



UK Government

# Permitted Development Rights to support ground investigations and surveys for electricity network infrastructure

Closing date: 4 September 2026



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# Introduction

As set out in the government's "Further and Faster on Clean Power"<sup>1</sup> statement in response to the events in the Middle East, we are significantly accelerating our Clean Power by 2030 mission to take back control of Britain's energy, so we can protect the British people from future fossil fuel shocks and bring down bills for good. As part of this mission, accelerating electricity network delivery is essential to reducing bills, strengthening energy security, and supporting economic growth, including through reducing unnecessary barriers and delays in the planning system.

The government is seeking views on a proposal to introduce a new Permitted Development Right (PDR) in England for certain ground investigations and surveys (GIs) for electricity network infrastructure, subject to conditions. Permitted development rights (PDRs) allow certain development to proceed without the need to submit a planning application, subject to limitations and conditions to control impacts.<sup>2</sup>

The proposed PDR would remove the requirement to obtain planning permission for certain temporary, low-impact GIs and surveys, reducing delays and administrative burden for electricity network developers and local planning authorities (LPAs) whilst maintaining environmental safeguards. Both Scotland and Wales have also recently consulted on similar powers, with Scotland now including site investigations and surveys within permitted development rights.<sup>3</sup>

Early-stage GIs and surveys play a vital role in enabling the timely delivery of electricity network infrastructure. GI works and surveys are undertaken by electricity network developers (distribution and transmission network operators that are licenced to undertake works relating to electricity networks) and are a routine and necessary precursor to the construction phase of electricity network projects. They provide essential information to inform project design, impact assessment, construction and mitigation. This includes identifying any potential archaeological impacts on a proposed route in order to develop a suitable and proportionate mitigation plan. GIs and surveys can also provide an understanding of ground conditions to ensure the safe use of heavy machinery during construction.

Current planning requirements for some GIs and surveys can introduce disproportionate time and administrative burdens for activities that are typically low-impact and temporary, taking up both electricity network developer's and LPAs time and resource. This can lead to situations where unexpected discoveries increase the risk of late-stage design changes or delays to the consenting process, adding avoidable costs.

Whilst it aims to reduce administrative burden and delays in the planning system, the proposed PDR would not limit or restrict environmental or heritage protections. Instead, it would ensure

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<sup>1</sup> [Written statements - Written questions, answers and statements - UK Parliament](#)

<sup>2</sup> Permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended ("the General Permitted Development Order").

<sup>3</sup> Part 13, Class 40 of the [Town and Country Planning \(General Permitted Development\)\(Scotland\) Order 1992](#)

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that proper mitigation processes can be put in place, with electricity network developers working alongside the LPA, archaeological advisers and landowners to ensure that GIs and surveys are conducted in an efficient and responsible manner. Existing landowner rights would not be affected by the proposed PDR, and land access arrangements would still need to be sought from the landowner - either voluntarily, under a land right agreement such as a wayleave or via statutory powers of entry after the required notice has been provided.

An existing PDR, under Class B of Part 15 of Schedule 2 of the General Permitted Development Order already allows for certain types of development by electricity Licence Holders.<sup>4</sup> This includes the sinking of boreholes and the installation of any plant or machinery reasonably necessary in connection with such boreholes, subject to the condition that development is not permitted for more than 6 months and, upon completion, the land must be reinstated to its original condition. This PDR would also follow the precedent set by other sectors for PDRs for surveys and investigations<sup>5</sup> by ensuring that there are defined limits and conditions to its scope.

The government is seeking views on the proposals put forward in this consultation. In particular, we are inviting feedback on the principle and the design of the new PDR, including our proposed conditions and limitations. We welcome responses from all interested parties, including individuals, businesses, electricity network developers, local authorities, landowners, archaeologists, trade bodies, and those with experience of the planning system. Responses will help ensure that any changes to the planning rules are proportionate, effective, and informed by a wide range of perspectives.

