

Planning advice and other information cost / fee matrix



(ALL FEES ARE PAYABLE IN ADVANCE AND APPLY TO GROSS PROPERTY NUMBERS)

Nature of development	Written response only (email)	Written advice (email) and one, up to 30 minute, pre-booked site visit or meeting at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Written advice (email) and up to one hour pre-booked site visit or meeting at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Written advice (email) and up to two pre-booked site visit or meetings at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Written advice (email) and up to three pre-booked site visit or meetings at a NDC office, as decided by your Planning Officer (or equivalent substantial correspondence response)	Additional cost of each meeting at site or in NDC office, only as decided or agreed in advance by your Planning Officer (or equivalent substantial correspondence response)
Householder development pre-application advice						
Extensions, conservatories, sheds, outbuildings, garages, car ports, driveways, fences, walls, gates, alteration or new access, swimming pools, porches, satellite dishes, solar panels, windows and doors, external wall insulation (all works must be within the boundary or curtilage of the existing house)	£70	£150	Not Available	Not Available	Not Available	£80
Non-residential development pre-application advice						
Proposals with no dwellings - less than 200 square metres in gross external floor space	£140	£220	Not Available	Not Available	Not Available	£100
Lawful development certificate advice						
Proposals with no dwellings - less than 200 square metres in gross external floor space	£70	Not Available	Not Available	Not Available	Not Available	£80
100% Affordable Housing Scheme pre-application advice	All pre-application fees apply; if a full application is made within 12 months of our advice, we will re-credit 50% of any pre-app fees paid					
Proposals with no dwellings - less than 200 square metres in gross external floor space						
Adverts / telecoms / non-residential change of use						
Signs or advertisements displayed on buildings or land, such as posters, notices, placards, banners, fascia or projecting signs, flag or balloon advertising, pole and canopy signs, advance and directional signs						
Small minor and other small developments pre-application advice						
RESIDENTIAL - one or two dwellings - replacement, change of use (including holiday homes), conversion or erection of one or two dwellings only NON-RESIDENTIAL - less than 499 square metres gross external floor space (commercial, retail, industrial) CHANGE OF USE - building or land - less than 499 square metres in gross external floor space	Not Applicable	£220	Not Applicable	Not Applicable	Not Applicable	£100
Minor development pre-application advice						
RESIDENTIAL - between three and nine dwellings - replacement, change of use (including holiday homes), conversion or erection of between three and nine dwellings only NON-RESIDENTIAL - between 500 square metres and 999 square metres gross external floor space (commercial, retail, industrial) CHANGE OF USE - building or land - between 500 square metres and 999 square metres gross external floor space (commercial, retail, industrial)	Not Applicable	Not Applicable	£500	Not Available	Not Available	£250

Major development pre-application advice						
RESIDENTIAL - between 10 and 149 dwellings - replacement, change of use (including holiday homes), conversion or erection of between 10 and 149 dwellings . A development site area less than 10 acres (four hectares) NON-RESIDENTIAL - between 1,000 square metres and 9,999 square metres gross external floor space (commercial, retail, industrial) A development site area between 1,000 square metres and 10 acres (between one and four hectares)	Not Applicable	Not Applicable	Not Applicable	£900	Not Applicable	£450
Large scale major development pre-application advice						
RESIDENTIAL - more than 150 dwellings - replacement, change of use (including holiday homes), conversion or erection of more than 150 dwellings . A development site area larger than 10 acres (four hectares) NON-RESIDENTIAL - more than 10,000 square metres gross external floor space (commercial, retail, industrial) A development site area more than 10 acres (four hectares) Any Environmental Impact Assessment development	Not Applicable	Not Applicable	Not Applicable	Not Applicable	£1,500	£700
Wind turbine / ground-mounted solar (PV) panels pre-application advice						
Wind turbines - height to tip less than 75 metres Solar / PV panels - less than 25 acres (10 hectares)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	£750	£350
Wind turbines - height to tip more than 75 metres Solar / PV panels - more than 25 acres (10 hectares)					£1,100	£500
Charities and town / parish councils pre-application advice	50% of all fees or charges apply					
Where the organisation owns, or plans to acquire the land						
Following our refusal of planning permission						
One occasion only, in the 12 months following our refusal of permission for a planning application. For subsequent discussions or meetings, see relevant category of development type	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Free
Facilities for disabled people pre-application advice	No fees or charges are applicable					
Where 100% of the development is to advantage disabled people						
Listed Buildings and arboricultural pre-application advice						
HOUSEHOLDERS - repair or maintenance of a listed building enquiries or arboricultural advice sought - one instance only - (otherwise, see other fees and charges, which will apply)	FREE	Not Applicable	Not Applicable	Not Applicable	Not Applicable	£50
BUSINESSES - repair or maintenance of a listed building enquiries or arboricultural advice sought - one instance only (otherwise, see other fees and charges, which will apply)	£75					£75
Compliance, confirmation and enforcement						
Written confirmation to a landowner we will take no further action, following our undertaking an enforcement investigation	£70	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Response to applications for us to withdraw an enforcement notice and remove the land charges record (inclusive of one site visit - to check compliance)	Not Applicable	£120	Not Applicable	Not Applicable	Not Applicable	£70
Written confirmation to a solicitor or landowner that we are satisfied an enforcement notice or listed building consent has been complied with (inclusive of one site visit - to check compliance)	Not Applicable	£120	Not Applicable	Not Applicable	Not Applicable	£70
Written confirmation a S106 term has been complied with request (inclusive of one site visit - to check compliance)	Not Applicable	£120	Not Applicable	Not Applicable	Not Applicable	£70
Documentation and enquiries						
Provide a full planning history search list (back to 1947), with copy documents**	£50	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Response to enquiry about permitted development rights being in place / withdrawn and associated details	£50	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Response to enquiry about agricultural land use, including building types, animal shelters / stables	£50	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Provide a full planning history search list (back to 1947), with no copy documents provided	£25	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Provide copy documents** for each quoted planning reference	£25	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

^ All prices are inclusive of VAT and will be reviewed annually

* when a proposal fits into multiple categories the larger fee will apply

** copies will be limited to application form and associated submitted documents, Decision Notice and any applicable appeal decision