ensuring applicants plan for and can absorb these costs going forward, whilst providing immediate financial relief to struggling LPAs.

6.38 Under this option, on average (mean), fees across all categories will be increased initially by 50% above current levels. However, this average is influenced by outliers with some fees rising as little as 3% and other by more than 200%. Generally higher fee percentages occur when the current fee levels are currently below or around £100. The median fee increase across all categories is 32% above 2020 levels.

6.39 Following the initial fee increase, further increases will occur annually by a maximum of 10% each year (or £100, whichever is the greater) plus annual inflation, (based on CPI) until the FCR target has been reached. Once the FCR has been reached, annual increases will be linked to inflation only. Fees for those categories not covered by ARUP (e.g. pre application services) increases will be the same as Option 2. The Fee Document which includes the proposed fee for all categories is included in Annex A.

6.40 Examples of how fees will increase on the pathway for the most common application types are included below. The examples show that some categories are already at FCR, while others will take between 2-6 years. Note that from year 2 onwards, fees are based on our proposed 10% uplift plus average annual inflation of 2.73% over 10 years. In practice actual increases may differ slightly from the rates shown as they will be based on actual inflation.

Example 1: Outline Application (no more than 1.2 ha)

2020 Fee	FCR Target variable fee <i>(Arup target fee plus inflation)</i>	Year 1: Proposed Fee increase	Year 2	Year 3	Year 4	Year 5	Year 6
£460	£1,171	£667	£785	£907	£1031	£1163	£1194

Example 2: Outline Application (more than 1.2 ha)

2020 Fee 'Fixed Fee element'	FCR Target fee (Arup target fee plus inflation)	Year 1: Proposed Fee increase	2020 Fee 'Maximum Fee element'	FCR Target fee (Arup target fee plus inflation)	Year 1: Proposed Fee increase	Year 2
£11,500	£14,637	£14,637	£150,000	£221,500	£203,380	221,500

Example 3: Householder Applications

2020 Fee	FCR Target variable fee (Arup target fee plus inflation)	Year 1: 2024 Proposed Fee increase
£230	£585	£585

Example 4: Full Application (up to and including 25 units)

2020 Fee	FCR Target variable fee (Arup target fee plus inflation)	Year 1: 2024 Proposed Fee increase	Year 2	Year 3	Year 4
£460	£1171	£667	£785	£907	£1172

Example 5: Full Application (more than 25 dwellings)

2020 Fee 'Fixed Fee element'	FCR Target fee (Arup target fee plus inflation)	Year 1: 2024 Proposed Fee increase	2020 Fee 'Maximum Fee element'	FCR Target fee (Arup target fee plus inflation)	Year 1: 2024 Proposed Fee increase	Year 2
£23,000	£29,274	£29,274	£300,000	£442,969	£406,761	£442,969

Example 6: Reserved Matters

2020 Fee	FCR Target variable fee (Arup target fee plus inflation)	Year 1: 2024 Proposed Fee increase
£460	£592	£592

6.41 In line with the responses received as part of the consultation in relation to householder application fees, (see section 5.7), under this option fees will be set at target FCR and not placed on the pathway. See below table and Example 3.

Application Type	Current Fee @ 2020	Arup FCR Target Fee (adjusted for inflation since report was published)	Percentage Increase Required
Householder Application	£230	£585	154%

Costs:

Business/Householders

6.42 The costs for businesses and householders for the proposed fee increases are the same as those outlined in Option 2. Under this option, fee increases for FCR fee categories will be phased over an average period of 3-5 years, with the pathway approach helping to mitigate the impact of large fee increases on business.

6.43 The proposed householder fee of £585 constitutes a relatively minor expense compared to the overall cost of a house extension. Permitted Development Rights (PDRs) are extensive for householder projects, with many smaller-scale house extensions falling under these rights. The average cost of a house extension can vary depending on factors such as size, quality, and build complexity. However, general cost estimates for Wales are as follows.

- 20m² extension: (£42,000 - £46,000)
- 30m² extension: (£63,000 - £69,000)
- 50m² extension: (£105,000 - £115,000)

[Building Regulations Part L: 2025 review | GOV.WALES](#)

6.44 The proposed householder fee would represent only 0.5% to 1.4% of development costs. It is considered that the cost impacts for increasing householder application fees are relatively modest, reasonable and are unlikely to deter householder development.