## General information

### Why we are consulting

The government is seeking views on a proposal to introduce a new permitted development right (PDR) in England for certain GIs and surveys required to support electricity network infrastructure. We are consulting on this proposal because current planning requirements for some GIs and surveys can create disproportionate delays and administrative burdens for activities that are typically low-impact and temporary in nature.

The government considers that there may be benefits in allowing certain types of GIs and surveys to proceed without the need to obtain planning application, subject to appropriate conditions and safeguards. Enabling these works to take place more efficiently could support a more efficient development process, reduce unnecessary burdens on the planning system, and derisking the delivery of electricity network infrastructure whilst still ensuring impacts are identified and mitigated and construction can be delivered safely and efficiently.

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<sup>4</sup> A Licence Holder is a person who is authorised to generate, distribute, transmit, or supply electricity in the UK under section 10(1) of the Electricity Act 1989

<sup>5</sup> Town and Country Planning (General Permitted Development) Order 2015 [Part 17, Class K – use of land etc for mineral exploration](#), and [Part 8, Class M – development by the Civil Aviation Authority for surveys etc](#)

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We are seeking views on whether a new PDR is an appropriate and proportionate mechanism to achieve these objectives. In particular, we are inviting feedback on:

- the types of projects that should benefit from this PDR;
- the conditions, limitations and safeguards that should apply;
- the potential impacts of the proposal on developers, local authorities, landowners, and other stakeholders.

Responses will help ensure that any new PDR is appropriately targeted, proportionate, and capable of supporting faster delivery while maintaining necessary protections.

## Consultation details

**Issued:** 6<sup>th</sup> August 2026

**Respond by:** 4<sup>th</sup> September 2026

**Enquiries to:** [electricitynetworkconsents@energysecurity.gov.uk](mailto:electricitynetworkconsents@energysecurity.gov.uk)

**Consultation reference:** Permitted Development Rights to support ground investigations and surveys for electricity network infrastructure

**Audiences:** We welcome responses from all interested parties, including individuals, businesses, electricity network developers, local authorities, landowners, archaeologists, trade bodies, and those with experience of the planning system.

**Territorial extent:** The proposals in this consultation relate to England only, and will therefore not apply to Scotland, Wales or Northern Ireland.

## How to respond

We are inviting responses to this consultation via the online e-consultation platform, Citizen Space.

When responding, please state whether you are responding as an individual or representing the views of an organisation. Your response will be most useful if it is framed in direct response to the questions posed, though further comments and evidence are also welcome. Wherever possible, please use data and evidence to support your answers.

Using the online service greatly assists our analysis of the responses, enabling more efficient and effective consideration of the issues raised. Therefore, we strongly encourage responses via Citizen Space. Please contact us if you intend to respond using an alternative method.

We advise that you do not send responses by post to the department at this time, as we may not be able to access them.

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**Respond online at:** <https://energygovuk.citizenspace.com/energy-security/ground-investigations-for-electricity-networks>

or

**Email to:** [electricitynetworkconsents@energysecurity.gov.uk](mailto:electricitynetworkconsents@energysecurity.gov.uk)

## Confidentiality and data protection

Information you provide in response to this consultation, including personal information, may be disclosed in accordance with UK legislation (the Freedom of Information Act 2000, the Data Protection Act 2018 and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please tell us, but be aware that we cannot guarantee confidentiality in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not be regarded by us as a confidentiality request.

We will process your personal data in accordance with all applicable data protection laws. See our [privacy policy](#).

We may share responses (but not personal information) with the Ministry of Housing, Communities and Local Government and other departments who have an interest in this consultation. Please also be aware that Artificial Intelligence (AI) may be used during data processing.

We will summarise all responses and publish this summary on [GOV.UK](#). The summary will include a list of names or organisations that responded, but not people's personal names, addresses or other contact details.

## Quality assurance

This consultation has been carried out in accordance with the [government's consultation principles](#).

If you have any complaints about the way this consultation has been conducted, please email: [bru@energysecurity.gov.uk](mailto:bru@energysecurity.gov.uk).

