

Explanatory Memorandum to:

- 1. The Infrastructure Consent (Correcting Errors and Applications to Change or Revoke Infrastructure Consent Orders) (Procedure) (Wales) Regulations 2026**
- 2. The Infrastructure Consent (Fees) (Wales) (Amendment) Regulations 2026**
- 3. The Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) (Wales) Regulations 2026**

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 Infrastructure Consent (Correcting Errors and Applications to Change or Revoke Infrastructure Consent Orders) (Procedure) (Wales) Regulations 2026, the Infrastructure Consent (Fees) (Wales) (Amendment) Regulations 2026 and the Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) (Wales) Regulations 2026. I am satisfied the benefits justify the likely costs.

Rebecca Evans MS
Cabinet Secretary for Economy, Energy and Planning

3 February 2026

PART 1 – Explanatory Memorandum

1. Description

- 1.1 The Infrastructure (Wales) Act 2024 (“the 2024 Act”) establishes a unified consenting process for significant infrastructure projects in Wales, both on land and in the Welsh marine area, to enable making and consideration of applications for infrastructure consent. Part 6 of the 2024 Act makes provision about infrastructure consent orders (orders granting infrastructure consent) including provision giving the Welsh Ministers powers to correct errors in decision documents and, by order, to change or revoke an infrastructure consent order. Schedule 2 to the 2024 Act makes provision about compensation where an infrastructure consent order is changed or revoked by the Welsh Ministers without an application being made.
- 1.2 The Welsh statutory instruments which are the subject of this Explanatory Memorandum make provision about the procedure for correcting errors in decision documents and for applications to change or revoke infrastructure consent orders, the charging of fees in connection with applications and proposed applications to change or revoke an infrastructure consent order and the way in which, and the period within which, a claim for compensation under Schedule 2 of the 2024 Act must be made. They also specify the minimum amount of compensation for depreciation under paragraph 2 of that Schedule.

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

- 2.1 None.

3. Legislative Background

- 3.1 The 2024 Act, which received Royal Assent on 3 June 2024, sets out the legislative framework for the new consenting process for major infrastructure projects.

- 3.2 This Explanatory Memorandum covers three Welsh statutory instruments.

The Infrastructure Consent (Correcting Errors and Applications to Change or Revoke Infrastructure Consent Orders) (Procedure) (Wales) Regulations 2026

- 3.3 These Regulations are made under powers conferred on the Welsh Ministers by sections 40(5), and (6)(a) to (c), 42(4) and (6), 44(1), (2) and (4), 65(4), 88, 91(1), (3) and (5), 140(1) and (2), 96(7)(b) and 141(2) of the 2024 Act.

- 3.4 Section 88(1) and (2) of the 2024 Act enables regulations to make provision for the procedure for correcting errors in a decision document (as defined in section 86 of that Act).
- 3.5 Under section 91(1) of the 2024 Act, an application to change or revoke an infrastructure consent order must be made in the form and in the way specified in regulations and be accompanied by information of a kind specified in regulations and section 91(3) enables regulations to make provision for the procedure for changing and revoking an infrastructure consent order.
- 3.6 Under section 40(2) of the 2024 Act the Welsh Ministers may appoint a person or a panel of persons to examine an application to revoke or change an infrastructure consent order. Section 40(5) and (6)(a) to (c) enables the Welsh Ministers to make further provision in regulations for, or in connection with, an examining authority, including appointing members to a panel, allocating functions to persons on a panel and replacing a panel. Section 42(4) specifies the examining authority must determine the procedure for examining an application before the end of a period specified in regulations. Section 42(6) enables regulations to specify those persons the examining authority must notify of their determination. Section 44 provides for regulations to make provision about the procedure to be followed in connection with the examination of an application.
- 3.7 Section 65(4) of the 2024 Act enables regulations to specify the procedure in relation to land to which authorisation of compulsory acquisition relates.
- 3.9 Section 96(7)(b) of the 2024 Act provides for regulations to specify the “relevant day” for the purposes of the period within which a claim for judicial review must be made under subsection (6) in the context of applications to change or revoke an infrastructure consent order.
- 3.9 Section 140 of the 2024 Act makes provisions about the restrictions that apply to any regulations made under that Act. Subsections (1) and (2) provide clarity that regulations made under specified sections, including section 91(3) and 124 of the 2024 Act, can include provision that would require consent of, or consultation with, the appropriate UK Government Minister under the specified paragraphs of Schedule 7B to the Government of Wales Act 2006. This includes the ability to confer functions on reserved authorities.
- 3.10 Sections 141(2) and 144 of the 2024 Act provide the power to make different provision for different purposes or different areas and to make incidental, supplementary, consequential, transitional or savings provision.
- 3.11 These Regulations are subject to the Senedd annulment procedure (see section 141(5) of the 2024 Act and paragraph 5 of Schedule 1A to the Legislation (Wales) Act 2019 (“the 2019 Act”).

The Infrastructure Consent (Fees) (Wales) (Amendment) Regulations 2026

- 3.12 These Regulations are made under powers conferred on the Welsh Ministers by sections 124(1), (4), (5) and (6), 140(1) and (2) and 141(2)(a) of the 2024 Act.
- 3.13 Section 124 of the Act enables regulations in relation to the charging of fees by a specified public authority for performing an infrastructure consent function and for the provision of an infrastructure consent service. See paragraph 3.9 in relation to section 140 of the Act.
- 3.14 These Regulations are subject to the Senedd approval procedure (see section 141(3) and (4)(h) of the 2024 Act and paragraph 3 of Schedule 1A of the 2019 Act).

The Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) (Wales) Regulations 2026

- 3.15 These Regulations are made under powers conferred on the Welsh Ministers by paragraphs 1(3) and 2(1) of Schedule 2 to the 2024 Act.
- 3.16 Paragraph 1(3) of Schedule 2 to the 2024 Act enables regulations to make provision about the way in which, and the period within which, a claim for compensation under that paragraph must be made. Paragraph 2(1) of Schedule 2 to the 2024 Act specifies that paragraphs 3 to 9 of that Schedule apply where compensation becomes payable by the Welsh Ministers which includes compensation for depreciation of more than the minimum amount which is set out in regulations.
- 3.17 Regulations made under paragraph 1(3) of Schedule 2 of the 2024 Act are subject to the Senedd annulment procedure (see section 141(5) of the 2024 Act and paragraph 5 of Schedule 1A to the 2019 Act).
- 3.18 Regulations made under paragraph 2(1) of Schedule 2 of the 2024 Act are subject to the Senedd approval procedure (see section 141(3) and (4)(m) of the 2024 Act and paragraph 3 of Schedule 1A of the 2019 Act).
- 3.19 These Regulations contain provision made under paragraphs 1(2) and 2(1) of Schedule 2 to the 2024 Act and are therefore subject to the Senedd approval procedure (see section 37G of the 2019 Act).

