

Appendix 2 - Proposed Developer fees and charges 2014 – 15 background

Section 38 Agreement Supervision Fee

To cover costs of delivering the service currently KCC charge a fee of 8% of the construction costs for the technical audit review, legal process and audit site supervision on new housing developments for adoption of new roads and footways etc. This percentage has remained static for over 20 years despite rising operational costs and inflationary factors. A review has been undertaken to assess the charge in comparison with other highway authorities charging levels nationally which range between 7.5% to 10.5%. It is therefore proposed to increase the fee level to 10% of the cost of the construction works to reflect the increase in costs of delivering the service and inflationary factors. This will bring KCC in line with other highway authorities nationally

S278 Agreement Fee

To cover costs of delivering the service currently KCC charge a fee of 9% of the construction costs up to £499K plus 2% of any balance above £500K for project management, design checks and site audit inspection for improvement to the existing highway network in connection with developer schemes. This fee level was set in June 2010 based on the actual costs to KCC and has not increased since. Following a review and comparison with other highway authorities to assess their charging levels, which range from 7.5% to 12%., it is proposed to increase the fee level to 10% of the cost of the construction works up to £499 plus 3% of the balance to cover increasing costs and inflationary factors. This will bring KCC in line with other highway authorities nationally

Charging for Pre-application Advice

Most of Kent's district planning authorities, including KCC, charges to provide advice in respect of pre-application planning proposals. Many highway authorities nationally charge for offering pre-application advice, both as part of a multi-disciplinary team and separately from the planning authority. The prevailing legal view is that legislation allows for the charging for pre-application advice.

Pre-application discussions benefit the applicant by identifying relevant issues and requirements at an early stage and speeding up the development process, as a consequence they can help to minimise subsequent planning application costs and avoid abortive applications. In order for KCC to provide this service to a consistent and high standard it is proposed that the cost should be recovered from the developer. It should be noted that the current statutory planning fees charged by planning authorities do not cover the cost of pre-application advice given by KCC Highways & Transportation (H&T). The recovery of costs for this service will allow H&T to dedicate an increased level of resource to this key stage in the planning process, and the provision of high quality pre application advice will benefit the applicant.

The charge will cover the following work:

- A single site visit (if no on site meeting is held)
- An indication of the appropriate policies, standards and guidance against which the proposal will be assessed.

- If requested, a single face-to-face meeting on site, at County Council offices, or borough/district offices if appropriate.
- A written response within 21 days of receipt of payment of the charge or any meeting.
- A single re-check of the scheme following any necessary revisions.
- Meetings will be arranged within 10 working days of receipt of payment.

An initial free response setting out the main issues will be given if the following information is provided:

- Site Plans
- Site Address
- Development Description

If further written advice, a meeting or site visit are needed, the following information will be required and a fee charged:

- Confirmation of the existing use of the site, including planning application history, where appropriate.
- Description of the proposed development, accompanied by sketch plans showing the proposal.
- Scoping for Transport Statement/Assessment or a draft of these documents, if necessary.
- Any other information critical to the consideration of the proposal at this pre-application stage.
- A letter confirming that the charge will be paid within 14 days of receipt of an invoice

Fees are determined according to the type and scale of the proposed development;

Residential

Number of Dwellings	Further Response, Meeting or Site Visit	Written
1 to 4	£125 + vat	
5 to 9	£250 + vat	
10 to 24	£500 + vat	
25 to 49	£750 + vat	
50 to 80	£1200 + vat	
81 or more	£2000 + vat	

Commercial and Retail

The fees quoted above are in line with the national average fee charged by other authorities nationally.

Gross Floor Area	Further Response, Meeting or Site Visit	Written Meeting
Up to 100m ²	£125 + vat	
101m ² to 500m ²	£500+ vat	
501m ² to 1000m ²	£750 + vat	
1001m ² to 2000m ²	£1000+ vat	
2001m ² to 5000m ²	£1500 + vat	
5001m ² or more	£2000 + vat	