# New PDR proposal: ground investigations and surveys

This section sets out the proposed scope and conditions for a new PDR for ground investigations (GIs) and surveys for electricity network infrastructure.

## Principle and scope of the proposed PDR

The principle of the proposed PDR is to allow early-stage, low-impact and short-term GIs and surveys to take place without requiring a planning application.

GIs and surveys can provide an understanding of ground and soil conditions to ensure the safe use of heavy machinery during construction. They are also undertaken to identify any potential archaeological impacts (see Figure 1) on a proposed route in order to develop a suitable and proportionate mitigation plan. These investigations can also help to inform the Environmental Impact Assessment<sup>6</sup> (EIA), where one is needed for the overall project, and may lead to changes in the project design or routing.



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applications are adequately informed at the right time by the results of these investigations, reducing the need for late-stage or post-consent changes.

Examples of GIs and surveys include archaeological trial trenching, infiltration pits, unexploded ordnance surveys, California bearing ratio tests and cone penetration tests.

The PDR will only apply to GIs and surveys which can be considered as separate from the proposed project and Environmental Impact Assessment. In other words, where the GIs and surveys are not necessary precursors to a proposed project, these may be outside the scope of the proposed PDR. Necessary precursors could include assessing feasibility of the proposed project, investigations to inform the design and routeing of the project and investigations to inform the EIA or consenting process of the proposed project.

The PDR is for low impact GIs and survey works only, subject to conditions and limitations. GIs and survey works outside these conditions and limitations would not benefit from the PDR and would likely require planning permission. Where a developer is planning on relying on this PDR, we propose that early engagement with the local planning authority would be advised to assess whether it is appropriate for it to be used.





**Figure 2:** Examples of ground investigation works, including trial trenching (top left) an unexploded ordnance survey (top right) and a compact mounted rotary drill rig, used for investigating ground and soil conditions (bottom).

Some GIs and surveys may need to take place outside of operational land<sup>7</sup> which is land used or held for electricity network development. The proposed PDR would therefore apply on both operational and non-operational land. Land access arrangements will still need to be sought from the landowner where necessary. For operational land, access arrangements may be covered by existing land contracts such as wayleaves. Outside of this, access to land should be negotiated voluntarily with the landowner in the first instance. Where negotiations fail, statutory powers of entry may be used, where applicable. Notice requirements and any other conditions of the relevant powers for statutory access must be adhered to.

**Q1a: Do you agree that permitted development rights (PDRs) should allow for ground investigation and survey works to support the delivery of electricity network infrastructure?**

**Q1b: Do you agree that the proposed PDR should apply on both operational and non-operational land?**

**Q1c: Please explain your answers.**

<sup>7</sup> As defined by section 263 of the Town and Country Planning Act 1990

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## Eligible projects

The existing PDRs for electricity network developers under Class B of Part 15 of Schedule 2 of the General Permitted Development Order apply to all statutory electricity undertakers (those holding a licence for generation, transmission, distribution and supply of electricity). The proposed PDR would apply to electricity transmission and distribution licence holders only.

In practice, we anticipate that this PDR will be most beneficial to transmission-level projects given that long, linear electricity transmission projects can range from 20km to over 120km and therefore require hundreds or even thousands of individual GIs and surveys. Despite this, we propose that distribution network operators should be able to benefit from the PDR, given the likely low impact and temporary nature of the investigations required for distribution level projects and to provide consistency in planning requirements for all electricity network projects.

The proposed PDR would define transmission and distribution level projects through the definition of transmission and distribution licence holders set out in the Electricity Act 1989<sup>8</sup>. It is usual practice for GIs and surveys to be undertaken by a trusted third party that is contracted on behalf of electricity network developers. We therefore also propose to extend the PDR to third parties acting on behalf of electricity network developers.