4. Purpose and intended effect of the legislation

- 4.1 The Wales Act 2017 devolved further legislative and executive responsibility for the consenting of energy generating projects, overhead electric lines as well as ports and harbours. As a consequence of the way these powers were devolved, Wales was placed into consenting processes which were not fit for purpose, and in some cases, former consenting processes. Furthermore, Wales no longer had access to a unified and streamlined consenting regime where it concerned energy infrastructure.

- 4.2 To address this issue, the Infrastructure (Wales) Bill (now the 2024 Act) was introduced into the Senedd on 12 June 2023 and became law on 3 June 2024, as it gained Royal Assent. It legislates for a single unified consenting regime for devolved major energy and infrastructure projects in Wales, both on land and in the territorial sea.
- 4.3 A suite of regulations to implement provisions of the 2024 Act in relation to applications for infrastructure consent were laid before the Senedd during the Summer / Autumn of 2025 and came into force on 15 December 2025.
- 4.4 In addition to the above suite of regulations, further provision is required to specify procedural requirements post-decision, where errors in decision documents require correcting, in relation to the procedure for making applications to change or revoke infrastructure consent orders and in respect of compensation for changing or revoking infrastructure consent orders.
- 4.5 The nature of significant infrastructure projects means that changes may be needed to a development granted infrastructure consent, either before construction begins or during the construction process, where those changes are not covered by the parameters of an infrastructure consent order.
- 4.6 Similarly, where an application for infrastructure consent is granted and an order made, but not yet implemented, over time there may be circumstances which mean that the infrastructure consent order should be revoked.
- 4.7 The Regulations which are the subject of this Explanatory Memorandum are as follows.

The Infrastructure Consent (Correcting Errors and Applications to Change or Revoke Infrastructure Consent Orders) (Procedure) (Wales) Regulations 2026

- 4.8 These Regulations make provision about the procedure for correcting errors in decision documents and for applications to change or revoke infrastructure consent orders.
- 4.9 They include provision in relation to, among other things, giving notice of a proposed application, publication and notification requirements (in the case of changes which are considered by the Welsh Ministers to be material and for revocations), submission of applications, post-application publicity and notification requirements. They also make provision about the procedure for examination of an application where an examining authority is appointed and the decision-making process and include provision about what steps are to be taken where the Welsh Ministers do not appoint an examining authority.

- 4.10 The Regulations also make provision about the procedure for correcting errors in decision documents and specify the “relevant day” for the purposes of section 96(7)(b) of the 2024 Act (legal challenges).

The Infrastructure Consent (Fees) (Wales) (Amendment) Regulations 2026

- 4.11 The Infrastructure Consent (Fees) (Wales) (Amendment) Regulations 2026 amend the Infrastructure Consent (Fees) (Wales) Regulations 2025 to make provision for the charging of fees by a specified public authority for performing an infrastructure consent function and for the provision of an infrastructure consent service in connection with applications or proposed applications to make a change to, or revoke, an infrastructure consent order.
- 4.12 These include fees for notices of proposed applications, making and examination of applications. The purpose of this is to ensure the costs for undertaking a function relating to an application for changing or revoking an infrastructure consent order can be recovered.

The Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) Regulations 2026

- 4.13 These Regulations make provision about the way in which, and the period within which, an application for compensation under Schedule 2 to the 2024 Act must be made. They also include provision specifying the minimum amount of compensation for depreciation under that Schedule.

5. Consultation

- 5.1 Proposals on implementing the Infrastructure (Wales) Act 2024, including procedural requirements relating to correcting errors in decision documents and changing or revoking infrastructure consent orders, were put forward in the *‘Implementing the Infrastructure (Wales) Act 2024’* consultation paper.
- 5.2 The consultation paper was published on 19 September 2024 and was open for responses until 13 December 2024. The consultation generated 72 responses.
- 5.3 Broadly, respondents were supportive of the proposals relating to correcting errors in decision documents and changing or revoking infrastructure consent orders. However, several respondents commented that further clarity on certain matters would be beneficial, such as what would constitute a non-material or a material amendment.
- 5.4 The intention is for these Regulations to be supplemented by detailed guidance, which will provide the necessary clarity respondents requested.
- 5.5 The consultation documents and a summary of responses are available at:

[Implementing the Infrastructure \(Wales\) Act 2024 | GOV.WALES](#)

- 5.6 The Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) (Wales) Regulations 2026 were not subject to formal consultation.
- 5.7 The principle of compensation for unilateral orders was raised in the consultation and as part of the Welsh Government response, a commitment was made to give consideration to these matters when developing subordinate legislation. These regulations reflect that commitment.
- 5.8 Furthermore, the principle of matters relating to compensation was also agreed as part of the development of the Infrastructure (Wales) Act 2024 and will have limited impact on applicants and other stakeholders. This is because a claim for compensation under these regulations may only be sought in circumstances where the Welsh Ministers unilaterally change or revoke an infrastructure consent order, which is not expected to occur frequently.
- 5.9 Finally, the Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) (Wales) Regulations 2026 relate to procedural matters which reflect similar provisions in existing consenting regimes, and follow the proposals set out in the Statement of Policy Intent that accompanied the Bill.

