

East Devon District Council Discretionary Planning Fees including Pre-application fees

Pre-application proposals should relate to one development proposal in respect of the site. We will not accept multiple options for development under a single pre-application enquiry.

The charges listed below are based on cost recovery only. Therefore, if a matter subsequently transpires to be particularly complex and time consuming, the Council reserves the right to request additional payment based on an hourly charge of £80.

These fees will be reviewed each year and will increase in line with inflation

Unless otherwise stated, the fees for this service are fixed, include 20% VAT and will include the following:

Level of pre-application service	
Desktop	Research the planning history, review information provided, assess against relevant policies and guidance and provide one written response.
Desktop Extra	As desktop, plus one Teams meeting or telephone call.
Full	As desktop, plus a site visit (accompanied site visits are at the discretion of the officer) and meeting, generally via Teams, to fully assess the site in its context. Includes internal consultees such as landscape and ecology.
Heritage	Pre-Applications involving Listed Buildings include an additional or separate fee

Pre-application service Fees include 20 %VAT		
Householder		
Pre-Application type	Level of service	Fee
Householder	Desktop	£170
	Desktop Extra	£240
	Full	£380
Householder follow up query	Up to 30 mins Teams call or email with bullet point response	£90
Householder involves Listed Building	Desktop	£110 (in addition to fee above)
Listed Building Consent only – works to a single dwelling house, flat or building.	Desktop	£170
	Desktop Extra	£240
	Full	£380

Minor applications		
Pre-application type	Level of service	Fee
Single dwelling and other minor development*	Desktop	£280
	Desktop Extra	£360
	Full	£500
Follow up Teams meeting or bullet response	Up to 45 mins Teams call or bullet point response to follow up query or information.	£150
Involves Listed Building(s)	Additional fee	£150
	Additional fee with conservation officer site visit	£300
*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		
2-9 dwellings or site area below 0.5 ha	Desktop	£500
	Desktop Extra	£670
	Full	£850
Follow up Teams meeting or bullet point response	Up to 60 mins Teams call or bullet point response to follow up query or information	£300
Involves Listed Building(s)	Desk top	£200 in addition to fee above
	Desk top with with conservation officer site visit	£400 in addition to fee above.
Major developments		
Pre-application type	Level of service Please note that desktop and desktop extra are not available for Major Pre-Apps. Includes internal consultees, Full major includes 2 meetings	Fee
10- 49 dwellings or up to 1.49ha	Full	£2400
Follow up meeting (via Teams with bullet point email response)	Includes review of additional information in advance of meeting by officer and internal consultees	£950
Discharge of conditions (per condition)	Desktop	£250
50- 199 dwellings or 1.5 – 4.99 ha*	Full	£5500
Follow up meeting (via Teams with bullet point email response)	Includes review of additional information in advance of meeting by officer and internal consultees	£1350

Discharge of conditions (per condition)	Desktop	£350
200 + dwellings or over 5 ha*	Full	£8900
Follow up meeting (via Teams with bullet point email response)	Includes review of additional information in advance of meeting by officer and internal consultees	£2000
Discharge of conditions (per condition)	Desktop	£450
400+ dwellings or over 10ha	PPA only	£870 set up fee plus bespoke fee.
Scoping for major development	Desktop review followed by single Teams meeting to discuss the principle of development with bullet point email response.	Half of relevant fee.
*Major pre-applications can be subject to bespoke PPA arrangements at the discretion of the case officer	Planning Performance Agreement	£870 set up fee plus bespoke fee.
Biodiversity Net Gain		
Type	Service	Fee
Biodiversity Net Gain Pre-application advice	Desk top review with teams meeting up to one hour and one written response	£500
Follow up advice, hourly rate		£80
Site visit	In addition to the above and at the discretion of the case officer	£240
Reduced rates		
Type	Comment	
100% affordable housing (Enquiries from registered providers or	No charge for scoping meeting and 50% of fee thereafter	

Community Land Trusts only)		
Facilities for the disabled	No charge for 1 hr meeting and one written response – then subject to charges as above with 50% discount	
Parish/Town Council developments	No charge for 1 hr meeting and one written response – then subject to charges as above	
B2, B8 or E less than 100 sq m.	50% of the fees as set out above	
Other Discretionary Fees		
Type	Comment	Fee
Validation: Returned applications	Service charge for returned applications where a 21 day invalid letter has been sent. This is due to the high number of invalid applications handling by the LPA and returned.	10% of fee with £80 min fee and £500 max fee.
Do I need planning Permission/Listed Building Consent?	Desktop review based on information provided and review of planning history and regulations. Informal officer view provided. Only an application for a certificate of proposed lawful use or development can provide a definitive response.	£95
Written confirmation of closure of enforcement case (available for a 12 month period following closure of the case)	Where a breach has been identified.	£150
	Where no breach was identified	No charge
Written confirmation of compliance with Enforcement Notice	Including site visit if necessary	£450
Written confirmation of compliance with planning conditions	Use this service if you require confirmation that the planning conditions on a site have been complied with. Only available for 12 months following completion of development. (including site visit if necessary)	£350
High hedge complaints	Includes a site visit if needed (at officers discretion)	£350

Viability Appraisals	Where a viability appraisal is received as part of a planning application submission or at pre-application stage this will need to be independently reviewed	Quotation from Council's viability advisor provided and agreed prior to validation of application.
Section 106 compliance and monitoring		
Service	Comment	Fee
Written confirmation of compliance with Section 106 planning obligation(s).	Per obligation	£ 120 If site visit is required additional £150
Variation of Section 106 Obligation(s) (within first 5 years).	Per obligation	£650 Plus Council's legal fees
Monitoring of S.106 obligations, minor development (less than 10 dwellings)	Charge per financial obligation	£492
	Charge per non-financial obligation	£492
Monitoring of S.106 obligations, major development (10+ dwellings)	Charge per financial obligation	£492
	Charge per non-financial obligation	£1095

January 2025 (to take effect from April 2025)