**Q2a: Do you agree that the PDR should apply to electricity network developers (i.e. distribution and transmission licence holders) and third parties acting on their behalf?**

**Q2b: Please explain your answer.**

## Conditions

PDRs are subject to limitations and conditions to control impacts and protect local amenity. To avoid inappropriate use of the proposed PDR, the government proposes the following conditions would be attached:

### Restrictions to depth and surface area

The PDR would cover various types of ground investigation and survey works, with some tests being long and shallow (i.e. archaeological trial trenches) and others short and deep (i.e. infiltration pits). To provide sufficient flexibility to those seeking to undertake such works while mitigating potential impacts, we propose that the PDR should be subject to limitations on the maximum depth and surface area. We propose that these restrictions should be a maximum of:

- Depth of tests – 15 metres

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<sup>8</sup> Electricity Act 1989 Section 6 (1)(b)(c)

- Surface area of tests – 90 square metres (approximately half the size of a tennis court)

These restrictions will capture a range of different investigations, and not all investigations will reach this maximum. Investigations are standardised and it would not be in the developer's best interest, for either time or financial reasons, to not follow usual procedure.

**Q3a: Do you agree that the maximum depth of tests should be limited to 15 metres?**

**Q3b: Do you agree that the maximum surface area of tests should be limited to 90 square metres?**

**Q3c: If you do not agree, what other depth or surface area restrictions would you propose?**

**Q3d: Please explain your answers.**

## Damage to and removal of trees

We propose that the PDR should be subject to the condition that no trees on the land are removed, felled, lopped or topped and no other activity is undertaken on the land likely to harm or damage any trees.

**Q4a: Do you agree that the PDR should be subject to the condition that there would be no damage to, or removal of, trees?**

**Q4b: Please explain your answer.**

## Time limits

Some PDRs are subject to time limits on the duration of the works. This is to ensure that works are genuinely temporary and that any likely environmental and amenity impacts are limited. Government proposes the limit of 28 days for the work to be complete. The timing will commence once the investigations have begun. For works that may take longer than this period, written approval should be obtained from the LPA. It will be up to the electricity network developer to ensure that they have the necessary access rights to continue carrying out the GIs and surveys.

If, during the 28-day period, archaeological deposits are found, it may be necessary to preserve deposits in situ before archaeological mitigation can begin. In such instances, it would be anticipated that the electricity network developer would report such findings to the LPA and agree a scheme for their preservation to ensure that any archaeological impacts are appropriately assessed and managed. We welcome views on whether the proposed PDR should specify a prescribed process for situations where archaeological deposits are found.

**Q5a: Do you agree that works should be limited to 28 days?**

**Q5b: If you do not agree, what time limit would you propose?**

**Q5c: Please explain your answers.**

**Q5d: Do you think that the proposed PDR should specify a prescribed process where archaeological impacts are uncovered and require preservation in situ?**

**Q5e: Please explain your answer.**

## Reinstatement of land

We propose that the PDR be subject to the condition that any land would need to be restored so far as is practicable to its original condition on the completion of works or within 28 days. Any excavation should retain the soil to be replaced after the investigation has taken place. This will help to mitigate harm to the environment and ensure the land remains usable and acceptable to landowners and the public after works are completed.

**Q6a: Do you agree that the PDR should be subject to the condition that any land would need to be restored, so far as practicable, to its original condition on the completion of works or within 28 days?**

**Q6b: Please explain your answer.**

## Temporary buildings and structures

Developers will often need to erect temporary buildings and structures to complete the GIs and surveys. These can include fences, welfare facilities such as portacabins for the staff working on site and access infrastructure such as track mats for machinery.



**Figure 3:** A temporary compound used for ground investigation works.

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We propose that this PDR should include provisions to allow for these temporary buildings structures to be erected to help enable GIs and surveys. There is precedent for this in similar PDRs, including within the PDR for mineral exploration<sup>9</sup>. These temporary buildings and structures would be limited in height to no taller than 10 metres and would be subject to the same time limitations as the GIs and surveys themselves.

