

WELSH GOVERNMENT INTEGRATED IMPACT ASSESSMENT

Title of proposal:	The making of subordinate legislation titled ‘The Town and Country (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025’ which will establish a new process for calculating and publishing planning and related application fees in Wales.
Official(s) completing the Integrated Impact Assessment (name(s) and name of team):	Candice Coombs Senior Planning Manager Planning Resources Team
Department:	CCRA – Planning
Head of Division/SRO (name):	Neil Hemington – Chief Planner
Cabinet Secretary/Minister responsible:	Rebecca Evans MS – Cabinet Secretary for Economy, Energy and Planning
Start Date:	July 2024 - updated in January 2025 following consultation

SECTION 1. WHAT ACTION IS THE WELSH GOVERNMENT CONSIDERING AND WHY?

Summary of Issue

All users of the planning system should experience a quality and timely service. The planning system manages the development and use of land in the public interest, prioritising long-term collective benefits, as well as contributing to improving the economic, social, environmental and cultural well-being of Wales. It is therefore essential that Local Planning Authorities (LPAs) have the resources they need to deliver an effective service.

However, LPAs depend heavily on planning fees, which currently do not cover the cost of processing applications. Past fee increases have been based on a 'general percentage uplift' have not matched inflation or the cost of processing applications leading to continued subsidies by LPAs from wider council budgets. The last fee increase was in 2020.

Since 2008, cuts have led to a 50% reduction in planning budgets, with development management budgets cut by 60%. Planning services are finding it hard to meet the expectations placed upon it due to significant financial and staffing pressures as a result of public sector austerity. The planning system has been doing more, with less.

Research commissioned by the Welsh Government in 2020 ([Research into the cost of delivering a Development Management service in Wales | GOV.WALES](#)) revealed that planning fees need substantial increases, ranging from 25-225%, to achieve Full Cost Recovery (FCR). This research underpins our fee proposals.

Summary of Proposal

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. To address these issues and properly resource our development management services; we consider that planning application fees should be based on the costs of processing them and increases to fees should also be made on an annual basis in line with inflation. Fee increases will be brought forward on a gradual basis, involving modest and incremental fee increases over progressing towards the goal of full cost recovery over 3-5 years. It aims to balance ensuring applicants can plan for and absorb these costs, while also providing financial relief to struggling LPAs.

The purpose of this proposal, implemented by new subordinate 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.

Application of the Well-being of Future Generations (Wales) Act 2015 Five Ways of Working to the Proposed Actions

The Five Ways of Working have been considered throughout the development of this proposal to introduce amended Fee Regulations which establish a more fair and equitable process for calculating and publishing planning and related application fees in Wales.

Long term

Fee increases can support the sustainability of planning services by ensuring LPAs are adequately resourced. This helps maintain service quality and resilience over time, enabling better long-term planning decisions that consider future generations' needs.

Prevention

Well-funded planning services can better prevent poor development outcome such as environmental degradation or inadequate infrastructure by enabling more thorough assessments and community engagement.

Integration

Fee increases provide sustainable funding for planning services, supporting the Programme for Government and Well-being Objectives. Better resourced planning authorities can deliver economic growth and infrastructure, housing, climate change and environmental protections which align with the Government's policies and objectives. This proposal contributes to all seven goals by:

- **A Prosperous Wales:** Enabling efficient and timely planning decisions supports economic development, green growth and investment.
- **A Resilient Wales:** Better resourced planning authorities can more effectively assess environmental impacts and promote climate-resilient development.
- **A Healthier Wales:** Improved resilient and efficient planning services can support healthier built environments, including active travel and green infrastructure.
- **A More Equal Wales:** Increases to planning fees support a more equal society by ensuring planning services are well-resourced and accessible to all communities. This enables fairer, more inclusive decision-making, better public engagement, especially with underrepresented groups, and supports developments that meet diverse needs.
- **A Wales of Cohesive Communities:** Stronger planning services help shape inclusive, well-connected communities.
- **A Wales of Vibrant Culture and Thriving Welsh Language:** Improved resilient and efficient planning services can better protect cultural heritage and promote Welsh language use in policy development and place-making.

- **A Globally Responsible Wales:** Stronger planning services can better ensure that sustainable development principles are embedded in planning decisions and contribute to global climate and biodiversity goals.

