

Validations Requirements Mini Checklist

Application No: PA/2025/1308	Total Fee Due	Fee Paid	Date Received: 21/10/2025
	£588.00	Yes	Date Valid: 21/10/2025 backdated as per chat with DC.

Support Officer	Michael Hunt	Case Officer	Georgina Hopwood
Is a site notice required?	Is a design/access statement required	Is a press notice required?	
<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	

Standard required plans and Documentation (other plans and documents may be required for certain application and development types)

	Received?	Acceptable Scales
Location plan (red outline must include an access to the site)	Yes	1:1250 or 1:2500
Existing and proposed site/block plans (red outline is not mandatory on site/block plans)	Yes	1:100, 1:200 or 1:500
Existing and proposed elevations plans (showing all elevations)	See Existing and Proposed Elevation Plans	1:50 or 1:100
Existing and proposed floor plans	See Existing and Allocated Antenna Plan, Allocated RRH's Plan and Existing and Allocated Dish Plan	1:50 or 1:100
Application form (with correct ownership certificate signed)	Yes	
Flood risk assessment (all within zones 2 and 3, sometimes needed for zone 1)	N/A	
Foul sewerage, drainage and utilities assessment	N/A	
Surface water	N/A	
Noise assessment (noise sensitive developments)	N/A	
See all other documents attached on document viewer	N/A	
BNG Documents – if not exempt:		
BNG metric spreadsheet (ensure up to date version and appropriate metric type used – full or small-site metric)	N/A	
BNG survey and report	N/A	

List of consultees which have been consulted for this planning application:

Consultee	Date consulted	Consultee	Date consulted
Highways	21/11/2025		
LLFA Strategic Drainage	21/11/2025		
Ward Members (3)	21/11/2025		
Parish Council	21/11/2025		
Nigel Sherwood – Chair of Planning Committee	21/11/2025		

**NOTICE OF RECEIPT OF A
Prior notification: Development by telecoms operators**

PLANNING APPLICATION: PA/2025/1308

The council has received the following proposal:

Application to determine if prior approval is required for the installation of Proposed TEF 20.0m Phosco Phase 6 Monopole on proposed (4300x4300x1100mm) concrete base c/w New 4.9 Headframe and associated ancillary works

Location: Barton Fleetgate TPS, Waterside Road, Barton upon Humber

You can view/download digital copies of the application, plans and associated documents on the council's website (<https://apps.northlincs.gov.uk>), track the progress of the application and send **comments electronically using the 'submit comment'** button on the planning application page. If you don't have access to the internet, please visit any council office with a public access computer during normal office hours.

If you wish to express any views about the proposal you should do so by writing to the Development Management team at North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL, quoting PA/2025/1308

Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you comment online or do write, please bear in mind that anyone may read your comments/letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your comments/letter will also appear on the council's website www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence. Once a decision has been reached, a copy of the decision notice will be viewable online.

Written representations should reach us no later than 21 days from (excluding any Bank Holidays which may fall within the period) following which time the council may proceed to determine the application.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Development Management Team



Scan here to view the application online

Submission Ready for Download: PP-14401720 - Prior Approval: Development for electronic communications network 20

From Planning Portal <notifications@planningportal.co.uk>

Date Tue 21/10/2025 12:18

To Planning <Planning@northlincs.gov.uk>

CAUTION: External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

A Prior Approval: Development for electronic communications network application with the reference number PP-14401720 has been submitted to your Local Planning Authority.

Application details:

- Applicant: Wireless Infrastructure Group
- Agent: Guy de Rose
- Version: 1
- Application site address: 502886, 422525
- Submission date: 21/10/2025 12:18:12
- Payment Method: Nominee
- Total Fees: £588.00

It is your responsibility to ensure the application fee is correct. If a fee has been calculated, you will receive a payment for this amount from the Planning Portal.

You will need to collect this proposal from the Planning portal within the next 10 days and contact the applicant within 10 working days.

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email support@planningportal.co.uk.

Regards

The Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Department for Levelling Up, Housing & Communities (DLUHC) and TerraQuest Solutions Limited.

www.planningportal.co.uk

Supporting Document Summary

Proposal Name WIG C-P2440-5 Barton Fleetgate TPS Waterside Road
Barton-upon-Humber Hull DN18 5QE

Reference 14401720

Version Number 1

Submission Date 21-Oct-2025

Submitted Items 7

File Name: C-P2440-5 Developers Notice.docx

File Type application/vnd.openxmlformats-officedocument.wordprocessingml.document

File Size (bytes) 37807

This contains the following 1 document(s).

Document Type Permitted development notice

Status New

Document Description Developers Notice

File Name: C-P2440-5 GPDO Covering letter.doc

File Type application/msword

File Size (bytes) 81408

This contains the following 1 document(s).

Document Type Covering letter

Status New

Document Description Covering Letter

File Name: C-P2440-5 Site Provider Letter.doc

File Type application/msword

File Size (bytes) 54784

This contains the following 1 document(s).

Document Type Permitted development notice

Status New

Document Description Site Provider Letter

File Name: C-P2440-5 SSSI UPGRADE 2024 England.docx

File Type application/vnd.openxmlformats-officedocument.wordprocessingml.document

File Size (bytes) 323661

This contains the following 1 document(s).

Document Type Supplementary information template

Status New

Document Description SSSI

File Name: CTIL10916604_TEF71204_VF4482_GA_REV_A.pdf

File Type application/pdf

File Size (bytes) 1988193

This contains the following 1 document(s).

Document Type The location plan

Status New

Document Description Drawings

File Name: SP Letter Delivered C-P2440-5.pdf

File Type application/pdf

File Size (bytes) 90824

This contains the following 1 document(s).

Document Type Other relevant information

Status New

Document Description SP Letter Delivered

File Name: SP Letter Sent C-P2440-5.pdf

File Type application/pdf

File Size (bytes) 153484

This contains the following 1 document(s).