**Q7a: Do you agree that the PDR should include provisions for temporary buildings and structures associated with the investigations?**

**Q7b: Please explain your answer.**

**Q7c: Do you agree that the maximum permitted height of temporary buildings and structures should be limited to 10 metres?**

**Q7d: Please explain your answer.**

**Q7e: Do you agree that temporary buildings and structures should be permitted for no more than 28 days?**

**Q7f: Please explain your answer.**

## Prior notification to Local Planning Authorities

We propose that the PDR is subject to the condition that development is not permitted unless the electricity network developer has given written notice to the LPA about the works. This should be submitted at least 14 days before the works begin.

**Q8a: Do you agree that prior notification to the Local Planning Authority should be required?**

**Q8b: Please explain your answer.**

**Q8c: Do you agree that this should be submitted at least 14 days before the works begin?**

**Q8d: Please explain your answer**

## Designated land and sites

Designated land and sites can include National Parks, National Landscapes, World Heritage Sites, the Broads, Sites of Special Scientific Interest (SSSIs) and other environmentally sensitive sites, Scheduled Monuments, Registered Parks and Gardens, Battlefields and listed buildings.

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<sup>9</sup> [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#), Part 17 Class K, and Part 8 Class M

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The existing PDR for electricity statutory undertakers (Class B of Part 15) already allows for certain types of GI development such as the sinking of boreholes to assess subsoil conditions<sup>10</sup> in any location. Likewise, a PDR for electricity undertakings in Scotland<sup>11</sup> allows GIs and survey works to be carried out in designated land.

Given these precedents in existing legislation, and the fact that GIs and survey works permitted by the proposed PDR are low impact, temporary and subject to the proposed conditions outlined above, the government's view is that the GI and surveys PDR should also apply in most designated land and sites. To note, PDRs do not override the requirement to comply with other permission, regulation or consent regimes, such as listed building consent or environmental permits and licences.

However, we propose that GI and survey works on the site of a Scheduled Monument<sup>12</sup> be excluded from the PDR. This will ensure that they continue to be protected as designated heritage assets of the highest significance. Works will also continue to be agreed via applications for Scheduled Monument Consent (SMC).

**Q9a: Do you agree that the PDR should be permitted in designated land, sites and areas?**

**Q9b: Please explain your answer.**

**Q9c: Do you agree that the PDR should not be permitted on the site of a Scheduled Monument?**

**Q9d: Please explain your answer.**

## General questions and evidence gathering

Government is seeking further evidence to inform further, in-depth analysis of this policy.

**Q10a: Are there any other likely impacts or matters that should be considered if permitted development rights are extended to allow for ground investigation and survey works by electricity network developers?**

**Q10b: Please explain your answer.**

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<sup>10</sup> [Schedule 2 Class B, Part 15\(c\)](#) of The Town and Country Planning (General Permitted Development) (England) Order 2015

<sup>11</sup> [Schedule 1 Part 13, Class 40\(c\)](#) of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992

<sup>12</sup> Scheduled monuments are nationally important monuments that have been afforded statutory protection through their inclusion in the Schedule of monuments maintained under section 1 of the [Ancient Monuments and Archaeological Areas Act 1979](#). They have archaeological, architectural, artistic, historic or traditional interest.

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## Impact assessment

We would welcome your view on the likely impact of these proposals.

**Q11a: Do you think that the proposed extension of the temporary permitted development rights to allow for ground investigation and survey works by electricity network developers could impact on: a) businesses b) local planning authorities c) communities?**

- yes
- no
- don't know

**Q11b: Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.**

## Public Sector Equality Duty

We are required to assess these proposals by reference to the Public Sector Equality Duty contained in the Equality Act 2010. A Public Sector Equality Duty Assessment will be prepared reflecting the detail of the changes to be made prior to any secondary legislation being laid.