PART 2 – REGULATORY IMPACT ASSESSMENT

Summary

1. A Regulatory Impact Assessment (RIA) has been completed for the Infrastructure Consent (Correcting Errors and Applications to Change or Revoke Infrastructure Consent Orders) (Procedure) (Wales) Regulations 2026, the Infrastructure Consent (Fees) (Wales) (Amendment) Regulations 2026, and the Infrastructure Consent (Compensation for Changing or Revoking Infrastructure Consent Orders) (Wales) Regulations 2026 (“the 2026 Regulations”). The regulations prescribe new detail for the infrastructure consenting process set out by the Infrastructure (Wales) Act 2024 (“the Act”). They set a process for the Welsh Ministers to change or revoke an Infrastructure Consent Order, the fees that may be charged, and the process for compensation where an order is revoked or amended. The RIA follows below.
2. There are no specific provisions in the 2026 Regulations which charge expenditure on the Welsh Consolidated Fund.
3. This RIA has been informed by the RIA and supporting Methodology Paper prepared for the Act and the RIA prepared for the wider subordinate legislation deriving from the Act, evidencing costs to different stakeholders for infrastructure consenting. Those documents can be found here:
 - Infrastructure (Wales) Act Explanatory Memorandum Regulatory Impact Assessment (EMRIA), see pages 55 to 108 for the RIA: <https://senedd.wales/media/zhxnxhxq/pri-ld15880-em-e.pdf>
 - Infrastructure (Wales) Act Regulatory Impact Assessment (RIA) Methodology Paper: <https://business.senedd.wales/documents/s137490/Regulatory%20Impact%20Assessment%20RIA%20Methodology%20Paper%20-%2012%20June%202023.pdf>
 - Infrastructure (Wales) Act Subordinate Legislation Explanatory Memorandum Regulatory Impact Assessment (EMRIA), see pages 14 to 40 for the RIA: [sub-ld17231-em-en.pdf](https://senedd.wales/media/zhxnxhxq/sub-ld17231-em-en.pdf)
4. To evidence costs in this RIA, the costs evidenced in previous RIAs for a new infrastructure consenting process are applied. This is because the broad principles and costs of what a new consenting process will mean to various stakeholders have remained constant; for example processing of applications by the Welsh Government.
5. This RIA applies a 10 year appraisal period in evidencing costs to stakeholders for the different options. During this period, costs are considered to become stable.

6. For the purposes of this RIA, figures have been rounded to the nearest £100. Some figures may therefore not sum due to rounding.

Key Datasets Used to Evidence RIA

7. There are a number of key datasets that have been used to inform this RIA, as discussed in turn below.

Historic data on changes to and revocations of infrastructure applications

8. To determine how many applications to change or revoke an infrastructure consent order will come forward, historic data on numbers of similar applications submitted under existing consenting processes has been applied.
9. The Developments of National Significance (“DNS”) consenting regime is the former process by which significant infrastructure projects were determined by the Welsh Ministers. Data on the DNS consenting regime was also used to inform previous RIAs. Similar data relating to DNS provides a sound basis to evidence what will likely happen in future regulations that are subject to this RIA.

Changes to DNS schemes

10. DNS consents are planning permissions therefore local planning authorities (LPAs) determine applications for changes to permitted DNS under the Town and Country Planning Act 1990. They are either material changes to those permissions (under the provisions of Section 73 which enables changes to the planning conditions of a planning permission) or non-material changes to those permissions (under the provisions of Section 96A which enables non-material changes to be made to a planning permission).
11. A data collection exercise was undertaken with all LPAs across Wales during September and October 2025 to ascertain numbers of Section 73 and 96A schemes for DNS schemes over the previous 5 years. This data provides a strong basis on likely future numbers of applications to the Welsh Ministers for changes to infrastructure consent orders. The results are shown in the table below.

Table A – Data obtained from LPAs during September and October 2025 on numbers of applications they have determined for changes to DNS schemes over the previous 5 year period		
Local authority	Data return – Section 73 applications for DNS schemes (material changes)	Data return – Section 96A applications for DNS schemes (non-material changes)
Anglesey	0	0
Blaenau Gwent	0	2
Bridgend	2	1
Caerphilly	1	4
Cardiff	0	0
Carmarthenshire	0	1
Ceredigion	0	0

Conwy	0	No return
Denbighshire	0	0
Flintshire	0	0
Gwynedd	0	0
Merthyr Tydfil	0	0
Monmouthshire	0	2
Neath Port Talbot	1	0
Newport	0	0
Pembrokeshire	0	1
Powys	4	0
Rhondda Cynon Taf	1	2
Swansea	0	0
Torfaen	0	0
Vale of Glamorgan	1	0
Wrexham	0	0
Bannau Brycheiniog National Park Authority	0	0
Snowdonia National Park Authority	0	0
Pembrokeshire Coast National Park Authority	0	0
Total numbers of Section 73 (material changes) DNS applications determined by LPAs over previous 5 years	(Sum of numbers above) = 10	
Average number of Section 73 (material changes) DNS applications determined by LPAs per year	(10 / 5 year period) = 2 per year	
Total numbers of Section 96A (non-material changes) DNS applications determined by LPAs over previous 5 years		(Sum of numbers above) = 13
Average number of Section 96A (non-material changes) DNS applications determined by LPAs per year		(13 / 5 year period) = 2.6 per year

12. The data shows on average LPAs across Wales determine a total of 2 applications for material changes to DNS schemes per year, with a total of approximately 3 (rounding up figure of 2.6) applications for non-material changes to DNS schemes per year. These figures will be used in the sections that follow.

Revocations / discontinuance to DNS schemes

13. Section 97 of the Town and Country Planning Act 1990 gives LPAs the power to revoke or modify planning permission. They also have the power to issue a 'discontinuance order' under section 102 of the Town and Country Planning Act 1990. The Welsh Ministers also have the power to revoke or modify planning permission under section 100 of the 1990 Act and the power to issue a 'discontinuance order' under section 104 of the 1990 Act.

14. These powers have not been used.

Data on stakeholders involvement in processes for determining infrastructure applications

Costs to the Welsh Government

15. There is existing data evidenced as part of previous infrastructure consenting RIAs on Welsh Government costs for determining DNS applications. This data remains relevant for determining applications under the new consenting regime. Costs for determining DNS applications as evidenced in previous RIAs were based on a variety of complexities of application. The rationale behind these different levels of complexities is contained in the Act's RIA Methodology Paper.
16. Staffing costs have been updated where 2025-2026 data has been applied. This data was sourced in November 2025 and is as follows:

Table B – 2025-26 Welsh Government salary costs (£)*				
Grade	Annual Average Gross Cost	Monthly Average Gross Cost	Hourly Average Gross Cost	Daily Average Gross cost
TS**	39,559	3,297	24.30	179.81
EO	46,839	3,903	28.77	212.90
HEO	59,751	4,979	36.70	271.60
SEO	74,943	6,245	46.03	340.65
G7	98,186	8,182	60.31	446.30
G6	117,797	9,816	72.36	535.44
G7 Inspector***	113,141	9,428	69.50	514.28
G6 Inspector	136,469	11,372	83.83	620.31
Deputy Director	137,282	11,440	84.33	624.01

* Assumption of 220 working days per year (260 weekdays per year minus 30 days AL minus 10 days privilege days) and 7.4 hours per day.

** 2025-2026 staff costs obtained from the Welsh Government's Economist on the 20 November 2025 and the 4 December 2025.

*** G7 and G6 Inspector costs based on figures provided from PEDW on the 27 November 2025.

17. Further information on how Welsh Government costs have been applied for the different options and the justifications for using them is contained in the sections which follow.

