

Appendix 2

Regional Benchmarking Data

(see Appendix 4 for EDDC proposed charges)

Applications returned prior to validation.

Cornwall - Service charge for “returned applications”: 10% of the expected planning application fee if processing has commenced ..

Teignbridge – 10% of fee . min £65, max £500

Mid Devon - 25% of fee (when information incorrect second time around

Services

Additional Service	Cornwall Fee	EDDC Current	South Hams/West Devon	Teignbridge	Mid Devon
Confirmation of closure of enforcement case (available for a 6 month period following closure of the case)	Householder development £94.00 inc VAT All other development £212 inc VAT	£50	£250 – where found not expedient to take action + £200 for each additional breach (no planning unit created)	£160	N/A

			£500 where new planning unit created. Avail for 12 months after closure		
Confirmation of compliance with Enforcement Notice (including site visit)	£557 inc VAT	£50	£350 inc sv	£160	£652
Confirmation of compliance with listed building consent (available for a 12 month period following completion of the development)	£557 inc VAT	£50	£350 inc sv	£160	N/A
Confirmation of compliance with planning conditions	£491 inc vat for the first condition, £53 inc vat for each condition thereafter	£90 for first then £30	N/A	N/A	N/A
Informal confirmation of permitted use class	£208 inc vat	N/A	N/A	N/A	N/A

(formal confirmation can only be obtained by a certificate of lawfulness)					
Confirmation that Permitted Development rights have not been removed	Householder development £186 inc vat all other development £297 inc VAT	£40	N/A	N/A	N/A
Confirmation of planning restrictions	£297 inc vat	£40	N/A	N/A	N/A
Help resolving conveyancing issues	£928 inc vat	N/A – land charges	£530 – help to resolve planning history question	N/A	N/A
Confirmation of compliance with section 106 planning obligations (desktop assessment) or enquiry relating to a specific site	£295 inc vat per agreement If a site visit is required, an additional charge of £509 inc vat is payable	£90 for first then £30	£200 + £150 if sv needed	N/A	£242 for first then £67

section 106 agreement					
Section 106. Deed of modification/Deed of revocation and new Planning Obligation by Agreement/Deed of discharge - .	£148	Only legal fees charged	N/A	£1000 plus legal fees (within first 5 years)	N/A
Modification of planning obligations in the first FIVE years (VS106)	£773 Majors inc vat £387 Minors inc vat				

Fees for monitoring of planning obligations.

Monitoring of planning obligations	Cornwall	EDDC current	South Hams	Mid Devon
Obligations				
Tying land to a building	No fee	All minor development £476	N/A	N/A
Single affordable homes	£393		N/A	N/A
Modification/Variation of a 106	£393 plus legal fee	Legal fees only	£1000 plus legal fees	N/A

Modification/Variation of a 106 relating to an application for a single affordable home	No fee	Legal fees only	N/A	N/A
Modification/Variation of a S106 relating to a change of Mortgagee in Possession clause only	£106	Legal fees only	N/A	N/A
Minors – non-residential (less than 1,000sqm or less than 1ha)	£2,238	£476	N/A	N/A
Small scale Major - non-residential (1,000sqm - 9,999sqm or between 1ha and 2ha)	£4,476	N/A	N/A	N/A
Large scale Major – non-residential (more than 10,000sqm or more than 2ha)	£6,262	N/A	N/A	N/A
Below 5 dwellings/holiday units	£1,393	N/A	N/A	N/A
5-10 dwellings with no on-site affordable housing	£1,908	N/A	N/A	£1590
5-50 dwellings/holiday units	£2,884	10 + units £476 (financial) and £1058 (non-financial)	N/A	£8474
51-99 dwellings/holiday units	£4,476	N/A	N/A	N/A
100+ dwellings/ holiday units	£6,262	N/A	N/A	£11,294
Monitoring of planning obligations fees • European Sites Mitigation	£53	N/A	£60	N/A
Monitoring S.106 with trigger points	N/A	N/A	Number of obligations x No trigger points x £900	N/A
Monitoring S 106 without trigger points	N/A	N/A	No obligations x £900	N/A

Pre-application Advice

Householder – desktop only	Cornwall	EDDC	South Hams	Teignbridge	Exeter	Mid-Devon
Alterations and extension to a dwelling and incidental outbuildings such as garages	£186	N/A	£210 or £290 with sv. 1 meeting, one response	£200 desktop + £100 meeting + £200 sv +£100 if listed	Free	£304 – desktop. £530 – desktop extra HH & LB with site visit £862
Follow up query (can include up to 30 mins teams call and email with bullet point response)	£100	N/A	As above N/A	N/A	N/A	N/A
Discharge of condition (per condition)	£100	N/A	N/A	N/A	N/A	N/A

Minor Developments	Fees inc 20% VAT							
	Cornwall			EDDC current	South Hams	Teignbridge	Exter	Mid Devon
	Desktop	Desktop Plus	Full					
Single dwelling and other minor development*	£300	£400	£500	£180	£450 or £530 with sv	£350 or £420 if LB	Free	£304 desktop