Local Planning Authorities

6.45 The costs to LPAs are the same as Option 2 and it is expected that additional fee income will be reinvested in delivering a quality planning service. Fees are intended to be based on the principle of cost recovery and should not be pitched at a level which would lead to authorities profiting from their collection and ultimately subsidising other authority services. On this basis, there is no cost or saving to LPAs. While LPAs would still receive a significant financial increase for processing planning applications (as illustrated in Option 2), fee income will increase gradually under this option as applications move along the pathway. This may have negative impacts on LPAs (compared to Option 2) as it will take longer for services to recover as income will increase over several years which could prolong the ongoing subsidisation of planning services and place further pressure on struggling LPAs in the short term.

6.46 In relation to householder applications, the costs to LPAs are set out in the table overleaf. Setting the householder fee at £585 would generate an estimated additional fee income of £2,429,975 above current levels, although this varies considerably between individual LPAs.

Number of Householder Applications Submitted in Wales (01st April 2023-31st March 2024)				
LPA	*Number of applications submitted	Fee income based on current fee £230	Fee income based on new fee of £585	**Projected increase in fee income
Blaenau Gwent CBC	66	£15,180	£38,610	£23,430
Brecon Beacons NPA	150	£34,500	£87,750	£53,250
Bridgend CBC	307	£70,610	£179,595	£108,985
Caerphilly CBC	290	£66,700	£169,650	£102,950
Cardiff CC	786	£180,780	£459,810	£279,030
Carmarthenshire CC	370	£85,100	£216,450	£131,350
Ceredigion CC	132	£30,360	£77,220	£46,860
Conwy CBC	246	£56,580	£143,910	£87,330
Denbighshire CC	159	£36,570	£93,015	£56,445
Flintshire CC	261	£60,030	£152,685	£92,655
Gwynedd CC	300	£69,000	£175,500	£106,500
Isle of Anglesey CC	235	£54,050	£137,475	£83,425
Merthyr Tydfil CBC	84	£19,320	£49,140	£29,820

Monmouthshire CC	283	£65,090	£165,555	£100,465
Neath Port Talbot CBC	223	£51,290	£130,455	£79,165
Newport CC	295	£67,850	£172,575	£104,725
Pembrokeshire CC	270	£62,100	£157,950	£95,850
Pembrokeshire Coast NPA	165	£37,950	£96,525	£58,575
Powys CC	258	£59,340	£150,930	£91,590
Rhondda Cynon Taf CBC	406	£93,380	£237,510	£144,130
Snowdonia NPA	76	£17,480	£44,460	£26,980
Swansea CC	570	£131,100	£333,450	£202,350
Torfaen CBC	157	£36,110	£91,845	£55,735
Vale of Glamorgan CBC	554	£127,420	£324,090	£196,670
Wrexham CBC	202	£46,460	£118,170	£71,710
Total	6845	£1,574,350	£4,004,325	£2,429,975

**Data caveats - This table assumes that all householder applications will be for the 'enlargement, improvement or other alteration of a dwelling house'. There is a lower fee of £230 (to be increased to £283) for those householder applications submitted 'within the curtilage of dwelling house'. Data received (DQMS) does not differentiate between the different types of householder application.*

***assumes a similar volume of applications is submitted in the future.*

6.47 Setting householder fees at FCR from day 1 would provide an immediate positive financial benefit as this is the most common application type in Wales and this would help offset some of the disbenefits of the longer pathway for other fee categories.

General Public/Third Parties

6.48 The costs are the same as Option 2, albeit under this option the impacts of would be realised over a longer period.

Benefits:

Business/Householders

6.49 The benefits to business/householders are the same as Option 2, albeit under this option the impacts of these benefits would be realised over a longer period where it will take longer for applicants to benefit from planning service improvements.

Local Planning Authorities

6.50 The benefits to LPAs are the same as Option 2, albeit under this option the impacts of these benefits would be realised over a longer period. It will take longer for services to recover as income will increase over several years which could prolong the ongoing subsidisation of planning services, delay recruitment of new staff and place further pressure on struggling LPAs in the short term.