Collaboration

This proposal has been developed in collaboration with key stakeholders who will be the most impacted. Primarily, this includes LPAs, the WLGA, the RTPi, the Royal Town and the business sector. This collaboration was achieved through stakeholder groups, contributions to the research paper underpinning these proposals, and consultation. The major stakeholders affected by the proposal were engaged as part of the consultation exercise (see following section), and their views were considered to develop these Regulations. All views informed our proposals both before and after the consultation.

Involvement

Before finalising our proposals, we held a consultation titled '*Promoting a resilient and high performing planning service*'. It ran from 15 November to 17 January 2025. Questions 1-36 focused on planning application fee proposals. We received 81 responses from various groups, including LPAs, businesses, government agencies, professional bodies, interest groups, voluntary/community groups, and individuals. The consultation document and a summary of responses, which includes the Government's response to each proposal, is available at the link below. This explains the proposals that were adopted or amended based on the feedback received.

[Promoting a resilient and high performing planning service | GOV.WALES](#)

Impact of the Proposal

The introductory section of this assessment includes an overview of the acute financial strain that our LPAs are facing. In addition, the Explanatory Memorandum Regulatory Impact Assessment (EMRIA) which has been published to support these Regulations includes a more detailed assessment of the current position within our struggling LPA planning services and explains the costs, benefits and impacts of our proposals on the relevant stakeholders.

The main arguments for the proposal can be summarised as follows.

- LPAs are facing significant resource pressures. Increasing planning fees, including the introduction of a more fair and equitable way of setting and publishing fees, will ensure the financial sustainability of planning services moving forward. Closing the 'fee gap' is expected to decrease the financial burden on taxpayers in supporting LPA planning services.
- Well-resourced planning teams will be better equipped to deliver on local and national priorities, such as, green growth, infrastructure, climate resilience,

affordable housing, sustainable transport, environmental protections and enhancement.

- We expect the additional revenue received from fee income to be re-invested back into planning services. This will, in time, improve resilience and capacity, and additional moneys can be used for staffing, training, digital systems and service/performance improvements.

The main arguments against the proposal are:

- Some stakeholders have questioned whether increased fees will directly lead to better planning services, especially if there is no clear commitment to reinvest the additional revenue into service improvements.
- Higher fees may discourage smaller developers from submitting applications.

Our proposals ensure that fee increases will be brought forward on a gradual basis. 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.

Planning fees constitute an essential aspect of the development process, accounting for only a minor portion of overall development costs and are generally borne by developers without direct impact on the public. Consequently, these proposals are not expected to have a substantial effect on individuals or communities. With respect to developers, the proposed phased introduction of fees is intended to alleviate potential impacts and this approach received strong support during the consultation process.

While not mandatory, we expect planning fees to be reinvested back into planning services. 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.

Proposal Costs and Savings

An Explanatory Memorandum which includes a Regulatory Impact Assessment (“RIA”) has been prepared to support these proposals. This considers and explains the costs, benefits and impacts on relevant stakeholders.

Proposal Mechanism

Our proposals will be implemented by the making of subordinate legislation titled ‘The Town and Country (Fees for Applications, Deemed Applications and Site Visits) (Wales)

(Amendment) Regulations 2025' which will establish a new process for calculating and publishing planning and related application fees in Wales.

SECTION 2. WHAT WILL BE THE EFFECT ON SOCIAL WELL-BEING?

2.1 People and Communities

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal affect people and communities?

This 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. While planning fees are a necessary component of the development process, increases to these fees are unlikely to have a significant or direct impact on broader social well-being. This is primarily because planning fees represent a relatively small proportion of overall development costs and are typically absorbed by developers rather than directly affecting the public. Therefore, it is not anticipated to have a significant effect on people and communities.

2.2 Children's Rights

This 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. The proposal would have no adverse effect on the rights of children or young people. Having had regard to the CRIA flowchart and the UNCRC, this proposal is unlikely to have any adverse impact on the children's rights in Wales. As a result, a full Children's Rights Impact Assessment is not required.

2.3 Equality

This 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. Therefore, it is not anticipated to have a significant effect on equality. An Equality Impact Assessment has been completed for the policy proposal, and is available at Annex A.

2.4 Rural Proofing

This 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. As a result, a rural proofing assessment is not required.

2.5 Health

This proposal creates no health impact, positively or negatively, on any group. Consequently, a full health impact assessment is not considered to be appropriate.

2.6 Privacy

Will the proposal involve processing information that could be used to identify individuals?

No. Information is already being captured and processed by Local Planning Authorities who receive planning applications and the fees for such applications in accordance with legislation for privacy and data protection. This proposal does not change existing procedures or legislation on this basis. A full Data Protection Impact Assessment is not required.

