

# CHANGES TO PERMITTED DEVELOPMENT RIGHTS

Amendments to the Order will come into force on 26th July 2023, allowing further consented developments. The amendments will be made to Schedule 2 of the Order, which specifies the classes of development for which planning permission is granted, and further details the limitations and exceptions that apply to specific permitted development routes. Schedule 2 is split into various parts, each part detailing a different land use.

Part	Class	GPDO Article Reference	Development Permitted / Not Permitted
4 (Temporary buildings and uses)	B (Temporary use of land)	3 (2)	Outlines permitted use for camping and a motor vehicle designed or adapted for human habitation for up to 28 days in any calendar year only when in connection with a festival.
4 (Temporary buildings and uses)	Addition of Class BC (Temporary recreational campsites)	3	Outlines permitted development for the use of land as a recreational campsite (including use for motor vehicle designed or adapted for human habitation) for no more than 60 days in total in any calendar year, with no more than 50 pitches and any moveable structure reasonably necessary for the purposes of the permitted use.  The above is not permitted for caravans. Furthermore, development is not permitted on sites with specific designations (including listed buildings, scheduled ancient monuments, SSSIs, military and safety hazard areas).
4 (Temporary buildings and uses)	E (Temporary use of buildings or land for film making purposes)	3	Permitted development rights increase the maximum amount of time that land or a building can be used for commercial film making from 9 months to 12 months in any 27-month period, and increases the maximum area of land that the permitted development right applies to from 1.5 hectares to 3 hectares. Additionally, the permitted development right increases the maximum height of any temporary structure, works, plant or machinery provided from 15 metres to 20 metres.
7 (Non domestic extensions, alterations etc)	Addition of Class MA (Alteration etc of prison fences)	4	Permitted development includes the erection, maintenance, or improvement of any means of enclosure in connection with a prison, except for where the height of any means of enclosure exceeds 5.5 metres above ground level.
12 (Development by Local Authorities)	A (Development by Local Authorities)	5	Permitted development now allows bodies acting on behalf of a local authority or urban development corporation to perform the works described in the permitted development right. There is also the addition of a National Park Authority and a Broads Authority to the local authority definition for the purposes of Part 12 of the GPDO.

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Other amendments to the planning system, as a result of the above changes include:

Amended Regulation	GPDO Article Reference	Description
Town and Country Planning (Compensation) (England) Regulations 2015	6	The amendment adds the following to the list of development prescribed for the purposes of subsections (2A)(a) and (3C)(a) of section 108 (compensation where planning permission granted by development order is withdrawn) of the Town and Country Planning Act 1990: <ul style="list-style-type: none"><li>• Class B of Part 4;</li><li>• Class BC of Part 4; and</li><li>• Class MA of Part 7.</li></ul>
Town and Country Planning (Development Management Procedure) (England) Order 2015	7	The amendment adds aforementioned Class BC of Part 4 to Article 22, which places a duty on the Environment Agency to respond to consultation.
Part 4 Class B Transitional Period	8	Class B of Part 4 has effect until the end of 25th July 2024 as if the amendments in Article 3 (2) had not been made. After this, amendments made to Class B of Part 4 come into effect.

We are well placed to advise on permitted development rights and consider whether your proposal requires formal planning permission. Should you have any concerns or queries concerning the use of your land or property please contact us to discuss further.



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