Costs to LPAs

18. There is existing data evidenced as part of previous infrastructure consenting RIAs on LPA costs for input into DNS applications. This remains relevant to estimate costs to LPAs for input into applications under the new consenting regime. Where necessary, suitable modifications are applied.
19. Further information on how LPA costs have been applied for the different options and the justifications for using them is contained in the sections which follow.

Costs to developers and statutory consultees

20. There is existing data on developer costs for submission of DNS applications and statutory consultee costs for input into those applications. This data was taken from a report produced by Arup Consultants in 2019 ("the Arup Report"). The report can be found here: <https://gov.wales/sites/default/files/publications/2019-05/research-into-the-cost-of-infrastructure-development-in-wales.pdf>.
21. The data contained in the Arup Report provided suitable evidence to estimate costs for developers and statutory consultees for input into applications under the new consenting regime.
22. The costs from the Arup Report (which predate 2019) were not updated for previous infrastructure consenting RIAs. This is due to the nature of those costs being taken over a broad time period (2013 to 2019) and containing a number of set costs which will not have changed. This principle has therefore been applied for the purposes of this assessment and costs from the Arup Report have not been updated where taken forward in this RIA.
23. Further information on how developer and statutory consultee costs as taken from the Arup Report have been applied for the different options and the justifications for using them is contained in the sections which follow.

Options

24. Two options are taken forward as part of this RIA. The first option (Option 1) is to 'do minimum' and to not take forward regulations that will provide a formal process for the Welsh Ministers to change or revoke an Infrastructure Consent Order. Even if regulations are not taken forward, Section 90 of the Act provides the Welsh Ministers with the power to make a change to or revoke an infrastructure consent order. In effect, that would require the Welsh Ministers to undertake the process using public law principles. The second option (Option 2) is for the taking forward of the aforementioned regulations.

25. Summary tables of the set-up costs (where applicable) and ongoing costs to stakeholders for each option are provided below, with further detail on those costs provided in the sections that follow.
26. The options set out distinct processes in terms of infrastructure applications whereby Infrastructure Consent Orders can be changed or revoked and it is considered there would be separate costs that apply to each of those processes. Therefore, the costs under the different options have been broken down, not only by stakeholder, but also in respect of the different processes to which the regulations cover or equivalent processes if not taking forward the regulations. A total of the costs per stakeholder for each option is provided under this section.

Table C – Set-up costs for each of the various options (where applicable)		
Stakeholder	Option 1	Option 2
Welsh Government	£2,600	£2,600
LPAs	£0	£0
Developers	£0	£0
Communities	£0	£0
Statutory Consultees	£0	£0

Table D – Net recurrent costs per annum		
Stakeholder	Option 1 – Total Costs	Option 2 – Total Costs
Welsh Government	£125,000	£0
LPAs	£11,800	£0
Developers	£75,600	£75,600
Communities	Unknown	Unknown
Statutory Consultees	£9,500	£0

Costs and Benefits

Option 1 – Description

27. Under this option, the infrastructure consenting regime prescribed by the Act and already approved subordinate legislation would come into effect without a formal process being implemented to enable Infrastructure Consent Orders to be changed or revoked. Section 90 of the Act provides the Welsh Ministers with the power to make a change to or revoke an infrastructure consent order. This does not require regulations to be taken. If they were not taken forward, in effect, that would require the Welsh Ministers to undertake the process using public law principles. In this scenario, it is considered the Welsh Government would follow a process that would be akin to that set out in regulations. The Welsh Government, or other bodies, would however not be able to recuperate any costs it incurs under this option as there would not be a fee schedule enabling reimbursement for the carrying out of specific procedures relating to those functions.

Option 1 – Set-up Costs (for all stakeholders)

28. Set-up costs apply to the Welsh Government for the preparation of guidance that would set out how the Welsh Ministers would change or revoke an infrastructure consent. It is not considered there would be further set-up costs that would apply to any other stakeholders under this option.

29. A summary table of the set-up costs to various stakeholders under Option 1 is provided below.

Table E – Set-up costs for Option 1	
Stakeholder	Costs
Welsh Government	£2,600
LPAs	£0
Developers	£0
Communities	£0
Statutory Consultees	£0

Option 1 – Set-up Costs – Welsh Government

30. Set-up costs will apply to the Welsh Government for preparation of guidance to change and revoke an infrastructure consent. Such guidance is estimated to be a maximum of 10,000 words in total for the purposes of this RIA.

31. The breakdown of the Welsh Government's staffing costs for preparation of the guidance is provided below. The total final cost to the Welsh Government for guidance preparation is estimated to be **£2,600**.

Table F – Welsh Government Guidance for Changing and Revoking an Infrastructure Consent	
Task	Cost
3 working days Welsh Government SEO Planning Official's time for preparation of the guidance.	£1,000
0.5 working days Welsh Government Grade 7 Planning Official's time for clearance of the guidance.	£200
5 working days Welsh Government HEO Translation Official's time for translation of the guidance (working on the basis of translating 2,000 words per day).	£1,400
Total cost	£2,600

Option 1 – Ongoing Costs – Net per annum (for all stakeholders)

32. A summary table of the net Option 1 costs to the identified stakeholders is provided below. These costs are discussed in more detail in the sections that follow.

Table G – Summary of net Option 1 costs per annum to the identified stakeholders			
Stakeholder	Option 1 – do minimum – to change an infrastructure consent order under existing processes.	Option 1 – do minimum – to revoke an infrastructure consent order under existing processes.	Option 1 – Total Costs
Welsh Government	£125,000	£0 (not expected to occur)	£125,000
LPAs	£11,800	£0 (not expected to occur)	£11,800
Developers	£75,600	£0 (not expected to occur)	£75,600

Communities	Unknown	£0 (not expected to occur)	Unknown
Statutory Consultees	£9,500	£0 (not expected to occur)	£9,500

Option 1 – Ongoing Costs – Applying to all Stakeholders – Changes to an Infrastructure Consent

33. Under this option, even though there would be no new formal process for the changing of an infrastructure consent prescribed by regulations, it is considered similar processes could look to be undertaken by stakeholders using the existing infrastructure consenting tools available. Therefore, there are baseline costs to stakeholders under this option. These costs are discussed below.