2.7 Socio-economic disadvantage

This 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. Due to the nature of the proposal, it is not considered that there are any impacts, positive or negative on socio-economic disadvantage. Further information is set out in Section 6.

SECTION 3. WHAT WILL BE THE EFFECT ON CULTURAL WELL-BEING AND THE WELSH LANGUAGE?

3.1 Cultural Well-being

This 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. The proposal will have a very low impact, either positively or negatively on cultural wellbeing.

3.1a How can the proposal actively contribute to the goal to promote and protect culture and heritage and encourage people to participate in the arts sports and recreation? (for Welsh Language see section 3.2)

The proposal is not anticipated to have any adverse effects for the promotion of culture and heritage or the ability for people to participate in the arts, sports and recreation. This is explained in more detailed in Annex B.

3.1b Is it possible that the proposal might have a negative effect on the promotion and protection of culture and heritage, or the ability of people to participate in arts, sport and recreation? If so, what action can you take to avoid or reduce that effect (for example by providing alternative opportunities)?

The proposal is not anticipated to have any adverse effects for the promotion of culture and heritage or the ability for people to participate in the arts, sports and recreation. This is explained in more detailed in Annex B.

3.2 Welsh Language

The Welsh Language Impact Assessment is available at Annex B.

SECTION 4. WHAT WILL BE THE EFFECT ON ECONOMIC WELL-BEING?

4.1 Business, the general public and individuals

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal impact business and the public?

A full Regulatory Impact Assessment (RIA) has been prepared to support this proposal and associated Regulations which sets out the impacts in both monetary, and non-monetary terms. This assessment includes the costs and benefits of these proposals on business, householders and other relevant stakeholders.

4.2 Public Sector including local government and other public bodies

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal impact the public sector?

A full Regulatory Impact Assessment (RIA) has been prepared to support this proposal and associated Regulations which sets out the impacts in both monetary, and non-monetary terms. This assessment includes the costs and benefits of these proposals on business, householders and other relevant stakeholders.

4.3 Third Sector

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal impact third sector organisations and what they do?

This 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. Therefore, it is not anticipated that to have a significant effect, either positive or negative on the third sector.

4.4 Justice Impact

The proposal will not be amending or creating primary legislation or creating an offence. Therefore, no justice impact assessment is required.

SECTION 5. WHAT WILL BE THE EFFECT ON ENVIRONMENTAL WELL-BEING?

5.1 Natural Resources

5.1a How will the proposal deliver one or more of the National Priorities in the Natural Resources Policy (NRP)?

This 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. Therefore, it is not anticipated that to have any impact on natural resources.

5.1b Does the proposal help tackle the following national challenges and opportunities for the sustainable management of natural resources?

Reverse the decline in biodiversity – by developing resilient ecological networks;

This proposal creates no direct effect.

Safeguard and increase carbon stores in soils and biomass;

This proposal creates no direct effect.

Maintain productive capacity, in particular by improving soil quality and biosecurity;

This proposal creates no direct effect.

Reducing the risk of flooding;

This proposal creates no direct effect.

Supporting climate change mitigation and adaptation through ecosystem approaches;

This proposal creates no direct effect.

Reducing noise pollution and pollution levels in our air, and enhance air quality;

This proposal creates no direct effect.

Improve the quality and ensure the quantity of our water;

This proposal creates no direct effect.

Taking action to reduce the pressures on natural resources, such as through resource efficiency and renewable energy;

This proposal creates no direct effect.

Supporting preventative approaches to health outcomes, with a particular focus on key public health issues of transport related air and noise pollution, tackling physical inactivity and mental health;

This proposal creates no direct effect.

Supporting action to tackle health and economic inequalities;

This proposal creates no direct effect.

Supporting community cohesion; and,

This proposal creates no direct effect.

Supporting secure and stable employment.

This proposal creates no direct effect.

5.2 Biodiversity

A full Biodiversity Impact Assessment is available at Annex C.

5.3 Climate Change

5.3a Decarbonisation

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal affect emissions in Wales?

This 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. Therefore, this proposal is not anticipated that to have any material impact, either positive or negative, to climate change omissions.

5.3 b Adaptation

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal affect ability to adapt to the effects of climate change?

This 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. Therefore, this proposal is not anticipated that to have any material impact, either positive or negative, to climate change adaptations.

5.4 Strategic Environmental Assessment (SEA)

Please explain your decision about whether or not an SEA is required by law.

This 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. Therefore, there are no environmental impacts and an SEA Impact Assessment is not required.