Document Type Other relevant information

Status New

Document Description SP Letter Sent

Fee calculation summary - PP-14401720

Fee for prior approval: Development for electronic communications network

Fee	£	588.00
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Your planning fee

Application fee	£	588.00
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Application multiplier	x	1.00
------------------------	---	------

Application multiplied fee	£	588.00
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Application cap	≤ £	
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Subtotal	£	588.00
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Service charge (flat rate)	£	85.00
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(inc. VAT)

Total


Total:	£	673.00
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Planning remittance - 22/10/2025 - Planning Portal

From Planning Portal <noreply-payments@planningportal.co.uk>

Date Wed 22/10/2025 17:30

To Planning <Planning@northlincs.gov.uk>

 1 attachment (999 bytes)

Y2003.csv;

CAUTION: External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

A payment to North Lincolnshire Council's account was made on 22/10/2025 for the applications shown in the attached report. You will receive a total payment of £5180.00 for these applications within three working days once the transaction has completed.

These applications have been submitted to North Lincolnshire Council and are available to register and validate within your normal procedures.

Please do not reply to this email as the mailbox is not monitored.

If you need any help, please contact our support team at support@planningportal.co.uk

Kind regards,

Planning Portal Team

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PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Ministry of Housing Communities & Local Government (MHCLG) and TerraQuest Solutions Limited.

www.planningportal.co.uk

Payment Date	LPA Remittance Details	PP Application Reference	LPA Name	LPA Code	Amount
22/10/2025 00:34	po_1SKq0cDAvbcuTUawjdpBAbWy	PP-14401720-v1	North Lincolnshire Council	Y2003	588
22/10/2025 00:34	po_1SKq0cDAvbcuTUawjdpBAbWy	PP-14412520-v1	North Lincolnshire Council	Y2003	298
22/10/2025 00:34	po_1SKq0cDAvbcuTUawjdpBAbWy	PP-14419431-v1	North Lincolnshire Council	Y2003	2940
22/10/2025 00:34	po_1SKq0cDAvbcuTUawjdpBAbWy	PP-14422907-v1	North Lincolnshire Council	Y2003	298
22/10/2025 00:34	po_1SKq0cDAvbcuTUawjdpBAbWy	PP-14426491-v1	North Lincolnshire Council	Y2003	528
22/10/2025 00:34	po_1SKq0cDAvbcuTUawjdpBAbWy	PP-14426736-v1	North Lincolnshire Council	Y2003	528
				TOTAL	5180

1.

You have advised us within the Site Specific Supplementary Information that a ICNIRP Declaration is attached unfortunately we do not seem to have received that signed Declaration of Conformity. Please send it to our email address Planning@northlincs.gov.uk at your earliest opportunity so that the validation process can continue.

**BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD, BARTON-UPON-HUMBER,
HULL, DN18 5QE**

From Damian Hosker <D.Hosker@whptelecoms.com>

Date Thu 20/11/2025 16:27

To Planning <Planning@northlincs.gov.uk>

Cc Guy De Rose <g.derose@whptelecoms.com>

 5 attachments (3 MB)

C-P2440-5 SSSI UPGRADE 2024 England Test Document1.docx; C-P2440-5 SSSI UPGRADE 2024 England.docx;
CTIL10916604_TEF71204_VF4482_GA_REV_A.pdf; C-P2440-5 Developers Notice.docx; C-P2440-5 GPDO Covering letter.doc;

CAUTION: External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.


Dear Sir / Madam

The above application was submitted a while ago and we haven't received any registration docs. I would be extremely grateful if this could be issued

Kind regards

Damian Hosker

WHP Telecoms Ltd, 401 Faraday street, Birchwood Park, Warrington, Cheshire, WA3 6GA

 Switchboard: 01925 424100

 D.Hosker@whptelecoms.com  www.whptelecoms.com




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Re: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD, BARTON-UPON-HUMBER, HULL, DN18 5QE

From Planning <Planning@northlincs.gov.uk>
Date Thu 20/11/2025 16:34
To Damian Hosker <D.Hosker@whptelecoms.com>

 1 attachment (199 KB)
invalid email to agent 28.10.2025.pdf;

Good afternoon,

The attached invalid email was sent on the 28 october 2025.

I have attached the wording below as we require this before we can complete validation.

You have advised us within the Site Specific Supplementary Information that a ICNIRP Declaration is attached unfortunately we do not seem to have received that signed Declaration of Conformity. Please send it to our email address Planning@northlincs.gov.uk at your earliest opportunity so that the validation process can continue.

Kind regards

Michael

Development Management

North Lincolnshire Council

Church Square House

30-40 High Street

SCUNTHORPE

DN15 6NL

Tel: 01724 297000

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site:
<http://ow.ly/4mNWDJ>

From: Damian Hosker <D.Hosker@whptelecoms.com>
Sent: 20 November 2025 16:25
To: Planning <Planning@northlincs.gov.uk>
Cc: Guy De Rose <g.derose@whptelecoms.com>
Subject: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD, BARTON-UPON-HUMBER, HULL, DN18 5QE

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☎ Switchboard: 01925 424100

✉ D.Hosker@whptelecoms.com 🌐 www.whptelecoms.com




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Fw: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5

From Planning <Planning@northlincs.gov.uk>
Date Thu 20/11/2025 16:57
To Michael Hunt <Michael.Hunt@northlincs.gov.uk>

 1 attachment (72 KB)
Merged Part 16 GPDO (England) - 2022.docx;

Development Management

North Lincolnshire Council

Church Square House

30-40 High Street

SCUNTHORPE

DN15 6NL

Tel: 01724 297000

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<http://ow.ly/4mNWDJ>

From: Damian Hosker <D.Hosker@whptelecoms.com>
Sent: 20 November 2025 16:53
To: Planning <Planning@northlincs.gov.uk>
Cc: Guy De Rose <g.derose@whptelecoms.com>
Subject: RE: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5

CAUTION: External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Afternoon Michael

RE: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5

Many thanks for the prompt response.