Option 1 – Ongoing Costs – Welsh Government – Changes to an Infrastructure Consent

34. If a developer wanted to change an infrastructure consent, under this option they could submit an application to the Welsh Ministers which would be considered in accordance with public law principles. This would result in costs to the Welsh Government for determining those applications, which are estimated below:

- Applications to change an infrastructure consent could result in substantial changes to the previously approved consent ('material' changes) or changes that are less significant, such as changing a particular detailed element of a scheme ('non-material' changes). In effect, changes could range from something very minor, such as a name change in the case of a non-material change, to something that alters the extent and type of infrastructure development initially consented, in the case of a material change. There would be different costs to the Welsh Government for determining these different types of applications to change existing infrastructure consents.
- We consider that applications for changes to an infrastructure consent for material changes will be equivalent to processes for determining a medium complexity DNS application. Medium complexity DNS were evidenced in previous RIAs as being applications where a topic-based hearing could occur. Notwithstanding this, they are unlikely to go through the entirely same set of processes as a medium complexity DNS application. For example, less multiple day hearings. However, costs to the Welsh Government that would still apply include for processing the application, administering the final decision and obtaining relevant legal input. If excluding certain procedure costs as mentioned above, costs to the Welsh Government for determining material changes, on the basis of a conservative estimate, will result in a worst case scenario of 50% of the costs applied for determining a medium complexity DNS application.
- We consider that applications for changes to an infrastructure consent for non-material changes will be equivalent to processes for determining a low complexity DNS application. Low complexity DNS were evidenced in

previous RIAs as being applications which are small scale in nature. Notwithstanding this, applications for non-material will not go through the entirely same set of processes as a low complexity DNS application. For example, they would not be subject to pre-application and examination procedures. However, costs to the Welsh Government that would still apply include for processing the application, administering the final decision and obtaining relevant legal input. If excluding certain procedure costs as mentioned above, costs to the Welsh Government for determining non-material changes, on the basis of a conservative estimate, will result in a worst case scenario of 50% of the costs applied for determining a low complexity DNS application.

- For Welsh Government staff undertaking the above processes, costs based on 2025/2026 salaries. This results in the following costs to the Welsh Government per application:

Table H – Option 1 – Costs to the Welsh Government per application for determining applications to change existing infrastructure consents	
Costs to the Welsh Government for determining a non-material change to an infrastructure consent (equivalent to 50% of the costs for determining a low complexity DNS application with 2025/2026 staffing costs applied)	Costs to the Welsh Government for determining a material change to an infrastructure consent (equivalent to 50% of the costs for determining a medium complexity DNS application with 2025/2026 staffing costs applied)
£17,100	£40,300

35. In terms of numbers of applications expected to be determined by the Welsh Government per year that would change an existing infrastructure consent, the data provided from LPAs on determinations for changes to DNS schemes provides a basis for estimating those numbers. Numbers are expected to be comparable to LPA determinations for changes to DNS schemes because the need for applicants to make changes to their schemes remains the same under the new consenting process.

36. Therefore, the estimated costs to the Welsh Government under Option 1 for determining applications to change infrastructure consents are as follows (costs provided per year and over the 10 year appraisal period):

Table I – Option 1 – Costs to the Welsh Government per year and over the 10 year appraisal period for determining applications to change existing infrastructure consents			
	Costs to the Welsh Government for determining non-material changes to infrastructure consents	Costs to the Welsh Government for determining material changes to infrastructure consents	

Costs per application (see Table H)	£17,100	£40,300	
Numbers of equivalent LPA determinations per year for non-material changes to DNS schemes as Section 96A applications (see Table A)	2.6		
Numbers of equivalent LPA determinations per year for material changes to DNS schemes as Section 73 applications (see Table A)		2	
Total costs to the Welsh Government per year for determining applications to change existing infrastructure consents	£44,500	£80,500	£125,000
Total costs to the Welsh Government over the 10 year appraisal period for determining applications to change existing infrastructure consents	£444,600	£805,000	£1,249,600

Option 1 – Ongoing Costs – LPAs – Changes to an Infrastructure Consent

37. If a developer wanted to change an infrastructure consent, they could submit an application to the Welsh Ministers to change their infrastructure consent order. This would result in costs to LPAs for providing local input into the determination of those applications, which are estimated below:

- We have LPA costs for involvement in DNS processes which can be used to evidence costs for their involvement in the new infrastructure consenting process. The Infrastructure (Wales) Act Subordinate Legislation EMRIA evidenced 2024/2025 costs for LPA involvement in DNS applications at £4,902 per application. This was based on uprating 2022 costs to LPAs at £4,344 per application, as taken from the Act's RIA.

- Costs to LPAs need to be based on 2025/2026 costs which apply at the point of writing this RIA. The latest ASHE¹ data shows there has been an 18.3% increase in median gross hourly pay in the public sector in Wales between 2022 and 2025. That increase can be applied to the 2022 costs to LPAs, to give an estimated cost to LPAs for their involvement in DNS applications as of 2025/2026 at (18.3% of £4,344 added to £4,344) £5,139 per application.
- We consider that costs for LPA involvement in proposed applications to change infrastructure consents would be approximately up to half of their costs evidenced for their involvement in DNS applications. The application for a change to an infrastructure consent (whether the change is material or non-material in nature) would only be relating to the change itself. It is considered a change to an infrastructure consent could result in an LPA having to comment on issues which require half or 50% of their time compared to commenting on a full application. This is considered to be the worst case scenario as it is considered any change to an infrastructure consent would be on detailed elements of the scheme and not the principle of the development.
- We also have data on likely numbers of applications to change infrastructure consents based on LPA determinations for changes to DNS schemes, as previously evidenced in this RIA.
- Therefore, the estimated costs to LPAs under Option 1 for inputting into applications to change infrastructure consents are as follows (costs provided per year and over the 10 year appraisal period):

Table J – Option 1 – Costs to LPAs per year and over the 10 year appraisal period for inputting into applications to change existing infrastructure consents	
Costs per application (see above)	50% of costs for their involvement in DNS applications = (£5,139 / 2) = £2,600 (A)
Numbers of equivalent LPA determinations per year for non-material changes to DNS schemes as Section 96A applications (see Table A)	2.6 (B)
Numbers of equivalent LPA determinations per year for material changes to DNS schemes as Section 73	2 (C)

¹ [Earnings and hours worked, UK region by public and private sector: ASHE Table 25 - Office for National Statistics](#)

applications (see Table A)	
Total costs to LPAs per year for involvement in applications to change existing infrastructure consents	= (A multiplied by (B plus C)) = £11,800 (D)
Total costs to LPAs over the 10 year appraisal period for involvement in applications to change existing infrastructure consents	= (D multiplied by 10) = £118,200

Option 1 – Ongoing Costs – Statutory Consultees – Changes to an Infrastructure Consent