5.5 Habitats Regulations Assessment (HRA)

Please explain your decision about whether or not an HRA is required by law.

This 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. Therefore, there are no impacts on habitats and a HRA is not required.

5.6 Environmental Impact Assessment (EIA)

Please explain your decision about whether or not an EIA is required by law.

This 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. Therefore, an EIA is not required.

SECTION 6. SOCIO-ECONOMIC DUTY ASSESSMENT

6.1 The Socio-economic Duty.

This proposal is not of a strategic nature therefore does not require socio-economic duty.

SECTION 7. RECORD OF FULL IMPACT ASSESSMENTS REQUIRED

Impact Assessment	Yes/No	If yes, you should
Children's rights	No	Complete the Children's Rights Impact Assessment below
Equality	*Yes	Complete the Equality Impact Assessment below
Socio-economic Duty	No	Complete the Socio-economic Duty Assessment below

Rural Proofing	No	Complete the Error! Reference source not found. below
Health	No	Refer to the Integrated Impact Assessment Guidance
Privacy	No.	Complete the Error! Reference source not found. below
Welsh Language	*Yes	Complete the Welsh Language Impact Assessment below
Economic / RIA	Yes	Refer to the Regulatory Impact Assessment
Justice	No	Complete the Justice System Impact Identification form on the intranet
Biodiversity	*Yes	Complete the Biodiversity Impact Assessment below
Climate Change	No	Refer to the Integrated Impact Assessment Guidance
Strategic Environmental Assessment	No	Refer to the Integrated Impact Assessment Guidance
Habitat Regulations Assessment	No	Refer to the Integrated Impact Assessment Guidance
Environmental Impact Assessment	No	Refer to the Integrated Impact Assessment Guidance

* Mandatory for all proposals in order to meet statutory obligations.

SECTION 8. CONCLUSION

8.1 How have people most likely to be affected by the proposal been involved in developing it?

The key stakeholders affected by the proposal were engaged as part of the consultation exercise and their views were considered in developing these proposals and regulations.

The consultation titled '*Promoting a resilient and high performing planning service*' ran from 15 November to 17 January 2025. Questions 1-36 focused on planning application fee proposals. Over 300 stakeholders, including individuals and organisations were notified by e mail of the publication of the consultation. These were drawn from the core consultation list held by the Planning Directorate, as well as several bodies who expressed interest. We received 81 responses from various groups, including LPAs, businesses, government agencies, professional bodies, interest groups, voluntary/community groups, and individuals. The consultation document and a summary of responses, which includes the Government's response to each proposal, is available at the link below. This explains the proposals that were adopted or amended based on the feedback received.

[Promoting a resilient and high performing planning service | GOV.WALES](#)

8.2 What are the most significant impacts, positive and negative?

The most significant impact 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. Increased planning fees ensure the financial sustainability of planning services moving forward.

The proposed fee increase will significantly increase local planning authority resources and place them on a more sustainable financial footing. Well-resourced planning teams are better equipped to deliver on key Welsh Government priorities, such as, green growth, infrastructure, climate resilience, affordable housing, sustainable transport, environmental protections and enhancement. In addition, the additional revenue received from additional fee income can be re-invested in staffing/recruitment, training, digital systems and service/performance improvements.

Potential negative impacts of the proposal are that higher fees may discourage smaller developers from submitting applications. In addition, some stakeholders have questioned whether increased fees will directly lead to better planning services, especially if there is no clear commitment to reinvest the additional revenue into service improvements. These negative impacts have been mitigated through the pathway approach where fees will be increased on a gradual basis over 5 years. 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. (See also Section 1 of this IIA).

8.3 In light of the impacts identified, how will the proposal:

- **maximise contribution to our well-being objectives and the seven well-being goals; and/or,**
- **avoid, reduce or mitigate any negative impacts?**

Fee increases provide sustainable funding for planning services, supporting the Programme for Government and Well-being Objectives. Better resourced planning authorities can deliver economic growth and infrastructure, housing, climate change and environmental protections which align with the Government's policies and objectives. This proposal contributes to the goals as follows:

- **A Prosperous Wales:** Enabling efficient and timely planning decisions supports economic development, green growth and investment.
- **A Resilient Wales:** Better resourced planning authorities can more effectively assess environmental impacts and promote climate-resilient development.
- **A Healthier Wales:** Improved resilient and efficient planning services can support healthier built environments, including active travel and green infrastructure.
- **A More Equal Wales:** Increases to planning fees support a more equal society by ensuring planning services are well-resourced and accessible to all communities. This enables fairer, more inclusive decision-making, better public engagement, especially with underrepresented groups, and supports developments that meet diverse needs, such as affordable housing and accessible infrastructure.
- **A Wales of Cohesive Communities:** Stronger planning services help shape inclusive, well-connected communities.
- **A Wales of Vibrant Culture and Thriving Welsh Language:** Improved resilient and efficient planning services can better protect cultural heritage and promote Welsh language use in policy development and place-making.
- **A Globally Responsible Wales:** Stronger planning services can better ensure that sustainable development principles are embedded in planning decisions and contribute to global climate and biodiversity goals.