I am WHPs Principal Chartered Town Planner with 25 years telecoms experience. I appreciate Part 16 is a confusing piece of legislation however, I would like to point out that an ICNIRP is NOT a validation requirement. The application was valid on receipt and needs to be back dated to when the payment was made. I have attached the legislation however, if you would like to discuss anything please revert back

I want to work with the LPA, and I am conscious that the 56 day process is ticking on so its best if this is allocated to a Case Officer ASAP

All our applications are ICNIRP complaint, but I will chase this down for you

Damian Hosker

WHP Telecoms Ltd, 401 Faraday street, Birchwood Park, Warrington, Cheshire, WA3 6GA

☎ Switchboard: 01925 424100

✉ D.Hosker@whptelecoms.com  www.whptelecoms.com



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From: Planning <Planning@northlincs.gov.uk>

Sent: 20 November 2025 16:34

To: Damian Hosker <D.Hosker@whptelecoms.com>

Subject: Re: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD, BARTON-UPON-HUMBER, HULL, DN18 5QE

Importance: High

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Tel: 01724 297000

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From: Damian Hosker <D.Hosker@whptelecoms.com>

Sent: 20 November 2025 16:25

To: Planning <Planning@northlincs.gov.uk>

Cc: Guy De Rose <g.derose@whptelecoms.com>

Subject: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD, BARTON-UPON-HUMBER, HULL, DN18 5QE

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This message has been checked by Libraesva ESG and is found to be clean.

[Mark it as spam](#)

[Blocklist sender](#)

~~2016 No. 1040~~

~~TOWN AND COUNTRY PLANNING, ENGLAND~~

~~The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016~~

~~Made~~ ~~31st October 2016~~

~~Laid before Parliament~~ ~~3rd November 2016~~

~~Coming into force~~ ~~24th November 2016~~

~~The Secretary of State, in exercise of the powers conferred by sections 59, 60, 61 and 333(7) of the Town and Country Planning Act 1990(a), makes the following Order:~~

2022 No. 278

TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2022

Made.....10th March 2022

Laid before Parliament.....14th March 2022

Coming into force.....4th April 2022

The Secretary of State makes the following Order in exercise of the powers conferred by sections 59, 60, 61 and 333(7) of the Town and Country Planning Act 1990(1):

Citation and commencement

1. This Order may be cited as the Town and Country Planning (General Permitted Development) (England) (Amendment) ~~(No. 2) Order 2016~~ **2022** and comes into force on ~~24th November 2016~~ **4th April 2022**
 - (1) This Order extends to England and Wales

~~**Amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015**~~

~~2.—(1) The Town and Country Planning (General Permitted Development) (England) Order 2015(b) is amended as follows:~~

- ~~(2) In Part 16 of Schedule 2 (Communications), for Class A, substitute —~~

Amendments to Schedule 2 (permitted development rights) to the Town and Country Planning (General Permitted Development) (England) Order 2015

2. Class A (electronic communications code operators) of Part 16 (communications) of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015⁽²⁾ is amended in accordance with articles 3 to 6.

Permitted development

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator’s electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—

- (a) the installation, alteration or replacement of any electronic communications apparatus,*
- (b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or (c) development ancillary to radio equipment housing.*

Development not permitted

Development not permitted: ground-based apparatus

A.1—(1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if—

- (a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;
- (b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;
- (c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—
 - (i) ~~25~~ 30 metres above ground level on unprotected land; or
 - (ii) ~~20~~ 25 metres above ground level on article 2(3) land or land which is on a highway; ~~or~~
- ~~(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced—~~
 - ~~(i) exceed the greater of the height of the existing mast or a height of—~~
 - ~~(aa) 25 metres above ground level on unprotected land; or~~
 - ~~(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or~~
 - ~~(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.~~

(d) in the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced exceed the greater of the height of the existing mast or a height of—

(i) 30 metres above ground level on unprotected land; or

(ii) 25 metres above ground level on article 2(3) land or land which is on a highway;

or

(e) In the case of the alteration or replacement of a mast-

(i) The mast is on any land which is, or is within, a site of special scientific interest; and

(ii) The mast would, when altered or replaced, exceed the width of the original mast by more than one third.

Development not permitted: building-based apparatus other than small antenna and small cell systems

(2) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than small antenna and small cell systems) on a building is not permitted by Class A(a) if—

(a) the height of the electronic communications apparatus (taken by itself) would exceed—

(i) 15 metres, where it is installed on a building which is 30 metres or more in height; or

(ii) 10 metres in any other case;

(b) the highest part of the electronic communications apparatus when installed, altered or replaced would exceed the height of the highest part of the building by more than—

(i) 10 metres, in the case of a building which is 30 metres or more in height;

(ii) 8 metres, in the case of a building which is more than 15 metres but less than 30 metres in height; or

(iii) 6 metres in any other case;

(c) ~~in the case of the installation, alteration or replacement of a mast on a building which is less than 15 metres in height, the mast would be within 20 metres of the highway (unless the siting remains the same and the dimensions of the altered or replaced mast are no greater);~~

(c) in the case of the installation, alteration or replacement of a mast on a building which is-

(i) on article 2(3) land or land which is, or is within, a site of special scientific interest; and

(ii) less than 15 metres in height,

the mast would be within 20 metres of the highway (unless the siting remains the same and the dimensions of the altered or replaced mast are no greater)

(d) in the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is less than 15 metres in height; on a mast located on such a building; or, where the antenna is to be located below a height of 15 metres above ground level, on a building (other than a mast) which is 15 metres or more in height—

