

From June 2020

Planning Pre-application Advice Charging Scheme

Charges are applicable for all pre-application planning advice and enquiries within Northumberland National Park. These charges are set out below. Prices are listed below and are inclusive of VAT.

Householder Development (Extensions/alterations/outbuildings – **existing** residential properties)

Advice on **Householder Development** proposals, including:

- House extensions and alterations
- Outbuildings at an existing residential property (within the property's residential curtilage)
- Works to Listed Buildings that are a single dwelling

Different levels of advice can be provided:

Does my project need planning permission/any other planning consents? £ 35

A written response will be provided confirming whether planning permission is required, based on the information provided by you. This does not include a site visit, or advice on whether a proposal would be likely to be supported.

Is my project likely to be supported if I apply for planning consent? £ 100

This includes an informal site visit from a planning officer where required, along with research and a written response detailing the planning history of a site, a list of known constraints, an assessment of the acceptability of your proposal against national and local planning policies and a list of documents that would be required for submission with a planning application.

Any additional follow-up meetings and/or written advice required £ 50

Small scale Development

Advice on **Small scale development** proposals, including:

- A change of use of land up to 10,000 m² (up to 1ha)
- Erection, alteration or extension of agricultural building up to 465 m²
- Erection, alteration or extension of commercial building up to 500 m²
- 1 or 2 new dwellings or holiday lets (including conversions)
- Extension/ alteration to Listed Buildings (non-householder)
- Small-scale wind energy proposals (i.e. 1 turbine of maximum 15 metre height to blade tip, where local community consultation prior to formal application submission is not required)
- Other small scale renewable energy proposals
- All other minor developments
- Proposals for advertisement consent

Does my project need planning permission/any other planning consents? £ 35

A written response will be provided confirming whether planning permission is required, based on the information provided by you. This would not include a site visit, or advice on whether a proposal would be likely to be supported.

Is my project likely to be supported if I apply for planning consent? £ 200

This includes an informal site visit from a planning officer where required, along with research and a written response detailing the planning history of a site, a list of known constraints, an assessment of the acceptability of your proposal against national and local planning policies and a list of documents that would be required for submission with a planning application.

Additional charges

Where the planning officer determines an internal specialist response (for example the Historic Buildings Advisor, the Historic Environment Advisor, Ecologist, the Landscape and Forestry officer or Access and Recreation (rights of way) officer) is essential there will be an additional fee of **£75** charged at the outset.

Any additional follow-up meetings and/or written advice required £ 100

Large scale and major development

Advice on **Large scale and major development** proposals, including:

- A change of use of land in excess of 10,000 m² (over 1 ha)
- Extensions to buildings or new agricultural buildings in excess of 465 m²
- Extensions to buildings or new commercial buildings in excess of 500 m²
- 3 or more new dwellings or holiday accommodation units (including conversions)
- Larger wind energy proposals (i.e. 2 or more turbines)
- Other larger scale renewable energy proposals
- Construction of new road/ private way over 300 metres in length
- All other major developments

Is my project likely to be supported if I apply for planning consent?

£500

This includes an informal site visit from a planning officer where required, along with research and a written response detailing the planning history of a site, a list of known constraints, an assessment of the acceptability of your proposal against national and local planning policies and a list of documents that would be required for submission with a planning application.

Additional charges

Where the planning officer determines an internal specialist response (for example the Historic Buildings Advisor, the Historic Environment Advisor, Ecologist, the Landscape and Forestry officer or Access and Recreation (rights of way) officer) is essential there will be an additional fee of **£125** charged at the outset.

Any additional follow-up meetings and/or written advice required

£ 250

External organisations

Advice will be provided by NNPA Planning Officers (and, where required, NNPA Specialist Officers) however will not include advice from external organisations, who may be relevant statutory consultees on planning applications. Many of these organisations will offer pre-application advice to individuals and developers on a direct basis and NNPA will endeavour to identify and suggest that you make contact with other statutory consultees where they may be relevant. NNPA will highlight which statutory consultees we consider are relevant to your proposal.

Exemptions & Discounts to Pre-application Advice Charges

The following pre-application enquiries will not incur a charge:-

- Queries relating to development for persons registered as disabled, which would not attract a planning application fee
- Queries relating to tree preservation orders

Making your payment

Payment must be received at the time of the enquiry and can be made by cash, cheque or BACS transfer.

- Cheques should be made payable to **Northumberland National Park Authority**.
- BACS transfers should be made using the following details:
Account no. 90289256
Sort code 20-40-09.

It is **ESSENTIAL** that you provide a BACS reference so that the fee can be identified as relating to your enquiry. References should state 'PLNG' followed by the relevant site address e.g. for an enquiry at Eastburn the reference would be 'PLNGEastburn'. Please email planning@nnpa.org.uk as soon as you have made your payment to ensure that this is identified.

Timescales

When we receive your enquiry (and fee, if appropriate) we will send you an email or acknowledgement letter telling you the name and contact details of the Officer dealing with your enquiry.

We will endeavour to deal with the enquiry in writing (by post, or preferably by e-mail) within 28 days. This will allow us time for research and a possible site visit to be undertaken.

If this timescale is likely to be exceeded due to the nature of the enquiry or the need to consult with specialists, we will let you know as soon as possible and give you a revised response time.