Well-being Objectives

This proposal contributes to the Well-being objectives as follows:

1) Provide effective, high quality and sustainable healthcare.

The new fee proposals will not directly impact this objective.

2) Continue our long-term programme of education reform, and ensure educational inequalities narrow and standards rise.

The new fee proposals will not directly impact this objective.

3) Protect, re-build and develop our services for vulnerable people.

The new fee proposals will not directly impact this objective.

4) Celebrate diversity and move to eliminate inequality in all of its forms.

The new fee proposals will not directly impact this objective.

5) Build an economy based on the principles of fair work, sustainability and the industries and services of the future.

The proposed fee increase will enhance local planning authority resources, leading to more efficient and faster planning decisions. This benefits businesses and communities. Well-funded planning teams can better support key Welsh Government priorities, such as economic growth (including green growth) infrastructure, and climate resilience.

6) Push towards a million Welsh speakers, and enable our tourism, sports and arts industries to thrive.

There are no adverse impacts of this proposal on the sustainability of Welsh speaking communities. The main effect of this proposal will be to improve the financial sustainability and resilience of LPAs. Increases to planning application fees will enable LPAs to more effectively carry out their statutory duties and ensure they are placed on a more sustainable financial footing moving forward. We expect fees to be reinvested back into planning services, however, how this money is spent within planning services is at the discretion of each LPA reflecting local circumstances. Fees could be used to deliver locally specific planning policies/interventions in relation to supporting and growing the Welsh Language in communities, where relevant and applicable. Fees increases could also assist in the retention and recruitment of Welsh speaking Planning Officers.

7) Build a stronger, greener economy as we make maximum progress towards decarbonisation.

The proposed fee increase will significantly increase local planning authority resources and place them on a more sustainable financial footing, resulting in more effective and faster planning decisions. This results in better outcomes for business and communities. Well-resourced planning teams are better equipped to deliver on key Welsh Government priorities, such as, green growth, infrastructure and climate resilience.

8) Make our cities, towns and villages even better places in which to live and work.

Fee increases will enable stronger and more resilient planning services which better ensure that sustainable development principles are embedded in local policy development and planning decisions.

9) Embed our response to the climate and nature emergency in everything we do.

The proposed fee increase will significantly increase local planning authority resources and place them on a more sustainable financial footing. Well-resourced planning teams are better equipped to deliver on key Welsh Government priorities, such as, green growth, infrastructure and climate resilience.

10) Lead Wales in a national civic conversation about our constitutional future and give our country the strongest possible presence on the world stage.

The new fee proposals will not directly impact this objective.

8.4 How will the impact of the proposal be monitored and evaluated as it progresses and when it concludes?

We expect planning fees to be reinvested back into planning services. 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.

SECTION 9. DECLARATION

Declaration

I am satisfied that the impact of the proposed action has been adequately assessed and recorded.

Name of Senior Responsible Officer / Deputy Director: Neil Hemington

Department: Planning Directorate

Date: August 2025

FULL IMPACT ASSESSMENTS

A. EQUALITY IMPACT ASSESSMENT

This 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.

Record of Impacts by protected characteristic:

Protected characteristic or group	What are the positive or negative impacts of the proposal?	Reasons for your decision (including evidence)	How will you mitigate Impacts?
Age (think about different age groups)	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on any age group.</p>	There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on any age group.	There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.
Disability (consider the social model of disability ¹ and the way in which your proposal could inadvertently cause, or could be used to proactively	The existing exemptions in the regulations, which remain unchanged by this proposal, exempt disabled individuals from payment of fees for applications related to alterations or extensions to a dwelling house, and	The current fee categories within existing legislation ensure that disabled individuals are exempt for paying fees for these application types. Our proposals maintain this approach.	<p>There is no evidence indicating that this proposal will have a negative impact on disabled individuals.</p> <p>On this basis there are no impacts that require mitigation</p>