- (i) the antenna is to be located on a wall or roof slope facing a highway which is within 20 metres of the building on which the antenna is to be located;
 - (ii) in the case of dish antennas, the size of any dish would exceed 0.9 metres or
the aggregate size of all the dishes on the building would exceed 4.5 metres, when measured in any dimension;
 - (iii) in the case of antennas other than dish antennas, the development would result in the presence on the building of— (aa) more than 3 antenna systems; or
(bb) any antenna system operated by more than 3 electronic communications code operators; or
 - (iv) the building is a listed building or a scheduled monument;
- (e) in the case of the installation, alteration or replacement of an antenna on a building (other than a mast) which is 15 metres or more in height, or on a mast located on such a building, where the antenna is located at a height of 15 metres or above, measured from ground level—
- (i) in the case of dish antennas, the size of any dish would exceed 1.3 metres or
the aggregate size of all the dishes on the building would exceed 10 metres, when measured in any dimension;
 - (ii) in the case of antennas other than dish antennas, the development would be on a building which is less than 30 metres in height and would result in the presence on the building of— (aa) more than 5 antenna systems; or
(bb) any antenna system operated by more than 3 electronic communications code operators; or
 - (iii) the building is a listed building or a scheduled monument; or
- (f) in the case of the installation of an antenna on electronic communications apparatus on a building on article 2(3) land—
- (i) the size of any dish antenna to be installed would exceed 0.6 metres or the number of dish antenna which have been installed on the building since 21st August 2013 would exceed 3; or
 - (ii) the height of any antenna other than dish antenna to be installed would exceed 3 metres, or the number of such antennas which have been installed on the building since 21st August 2013 would exceed 3.

Development not permitted: apparatus on masts

(3) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than an antenna) on a mast is not permitted by Class A(a) if the height of the mast (including the apparatus installed, altered or replaced) would exceed any relevant height limit specified in paragraph A.1(1)(c) or (d) or A.1(2)(a) or (b). For the purposes of applying the limit specified in paragraph A.1(2)(a), the words “taken by itself” in that paragraph are omitted.

Development not permitted: antennas and supporting structures installed, replaced or altered on article 2(3) land or land which is a site of special scientific interest

(4) Development consisting of the installation, alteration or replacement of an antenna, a mast or any other apparatus which includes or is intended for the support of an antenna, or

the replacement of an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced, is not permitted by Class A(a)—

- (a) on any article 2(3) land unless—
 - (i) the development (excluding the installation, alteration or replacement of a mast) is carried out in an emergency and is within any limitations specified in paragraph A.1 for development of the same type on unprotected land;
 - (ii) the antenna or apparatus comprises or is part of a small cell system and is on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse;
 - (iii) the antenna is a small antenna and the development is within the limitations specified in paragraph A.1(5) or (6); or
 - (iv) where the antenna or apparatus is not a small cell system or a small antenna, the development is within the limitations specified in paragraphs A.1(1)(c)(ii), ~~A.1(1)(d)(i)(bb)~~ A.1(1)(d)(ii) or A.1(2)(f);
- (b) on any land which is, or is within, a site of special scientific interest unless—
 - (i) the development (excluding the installation, alteration or replacement of a mast) is carried out in an emergency and is within any limitations specified in paragraph A.1 for development of the same type on unprotected land; or
 - (ii) the development is within the limitations specified in paragraph A.1(5).

Development not permitted: electronic communications apparatus installed, replaced or altered on a dwellinghouse

(5) Development consisting of the installation, alteration or replacement of any electronic communications apparatus on a dwellinghouse or within the curtilage of a dwellinghouse is not permitted by Class A(a) if that apparatus—

- (a) is not a small antenna;
- (b) is to be located on a wall or roof slope facing a highway which is within 20 metres of the building on which the antenna is to be located;
- (c) would result in the presence on that dwellinghouse or within the curtilage of the dwellinghouse of more than 1 small antenna;
- (d) is to be located on a roof or chimney so that the highest part of the antenna would exceed in height the highest part of that roof or chimney respectively; or
- (e) is on article 2(3) land and would be located—
 - (i) on a chimney;
 - (ii) on a building which exceeds 15 metres in height;
 - (iii) on a wall or roof slope which fronts a highway; or
 - (iv) in the Broads, on a wall or roof slope which fronts a waterway.

Development not permitted: small antennas installed, replaced or altered on a building which is not a dwellinghouse

(6) Development consisting of the installation, alteration or replacement of a small antenna on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse is not permitted by Class A(a) if—

- (a) that antenna is to be located on a wall or roof slope facing a highway which is within 20 metres of the building on which the antenna is to be located;
- (b) the building is less than 15 metres in height, and the installation, alteration or replacement would result in the presence on that building of more than 1 small antenna; or

- (c) the building is 15 metres or more in height, but less than 30 metres in height, and the installation, alteration or replacement would result in the presence on that building of more than 2 small antennas.

Development not permitted: ground or base area

(7) Development consisting of the installation, alteration or replacement of any electronic communications apparatus other than—

- (a) a mast;
- (b) an antenna;
- (c) a public call box;
- (d) any apparatus which does not project above the level of the surface of the ground; or
- (e) radio equipment housing, is not permitted by Class A(a) if the ground or base area of the structure would exceed 1.5 square metres.

Development not permitted: driver information systems

(8) Development consisting of the installation, alteration or replacement of system apparatus within the meaning of section 8(6) of the Road Traffic (Driver Licensing and Information Systems) Act 1989 (definitions of driver information systems etc.)(a) is not permitted by Class A(a).

Development not permitted: radio equipment housing

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if—

- (a) the development is not ancillary to the use of any other electronic communications apparatus;
- (b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or
- (c) ~~on any article 2(3) land, or~~ on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

(9A) Sub-paragraph (9)(b) and (c) does not apply where the development is carried out within a permitted compound (and accordingly the development described in that sub-paragraph is permitted by Class A(a)).

