

PINS NOTE 08/2022

To: All Inspectors and APOs

Relevancy: Planning and Enforcement Casework (England)

Date of Issue: 25 March 2022

Review Date: 25 September 2022

Amendments to the GPDO – Part 16 Communications

Introduction

1. Last year, the department for Digital, Culture, Media and Sport and the then Ministry for Housing, Communities and Local Government published a joint technical consultation on proposed amendments to the General Permitted Development Order for electronic communications development, to support the deployment of 5G and extend mobile coverage.
2. On 7 March 2022, [the Government published their response to the technical consultation](#) and through [SI 2022/278](#), amendments have been made to Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.
3. The amendments come into effect from **4 April 2022** and include the following new permitted development rights:
 - New ground-based masts of up to 25 metres in height on Article 2(3) land or land on a highway, and up to 30 metres on unprotected land subject to prior approval;
 - Building-based masts in closer proximity to highway subject to prior approval, and smaller masts (up to 6 metres in height above the tallest part of the building) without the need for prior approval;
 - Existing masts outside of Article 2(3) land to be increased in height up to 25 metres without prior approval with greater increases of up to 30 metres allowed subject to prior approval. Additionally, new conditions will ensure that code operators minimise the visual impact of infrastructure;
 - Existing masts to increase in width by up to two thirds for narrower masts and by one and a half or two metres (whichever is greatest) for wider masts. Anything beyond this would be subject to prior approval. New conditions to require operators to minimise the impacts have also been introduced;

- Small radio equipment cabinets to be installed on Article 2(3) land without prior approval; to bring into line with what is allowed in unprotected areas. Cabinets over 2.5 cubic metres will still be subject to prior approval.

Action

4. Inspectors and APOs will need to take care in their decisions and reports to consider whether the proposed development is affected by any of the changes set out above.

Further Information

5. [The General Permitted Development Order & Prior Approval Appeals chapter of the Inspector Training Manual](#) will be updated shortly to reflect the changes.
6. Please contact Knowledge Centre if you have any general queries on this Note.
7. For case-specific queries, Inspectors should contact their IM in the first instance. The IM may raise the matter with the relevant PFL if necessary.
8. Non-salaried Inspectors should approach Resource and Process Ownership Team with any queries in the first instance.