¹ Welsh Government uses the social model of disability. We understand that disabled people are not disabled by their impairments but by barriers that they encounter in society. Ensuring that your proposal removes barriers, rather than creating them, is the best way to improve equality for disabled people. For more information, go to the intranet and search 'social model'.

remove, the barriers that disable people with different types of impairments)	those applications related to access to public buildings.		
Gender Reassignment (the act of transitioning and Transgender people)	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	<p>There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative.</p>	<p>There is no evidence indicating that this proposal will have a negative impact.</p> <p>On this basis no mitigation measures are required.</p>
Pregnancy and maternity	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	<p>There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this protected characteristic.</p>	<p>There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.</p>

Race (include different ethnic minorities, Gypsies and Travellers and Migrants, Asylum seekers and Refugees)	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this protected characteristic.	There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.
Religion, belief and non-belief	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this on this protected characteristic.	There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.
Sex / Gender	The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning	There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this	There is no evidence indicating that this proposal will have a negative impact. On this basis no

	<p>application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	protected characteristic.	mitigation measures are required.
Sexual orientation (Lesbian, Gay and Bisexual)	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this protected characteristic.	There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.
Marriage and civil partnership	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this protected characteristic.	There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.

Children and young people up to the age of 18	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on this protected characteristic.</p>	<p>There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have an impact, either positive or negative on this protected characteristic.</p>	<p>There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.</p>
Low-income households	<p>The proposal relates to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have a minimal or neutral effect on low-income households.</p>	<p>There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have a negative impact on low-income households.</p> <p>A full RIA has been prepared to support this proposal which sets out the impacts in both monetary, and non-monetary terms.</p> <p>This assessment includes the costs and benefits of these proposals on business, householders and other relevant stakeholders.</p>	<p>Planning fees constitute an essential aspect of the development process, accounting for only a minor portion of overall development costs and are generally borne by developers without direct impact on the public.</p> <p>Consequently, these proposals are not expected to have a substantial effect on individuals or communities, including low-income households.</p>

Human Rights and UN Conventions

The most relevant Article is considered below.

Human Rights	What are the positive or negative impacts of the proposal?	Reasons for your decision (including evidence)	How will you mitigate negative Impacts?
Protocol 1 Article 1: The right to peaceful enjoyment of possessions	<p>The proposal is relating to the establishment of a fair and more equitable process for calculating and publishing planning application and related fees.</p> <p>This policy will have no positive or negative impacts on human rights.</p>	<p>There is no evidence <i>(including consultation responses received)</i> indicating that this proposal will have a negative impact on human rights.</p>	<p>There is no evidence indicating that this proposal will have a negative impact. On this basis no mitigation measures are required.</p>

Human Rights and UN Convention

The proposal has no impact on Human Rights or UN Conventions.

EU/EEA and Swiss Citizens' Rights

The proposal has no impact on EU/EEA and Swiss Citizens Rights.

