

Northumberland Conservation Charging Policy

(Charging for Archaeological
Development Management Services)

Last updated 19 July 2018

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A. DEVELOPMENT TYPES

1. **Householder Development**

Work on an existing dwelling, eg extensions or alterations to historic fabric

2. **Minor Developments**

Between 1 and 9 dwellings (inclusive). Where the number of dwellings is not given a site area of less than 0.5ha defines a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

3. **Smallscale Major Developments**

Residential development between 10 and 199 dwellings (inclusive). Where the number of dwellings is not given a site area of 0.5ha and less than 4ha defines a smallscale major development. For all other uses a smallscale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

4. **Largescale Major Developments**

Residential development of 200 dwellings or more. Where the number of dwellings is not given a site area of 4 hectares or more is used as the definition of a largescale major development. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

5. **Other**

Screening opinion for Environmental Impact Assessment (Agriculture) (England) (No.2) Regulations 2006 (see Table 3). A separate fee applies to each holding.

B. ARCHAEOLOGICAL WORK INCLUDED WITHIN THE CHARGING POLICY

1. **Brief for pre-application and pre-determination work**

At the request of the developer Northumberland Conservation (NC) can prepare a brief of works that will summarise the justification for the specific piece of archaeological work and the general nature and extent of work required. This document will enable the developer to seek tenders and archaeological contractors to tender for work on an equal footing. If further pre-application or pre-determination archaeological work is required, each additional brief will be charged at an agreed rate.

2. **Brief for post-determination/mitigation work**

The mitigation brief is tied directly into the planning condition and as a result there will be no charge for the production of a mitigation brief. If the archaeological contractor wishes to produce a Written Scheme of Investigation without a brief to be tied into the planning condition, NC will charge a fixed cost which reflects the estimated time it takes to verbally agree the nature and extent of works, check the WSI and approve this document in writing.

3. Written Scheme of Investigation (WSI) in line with NC Brief

The archaeological contractor may produce a WSI in line with the requirements laid out in the NC brief. This document provides more detail on the archaeological background of the site and specific detail of the nature and extent of works. A separate charge will be levied by NC to approve the contractor's WSI produced in line with the NC brief and approve this document in writing.

4. Written Scheme of Investigation (WSI) without NC Brief

Alternatively, the contractor may wish to discuss the requirements with NC and then submit a WSI without a brief being issued. In this case, NC will charge a fixed cost which reflects the estimated time it takes to verbally agree the nature and extent of works check the WSI and approve this document in writing.

5. Site meetings/visits

The number of potential site meetings and visits (with applicant, agent, archaeological contractor or consultant) required during pre-determination or post-determination mitigation work will be specified within the brief or agreed in writing before final approval of a WSI. There will be no charge for the first visit but any additional visits will be charged at the standard hourly rate plus mileage. Any additional visits requested by the developer will be charged for at the rate stated. Visits estimated that do not occur, will not be charged for. Travel costs for each visit will be estimated during the preparation of the brief (a return mileage) but will not be invoiced for until the meetings have been agreed and set up.

6. Approval of Report

There will be a fixed charge for approving reports submitted at pre-determination and post-excavation phases, including interim and final reports. This cost has been based on the estimated time required to undertake this activity.

7. Response times

Requests for briefs and approval of reports etc will normally be responded to within 10 working days, subject to demand and staff availability. If our response is likely to take longer than this we will inform you within three working days of receiving the request.

8. Charging Policy

A charge will be levied for the work areas identified above and a schedule of costs is set out below. Payment will be required prior to the service being provided. VAT is charged at the current rate where applicable (VAT is not payable on HERs searches and re-licensing).

9. Payment options/how to pay

- Cheques should be made payable to: Northumberland County Council
- Payment by credit/debit card can be made over the telephone by calling 01670 622656 or 01670 622655 or 01670 622657
- Electronic Bank Transfer: please ask for our account details and supply your reference.

Table 1: Pre-application fees (inc VAT)

		Householder	Minor Developments	Smallscale Major Developments	Largescale Major Developments
1	Preparation of a brief and approval of written scheme of investigation (WSI)	£75.60	£226.80	£327.60	£655.20
2	Agreement and approval of a WSI produced without a NC brief	£50.40	£126.00	£176.40	£453.60
3	HER search and information relicensing (no VAT)	£25.00	£50.00	£75.00	£100.00
4	Approval of a pre-application / pre-determination report, including interim	£25.20	£100.80	£151.20	£252.00
5	Meetings and site visits are charged at the following rates: £50.40/hour and £0.54 per mile				

Table 2: Post-determination/Mitigation Phase fees (inc VAT)

		Householder	Minor Developments	Smallscale Major Developments	Largescale Major Developments
6	Preparation of mitigation brief	free	free	free	free
7	Approval of mitigation WSI produced in line with a NC brief	£50.40	£151.20	£151.20	£151.20
8	Agreement and approval of mitigation WSI produced without a NC brief	£75.60	£201.60	£201.60	£252.00
9	Approval of post-excavation project design (where required)	£25.20	£151.20	£151.20	£201.60
10	Approval of final report	£25.20	£201.60	£201.60	£504.00
11	Meetings and site visits are charged at the following rates: £50.40/hour and £0.54 per mile				

Table 3: EIA Regs screening opinion fees

Band	Screening area (hectares)	Rate (no VAT)
1	0 - 30 ha	£35
2	31 - 75 ha	£70
3	76 - 150 ha	£140
4	150 ha +	£280

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