

1995 No. 418

TOWN AND COUNTRY PLANNING, ENGLAND  
AND WALES

The Town and Country  
Planning (General Permitted  
Development) Order 1995

*Made* - - - - - 22nd February 1995

*Laid before Parliament* 6th March 1995

*Coming into force* - - 3rd June 1995



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LONDON: HMSO

Reprinted 1995

£8.10 net

PART 17

DEVELOPMENT BY STATUTORY UNDERTAKERS

**Class A Railway or light railway undertakings**

- Permitted development**      **A. Development by railway undertakers on their operational land, required in connection with the movement of traffic by rail.**
- Development not permitted**      **A.1 Development is not permitted by Class A if it consists of or includes—**
- (a) the construction of a railway,
  - (b) the construction or erection of a hotel, railway station or bridge, or
  - (c) the construction or erection otherwise than wholly within a railway station of—
    - (i) an office, residential or educational building, or a building used for an industrial process, or
    - (ii) a car park, shop, restaurant, garage, petrol filling station or other building or structure provided under transport legislation.
- Interpretation of Class A**      **A.2 For the purposes of Class A, references to the construction or erection of any building or structure include references to the reconstruction or alteration of a building or structure where its design or external appearance would be materially affected.**

**Class B Dock, pier, harbour, water transport, canal or inland navigation undertakings**

- Permitted development**      **B. Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings, required—**
- (a) for the purposes of shipping, or
  - (b) in connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier or harbour, or with the movement of traffic by canal or inland navigation or by any railway forming part of the undertaking.
- Development not permitted**      **B.1 Development is not permitted by Class B if it consists of or includes—**
- (a) the construction or erection of a hotel, or of a bridge or other building not required in connection with the handling of traffic,
  - (b) the construction or erection otherwise than wholly within the limits of a dock, pier or harbour of—
    - (i) an educational building, or
    - (ii) a car park, shop, restaurant, garage, petrol filling station or other building provided under transport legislation.
- Interpretation of Class B**      **B.2 For the purposes of Class B, references to the construction or erection of any building or structure include references to the reconstruction or alteration of a building or structure where its design or external appearance would be materially affected, and the reference to operational land includes land designated by an order made under section 14 or 16 of the Harbours Act 1964(a) (orders for securing harbour efficiency etc., and orders conferring powers for improvement, construction etc. of harbours), and which has come into force, whether or not the order was subject to the provisions of the Statutory Orders (Special Procedure) Act 1945(b).**

**Class C Works to inland waterways**

- Permitted development**      **C. The improvement, maintenance or repair of an inland waterway (other than a commercial waterway or cruising waterway) to which section 104 of the Transport Act 1968(c) (classification of the Board's waterways) applies, and the repair or maintenance of a culvert, weir, lock, aqueduct, sluice, reservoir, let-off valve or other work used in connection with the control and operation of such a waterway.**

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(a) 1964 c. 40; section 14 was amended by paragraph 2, and sections 14 and 16 were amended by paragraphs 3, 4 and 14, of Schedule 6 to, and by Part II of Schedule 12 to, the Transport Act 1981 (c. 56); section 14 was amended by paragraph 1, and section 16 was amended by paragraph 2, of Schedule 3 to the Transport and Works Act 1992 (c. 42).  
(b) 1945 c. 18 (9 and 10 Geo. 6).  
(c) 1968 c. 73.

### Class D Dredgings

Permitted  
development

D. The use of any land by statutory undertakers in respect of dock, pier, harbour, water transport, canal or inland navigation undertakings for the spreading of any dredged material.

### Class E Water or hydraulic power undertakings

Permitted  
development

E. Development for the purposes of their undertaking by statutory undertakers for the supply of water or hydraulic power consisting of—

- (a) development not above ground level required in connection with the supply of water or for conserving, redistributing or augmenting water resources, or for the conveyance of water treatment sludge,
- (b) development in, on or under any watercourse and required in connection with the improvement or maintenance of that watercourse,
- (c) the provision of a building, plant, machinery or apparatus in, on, over or under land for the purpose of survey or investigation,
- (d) the maintenance, improvement or repair of works for measuring the flow in any watercourse or channel,
- (e) the installation in a water distribution system of a booster station, valve house, meter or switch-gear house,
- (f) any works authorised by or required in connection with an order made under section 73 of the Water Resources Act 1991(a) (power to make ordinary and emergency drought orders),
- (g) any other development in, on, over or under operational land other than the provision of a building but including the extension or alteration of a building.

Development  
not permitted

E.1 Development is not permitted by Class E if—

- (a) in the case of any Class E(a) development, it would include the construction of a reservoir,
- (b) in the case of any Class E(e) development involving the installation of a station or house exceeding 29 cubic metres in capacity, that installation is carried out at or above ground level or under a highway used by vehicular traffic,
- (c) in the case of any Class E(g) development, it would consist of or include the extension or alteration of a building so that—
  - (i) its design or external appearance would be materially affected;
  - (ii) the height of the original building would be exceeded, or the cubic content of the original building would be exceeded by more than 25%, or
  - (iii) the floor space of the original building would be exceeded by more than 1,000 square metres, or
- (d) in the case of any Class E(g) development, it would consist of the installation or erection of any plant or machinery exceeding 15 metres in height or the height of anything it replaces, whichever is the greater.

Condition

E.2 Development is permitted by Class E(c) subject to the condition that, on completion of the survey or investigation, or at the expiration of six months from the commencement of the development, whichever is the sooner, all such operations shall cease and all such buildings, plant, machinery and apparatus shall be removed and the land restored as soon as reasonably practicable to its former condition (or to any other condition which may be agreed with the local planning authority).

### Class F Gas suppliers

Permitted  
development

F. Development by a public gas supplier required for the purposes of its undertaking consisting of—

- (a) the laying underground of mains, pipes or other apparatus;
- (b) the installation in a gas distribution system of apparatus for measuring, recording, controlling or varying the pressure, flow or volume of gas, and structures for housing such apparatus;

(a) 1991 c. 57.