Conditions

~~A.2—(1) Class A(a) and A(e) development is permitted subject to the condition that—~~

~~(a) the siting and appearance of any antenna or supporting apparatus, radio equipment housing or development ancillary to radio equipment housing constructed, installed, altered or replaced on a building (excluding a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as practicable;~~

- (a) the siting and appearance of any –
 - (i) mast;
 - (ii) electronic communications apparatus installed, altered or replaced on a mast;
 - (iii) antenna or supporting apparatus;
 - (iv) radio equipment housing; or

(v) development ancillary to radio equipment housing, constructed, installed, altered or replaced on a building (other than a building which is a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as is practicable;

~~(b) the siting and appearance of a mast which has been altered or replaced in a manner which does not require prior approval under paragraph A.2(3), and any electronic communications apparatus installed, altered or replaced on it, are such that the visual impact of the development on the surrounding area is minimised, so far as practicable.~~

(b) the siting and appearance of any –

- (i) electronic communications apparatus installed, altered or replaced on a mast;
- (ii) antenna or supporting apparatus;
- (iii) radio equipment housing; or
- (iv) development ancillary to radio equipment housing,

which has been constructed, installed or replaced in a manner which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as is practicable;

(c) the siting and appearance of any development which is visible from a site which is:-

- (i) article 2(3) land;
- (ii) a scheduled ancient monument or a listed building;
- (iii) (the curtilage of a schedule monument or a listed building;
- (iv) a World Heritage Site;
- (v) a site designated by the Secretary of State under section 1 of the Protection of Wrecks Act 1973(3); or
- (vi) land registered by Historic England in a register described in section 8C of the Historic Buildings and Ancient Monuments Act 1953(4),

are such that the visual impact of the development is minimised so far as practicable, taking into account the nature and purposes of the site;

(d) the siting of any development is such that it –

- (i) does not prevent pedestrians from passing along a footway;
- (ii) does not prevent access to premises adjoining a footway;
- (iii) is determined having regard to –
 - (aa) the needs of disabled people, and
 - (bb) the guidance document “Inclusive Mobility” issued by the Department for Transport in December 2021(5)..

(2) Class A development is permitted subject to the condition that—

(a) any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated—

- (i) if such development was carried out in an emergency, at the expiry of the relevant period; or
- (ii) in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and

- (b) such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.
- (3) Subject to sub-paragraph (5), Class A development—
- (a) on article 2(3) land, excluding development specified in sub-paragraph (4);
 - (b) on land which is, or is within, a site of special scientific interest; ~~or~~
 - (c) on unprotected land where that development consists of—
 - (i) the installation of a mast, other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height of the highest part of the building by more than 6 metres;
 - (ii) the alteration or replacement of a mast which, when completed—
 - (aa) is taller than the mast which existed prior to such alteration or replacement; and
 - (bb) exceeds a height of ~~20~~ 25 metres above ground level;
 - (iii) the alteration or replacement of a mast which
 - (aa) is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or
 - (bb) is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or
 - (iii) the construction, installation, alteration or replacement of—
 - (aa) a public call box; or
 - (bb) radio equipment housing, where the volume of any single development, other than a single development within a permitted compound, exceeds 2.5 cubic metres,
 - (d) On a highway where that development consists of –
 - (i) The alteration or replacement of a mast which, when completed –
 - (aa) Is taller than the mast which existed prior to such alteration or replacement; and
 - (bb) Exceeds a height of 20 metres above ground level;
 - (ii) The alteration or replacement of a mast which –
 - (aa) Is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or
 - (cc) Is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or
 - e) which consists of the installation, alteration or replacement of a mast on a defence safeguarding area
- is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).
- (4) Development is specified for the purposes of sub-paragraph (3)(a), if it consists of—

- (a) the installation, alteration or replacement of a small cell system on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse; ~~or~~
- (b) development which is within the limitations specified in paragraph ~~A.1(1)(d)(i)(bb)~~, A.1(2)(f), A.1(5) or A.1(6).
- (c) The construction, installation, alteration or replacement of radio equipment housing –
 - (i) Within a permitted compound; or
 - (ii) In any other location, where the volume of any single development does not exceed 2.5 cubic metres;
- (d) The alteration or replacement of a mast which, when completed, is no taller than the taller of –
 - (i) The height of the mast prior to such alteration or replacement; or
 - (ii) 20 metres above ground level; or
- (e) The alteration or replacement of a mast which –
 - (i) Is less than one metre wide where the mast would, when altered or replaced, not exceed the original width of the mast by two thirds; or
 - (ii) Is one metre wide or wider where the mast would, when altered or replaced, not exceed the original width of the mast by more than one half or 2 metres, whichever is the greater.

(5) The conditions set out in paragraph A.3 (prior approval) do not apply in relation to Class A development on any article 2(3) land which consists of the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband, provided that the development is completed on or before 30th May 2018.

(5A) Except in the case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject (in addition to any other condition imposed by this paragraph) to the conditions that –

- (a) the developer notifies in writing—
 - (i) the Civil Aviation Authority, in respect of development on a civil safeguarding area;
 - (ii) the Secretary of State for Defence, in respect of development on a defence safeguarding area;
 - (iii) the operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence); and
- (b) the development does not begin until the end of 28 days after the day the last notification required by paragraph (a) is given.

(5B) In case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject to the condition that the developer notifies the person mentioned in sub-paragraph (5A)(a)(i) to (iii) (as appropriate) as soon as practicable after the emergency begins.

- (6) In this paragraph—
“fixed-line broadband” means a service or connection (commonly referred to as being

‘always on’), via a fixed-line network, providing a bandwidth greater than narrowband (and for these purposes, “narrowband” means a service or connection providing data speeds up to 128 k bit/s); and

“relevant period” means a period which expires when the need for any electronic communications apparatus, structure or use permitted by Class A ceases or, if sooner, 18 months from the commencement of the construction, installation, alteration or replacement of apparatus or structures permitted by Class A(a) or Class A(c), or the commencement of the use permitted by Class A(b), as the case may be.