We would welcome your comments as part of this consultation on whether the proposed extension of the temporary permitted development right for ground investigation and survey works by electricity network developers could give rise to any impacts on people who share a protected characteristic:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

**Q12a: Do you think that the proposed extension of the temporary permitted development rights to allow for ground investigation and survey works by electricity network developers will have any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).**

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yes

no

don't know

**Q12b: Please provide your reasons.**

## Consultation questions

### Principle and scope of the proposed PDR

**Q1a: Do you agree that permitted development rights (PDRs) should allow for ground investigation and survey works to support the delivery of electricity network infrastructure?**

**Q1b: Do you agree that the proposed PDR should apply on both operational and non-operational land?**

**Q1c: Please explain your answers.**

### Eligible Projects

**Q2a: Do you agree that the PDR should apply to electricity network developers (i.e. distribution and transmission license holders) and third parties acting on their behalf?**

**Q2b: Please explain your answer.**

### Restrictions to depth and surface area

**Q3a: Do you agree that the maximum depth of tests should be limited to 15 metres?**

**Q3b: Do you agree that the maximum surface area of tests should be limited to 90 square metres?**

**Q3c: If you do not agree, what other depth or surface area restrictions would you propose?**

**Q3d: Please explain your answers.**

### Damage to and removal of trees

**Q4a: Do you agree that the PDR should be subject to the condition that there would be no damage to, or removal of, trees?**

**Q4b: Please explain your answer.**

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## **Time limits**

**Q5a: Do you agree that works should be limited to 28 days?**

**Q5b: If you do not agree, what time limit would you propose?**

**Q5c: Please explain your answers.**

**Q5d: Do you think that the proposed PDR should specify a prescribed process where archaeological impacts are uncovered and require preservation in situ?**

**Q5e: Please explain your answer.**

## **Reinstatement of land**

**Q6a: Do you agree that the PDR should be subject to the condition that any land would need to be restored, so far as practicable, to its original condition on the completion of works or within 28 days?**

**Q6b: Please explain your answer.**

## **Temporary buildings and structures**

**Q7a: Do you agree that the PDR should include provisions for temporary building and structures associated with the investigations?**

**Q7b: Please explain your answer.**

**Q7c: Do you agree that the maximum permitted height of buildings and structures should be limited to 10 metres?**

**Q7d: Please explain your answer.**

**Q7e: Do you agree that buildings and structures should be permitted for no more than 28 days?**

**Q7f: Please explain your answer.**

## **Prior notification to Local Planning Authority**

**Q8a: Do you agree that prior notification of the Local Planning Authority should be required?**

**Q8b: Please explain your answer.**

**Q8c: Do you agree that this should be submitted at least 14 days before the works begin?**

**Q8d: Please explain your answer**

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## **Designated land and sites**

**Q9a: Do you agree that the PDR should be permitted in designated land, sites and areas?**

**Q9b: Please explain your answer.**

**Q9c: Do you agree that the PDR should not be permitted on the site of a Scheduled Monument?**

**Q9d: Please explain your answer.**

## **General questions and evidence gathering**

**Q10a: Are there any other likely impacts or matters that should be considered if permitted development rights are extended to allow for ground investigation and survey works by electricity network developers?**

**Q10b: Please explain your answer.**

## **Impact assessment**

**Q11a: Do you think that the proposed extension of the temporary permitted development rights to allow for ground investigation and survey works by electricity network developers could impact on: a) businesses b) local planning authorities c) communities?**

**Q11b: Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.**

## **Public Sector Equality Duty**

**Q12a: Do you think that the proposed extension of the temporary permitted development rights to allow for ground investigation and survey works by electricity network developers have any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).**

**Q12b: Please provide your reasons.**

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## Next steps

This consultation will run for four weeks and remain open until Friday 4<sup>th</sup> September 2026. All responses will be analysed by the Department for Energy Security and Net Zero. Some responses may be shared with the Ministry of Housing, Communities and Local Government or other government departments who also have an interest in this consultation.

Once the consultation has closed, we will carefully review the responses received and will publish a government response to the consultation in due course.

# Annex

Table 1 provides a short summary of each proposed condition, along with brief rationale and the relevant consultation question.