General Public/Third Parties

6.51 The benefits to LPAs are the same as Option 2, albeit under this option the impacts of these benefits would be realised over a longer period.

7.0 Summary and preferred option

7.1 It is recognised that periodically increasing planning fees by a certain percentage, including the retention of the current imbalance between smaller and householder applications and major applications, is no longer sustainable. The current fee regime does not address the changes to, and the complexities of running a development management service at the local level. LPAs are unable to resource their development management services adequately when the fee regime is constantly playing 'catch up' and as a result, LPAs are moving further away from cost recovery. If this situation is allowed to continue, it is likely to have a detrimental impact on the development and management of land in Wales, and our ability to make economic, social and environmental progress as a nation.

7.2 Option 1 (do nothing) would lead to a growing disparity between the income received from planning applications and the costs of processing and making decisions. Therefore, we have deemed Option 1 as unacceptable.

7.3 There was considerable support across all sectors for increases to planning fees from all sectors for a fee structure based on FCR and annual inflationary updates (based on CPI) by publication. On this basis both Options 2 (FCR) and 3 (FCR Pathway) would achieve the policy intent.

7.4 Option 3 has been selected as the preferred option. This is because Option 3 allows for fees to be implemented on a phased basis. It ensures that fees for planning applications are set at or close to FCR, but through a gradual approach. The timeframe for reaching FCR has been carefully considered. Most application types will reach FCR within 3 years, while the remaining types will do so in approximately 5 years. This approach involves modest and incremental fee increases, progressing towards the goal of FCR. It aims to balance ensuring applicants can plan for and absorb these costs, while also providing financial relief to struggling LPAs.

8. Impact Assessments

8.1 An Integrated Impact Assessment (IIA) has been prepared and published on the Welsh Government Website and is available upon request. A summary of those impact assessments undertaken to support this legislation is provided in the table below. The IIA is available on the following link: [Fee Regulations 2025: integrated impact assessment | GOV.WALES](#)

Impact Assessment	Yes/No
Children's rights	No
Equality	*Yes
Socio-economic Duty	No
Rural Proofing	No
Health	No
Privacy	No
Welsh Language	*Yes
Economic / RIA	Yes – refer to this RIA
Justice	No
Biodiversity	*Yes
Climate Change	No
Strategic Environmental Assessment	No
Habitat Regulations Assessment	No
Environmental Impact Assessment	No

* Mandatory for all proposals to meet statutory obligations.

Competition Assessment

8.2 The main purpose of this proposal is to introduce amended Fee Regulations which will establish a more fair and equitable process for calculating and publishing planning and related application fees in Wales. These fees are designed to recover the costs incurred by LPAs in processing and determining planning applications, rather than to generate profit or influence market competition.

8.3 These changes are not expected to deter new market entrants, introduce disproportionate costs, alter competitive dynamics, or affect consumer choice in a way that would warrant a competition assessment. Furthermore, planning application services are statutory functions provided exclusively by LPAs. There is no competitive market for these services, and applicants cannot choose between providers based on price or service quality. As such, fee increases do not distort competition or create barriers to entry in any relevant market.

8.4 In summary, because planning application fees are:

- Set nationally and uniformly applied,

- Intended solely for cost recovery,
- Delivered by statutory bodies without market competition,

a competition assessment is not considered relevant or required.

The competition filter test	
Q1: In the market(s) affected by the new regulation, does any firm have more than 10% market share?	No
Q2: In the market(s) affected by the new regulation, does any firm have more than 20% market share?	No
Q3: In the market(s) affected by the new regulation, do the largest three firms together have at least 50% market share?	No
Q4: Would the costs of the regulation affect some firms substantially more than others?	No
Q5: Is the regulation likely to affect the market structure, changing the number or size of firms?	No
Q6: Would the regulation lead to higher set-up costs for new or potential suppliers that existing suppliers do not have to meet?	No
Q7: Would the regulation lead to higher ongoing costs for new or potential suppliers that existing suppliers do not have to meet?	No
Q8: Is the sector characterised by rapid technological change?	No
Q9: Would the regulation restrict the ability of suppliers to choose the price, quality, range or location of their products?	No

Note: The following Fee Document may be subject to minor updates (including rounding) before it is formally published on the Welsh Government website

ANNEX A – FEE DOCUMENT (DRAFT)

Background and Legislative Context

Under section 303 of the Town and Country Planning Act 1990 (“the 1990 Act”) the Welsh Ministers may prescribe fees or charges in connection with planning functions. In relation to Local Planning Authority (LPA) planning application fee categories, these are currently detailed in the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 No.1522 (as amended) (“the 2015 Fee Regulations”).