Prior approval

A.3.—(1) Before making the application required by sub-paragraph (4), the developer must give notice of the proposed development to—

- (a) any person (other than the developer) who is an owner of the land to which the development relates, or
- (b) a tenant of an agricultural holding any part of which is comprised in the land to which the application relates.

(2) Notice must be given by or on behalf of the developer as follows—

- (a) by serving a signed and dated notice on every person described in sub-paragraph (1) whose name and address is known to the developer, stating—
 - (i) the name of the developer;
 - (ii) the address or location of the proposed development;
 - (iii) a description of the proposed development (including its siting and appearance which includes the height of any mast);
 - (iv) a statement that the developer will apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development;
 - (v) the name and address of the local planning authority to whom the application will be made;
 - (vi) a statement that the application is available for public inspection at the offices of the local planning authority during usual office hours;
 - (vii) a statement that any person who wishes to make representations about the siting and appearance of the proposed development may do so in writing to the local planning authority;
 - (viii) the date by which any such representations should be received by the local planning authority, being a date not less than 14 days from the date of the notice; and
 - (ix) the address to which such representations should be made; or
 - (b) if the developer has been unable to ascertain the names and addresses of every such person after taking reasonable steps, by local advertisement.
- (3) ~~Where the proposed development consists of the installation, alteration or replacement of a mast within 3 kilometres of the perimeter of an aerodrome, the developer must notify the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as appropriate, before making the application required by sub-paragraph (4).~~
- (4) Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.
- (5) The application must be accompanied by—
 - (a) a written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;
 - (b) the developer’s contact address, and the developer’s email address if the developer is content to receive communications electronically;
 - (c) evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and

- (d) where ~~sub-paragraph (3)~~ the condition in paragraph A.2(5A) applies, evidence that the Civil Aviation Authority, the Secretary of State for Defence or the ~~aerodrome operator~~ operator of the civil safeguarding area or defence safeguarding area, as the case may be, has been notified of the proposal.
- (6) Subject to sub-paragraphs (8)(b)(ii) and (c), upon receipt of the application in accordance with sub-paragraph (5), the local planning authority must—
- (a) for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where—
 - (i) the local planning authority are the authority so mentioned; or
 - (ii) the authority or person so mentioned has advised the local planning authority that they do not wish to be consulted,
 and must give the consultees at least 14 days within which to comment;
 - (ab)for development which is subject to the condition in paragraph A.2(5A), consult—
 - (i)the Civil Aviation Authority, in respect of development on a civil safeguarding area;
 - (ii)the Secretary of State for Defence, in respect of development on a defence safeguarding area;
 - (iii)the operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence)
 - (b) in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated, or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way)(a) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)—
 - (i) by site display in at least one place on or near the land to which the application relates, for not less than 21 days, and
 - (ii) by local advertisement;
 - (c) in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order by local advertisement and either—
 - (i) by site display in at least one place on or near the land to which the application relates, for not less than 21 days, or
 - (ii) by serving notice on any adjoining owner or occupier;
 - (d) in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order—
 - (i) by site display in at least one place on or near the land to which the application relates for not less than 21 days, or
 - (ii) by serving notice on any adjoining owner or occupier.
- (7) When determining the application made under sub-paragraph (4), the local planning authority ~~must take into account any representations made to them as a result of consultations or notices given under paragraph A.3.~~
- (a) take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and

(b)not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)

- (8) The development must not begin before the occurrence of one of the following—
- (a) the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required;
 - (b) where the local planning authority gives the applicant written notice that prior approval is required—
 - (i) the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5);
 - (ii) the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or
 - (c) the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5)

without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.

(9) The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

- (a) where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved;
- (b) in any other case, in accordance with the details submitted with the application.

(10) The agreement in writing referred to in sub-paragraph (9) requires no special form of writing, and, where that agreement is in place, there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.

(11) The development must begin—

- (a) where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given;
- (b) in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5).

(12) In the case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice of such development as soon as possible after the emergency begins, to—

- (a) the local planning authority; and
- (b) in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England(a).

Intepretation of Class A

A.4 For the purposes of Class A—

~~“aerodrome operator” means the person for the time being having the management of an aerodrome or, in relation to a particular aerodrome, the management of that aerodrome;~~

“aerodrome” has the meaning given by the Safeguarding Direction;

“antenna system” means a set of antennas installed on a building and operated in accordance with the electronic communications code;

“civil safeguarding area” means the area identified on a safeguarding map issued by the Civil Aviation Authority in relation to an aerodrome or technical site;

“defence safeguarding area” means the area identified on a safeguarding map issued by the Secretary of State for Defence in relation to an aerodrome, a military explosives storage area or a technical site;

“development ancillary to radio equipment housing” means the construction, installation, alteration or replacement of structures, equipment or means of access which are ancillary to and reasonably required for the purposes of the radio equipment housing, and except on any land which is, or is within, a site of special scientific interest includes— (a) security equipment;

(b) perimeter walls and fences; and

(c) handrails, steps and ramps;

“electronic communications apparatus” and “electronic communications code” have the same meaning as in the Communications Act 2003(b);

“electronic communications code operator” means a person in whose case the electronic communications code is applied by a direction under section 106(3)(a) of the Communications Act 2003;

“footway” has the meaning given by section 329(1) (further provisions as to interpretation) of the Highways Act 1980(6);

“mast” means a radio mast or radio tower;

“military explosives storage area” has the meaning given by the Safeguarding Direction;

“original width”, in relation to a mast, means the width of the mast approved by the most recent—

(a) prior approval given in respect of the mast under this Class; or

(b) express grant of planning permission following an express application for planning permission in respect of the mast;”

“owner” means any person who is the estate owner in respect of the fee simple, or who is entitled to a tenancy granted or extended for a term of years certain of which not less than 7 years remain unexpired;

“permitted compound” means a compound which –

(a) is no more than 100 square metres in area; and

(b) has a closed perimeter;