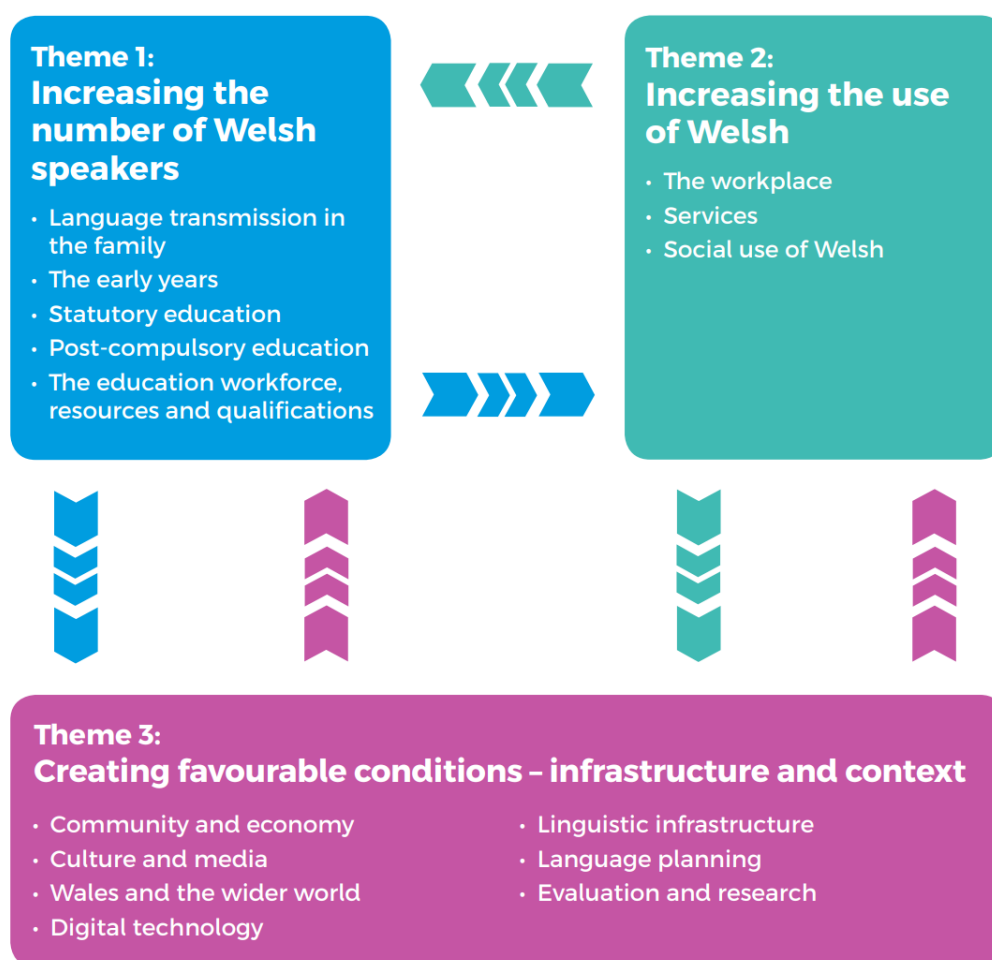
B. WELSH LANGUAGE IMPACT ASSESSMENT

Cymraeg 2050 is our national strategy for increasing the number of Welsh speakers to a million by 2050.

The Welsh Government is fully committed to the new strategy, with the target of a million speakers included in its Programme for Government. A thriving Welsh language is also included in one of the 7 well-being goals in the Well-being of Future Generations (Wales) Act 2015.

We also have a statutory obligation to fully consider the effects of our work on the Welsh Language. This means that any Welsh Government policy should consider how our policies affect the language and those who speak it.

The **Cymraeg 2050 strategy** has three interrelated themes:



The headings under each theme outline the scope of activities that can affect the language.

As a general rule, if your policy has the potential to impact on people, it will impact in some way on Welsh speakers and therefore on the Welsh language.

1. **Welsh Language Impact Assessment (Reference Number 05/07/25) (completed by the Welsh Language Standards Team, email: Safonau.Standards@gov.wales):**

Date: 24/07/2025

2. **Does the proposal demonstrate a clear link with the Welsh Government's strategy for the Welsh language? – *Cymraeg 2050 A million Welsh speakers* and the related Work Programme for 2021-2026?**

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. The proposals main effect will be to improve the

financial sustainability and resilience of LPAs. Increases to planning application fees will enable LPAs to more effectively carry out their statutory duties and ensure they are placed on a more sustainable financial footing moving forward. We expect fees to be reinvested back into planning services, however, how this money is spent within planning services is at the discretion of each LPA reflecting local circumstances.

The Welsh Government is fully compliant with its statutory requirements. As such the Fee Regulations, when in force, will be available in both in Welsh and English. Changes to planning application fees in Wales will be published on the Welsh Government website bilingually and fee increases will be communicated to stakeholders in a bilingual format.

Local Authorities are responsible for publishing these nationally set fees on their websites. These are communicated to stakeholders and published bilingually in line with the standards. This proposal does not change the current approach.

There is therefore no direct link with the aims and objectives of Cymraeg 2050, but securing a better service provision and possible increase in capacity within LPA's will indirectly support the Cymraeg 2050 objectives in relation to planning and Welsh language area of work.

3. **Describe and explain the impact of the proposal on the Welsh language, and explain how you will address these impacts in order to improve outcomes for the Welsh language.** How will the proposal affect Welsh speakers of all ages (both positive and/or adverse effects)? You should note your responses to the following in your answer to this question, along with any other relevant information:

- **How will the proposal affect the sustainability of Welsh speaking communities² (both positive and/or adverse effects)?**

There are no adverse impacts of this proposal on the sustainability of Welsh speaking communities. The main effect of this proposal will be to improve the financial sustainability and resilience of LPAs. Increases to planning application fees will enable LPAs to more effectively carry out their statutory duties and ensure they are placed on a more sustainable financial footing moving forward. Better resourced services will enable LPAs to deliver locally specific planning

² These can be close-knit rural communities, dispersed social networks in urban settings, and in virtual communities reaching across geographical spaces.

policies/interventions in relation to supporting communities across Wales. We expect fees to be reinvested back into planning services, however, how this money is spent within planning services is at the discretion of each LPA reflecting local circumstances.