The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 (“the 2025 Fee Regulations”) came into force on 20th October 2025. These Regulations make provision for a more effective and efficient system of updating and publicising fees. This will assist Welsh Government in addressing the existing deficit between the cost of determining applications and the income received for providing this service.

Our approach to both the timing and method for increasing fees was subject to consultation. The consultation documents, Government response to the consultation and the Explanatory Memorandum Regulatory Impact Assessment (EMRIA) to support the 2025 Fee Regulations can be accessed on the following links:

- [Promoting a resilient and high performing planning service | GOV.WALES](#)
- [Link to the 2025 Fee Regulations and the EMRIA will be included here when published.](#)

Effect of the 2025 Fee Regulations

The effect of the 2025 Fee Regulations is that the existing established fee categories and structure set out in the 2015 Fee Regulations (as amended) is retained and any monetary values attributed to them is removed. This monetary value is now published, amongst other information, in a Fee Document by the Welsh Ministers. In addition, the 2025 Regulations make changes to the variable fee thresholds for residential development (including change of use). For outline applications, the threshold has been reduced from 2.5 hectares to 1.2 hectares, and for full applications, from 50 units to 25 units.

The 2025 Fee Regulations provide that Welsh Ministers must prepare and publish a Fee Document on a website maintained by, or on behalf of, the Welsh Ministers. The Fee Document must set out:

- The method used to calculate fees
- The amount of fees payable
- The time period relating to any fee changes
- The timing and frequency of the publication of the Fee Document
- The date on which the Fee Document comes into force
- Consultation requirements

The Fee Document must be published no less than four weeks before the day on which the Fee Document comes into force.

Timing of future fee increases

Following the initial fee increase, which will come into effect on 01st December 2025, a new Fee Document will take effect on the 01st April each year, starting 01st April 2027.

There will be no fee increase in 2026, as implementing another adjustment so soon after the 1st December 2025 fee increase could cause uncertainty among applicants. It is therefore considered inappropriate to introduce the next increase on 1st April 2026 given the short interval since the previous change.

The Welsh Ministers must publish any fee increases on the Welsh Governments' website at least four weeks before the increases take effect. Whilst the minimum publication requirement is four weeks, Welsh Government will, ordinarily, aim to publish the new Fee Document three months before any increases take effect. This will allow sufficient time for notification and publication arrangements by LPAs. Additionally, a hard copy of the updated Fee Document can be obtained from the Welsh Government upon request.

Method for updating fees

All planning fees will be increased by the rate of inflation, as measured by the Consumer Prices Index (CPI) from the preceding September. Fees will remain the same and not be decreased if there is negative inflation (deflation). Fees will be rounded to the nearest £1.

Those fee categories placed on the FCR Pathway will be increased by a maximum of 10% each year (*or £100, whichever is the greater*) plus annual inflation, until the FCR target has been reached. Once the FCR has been reached, annual increases will be linked to inflation only. The type of fee increase for each category will be clearly denoted.

The initial fee increase (01st December 2025) is based on an inflationary uplift (plus FCR where applicable) from 2020 (the last fee increase) to June 2024. Fees have

not been amended to 2025 levels to ensure consistency with the consultation proposals.

The next fee increases which will take effect on 01 April 2027 will account for inflation from June 2024 to September 2026. Subsequent increases starting 01 April 2028 will be based on yearly inflation from September to September and will take effect each April.

Consultation requirements

The current approach to updating fees has already been subject to consultation. If Welsh Government were to change the method, the time period relating to any fee changes, and frequency of publication of fee increases, then this will be subject to consultation before any changes are made, and any fee increase came into effect.