38. If a developer wanted to change an infrastructure consent, they could submit an application to the Welsh Ministers to change their infrastructure consent order. This would result in costs to statutory consultees for providing specialist input into the determination of those applications, which are estimated below:

- We have statutory consultee costs for involvement in DNS processes which can be used to evidence costs for their involvement in the new infrastructure consenting process. That data was evidenced as part of previous Infrastructure Consenting RIAs and is taken from the Arup Report. The Arup Report evidences statutory consultees costs for involvement in the DNS process at £4,113 per application. This figure has not been updated for the purposes of this RIA for reasons previously stated.
- We consider that costs for statutory consultee involvement in proposed applications to change infrastructure consents would be approximately up to half of their costs evidenced for their involvement in DNS applications. The application for a change to an infrastructure consent (whether the change is material or non-material in nature) would only be relating to the change itself. It is considered a change to an infrastructure consent could result in statutory consultees having to comment on issues which require half or 50% of their time compared to commenting on a full submission. This is considered to be the worst case scenario as it is considered any change to an infrastructure consent would be on detailed elements of the scheme and not the principle of the development.
- We also have data on likely numbers of applications to change infrastructure consents based on LPA determinations for changes to DNS schemes, as previously evidenced in this RIA.

- Therefore, the estimated costs to statutory consultees under Option 1 for inputting into applications to change infrastructure consents are as follows (costs provided per year and over the 10 year appraisal period):

Table K – Option 1 – Costs to statutory consultees per year and over the 10 year appraisal period for inputting into applications to change existing infrastructure consents	
Costs per application (see above)	50% of costs for their involvement in DNS applications = (£4,113 / 2) = £2,100 (A)
Numbers of equivalent LPA determinations per year for non-material changes to DNS schemes as Section 96A applications (see Table A)	2.6 (B)
Numbers of equivalent LPA determinations per year for material changes to DNS schemes as Section 73 applications (see Table A)	2 (C)
Total costs to statutory consultees per year for involvement in applications to change existing infrastructure consents	= (A multiplied by (B plus C)) = £9,500 (D)
Total costs to statutory consultees over the 10 year appraisal period for involvement in applications to change existing infrastructure consents	= (D multiplied by 10) = £94,600

Option 1 – Ongoing Costs – Developers – Changes to an Infrastructure Consent

39. If a developer wanted to change an infrastructure consent, they could submit an application to the Welsh Ministers to change their infrastructure consent order. This would result in costs to them for doing so, which are estimated below:

- We have developer costs for involvement in DNS processes which can be used to evidence costs for their involvement in the new infrastructure consenting process. That data was evidenced as part of previous Infrastructure Consenting RIAs and is taken from the Arup Report.

- The Arup Report evidences estimated costs to developers for making a material amendment to a project during the examination of an application, where one has been made, at £29,667 under the DNS process. It further evidences estimated costs to developers for making a non-material or minor amendment to a project during the examination of an application, where one has been made, at £6,250 under the DNS process. These costs are considered appropriate to apply with regards to evidencing costs to developers for making changes to infrastructure consent orders. Finally, figures taken from the Arup Report on developer costs have not been updated for the purposes of this RIA for reasons previously stated.
- We also have data on likely numbers of applications to change infrastructure consents based on LPA determinations for changes to DNS schemes. Those numbers are broken down by material and non-material changes. Therefore, we can combine the two sets of costs to developers and their frequency.
- Therefore, the estimated costs to developers for submitting applications to change infrastructure consents are as follows (costs provided per year and over the 10 year appraisal period):

Table L – Option 1 – Costs to developers per year and over the 10 year appraisal period for submissions of applications to change existing infrastructure consents	
Costs to developers for making a non-material or minor amendment to a project during the examination of an application, where one has been made	£6,250 (A)
Costs to developers for making a material amendment to a project during the examination of an application, where one has been made	£29,667 (B)
Numbers of equivalent LPA determinations per year for non-material changes to DNS schemes as Section 96A applications (see Table A)	2.6 (C)
Numbers of equivalent LPA determinations per year for material changes to DNS schemes as Section 73 applications (see Table A)	2 (D)
Total costs to developers per year for submissions of applications to make non-material changes to existing infrastructure consents	= (A multiplied by C) = £16,250 (E)

Total costs to developers per year for submissions of applications to make material changes to existing infrastructure consents	= (B multiplied by D) = £59,334 (F)
Total costs to developers per year for submissions of applications to change existing infrastructure consents	= (E plus F) = £75,600 (G)
Total costs to developers over the 10 year appraisal period for submissions of applications to change existing infrastructure consents	= (G multiplied by 10) = £755,900

Option 1 – Ongoing Costs – Communities – Changes to an Infrastructure Consent

40. The costs to communities for the involvement in the process is unknown. Similar to the costs for their involvement in an initial application for infrastructure consent (as evidenced in the Act's RIA), the cost for their involvement is variable depending on the background of the respondent and the nature of their response to a particular development. Therefore, it is not possible to estimate the time spent by communities commenting on infrastructure consents that are subject to these processes and therefore associated costs for doing so.

Table M – Option 1 – Costs to communities for inputting into applications to change existing infrastructure consents
Unknown

Option 1 – Ongoing Costs – Applying to all Stakeholders – Revoking an Infrastructure Consent

41. Under this option, even though there would be no new formal process for the revoking of an infrastructure consent prescribed by regulations, it is considered similar processes could look to be undertaken by stakeholders using the existing infrastructure consenting tools available in accordance with public law principles.
42. We expect the revoking of an infrastructure consent to only occur in the following circumstances. One, where a consent imposes particular requirements on an applicant/developer which they may wish to disapply. For example, certain requirements to compulsorily acquire land as part of an infrastructure consent order. Two, where the Welsh Ministers would unilaterally revoke a consent. For instance, where key circumstances on an approved consent change or where there is a fundamental shift in policy position by the Welsh Ministers on an approved consent. Three, under the requirements of section 90(4) of the Act, whereby an LPA makes a request to the Welsh

Ministers to revoke an infrastructure consent. LPAs would be able to do this where infrastructure consent is granted in their area, the development has begun but been abandoned and amenity of other land is affected by the condition of the land. Based on experience where these scenarios have occurred with DNS, we expect the above to only apply in exceptional circumstances and our estimate is there will be zero of these applications over a 10 year period. Therefore, the expected cost for revoking a consent is set at zero to all stakeholders in this RIA.

43. Notwithstanding the above, this RIA provides *indicative costs* to various stakeholders for carrying out this process in the circumstances that a revocation application were to occur. These costs are set out below.

