

Prif Gynllunyydd, Y Gyfarwyddiaeth Gynllunio
Chief Planner, Planning Directorate



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref: MA-JJ-2009-20

Heads of Planning in Wales

17 July 2020

Dear Colleague,

CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS

2020 fee increase

I am writing to inform you the [Town and Country Planning \(Fees for Applications, Deemed Applications and Site Visits\) \(Wales\) \(Amendment\) Regulations 2020](#) has been approved by the Senedd and will come into force on **24 August 2020**.

These Regulations amend the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 and a summary of the main changes are set out below:

- Fees for planning and related applications will be subject to a general increase of approximately 20%. A table of the changes in amounts is attached at the Annex to this letter;
- The upper limits and caps to fees have been increased by approximately 4%;
- Fees for pre-application services will remain the same; and
- A fee of £230 will be introduced for applications relating to Certificates of Appropriate Alternative Development.

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.

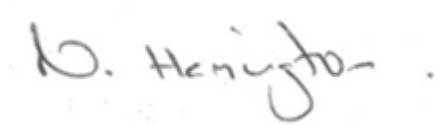
We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

All fees, charges and levies set by the Welsh Ministers are subject to the principles of [Managing Welsh Public Money](#). The basic principle is any fees for services provided by public sector organisations are to recover the full costs of providing those services. Hence, the fees which are subject to the Regulations are targeted and designed to recover the full cost of providing a development management service. In accordance with these principles, I fully expect this fee increase to be reinvested exclusively into improving the delivery of the development management service at the local level.

Future proposals

Arup was appointed last year to research the costs of providing a development management service with a view to suggesting a new fee structure and amounts. This research is ongoing and I wish to thank those of you who have contributed so far. The findings from the research will be published later in the year, and will inform future reforms to planning and related application fees.

Yours faithfully,

A handwritten signature in black ink, appearing to read "N. Hemington".

Neil Hemington
Prif Gynllunydd, Y Gyfarwyddiaeth Gynllunio
Chief Planner, Planning Directorate

Annex – Current and new fees

Current fees	New fees from 24 August 2020
£30	£35
£70	£85
£80	£100
£95	£115
£100	£120
£110	£135
£160	£190
£190	£230
£330	£400
£380	£460
£385	£460
£2,150	£2,600
£9,500	£11,500
£19,000	£23,000
£28,500	£34,500
£74,800	£80,000
£143,750	£150,000
£287,500	£300,000