Fees for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025

Application

The following sets out the amount of fees payable that **will take effect in Wales on 01st December 2025**, rounded to the nearest £1.

These fees do not apply to those applications, amendments, deemed applications and site visits made before 01st December 2025.

Categories

The first column of the table identifies the regulation number in the 2015 Fees Regulations (as amended) which provides for a fee to be paid. The second column sets out the amount and or nature of the fee payable for that regulation.

- (FCR) Denotes fee categories placed on the Full Cost Recovery Pathway
- (*) Fee categories increased by inflation only

Fee Category / Regulation with the 2015 Fee Regulations	Fee payable
<i>10. Fees in respect of deemed applications</i>	
4(a) where an application would have been made to the relevant authority, twice the amount of the fee which would have been payable in respect of the application	Twice the amount of the fee which would have been paid.
<i>11. Fees for applications for certificates of lawful use or development</i>	
11(3)(a). In the case of an application under section 191(1)(a) or (b) (or under both paragraphs)	The amount that would be payable for the use specified in the application

11(3)(b). An application made under section 191(1)(c) of the Town and Country Planning Act 1990.	£383 (FCR)
11(3)(c). In the case of application under section 192(1)(a) or (b) (or under both paragraphs)	Half the amount that would be payable for the use specified in the application
11(9) Where an application is made by or on behalf of a community council, the fee payable is one half of the amount that would otherwise be payable	One half of the amount that would otherwise be payable
13. Fees for certain applications under the General Permitted Development Order	
13(1)(a). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 6 (agricultural buildings and operations), applications under Part 7 (forestry buildings and operations) and applications under Part 11 (demolition).	£223 (FCR)
13(1)(b). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 24 (communications).	£667 (FCR)
14. Fees in respect of the monitoring of mining and landfill sites	
14(4). Where the whole or part of a site is active.	*£493 per visit (subject to a maximum of 8 visits per 12 months)
14(5). Where the site is inactive.	*£166 per visit (subject to 1 visit per 12 months)
15. Fees for applications made under planning condition	
15(1)(a). Where an application is made to a local planning authority under Article 23 of the DMP(W)O 2012 and where the application relates to a permission for development which falls within category 6 or 7 specified in the table set out in Part 2 of Schedule 1.	£123 (FCR)
15(1)(b). Where an application is made to a local planning authority under Article 23 of the DMP(W)O 2012 in any case other than those specified under paragraph 15(1)(a).	£242 (FCR)

16. Fees for non-material changes to planning permission	
16(1)(a). Applications made under section 96A(4) of the Town and Country Planning Act 1990 and the application is a householder application.	£123 (FCR)
16(1)(b). Applications made under section 96A(4) of the Town and Country Planning Act 1990 and the application is anything other than a householder application.	£242 (FCR)
16A. Fees for post-submission amendments to major development	
16A (3). Where an amendment to a valid application for major development is submitted to a local planning authority in accordance with Article 22(1A) of the DMP(W)O 2012 a fee must be paid.	*£283.50
16B Fees for applications for certificates of appropriate alternative development	
16B (2) Fees for applications for certificates of appropriate alternative development	*£283.50

Schedule 1

Fees in respect of applications and deemed applications for planning permission or for approval of reserved matters

Part 1: Fees payable under regulation 3 or regulation 10

Fee Category / Regulation with the 2015 Regulations	Proposed fee payable
Paragraph number of Schedule 1 Part 1	
2. Where an application or deemed application is made or deemed to be made by or on behalf of a community council.	50% of original fee
3(1). Where an application or deemed application is made or deemed to be made by or 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.	£475 (FCR)
4. Application for approval of one or more reserved matters.	£592 (FCR)
5. Applications made under section 73 of the Town and Country Planning Act 1990.	£383 (FCR)

