



Ein cyf/Our ref MA-RE-1858-25

Heads of Planning, Local Planning
Authorities

20 October 2025

Dear Colleagues,

**CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS -
01st DECEMBER 2025**

I am writing to inform you that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the **20th October 2025**.

These Regulations mark a significant change to how planning fees are updated and published in Wales. They provide for a more effective and efficient system of updating and publicising fees that will assist the Government in addressing the existing deficit between the cost of determining applications and the income received for providing this service.

The 2025 Fee Regulations amend the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 ("the 2015 Regulations") and a summary of the main changes are set out below.

- The established fee categories set out in the 2015 Fee Regulations are retained and any monetary values attributed to them have been removed. This monetary value is now published, amongst other information, in a **Fee Document** by the Welsh Ministers on our website.
- The Fee Document must be published no less than four weeks before the day on which the Fee Document comes into force and must set out:

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

- 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
- Changes have been made 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 **Fee Document** has been published on our website, and it can be accessed on the following link:

[Planning application fees | GOV.WALES](#)

The Fee Document is published in two parts. The first document explains our 'fee policy' and expands on those legislative requirements listed above. The second document sets out the amount of fees payable for planning applications, amendments, deemed applications, and site visits in Wales from **01st December 2025**. The Development Management Manual will be updated to incorporate these changes at the earliest opportunity.

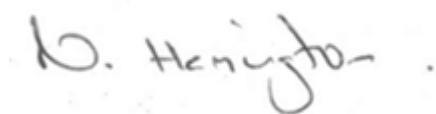
This fee increase marks the largest investment in development management services in many years. Fees have been increased by an average of 50% for most application types, plus a 32% fee increase for pre-application services and a 23% fee increase for those categories not covered by the ARUP research. The consultation documentation and the research underpinning this fee increase are available at the following links:

- [Promoting a resilient and high performing planning service | GOV.WALES](#)
- [Research into the cost of delivering a Development Management service in Wales | GOV.WALES](#)

I fully expect that fee increases and any measures to create resource within Local Planning Authorities (LPAs) to be matched by a demonstrable increase in performance. Whilst applicants tell us they are prepared to pay for improved planning services they require assurance that the improvements will endure. The Performance Framework has been re-introduced from 01st April 2025 with the first reports being submitted in October 2026.

We will change the Performance Framework to ensure that LPAs report on planning application fee income within Annual Performance Reports submitted in 2027. We will work with stakeholders to amend the current indicators and targets (where appropriate) over the coming months.

Yours faithfully,



Neil Hemington
Chief Planner
 Planning Directorate
 Welsh Government