“the Safeguarding Direction” means the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002(7);

“safeguarding map” has the meaning given by the Safeguarding Direction;

“single development”, in relation to radio equipment housing, means development in relation to a single, discrete unit of radio equipment housing (irrespective of when the development takes place)

“small antenna” means an antenna which—

(a) is for use in connection with a telephone system operating on a point to fixed multi-point basis;

(b) does not exceed 0.5 metres in any linear measurement; and

(c) does not, in two-dimensional profile, have an area exceeding 1,591 square centimetres,

and any calculation for the purposes of paragraph (b) or (c) excludes any feed element, reinforcing rim mountings and brackets;

~~“small cell system” means an antenna which may be variously referred to as a femtocell, picocell, microcell or microcell antenna, together with any ancillary apparatus, which—~~

~~(a) operates on a point to multi-point or area basis in connection with an electronic communications service (as defined in section 32 of the Communications Act 2003(a));~~

- (b) ~~does not, in any two-dimensional measurement, have a surface area exceeding 5,000 square centimetres; and~~
- (c) ~~does not have a volume exceeding 50,000 cubic centimetres, and any calculation for the purposes of paragraph (b) or (c) includes any power supply unit or casing, but excludes any mounting, fixing, bracket or other support structure; and~~

“small cell system” means low-power wireless network access equipment operating within a small range (irrespective of whether the underlying network topology is mobile or fixed), together with any ancillary apparatus, which –

- (a) operates on a point to point multi-point or area basis in connection with an electronic communications service (as defined in section 32 of the Communications Act(*));
- (b) transmits at a power level of 10 watts equivalent isotopically radiated power or below;
- (c) do not, in any two-dimensional measurement, have a surface area exceeding 5,000 square centimetres; and
- (d) does not have a volume exceeding 50,000 cubic centimetres

and any calculation for the purposes of paragraph (c) or (d) includes any power supply unit or casing, but excludes any mounting, fixing, bracket or other support structure;

“technical site” has the meaning given by the Safeguarding Direction;

“unprotected land” means any land which is not—

- (a) article 2(3) land; or
- (b) land which is a site of special scientific interest; and

“width” in relation to a mast, means the width of the mast at its widest point –

- a) excluding any antenna; and
 - (b) including any antenna support structures,
- and “wide” is to be construed accordingly.

A.5 Where Class A permits the installation, alteration or replacement of any electronic communications apparatus, the permission extends to any—

- (a) casing or covering;
- (b) mounting, fixing, bracket or other support structure;
- (c) perimeter walls or fences;
- (d) handrails, steps or ramps; or
- (e) security equipment, reasonably required for the purposes of the electronic communications apparatus.

A.6 Nothing in paragraph A.5 extends the permission in Class A to include the installation, alteration or replacement of anything mentioned in paragraph A.5(a) to (e) on any land which is, or is within, a site of special scientific interest if the inclusion of such an item would not have been permitted by Class A, as read without reference to paragraph A.5.”

Transitional and saving provisions

3. The amendments made by this Order do not apply to—

- (a) applications made before 24th November 2016 for determination as to whether the prior approval of the authority will be required under paragraph A.3(3) of Part 16 of Schedule

- (a) There are amendments to section 32 which are not relevant to this Order.

2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (before amendment by this Order);

- (b) development which, following such an application, is permitted under paragraph A.3(7) of that Order.

~~Signed by authority of the Secretary of State for Communities and Local Government~~

~~_____ Gavin Barwell
_____ Minister of State
31st October 2016 _____ Department for Communities and Local Government~~

Signed by authority of the Secretary of State for Levelling Up, Housing and Communities

**Stuart Andrew
Minister of State
Department for Levelling Up, Housing and Communities**

10th March 2022

EXPLANATORY NOTE

(This note is not part of the Order)

~~This Order substitutes Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (“Class A”) to incorporate minor and drafting amendments, and the following changes of substance:~~

Emergency development

~~In Class A(b), the period for which land may be used in an emergency is extended from 6 to 18 months.~~

~~Development which is permitted in an emergency under Class A(a) or Class A(c) is subject to a condition in paragraph A.2(2) that any electronic communications equipment provided in accordance with that permission must be removed after the relevant period (as defined in that paragraph). This condition is extended to cover unprotected land, and unless the need has already ceased, the relevant period is extended from 6 to 18 months.~~

~~Paragraph A.3(12) establishes a new requirement to notify Natural England of development undertaken in an emergency on land which is a site of special scientific interest.~~

Installation of masts

~~The height of masts which may be installed on unprotected land is increased from 15 metres to 25 metres (or 20 metres on a highway) (paragraph A.1(1)(c)). Paragraph A.1(1)(c) also adds a new permitted development right to install masts of up to 20 metres on article 2(3) land. In both cases, the installation is subject to prior approval from the local planning authority under paragraph A.2(3).~~

Alteration or replacement of existing masts

~~The height limitation which applies to the permitted development right to alter or replace an existing mast on unprotected land is increased from 20 metres to the greater of the height of the existing mast or 25 metres (20 metres on a highway) (paragraph A.1(1)(d)). Prior approval is required in the circumstances outlined in paragraph A.2(3)(c)(ii).~~

~~A new permitted development right to alter or replace masts on article 2(3) land is added, subject to the limitations set out in paragraph A.1(1)(d), which include a limitation on any increase in height to the greater of the height of the existing mast or 20 metres.~~

~~Where prior approval is not required under paragraph A.2(3)(c)(ii), the alteration or replacement is subject to the condition specified at paragraph A.2(1)(b).~~

~~Building-based apparatus~~

~~Small antenna and small cell systems are excluded from the limitations on building-based apparatus contained in paragraph A.1(2) of Class A. No limitations now apply to the installation, alteration or replacement under Class A of small cell systems on buildings which are not dwellinghouses, or within the curtilage of dwellinghouses, although development remains subject to conditions which are specified in paragraphs A.2(1) and (2).~~