<p>5A(3)(a). Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of a non-material change, or where the local planning authority have not given notice of their decision in respect of an earlier application with the time specified in article 28A(7) of the DMP(W)O 2012, for householder applications.</p>	<p>The fee set out is the difference between the cost of a s.73 application and a s.96A application for householder applications.</p>
<p>5A(3)(b). Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of a non-material change, or where the local planning authority have not given notice of their decision in respect of an earlier application with the time specified in article 28A(7) of the DMP(W)O 2012, for any other case.</p>	<p>The fee set out is the difference between the cost of a s.73 application and a s.96A application in any other case.</p>
<p>6(a). An application relating to development carried out without planning permission.</p>	<p>Where the application relates to development carried out without planning permission, the fee that would be payable if the application were for planning permission to carry out the development</p> <p><i>(FCR)</i></p>
<p>6(b). An application relating to any other case.</p>	<p>*£283.50</p>
<p>7. Applications for planning permission to extend a time limit under sections 91 or 92 of the Town and Country Planning Act 1990, where planning permission has previously been granted for development which has not yet begun.</p>	<p>*£383</p> <p><i>(FCR)</i></p>
<p>8. Applications made for planning permission or for reserved matters that straddle the boundary or boundaries between the areas of two or more LPAs</p>	<p>The normal fee payable to each LPA.</p>
<p>13(2)(a). Applications for outline planning permission for development falling into more than one category, where the site area does not exceed 2.5 hectares.</p>	<p>£667 per 0.1ha</p> <p><i>(FCR)</i></p>
<p>13(2)(b). Applications for outline planning permission for development falling into more</p>	<p>£14,637 base fee</p> <p>£154 per 0.1ha above 2.5ha</p>

than one category, where the site area does exceed 2.5 hectares.	£203,380 maximum fee (FCR)
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Part 2 – Scale of Fees in Respect of Applications Made or Deemed to be Made:

Fee Category / Regulation with the 2015 Regulations	Proposed fee payable
Category of Development	
I. Operations	
1. The erection of dwellinghouses (other than development within category 6 below).	<p>(a) where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 1.2 hectares, £667 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 1.2 hectares, £14,637 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum total of £203,380;</p> <p>(b) in other cases –</p> <p>(i) where the number of dwellinghouses to be created by the development is 25 or fewer, £667 for each dwellinghouse,</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 25, £29,274 and an additional £154 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761</p> <p>(FCR)</p>
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	<p>(a) Where the application is for outline planning permission and –</p> <p>(i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area,</p>

	<p>(ii) the site area exceeds 2.5 hectares, £14,637 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £203,380;</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, £383</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, £667,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 75 square metres, £585 for each 75 square metres (or part thereof), subject to a maximum in total of £406,761.</p> <p><i>(FCR)</i></p>
<p>3. The erection, on land used for the purpose 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, £667 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £14,637 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £203,385.</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, £205,</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, £667,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £585 and an additional £585 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £406,761.</p> <p><i>(FCR)</i></p>
<p>4. The erection of glasshouses on land use 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, £205; <i>(FCR)</i></p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £3,313. <i>(FCR)</i></p>
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £667 for each 0.1 hectare of the site area; <i>(FCR)</i></p> <p>(b) where the site area exceeds 5 hectares, £31,185 and an additional £197 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £406,761. <i>(FCR)</i></p>
<p>6. The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>a) Where the application relates to one dwellinghouse, £585; <i>(FCR)</i></p>

	(b) where the application relates to 2 or more dwellinghouses, £820 . (FCR)
<p>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</p> <p>(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.</p>	<p>*£283 in each case</p> <p>£383 (FCR)</p>
<p>8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 7.5 hectares, £667 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £46,777 and an additional £197 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £406,761.</p> <p>(FCR)</p>
<p>9. The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) In the case of operations for the winning and working of minerals—</p> <p>(i) where the site area does not exceed 15 hectares, £374 for each 0.1 hectare of the site area, (FCR)</p> <p>(ii) where the site area exceeds 15 hectares, £46,777 and an additional £197 for each 0.1 hectare in excess of 15 hectares,</p>

