**Pre-Application Fee Charging Schedule**

This Schedule should be read alongside the Council’s approved ‘Planning Pre-Application Service protocol’ (as amended April 2024) which details the provision of pre-application advice by the Planning Department of NPT as follows: -

1. The Statutory Pre-Application Service offered by NPT (section 5 of Protocol)
2. Non-Statutory Pre-Application Advice (section 6.2 )
3. Provision of further advice following an initial written response received under the statutory service, including any relevant meetings. (section 6.1)

Please note that VAT at a standard rate of 20% is payable for any non-statutory pre-application advice (2 and 3 above)

1. ***Charges for Statutory Pre-Application Advice***

The following charges for the **statutory** pre-application service within this Protocol are nationally-set by Welsh Government [[1]](#footnote-1).

|  |  |
| --- | --- |
| **Development Type \*** | **Charges** |
| Householder Development | £25 |
| Minor Development | £250 |
| Major Development | £600 |
| Large Major Development | £1000 |
| The winning and working of minerals or the use of land for mineral-working deposits | £600 |
| Waste Development  | £600 |

 \* See definitions at end of schedule

1. ***Non-Statutory Pre-Application Advice***

|  |  |  |
| --- | --- | --- |
| **Development Type \*** | **Charges** |  |
|  **inc VAT** |
| **Householder***(to include 1 site visit* ***or*** *1 meeting)* |  **£65** |
| Up to 2 dwellings/ Change of use land (up to 0.5ha) or buildings (up to 500 sqm*(to include 1 site visit* ***or*** *1 meeting)* |  **£250** |
| **Minor** 3 or more dwellings, Change of land or buildings 501sqm to 999 sqm.*(to include 1 site visit* ***or*** *1 meeting)* |  **£600** |
| **Major Development***(to include 2 site visits* ***or*** *meetings)* |  **£1200** |
| **Large Major** including minerals and waste development, Energy production.*(to include 2 site visits* ***or*** *meetings)* |  **£2500** |
| **Advertisements** |  **£65** |
|  |  |  |

1. **Provision of further advice following an initial written response received under the statutory or non-statutory service, including any relevant meetings. Charges are per meeting and/or written response.**

 \* See definitions at end of schedule

|  |  |  |
| --- | --- | --- |
| **Development Type \*** |  |  |
|  **Charges****inc VAT** |
| **Householder** | **£30** |
| **Up to 2 dwellings/ Change of use land (up to 0.5ha) or buildings (up to 500 sqm**  | **£100** |
| **Minor**  | **£200** |
| **Major Development**  | **£250** |
| **Large Major** including minerals and waste development, Energy production. | **£300** |

 \* See definitions at end of schedule

NOTE: Please see section 6 of the Protocol in respect of l*arge scale or complex/specialist applications*, for which additional charges may apply. In addition, the Protocol at section 6.3 outlines the potential for Planning Performance Agreements (PPA) for development proposals.

Definitions of Development Types

**“Householder application”** has the same meaning as in article 2(1) of the Development Management Procedure Order[[2]](#footnote-2), but essentially relates to any proposal to enlarge or alter a dwelling or development within its curtilage.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Minor** | **Major** | **Large Major** |
| **The erection of dwelling houses / flats** | 1 to 9 dwelling units*or*where the number of dwelling units to be created is not known - proposed site area does not exceed 0.49 hectares | 10 to 34 *or*where the number of dwelling units to be created is not known - proposed site area is 0.5 to 0.99 hectares | More than 35*or*where the number of dwelling units to be created is not known - the proposed site area exceeds 1 hectares |
| **The erection of buildings (other than dwelling houses)**  | Area of gross floor space to be created does not exceed 999 square metres | Area of gross floor space to be created is 1,000 to 1,999 square metres | Area of gross floor space to be created exceeds 1,999 square metres |
| **The making of a material change in the use of a building** | Area of gross floor space does not exceed 999 square metres | Area of gross floor space is 1,000 to 1,999 square metres | Area of gross floor space exceeds 1,999 square metres |
| **Material change in the use of land**  | Site area does not exceed 0.49 hectares | Site area is 0.5 to 0.99 hectares | Site area exceeds 0.99 hectares |
| **The winning and working of minerals or the use of land for mineral-working deposits** | n/a | n/a | Treated as large or complex major development |
| **Waste development**  | n/a | n/a | Treated as a large or complex major development |

1. By the *Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2016* which amend the *Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015*. [↑](#footnote-ref-1)
2. an application for :-

(a) planning permission for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or

(b) change of use to enlarge the curtilage of a dwelling house, for any purpose incidental to the enjoyment of the dwellinghouse but does not include—

(i) any other application for change of use,

(ii) an application for erection of a dwellinghouse, or

(iii) an application to change the number of dwellings in a building. [↑](#footnote-ref-2)