Option 1 – Ongoing Costs – Welsh Government – Revoking an Infrastructure Consent

44. If the process for revoking an infrastructure consent was initiated, whatever the reasons, there would be costs to the Welsh Government for determining those applications. Those costs are estimated below:

- We consider that processes for the Welsh Government revoking an infrastructure consent would be equivalent to determining an application for a material change to an infrastructure consent, as also set out in this option. It is difficult to predict any type of revocation application that could come forward, but as a best estimate scenario it is considered the process for revoking a consent by the Welsh Government could be similar to considering substantive changes to an existing infrastructure consent. However, it would not be as extensive as determining a new application for infrastructure consent. Therefore, it is considered the costs that would apply as a best estimate would be equivalent to determining a material change. These costs are set out under Table H and would be £40,300 per application.
- Further to the above, if the Welsh Ministers were to revoke an infrastructure consent instead of the applicant proposing this, there would likely be compensation costs to the applicant for the loss of their consent. These would vary on a case-by-case basis depending on the nature of the scheme and costs incurred by the applicant to date. Due to their variable nature, an indicative cost with regards to the Welsh Government awarding compensation for revocation of an infrastructure consent cannot be costed for the purposes of this RIA.

Table N – Option 1 – Indicative cost to the Welsh Government for revoking an application for infrastructure consent
£40,300

Option 1 – Ongoing Costs – LPAs – Revoking an Infrastructure Consent

45. If the process for revoking an infrastructure consent was initiated, whatever the reasons, there would be costs to LPAs for providing local input into the determination of those applications. Similar to costs that would apply to the Welsh Government, it is difficult to predict to what extent an LPA would respond to a revocation application as their type and in what circumstances they come forward cannot be specified. As a best estimate scenario it is considered the process for revoking a consent would not be as extensive to LPAs as commenting on a full application for infrastructure consent. Therefore, it is considered the costs that would apply to an LPA in responding to a revocation application as a best estimate would be equivalent to inputting into an application to change an existing consent, under the process set out under this option. This cost is set out under Table J and would be £2,600 per application.
46. There would be costs that would also apply to LPAs for submitting a request to revoke an infrastructure consent to the Welsh Ministers, in the circumstances set out under section 90(4) of the Act and described above. There is no applicable historic evidence on the submission of revocation applications from LPAs to the Welsh Ministers. Therefore these costs are unknown, but they are expected to have to undertake similar processes as developers in making a request to revoke an infrastructure consent.

Table O – Option 1 – Indicative cost to an LPA for input into a proposed revocation of an infrastructure consent

£2,600 (providing input to one submitted by another party); Unknown (where making their own request to the Welsh Ministers to revoke an infrastructure consent under the circumstances set out in section 90(4) of the Act).

Option 1 – Ongoing Costs – Statutory Consultees – Revoking an Infrastructure Consent

47. If the process for revoking an infrastructure consent was initiated, whatever the reasons, there would be costs to statutory consultees for providing specialist input into the determination of those applications. Similar to costs that would apply to the Welsh Government, it is difficult to predict to what extent statutory consultees would respond to a revocation application as their type and in what circumstances they come forward cannot be specified. As a best guess scenario it is considered the process for revoking a consent would not be as extensive to statutory consultees as commenting on a full application for infrastructure consent. Therefore, it is considered the costs that would apply to statutory consultees in responding to a revocation application as a best estimate would be equivalent to inputting into an application to change an existing consent, under the process set out under this option. This cost is set out under Table K and would be £2,100 per application.

Table P – Option 1 – Indicative cost to statutory consultees for input into a proposed revocation of an infrastructure consent

£2,100

Option 1 – Ongoing Costs – Developers – Revoking an Infrastructure Consent

48. If there were to be a revocation of an infrastructure consent, in summary, there would be two circumstances for doing this. If the Welsh Ministers decided to do this unilaterally with the developer in those circumstances unlikely to be supportive of this action, there would be no costs to developers as the Welsh Ministers would initiate revoking the consent. In those circumstances, the developer may seek compensation for the loss of the development. However, if the developer initiated the process for revoking their consent, they would submit a request to the Welsh Ministers to revoke their infrastructure consent order. Under this option, the Welsh Ministers would not be able to charge for carrying out such a request due to no set fees for the undertaking of this request being in place, but there would be associated administrative costs to developers in terms of their time and input in making those requests. However, there is no historic evidence on the submission of revocation applications from developers to the Welsh Ministers under the DNS regime. Therefore, taking into account both circumstances, the cost to developers for revoking an application is not a set cost that can be accounted for and is therefore unknown.

Table Q – Option 1 – Indicative cost to developers for a proposed revocation of an infrastructure consent
Unknown

Option 1 – Ongoing Costs – Communities – Revoking an Infrastructure Consent

49. Costs to communities for involvement in applications to revoke existing infrastructure consents are unknown. The same reasons apply as specified earlier under this option for community involvement in infrastructure consenting processes.

50. Whilst it is not possible to quantify the costs to communities for revoking an infrastructure benefits, in terms of wider impacts on communities, there could be potential societal impacts in respect of withdrawing the permission. This could be for instance in terms of loss of jobs where a project may no longer go ahead. However, the revoking of an infrastructure consent would not have an overall negative impact on a community as the Welsh Ministers would take into account all impacts and would only revoke a consent where there are legitimate and overriding reasons for doing so.

Table R – Option 1 – Indicative costs to communities for inputting into applications to revoke existing infrastructure consents
Unknown

Option 1 – Benefits

51. This option provides no clear benefits as there would be no transparency or certainty in processes for the Welsh Ministers changing or revoking an infrastructure consent order. Any requests to make changes to or revoke an infrastructure consent would have to be considered by the Welsh Ministers in accordance with public law principles. The lack of transparency and certainty in the process for considering such requests may mean the procedures followed

are open to challenge. In addition, the Welsh Ministers in considering such requests would not be able to have any of their costs reimbursed as there would be no fee schedule in place enabling reimbursement for the carrying out of specific procedures relating to those functions.

Option 2 – Description

52. Under this option, regulations would set up new application processes enabling Infrastructure Consent Orders to be changed or revoked. If an applicant wanted to change an infrastructure consent, they would be able to submit an application for the proposed change which would be considered in accordance with the process prescribed in regulations. There would also be a clear process set out for the revoking of an infrastructure consent, including for the Welsh Ministers to undertake this unilaterally. This option would also allow the Welsh Government and other bodies to recoup any costs it incurs under those processes as there would be a fee schedule enabling reimbursement for the carrying out of specific procedures relating to those functions.