- **How will the proposal affect Welsh medium education and Welsh learners of all ages, including adults (both positive and/or adverse effects)?**

This proposal is not anticipated to have an impact, either positive or negative in relation to Welsh medium education.

- **How will the proposal affect services³ available in Welsh (both positive and/or adverse effects)? (e.g. health and social services, transport, housing, digital, youth, infrastructure, environment, local government etc.)**

Higher planning fees will provide LPAs with greater financial resources. We expect fees to be reinvested back into planning services, however, how this money is spent within planning services is at the discretion of each LPA reflecting local circumstances.

As part of our consultation 'Promoting a resilient and high performing planning service' specific questions were asked regarding the effects of this proposal on the Welsh language. The responses received in relation to fee increases indicated that the effect is either neutral or positive. The consultation and government response can be accessed on the following link:

[Promoting a resilient and high performing planning service | GOV.WALES](#)

- **How will you ensure that people know about services that are available in Welsh and are able to access and use them as easily as they can in English? What evidence / data have you used to inform your assessment, including evidence from Welsh speakers or Welsh language interest groups?**

Planning application fees (set by the Welsh Government) are published by Local Planning Authorities on their websites. When fees change, they are

³ The Welsh Language Strategy aims to increase the range of services offered to Welsh speakers, and to see an increase in use of Welsh-language services.

communicated to stakeholders and published bilingually. in line with the statutory requirements set out by the Welsh language standards. This proposal does not alter the current approach.

LPAs are required to maintain bilingual records, publish bilingual notes, and ensure communications and consultations are accessible in both languages.

This aligns with the service delivery standards under the Welsh Language Standards, which require public bodies to treat Welsh no less favourably than English.

- **What other evidence would help you to conduct a better assessment?**

There are no adverse impacts of this proposal on the sustainability of Welsh speaking communities. The main effect of this proposal will be to improve the financial sustainability and resilience of LPAs. Increases to planning application fees will enable LPAs to more effectively carry out their statutory duties and ensure they are placed on a more sustainable financial footing moving forward. We are satisfied that the evidence of which these proposals are based is robust and appropriate and further evidence is not required.

- **How will you know if your policy is a success?**

We expect planning fees to be reinvested back into planning services. 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.

C. BIODIVERSITY IMPACT ASSESSMENT

Consider Questions 1 - 9 for ALL policies:

Embedding biodiversity

1. How will your proposal integrate biodiversity into decision making?

There are no identified impacts or positive opportunities for action for biodiversity as a consequence of this proposal.

2. Has your proposal ensured biodiversity is accounted for in business decisions?

There are no identified impacts or positive opportunities for action for biodiversity as a consequence of this proposal.

3. How does your proposal improve understanding and raise awareness of the importance of biodiversity, encouraging others to act?

There are no identified impacts to biodiversity and natural resources as a consequence of this proposal and in this context, it is not a mechanism suited to improving understanding and raising awareness of biodiversity.

Improving our evidence, understanding and monitoring

4. Have you used the best available evidence of biodiversity to inform your proposal and this assessment?

No. There is no link between the proposal and the following:

- the lists of species and habitats of principal importance published under Section 7 of the Environment (Wales) Act
- the State of Natural Resources Report
- any relevant area statement published by NRW.

5. Have you used up to date knowledge of the key impacts on biodiversity to make evidence-based decisions?

No. The proposal has no key negative impacts or drivers of change which apply to biodiversity.

6. Can your proposal contribute to our body of knowledge for biodiversity?

No. As the proposal does not impact on biodiversity, it will not provide any evidence which could contribute to the body of knowledge for biodiversity.

Governance and support for delivery of biodiversity action

7. Can your proposal support biodiversity action in any way?

The proposal does not impact on biodiversity so does not offer opportunities to support biodiversity action.

8. Can your proposal help to build capacity for biodiversity action?

The proposal does not impact on biodiversity so does not offer opportunities to build capacity for biodiversity action.

9. Have you recorded decisions and actions to maintain and enhance biodiversity?

The proposal does not impact on biodiversity so there are no applicable decisions to record in this context.

As the proposal does not concern construction or management of land and/or sea Questions 10 – 16 of this assessment have not been considered.