~~Paragraphs A.1(5) and (6) set out limitations which apply to the installation, alteration or replacement of small antenna. Development of a description permitted by paragraph A.1(6) may now be undertaken on article 2(3) land (paragraph A.1(4)(a)(iii)), and the limitations contained in paragraph A.1(6)(c) are lifted in respect of buildings which are over 30 metres high.~~

~~In respect of the installation, alteration or replacement of antenna (other than small antenna and small cell systems) on a building other than a mast, the limitations specified in paragraph A.1(2)(e)(ii) are lifted where the building is over 30 metres high. Where the building is on article 2(3) land, the requirement for prior approval is lifted (paragraph A.2(3)), although specific limitations continue to apply (paragraph A.1(2)(f)).~~

~~The condition at paragraph A.2(1)(a) is extended to require the appearance, as well as the siting, of building-based apparatus to serve to minimise its effect on the external appearance of the building so far as practicable.~~

~~Prior approval~~

~~Paragraph A.2(3) sets out the descriptions of development in Class A for which prior approval is required.~~

~~Transitional Provisions~~

~~The transitional provisions contained in article 3 provide that where, before the date of this Order, an application for prior approval has been submitted, or following such an application development is permitted, the application should be determined, and development should be undertaken, in accordance with the terms of the General Permitted Development Order 2015 without the amendments contained in this Order.~~

~~An impact assessment of the effect that this instrument will have on the costs of business will be published at www.legislation.gov.uk or copies may be inspected at the Planning Directorate, Department for Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.~~

EXPLANATORY NOTE (This note is not part of the Order)

This Order amends Class A (electronic communications code operators) of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the GPDO”). The GPDO provides, for the purposes of section 59 of the Town and Country Planning Act 1990 (c. 8), for the granting of permission for certain classes of development without the requirement for a planning application to be made under Part 3 of that Act. The classes of permission, together with their accompanying conditions, limitations and restrictions, are set out in Schedule 2 to the GPDO.

Class A permits development, by or on behalf of electronic communications code operators, consisting of—

- (a) the installation, alteration or replacement of any electronic communications apparatus;
- (b) the use of land in an emergency to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus;
- (c) development ancillary to radio equipment housing.

The amendments made by this Order—

- (a) relax restrictions on development consisting of the installation, alteration or replacement of radio equipment housing and ground- and building-based masts by adjusting—
 - (i) limits on increases to the volume and dimensions of apparatus allowed under existing permitted development rights;
 - (ii) requirements to obtain prior approval for certain descriptions of such development;
- (b) introduce new conditions so that—
 - (i) the visual impact of certain descriptions of development is minimised as far as practicable;
 - (ii) the siting of certain descriptions of development does not prevent pedestrians passing along a footway; does not prevent access to premises; and is determined having regard to the needs disabled people and relevant guidance;
- (c) require that relevant authorities and operators are notified and, in some cases, consulted in respect of certain development on areas safeguarded in the interests of national security.

This Order makes further minor and consequential amendment to the GPDO.

An impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen.

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<http://www.legislation.gov.uk/id/uksi/2016/1040>

ISBN 978-0-11-115088-7



Fw: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5 ICNIRP

From Planning <Planning@northlincs.gov.uk>
Date Fri 21/11/2025 08:29
To Michael Hunt <Michael.Hunt@northlincs.gov.uk>

 1 attachment (220 KB)
CTIL10916604_TEF71204_VF4482_GA_REV_A ICNIRP CERT (1).pdf;

Development Management

North Lincolnshire Council

Church Square House

30-40 High Street

SCUNTHORPE

DN15 6NL

Tel: 01724 297000

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<http://ow.ly/4mNWDJ>

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Sent: 21 November 2025 07:34
To: Planning <Planning@northlincs.gov.uk>
Cc: Guy De Rose <g.derose@whptelecoms.com>
Subject: RE: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5 ICNIRP

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Morning Michael

Please see attached the ICNIRP as requested

Kind regards

Damian Hosker

WHP Telecoms Ltd, 401 Faraday street, Birchwood Park, Warrington, Cheshire, WA3 6GA

☎ Switchboard: 01925 424100

✉ D.Hosker@whptelecoms.com  www.whptelecoms.com



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Sent: 20 November 2025 16:53

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Cc: Guy De Rose <g.derose@whptelecoms.com>

Subject: RE: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5

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Subject: Re: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD, BARTON-UPON-HUMBER, HULL, DN18 5QE

Importance: High

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Kind regards

Michael

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North Lincolnshire Council

Church Square House

30-40 High Street

SCUNTHORPE

DN15 6NL

Tel: 01724 297000

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From Michael Hunt <Michael.Hunt@northlincs.gov.uk>
Date Fri 21/11/2025 08:36
To Daniel Copeland <Daniel.Copeland@northlincs.gov.uk>

 1 attachment (72 KB)
Merged Part 16 GPDO (England) - 2022.docx;

Morning Dan, I have received the below and attached. Will also send you the second email in a mo I just want to check regarding the signed declaration of conformity,

Kind regards

Michael Hunt | Planning Support Officer | Communities

michael.hunt@northlincs.gov.uk

<https://www.northlincs.gov.uk/planning-and-environment/>

North Lincolnshire Council, Church Square House, 30- 40 High Street, Scunthorpe DN15 6NL



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RTPI Yorkshire Awards for Planning Excellence 2025**

From: Planning <Planning@northlincs.gov.uk>
Sent: 20 November 2025 16:57
To: Michael Hunt <Michael.Hunt@northlincs.gov.uk>
Subject: Fw: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5

Development Management

North Lincolnshire Council

Church Square House

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SCUNTHORPE

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Subject: RE: BARTON FLEETGATE, BARTON FLEETGATE TPS, WATERSIDE ROAD - Our Reference C-P2440-5

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Afternoon Michael

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