**Table 1: Summary of the conditions and rationale of the proposed new PDR**

| Proposal                                     | Description                                                                                                                                                                                                                                                                                           | Brief Rationale                                                                                                                                                                                                                                                                                                                                                               | Question           |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Principle and scope</b>                   | <p>The new PDR would enable electricity network developers (transmission and distribution licence holders) to undertake early stage, low-impact and temporary GIs and surveys without requiring a planning application.</p> <p>This PDR would apply to both operational and non-operational land.</p> | <p>GIs and surveys are routine investigations that need to take place, for example, to inform the DCO and EIA process. This PDR would streamline administrative burden for both LPAs and developers.</p> <p>Investigations often need to be undertaken on land that is not considered operational (i.e. land that is not already used, or held, for network development).</p> | Q1a, Q1b, Q1c      |
| <b>Eligible projects</b>                     | <p>This PDR would apply to all network developers.</p>                                                                                                                                                                                                                                                | <p>Whilst transmission level projects are more likely to benefit from this PDR given the scale of GIs and surveys required for long linear transmission projects, we propose that the PDR applies to both transmission and distribution projects given GIs and surveys are likely low impact and temporary and to derisk electricity network delivery.</p>                    | Q2a, Q2b           |
| <b>Limitations on depth and surface area</b> | <p>GIs and surveys would be restricted to 15m in depth and 90m<sup>2</sup> in surface area.</p>                                                                                                                                                                                                       | <p>Maximum depth and surface area based on industry standards. Specific investigations usually have set measurements. These size limitations would enable relevant investigations and prevent overly invasive investigations from benefitting from permitted development.</p>                                                                                                 | Q3a, Q3b, Q3c, Q3d |

|                                           |                                                                                                                            |                                                                                                                                                                                                                                                                                 |                              |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>Damage, or removal of, trees</b>       | Damage to, or removal of, trees is not permitted.                                                                          | This PDR will not allow any damage or removal of trees to be permitted for the GIs.                                                                                                                                                                                             | Q4a, Q4b                     |
| <b>Time limits</b>                        | Works must be completed in 28 days.                                                                                        | Whilst works can usually be completed within a day, due to unforeseen events, sometimes these works can take longer to be completed.                                                                                                                                            | Q5a, Q5b, Q5c, Q5d, Q5e      |
| <b>Reinstatement of land</b>              | Land must be reinstated so far as is practicable to its original condition by the time that works conclude.                | Work under this PDR should be low impact and have no permanent impact on the land.                                                                                                                                                                                              | Q6a, Q6b                     |
| <b>Temporary buildings and structures</b> | Temporary buildings and structures necessary to undertake the works be permitted. Height restriction of 10m.               | Temporary structures would be needed in order to suitably undertake the work e.g. fencing, welfare facilities for site workers and access structures such as track mats for machinery. Height restriction is in line with the mineral exploration PDR <sup>13</sup> .           | Q7a, Q7b, Q7c, Q7d, Q7e, Q7f |
| <b>Notification to LPA</b>                | Notification must be sent to the LPA at least 14 days before works can begin.                                              | Although development would be permitted where it meets the conditions and limitations set out in the PDR, it is still a requirement to notify the relevant LPA that the works would be taking place, and it is common practice for prior notification in conjunction with PDRs. | Q8a, Q8b, Q8c, Q8d           |
| <b>Designated land</b>                    | This PDR would apply on designated land, except where GIs and survey works take place on the site of a Scheduled Monument. | Existing PDRs for electricity network developers are permitted in designated land.<br><br>Scheduled Monuments would be excluded from the PDR to ensure their protection and that such works continue to be agreed via applications for Scheduled Monument Consent (SMC).        | Q9a, Q9b, Q9c, Q9d           |

<sup>13</sup> The Town and Country Planning (General Permitted Development) (England) Order 2015

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This publication is available from: <https://www.gov.uk/government/consultations/permitted-development-rights-for-electricity-network-ground-investigations>

Any enquiries regarding this publication should be sent to us at:  
[electricitynetworkconsents@energysecurity.gov.uk](mailto:electricitynetworkconsents@energysecurity.gov.uk)

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