						+ meeting £150		£471 desktop extra Site visit extra £142
Follow up meeting (via teams with bullet email response)	£250	£250	£250	N/A	£210 pr £290 with sv	N/A	Free	N/A
Discharge of condition	£150	£150	£150	N/A	N/A	N/A	Free	N/A
2-9 Dwellings or site area below 0.5 ha	£700	£800	£1000	£300	£649 + £210 per dwelling over 5 units. £720 with sv	Desktop £1599 or £1800 if LB. Plus £400 for meeting	Free	£1232 (upt o 5 units) £2359 5 to 9 units. Desktop extra.
Follow up meeting (via teams with bullet point response	£500	£500	£500	N/A	£520 + £80 for sv	£300 or £360 if LB	N/A	N/A N/A
Discharge of condition (per condition) (desktop plus)	£250	£250	£250	N/A	N/A	N/A	N/A	N/A
Comments on principle of	N/A	N/A	N/A	Half relevant fee	N/A	N/A	N/A	N/A

development only								
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*other minor development can include : telecommunications development, Advertisement Consent, Certificate of Lawfulness for existing development, Demolition in a conservation area, lifting or varying conditions associated with other development, single agricultural buildings

Major Development	Cornwall Full service only	EDDC	South Hams	Teignbridge	Exeter -	Mid Devon
10 – 49 dwellings or up to 1.49 ha	£2600	£600	£2500 (2 meetings plus response)	Desktop £2500 or bespoke. Meeting + £750	£3550	£3922 Desktop extra
Follow up meeting (via teams with bullet point email response)	£1300	N/A	£1250	£750 or bespoke	N/A	N/A
Discharge of condition (per condition)	£350	N/A	N/A	N/A	N/A	N/A
50 – 199 dwellings or 1.5 – 4.99 ha	£4400	£750	£720 – PPA set up fee. Extra £1780 at commencement for advice on principle	Desktop £5500 or bespoke + £1250 meeting	PPA only	£7818 Desktop extra, 2 meetings,
Follow up	£2200	N/A	N/A	£1250	N/A	N/A
Discharge of condition (per condition)	£350	N/A	£150 per condition + £80 for sv		N/A	N/A
200 plus dwellings or over 5 ha	£6700	£900	N/A	Desktop - £9000 or bespoke	PPA only	£14,114

						Desktop extra, 3 meetings
Follow up (via teams with bullet point email response)	£3350	N/A	N/A	£1750	N/A	N/A
Discharge of condition (per condition) (desktop plus)	£500	N/A	N/A	N/A	N/A	N/A
Scoping	N/A	N/A	N/A	N/A	£300 plus £150 sv	N/A

Biodiversity Net Gain Advice Pre-app This advice can be requested as part of the planning pre-application advice service, for an additional fee and also as stand-alone advice without requesting pre-application advice	Cornwall: Fee (inc 20% VAT)
Fixed charge to include a meeting up to 1 hour* and 1 letter giving advice.	£356
Further advice, hourly rate	£111

*Site meeting at the discretion of the case officer

Service	Cornwall	EDDC	South Hams	
Historic Environment Officer – Building and Conservation				

This advice can only be sought when requesting planning pre-application advice. There is a fee in addition to the pre-application advice fee.				
Pre-app advice (desktop)	£194	£125	£210 or £290 with sv (Minor)	N/A
Additional site meeting (up to 1 hour)	£111	N/A	As above	N/A
Substantial works to LB , barn conversions	N/A	N/A	£450 up to 2 dwelling or 500 sq m commercial. £530 with sv. Larger scheme - pre-app fee also charged	N/A

Environment Services		Fees (inc 20% VAT)			
	Cornwall - Desktop study and written response	Cornwall - Additional advice including online meeting or site meeting (per hour)*	South Hams	Teignbridge	Mid Devon
Landscape Architect – recommendations for landscape and visual impact assessment and/or green infrastructure design	£296	£99	N/A	N/A	N/A
Tree Officer – to promote early consideration of trees	£296	£99	£210 £290 with sv	N/A	N/A

within the design process and understand potential tree constraints, impacts and mitigation requirements					
Ecology Officer – recommendations for surveys and assessments, Biodiversity Net Gain (BNG), nature recovery networks	£296	£99	N/A	N/A	N/A
High Hedge Complaints	N/A	N/A	N/A	£750.00	N/A

* Additional charge of 50p per mile for site visits at some authorities

Reduced rates

	Cornwall	South Hams	Teignbridge	Mid Devon	EDDC current
100% Affordable Housing pre-app	N/A	No charge for 1 hr meeting and one written response – the subject to charges as above	Free	50% of the relevant fee.	N/A
Facilities for the disabled	N/A	No charge for 1 hr meeting and one written response – the subject to	Free	Free	N/A

		charges as above with 50% discount			
Parish/Town Council	N/A	No charge for 1 hr meeting and one written response – the subject to charges as above	50% reduction	N/A	N/A
B2, B8 or E (excluding retail) less than 100 sq m	N/A	N/A	50% reduction	N/A	N/A
Retail less than 280 sq m	N/A	N/A	50% reduction	N/A	N/A