Option 2 – Set-up Costs (for all stakeholders)

53. Set-up costs would be the same as Option 1 as again the Welsh Government would prepare guidance that would set out how the Welsh Ministers would change or revoke an infrastructure consent. It is not considered there would be further set-up costs that would apply to any other stakeholders under this option.
54. A summary table of the set-up costs to various stakeholders under Option 2 is provided below.

Table S – Set-up costs for Option 2	
Stakeholder	Costs
Welsh Government	£2,600
LPAs	£0
Developers	£0
Communities	£0
Statutory Consultees	£0

Option 2 – Set-up Costs – Welsh Government

55. Costs to the Welsh Government to prepare guidance for changing or revoking an infrastructure consent, where processes are prescribed in regulations for doing so, as expected to be the same under Option 1. It is considered preparation of guidance will require the same amount of officer time and input under both options, whether it refers to a process set out in regulations or not.
56. Therefore, as set out under Table F for Option 1, the total final cost to the Welsh Government for guidance preparation under this option is estimated to be £2,600.

Table T – Welsh Government Guidance for Changing and Revoking an Infrastructure Consent (Option 2)

(Same as for Option 1) £2,600

Option 2 – Ongoing Costs – Net per annum (for all stakeholders)

57. Under Option 2, there would be a new process by which an application for changing or revoking an infrastructure consent would be considered.
58. Costs under this option for changing an infrastructure consent would be the same to stakeholders as under Option 1 but the fee regime would mean that developers will be fully charged for any costs incurred by the Welsh Government, statutory consultees and local planning authorities for input into or determining an application to change an infrastructure consent. In effect, this would mean that costs incurred by public bodies for determining an application would be zero, with those costs being fully met by developers.
59. The circumstances where a revocation application could be determined by the Welsh Ministers are the same as those set out under Option 1 and would therefore apply whether there are regulations or not. For the reasons given under Option 1, our estimate is there will be zero of these applications over a 10 year period. Therefore, the expected cost for revoking a consent is set at zero to all stakeholders in this RIA.
60. Under Option 1, the RIA provides *indicative costs* to various stakeholders for carrying out this process in the circumstances that a revocation application were to occur. Indicative costs that would apply to stakeholders for revoking an infrastructure consent would be the same to stakeholders as under Option 1 but the fee regime would mean that developers will be fully charged for any costs incurred by the Welsh Government, statutory consultees and local planning authorities for input into or determining an application to revoke an infrastructure consent. In effect, this would mean that costs incurred by public bodies for determining an application would be zero, with those costs being fully met by developers.
61. A summary table of the net costs that would apply to the identified stakeholders under this option is provided below.

Table U – Summary of net Option 2 costs per annum to the identified stakeholders			
Stakeholder	Option 2 – to change an infrastructure consent order under a new process prescribed by regulations.	Option 2 – to revoke an infrastructure consent order under a new process prescribed by regulations.	Option 2 – Total Costs
Welsh Government	£0	£0 (not expected to occur)	£0
LPAs	£0	£0 (not expected to occur)	£0
Developers	£75,600 (same as Option 1 plus the fees to reimburse the Welsh Government and other public bodies for the costs they incur for the carrying out of their functions – estimated to total £146,300)	£0 (not expected to occur)	£75,600
Communities	Unknown	£0 (not expected to occur)	Unknown

Statutory Consultees	£0	£0 (not expected to occur)	£0
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Option 2 – Benefits

62. The benefits of this option are that it would provide clear and transparent processes that would allow the Welsh Ministers to determine applications to change or revoke infrastructure consents. Option 1 only does not set out those processes in law and by doing so it would provide certainty to all stakeholders and well as reduce the risk of challenge to decision making. This option also provides a fairer process by allowing public bodies to recover their costs for involvement in the process, such as the Welsh Government and LPAs. There are therefore clear and justifiable benefits for this option in that it will clearly set out new processes that would be of benefit to the Welsh Ministers and other stakeholders in allowing changes to and revocations of infrastructure consents to be made in a timely and efficient manner.

Summary and Preferred Option

63. Option 2 for the implementation of regulations that will prescribe new processes for the Welsh Ministers changing and revoking infrastructure consents is the preferred option.

64. Summary tables of the net set-up and ongoing costs for both options are provided below. While the total cost of the two options is estimated to be equal, the charging regime established under Option 2 means public bodies will be able to recover the costs they incur. This results in a transfer of costs from public bodies to developers.

Table AF – Set-up costs for each of the various options (where applicable)		
Stakeholder	Option 1	Option 2
Welsh Government	£2,600	£2,600
LPAs	£0	£0
Developers	£0	£0
Communities	£0	£0
Statutory Consultees	£0	£0

Table AG – Net recurrent costs per annum		
Stakeholder	Option 1 – Total Costs	Option 2 – Total Costs
Welsh Government	£125,000	£0
LPAs	£11,800	£0
Developers	£75,600	£75,600 (same as Option 1 plus the fees to reimburse the Welsh Government and other public bodies for the costs they incur for the carrying out of their functions – estimated to total £146,300)
Communities	Unknown	Unknown
Statutory Consultees	£9,500	£0

65. With regards to timings for when these costs are expected to incur, set-up costs for the preferred option in enacting the legislation would apply over the period 2025-2026. Ongoing costs to stakeholders for both options would not start to be applied until the longer term as the first application for infrastructure consent under the new consenting process may not be consented until 2027. Therefore applications to change or revoke those consents would not be submitted until after that point and potentially would start to apply during 2027-2028. The costs under the preferred option are expected to be similar to stakeholders over the years that follow, but have been applied for the purposes of this RIA over a 10 year period up to 2034-2035. The net present value (NPV) of each option is approximately £1.69m.

Table AH – Total net costs per annum for each of the two options, applied over the appraisal period 2025-26 to 2034-35		
Year	Option 1	Option 2
2025-2026	£2,600	£2,600
2026-2027	£0 (No applications for changes to infrastructure consents during this period and revocation applications not possible under this option)	£0 (No applications for changes or revocations to infrastructure consents during this period)
2027-2028	£221,800	£221,800
2028-2029	£221,800	£221,800
2029-2030	£221,800	£221,800
2030-2031	£221,800	£221,800
2031-2032	£221,800	£221,800
2032-2033	£221,800	£221,800
2033-2034	£221,800	£221,800
2034-2035	£221,800	£221,800
Total costs applying over period 2025-2026 to 2034-2035	£1,777,200	£1,777,200
Additional cost compared to Option 1 (do minimum, baseline)	-	£0