	<p>subject to a maximum in total of £108,470; (FCR)</p> <p>(b) in any other case, £296 for each 0.1 hectare of the site area, subject to a maximum of £406,761. (FCR)</p>
<i>I. Uses of land</i>	
<p>10. The change of use of a building to use as one or more separate dwellinghouses</p>	<p>(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses—</p> <p>(i) where the change of use is to use as 25 or fewer dwellinghouses, £667 for each additional dwellinghouse, (FCR)</p> <p>(ii) where the change of use is to use as more than 25 dwellinghouses, £31,185 and an additional £197 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £406,761; (FCR)</p> <p>(b) in all other cases—</p> <p>(i) where the change of use is to use as 25 or fewer dwellinghouses, £585 for each dwellinghouse, (FCR)</p> <p>(ii) where the change of use is to use as more than 25 dwellinghouses, £31,185 and an additional £197 for each dwellinghouse in excess of 25 dwellinghouses, subject to a maximum in total of £406,761. (FCR)</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, £374 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares, £46,777 and an</p>

	additional £197 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £108,470 (FCR)
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).	£667 (FCR)

Schedule 2 – Fees for Advertisements – Scale of Fees in Respect of Applications for Consent to Display Advertisements

Fee Category / Regulation with the 2015 Regulations	Proposed fee payable
Category of development	
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— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	£248 (FCR)
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.	£197 (FCR)
3. All other advertisements.	£667 (FCR)

Schedule 4 – Scale of Fees in Respect of Requests for Pre-Application Services

Fee Category / Regulation with the 2016 Regulations	Proposed fee payable
Part 1 - (Fees payable under Regulation 2A)	
Householder Applications	*£33.20
Part 2 - (Fees in Respect of Requests for Pre-Application Services)	
1. The erection of dwellinghouses	<p>(a) Where</p> <p>(i) the number of dwellinghouses to be created by the proposed development is one to nine, *£332,</p> <p>(ii) the number of dwellinghouses to be created by the proposed development is 10 to 24, *£796.80,</p> <p>(iii) the number of dwellinghouses to be created by the proposed development exceeds 24, *£1,328;</p> <p>(b) where the number of dwellinghouses to be created is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, * £796.80,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, * £1,328.</p>
2. The erection of buildings (other than dwellinghouses)	<p>(a) Where</p> <p>(i) the area of the gross floor space to be created by the proposed development does not exceed 999 square metres, *£332,</p> <p>(ii) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, *£796.80,</p> <p>(iii) the area of the gross floor space to be created by the</p>

	<p>proposed development exceeds 1,999 square metres, *£1,328;</p> <p>(b) where the gross floor space to be created by the proposed development is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, *£796.80,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, *£1,328.</p>
<p>3. The making of a material change in the use of a building or land</p>	<p>(a) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and</p> <p>(i) the area of the gross floor space of the proposed development does not exceed 999 square metres, *£332,</p> <p>(ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, *£796.80,</p> <p>(iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, *£1,328,</p> <p>(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and</p> <p>(i) the site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the site area is 0.5 to 0.99 hectares, *£796.80,</p> <p>(iii) the site area exceeds 0.99 hectares, *£1,328.</p>
<p>4. The winning and working of minerals or the use of land for mineral- working deposits</p>	<p>*£796.80</p>
<p>5. Waste development</p>	<p>*£796.80</p>

Exemptions and Concessions

Description	Fee Payable
Exemptions:	
Listed Building and Conservation Area Consents	Exemption from payment to remain.
If the proposal relates to works that require planning permission only by virtue of an Article 4 direction	Exemption from payment to remain.
Works to a Tree covered by a TPO or in a CA hedgerow removal	Exemption from payment to remain.
Alterations/extensions to a dwelling house for the benefit of a disabled person	Exemption from payment to remain.
An application solely for the purposes of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.	Exemption from payment to remain.
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.	Exemption from payment to remain.
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.	Exemption from payment to remain.
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.	Exemption from payment to remain.

If the application is for alternative proposals for the same site by the same applicant, 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.	Exemption from payment to remain.
Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go').	Exemption from payment to remain.
Concessions:	
Planning Applications submitted on behalf of a Community and Town Council.	50% of the normal fee for the application in question. Concession to remain.
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 out of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)	*£475. (FCR) Concession to remain.
If the application is for a Lawful Development Certificate for a proposed use or development	50% of the fee.
If two or more applications submitted for different proposals on the same day and relating to the same site, you must pay the fee for the highest fee plus half sum for the others	Concession to remain.