



Office of the  
Deputy Prime Minister  

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Creating sustainable communities

# Planning Guidance How is it working out?

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- Current Planning Arrangements
- Developments in Planning Policy Guidance since 2001
- Where we are today
- Issues ODPM is facing
- The Way Ahead
- Conclusion



# Current Planning Arrangements

<b>Development</b>	<b>Arrangements Prior to 2001</b>	<b>Current Arrangements</b>
Ground based mast above 15m in height	Planning application	Planning application
Ground based mast of 15m and below in height	42 day prior approval procedure	56 day prior approval procedure
Roof top masts above specified height limits	Planning application	Planning application
Roof top masts below specified height limits	28 day prior approval procedure	56 day prior approval procedure
Antennas and supporting structures on roofs above 4m in height	Permitted development	56 day prior approval procedure
Antennas and supporting structures on roofs of 4m and below in height	Permitted development	Permitted development

Statutory Instruments 2001/2718 and 2001/2719

web address: [www.hmsso.gov.uk](http://www.hmsso.gov.uk)

# Developments in Planning Policy Guidance since 2001

## **Planning Policy Guidance Note 8: Telecommunications**

The main policies are:

- To encourage pre-rollout and pre-application discussions.
- To encourage community consultation.
- To limit visual intrusion:
  - sharing of masts and sites;
  - design.
- Health considerations.

web address: [www.odpm.gov.uk](http://www.odpm.gov.uk)

# Developments in Planning Policy Guidance since 2001

## **Code of Best Practice on Mobile Network Development**

Advice on best practice in:

- Siting
- Design
- Procedures
- Consultation (Traffic Light Model)

web address: [www.odpm.gov.uk](http://www.odpm.gov.uk)

## Issues ODPM is facing

- Rise in correspondence
- Rise in Parliamentary activity



# Issues ODPM is facing

	2000	2001	2002	2003	2004
Letters from MPs	309	331	144	209	167
Letters from the public	348	400	176	110	241
Letters from local councils	87	49	24	8	31
Parliamentary questions	50	52	60	34	73
Early Day Motions				1	4
Parliamentary Petitions				1	7
Private Member's Bill		1			4

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## Issues ODPM is facing

- Rise in correspondence
- Rise in Parliamentary activity
- Continuing public concern



# Issues ODPM is facing

Issues Raised	PQ	Letters from MPs	Letters from Councils and the public
General Health concerns	12%	68%	92%
Health as a material consideration	3%	19%	11%
Masts on schools	12%	16%	17%
Siting and Design	19%	8%	4%
Increase Regulations / Abolish prior approval	5%	8%	6%
ICNIRP Guidelines	3%	8%	3%
TETRA masts	18%	6%	5%
LPA Decisions overturned on Appeal	3%	7%	2%
Mast Sharing	3%	11%	4%
Lack of Consultation	7%	4%	0%
Airwave Development	3%	1%	2%
Sitfinder	0%	2%	0%
Dutch 3G Study	3%	5%	6%

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## Issues ODPM is facing

- Rise in correspondence
- Rise in Parliamentary activity
- Continuing public concern
- Rise in number of appeals

# Issues ODPM is facing

## Cases decided by the Planning Inspectorate

	2000-2001	2001-2002	2002-2003	2003-2004
<b>Written Representations</b>	280	440	814	603
<b>Hearings</b>	4	12	7	15
<b>Inquiries</b>	6	5	9	2
<b>Total number of appeals</b>	<b>290</b>	<b>457</b>	<b>830</b>	<b>620</b>
<b>Proportions where LPA failed to decide</b>	4%	1.3%	2.2%	3.2%
<b>Proportion of all appeals allowed</b>	65%	64%	64%	59%

## Issues ODPM is facing

- Rise in correspondence
- Rise in Parliamentary activity
- Continuing public concern
- Rise in number of appeals
- apMobile report
- *First Secretary of State v T-Mobile and others*, Court of Appeal judgment

- Keith Hill: Written Ministerial Statement – 9 December 2004

## Keith Hill: Written Ministerial Statement – 9 December 2004

While the statement does not provide any substantive changes to the current planning processes it aims to:

- reassert the importance of consultation with local communities;
- go further than the Code in respect of the annual rollout plan discussions by expecting that the public will be consulted;
- express the view that it is desirable that local planning strategies specifically address the issue of telecommunications developments.

- Keith Hill: Written Ministerial Statement – 9 December 2004
- Review of the *Town and Country Planning (General Permitted Development) Order 1995* – Spring 2005
- Review of the *Code of Best Practice on Mobile Phone Network Development* – March 2005
- Monitoring ‘external’ events:
  - Deloitte & Touche Report – early 2005
  - NRPB advice on mobile technologies – early 2005
  - MTHR Programme and international research
- Responding to public concern: inter Departmental work and *EIS-EMF*



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