

Changes to Planning Fees in Wales from 1st December 2025

Please note this is a summary note. For further details please see -
<https://www.gov.wales/planning-application-fees-1-december-2025>

Largely applying to agricultural development - the growing of food/ farming

Prior notification applications

This is an application submitted to ask for prior approval under part 6 or 7 Schedule 2 of the General Permitted Development Order 1995 (as amended). This is where the development is permitted development (agricultural or forestry).

Was £100. From 1st December 2025 = £223.

Screen print

13. Fees for certain applications under the General Permitted Development Order

13(1)(a). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 6 (agricultural buildings and operations), applications under Part 7 (forestry buildings and operations) and applications under Part 11 (demolition).

£223
(FCR)

Certificates of lawful use or development

This is where the Applicant is applying for approval of something they think does not require planning permission, for example, where you are seeking immunity from enforcement action or if you are not sure if you need planning permission. The Applicant can apply for a Certificate of lawful use or development. The assessment is on the 'balance of probability' and not based on any planning merits of the scheme.

If applying in retrospect – used to be £230. From 1st December 2025 = £383.

If applying for a proposed use or development (not started) = £191.50



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Fee Category / Regulation with the 2015 Fee Regulations	Fee payable
<i>10. Fees in respect of deemed applications</i>	
4(a) where an application would have been made to the relevant authority, twice the amount of the fee which would have been payable in respect of the application	Twice the amount of the fee which would have been paid.
<i>11. Fees for applications for certificates of lawful use or development</i>	
11(3)(a). In the case of an application under section 191(1)(a) or (b) (or under both paragraphs)	The amount that would be payable for the use specified in the application
11(3)(b). An application made under section 191(1)(c) of the Town and Country Planning Act 1990.	£383 (FCR)
11(3)(c). In the case of application under section 192(1)(a) or (b) (or under both paragraphs)	Half the amount that would be payable for the use specified in the application
11(9) Where an application is made by or on behalf of a community council, the fee payable is one half of the amount that would otherwise be payable	One half of the amount that would otherwise be payable

Agricultural development requiring full planning permission

This is for the erection of buildings that are required in association with agricultural use of land. If the site area (red line around the development area) is no more than 465 sq m.

Was £85. From 1st December 2025 = £205.

If the site area is over 465 sq m but under 540 sq m = £667 See

below print screens for more details.



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<p>3. The erection, on land used for the purpose of agriculture, of buildings to be used for agricultural purposes (other than Buildings in category 4).</p>	<p>(a) Where the application is for outline planning permission and—</p> <p>(i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £16,675 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares,</p>
	<p>subject to a maximum in total of £203,380.</p> <p>(b) in other cases—</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, £205,</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £667,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £585 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £406,761.</p> <p>(FCR)</p>



Glasshouses

Erection of glasshouses up to 465 sq m was £85. From 1st December 2025 = £205.

Please note the definition of glass house is not clear and you should seek advice and support from the Community Land Advisory Service (Social Farms & Gardens) if you wish to submit an application for a polytunnel or greenhouse to be covered in plastic.

Screen print

4. The erection of glasshouses on land use for the purposes of agriculture.	(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £205 ; (FCR) (b) where the gross floor space to be created by the development exceeds 465 square metres, £3,313 . (FCR)
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Car Parks, service roads and other means of access

Was £230 From 1st December 2025= £383



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7. (a) the carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or	*£283 in each case
(b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£383 in each case (FCR)

Changes of Use

Was £460. From 1st December 2025 = £667

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12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£667 (FCR)
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Note the 'above categories' were dwellinghouses, waste, disposal of materials and drilling for minerals.



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Pre Application Advice - screen prints

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

Fee Category / Regulation with the 2016 Regulations	Proposed fee payable
2. The erection of buildings (other than dwellinghouses)	<p>(a) Where</p> <p>(i) the area of the gross floor space to be created by the proposed development does not</p> <p>exceed 999 square metres, *£332,</p> <p>(ii) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, *£797,</p> <p>(iii) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, *£1,328;</p> <p>(b) where the gross floor space to be created by the proposed development is not known and</p> <p>(i) the proposed site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the proposed site area is 0.5 to 0.99 hectares, *£797,</p> <p>(iii) the proposed site area exceeds 0.99 hectares, *£1,328</p>



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<p>3. The making of a material change in the use of a building or land</p>	<p>(a) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and</p> <p>(i) the area of the gross floor space of the proposed development does not exceed 999 square metres, *£332,</p> <p>(ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, *£797,</p> <p>(iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, *£1,328,</p> <p>(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and</p>
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	<p>(i) the site area does not exceed 0.49 hectares, *£332,</p> <p>(ii) the site area is 0.5 to 0.99 hectares, *£797,</p> <p>(iii) the site area exceeds 0.99 hectares, *£1,328</p>
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