

# Amendments to permitted development rights

## Details

### Q1. Details

**Name**

[REDACTED]

**Organisation**

Sustainable Futures

**Preferred contact details (Email address, phone number or address)**

[REDACTED]

### Q2. Type (please select one from the following)

Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)

Q3. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

Keep my response anonymous

## Questions

Q4. Q1. Should the additional days granted by Class A of Part 4A be retained permanently, permitting temporary uses to take place for up to 56 days (28 days for specified uses) in a calendar year?

Yes

#### Comments:

This will allow land based businesses and low carbon, sustainable livelihoods to be strengthened and expanded, helping to address the Climate and Nature Emergency, improve financial, social and ecological sustainability.

Q5. Q2. Do you have any evidence as to any benefits and impacts as a result of introducing the additional number of days for temporary uses to take place since April? If yes, please specify.

Yes

**Comments:**

Research shows that allowing this flexibility and PDR will be used by land managers to support and enhance local land based businesses, including but expanding beyond camping to sustainable food projects, sustainable apprenticeships and courses, etc. Indeed, the logic behind the WAG's One Planet Development Policy (<https://gov.wales/one-planet-development-practice-guidance>) and other pioneering sustainability and zero carbon initiatives is the same logic supporting the extension of the additional days granted by Class A of Part 4A to be retained permanently,

e.g. <https://ecologicalland.coop/small-successful-0#:~:text=Thi%20s%20report%20examines%20eight,on%20holdings%20of%20this%20size>.

45 years' research into sustainability outcomes, wellbeing outcomes and their relationship to nature connection

e.g. <https://www.tandfonline.com/doi/full/10.1080/15487733.2021.1930716>

Well-being for a better world: the contribution of a radically relational and nature-inclusive conception of well-being to the sustainability transformation

Q6. Q3. Do you have views on whether there should be additional restrictions on the use of this PDR to mitigate against potential impacts of making this permanent? If yes, please specify.

Yes

**Comments:**

Whilst there is an overwhelming case for simply adding this extension as adding it would be better than returning to 28 days, the ideal would be to require that all businesses submit zero carbon plans demonstrating how they will achieve zero carbon and contribute to a net zero Wales

<https://gov.wales/net-zero-wales> (note: the science is clear that absolute zero needs to be reached by 2030 and that 2050 for net zero is far too late, so policy should support this increased and necessary ambition) e.g. see <https://www.ccag.earth/newsroom/net-zero-by-2050-is-too-little-too-late-world-leading-scientists-urge-global-leaders-to-focus-on-net-negative-strategies>

e.g. businesses should submit carbon management plans showing the phase out in all areas of activity including travel so that the travel hierarchy is implemented whereby top priority is given to minimising the need to travel (extending the PDR to 56 days will help business be more land based and need to travel less e.g. for commuting to work ) then meeting the reduced need as sustainably as possible - active travel (walk and cycle etc), then public transport, then electric vehicles with lift sharing, etc

Q7. Q4. Should the number of days for holding a market generally be extended? If Yes, what is an acceptable number of days for holding a market? What conditions should apply to manage the planning impacts?

Yes

**Comments:**

Local sustainable markets should be given greater support and priority than globalised carbon intensive markets, such as most supermarkets and shops. In principle local markets should be supported to run more frequently than their less sustainable less socially, economically or environmentally beneficial counterparts. Some shops and supermarkets can open 6 or 7 days/week, this over time should be restricted so that local markets are more frequent than these unsustainable options. However, in the initial phases the more sustainable local markets should at least be permitted to operate as frequently as the high carbon options (shops and supermarkets).

Q8. Q5. Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?

Yes

**Comments:**

Local sustainable markets should be given greater support and priority than globalised carbon intensive markets, such as most supermarkets and shops. In principle local markets should be supported to run more frequently than their less sustainable less socially, economically or environmentally beneficial counterparts. Some shops and supermarkets can open 6 or 7 days/week, this over time should be restricted so that local markets are more frequent than these unsustainable options. However, in the initial phases the more sustainable local markets should at least be permitted to operate as frequently as the high carbon options (shops and supermarkets).

Q9. Q6. Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.

Other

**Comments:**

This is not my area of research or expertise so no comment

Q10. Q7. Do you agree the permitted development right for the use of the highway adjacent to a hospitality use for that purpose should be made permanent? If not, please provide your reasons for disagreeing.

Other

**Comments:**

This is not my area of research or expertise so no comment

Q11. Q8. If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

*No Response*

Q12. Q9. Do you agree the permitted development right for the installation of awnings at hospitality uses should be made permanent? If not, please provide your reasons for disagreeing.

Other

**Comments:**

This is not my area of research or expertise so no comment

Q13. Q10. Do you have any comments regarding Part 3A?

No

Q14. Q11. Do you have any comments regarding Part 12A?

No

Q15. Q12. Do you agree that HMOs should not benefit from permitted development rights for alterations and extensions to a dwellinghouse granted by Part 1 of the GPDO? If not, please provide your reasons for disagreeing.

Other

**Comments:**

This is not my area of research or expertise so no comment

Q16. Q13. Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.

Other

**Comments:**

This is not my area of research or expertise so no comment

Q17. Q14. Do you agree greater flexibility should be provided through permitted development rights to accelerate the rollout of electric vehicle charging infrastructure? If not, please provide your reasons for disagreeing.

Yes

**Comments:**

See above on the need for Sustainable Travel travel plans to be adopted by all businesses and organisations with the sustainable hierarchy to be implemented: Minimise the need to travel, active travel, public transport (phased to electric asap) and then lift sharing with EV. EVs have a role to play and need support, albeit with the above priorities given greater and more urgent support

Q18. Q15. Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?

Other

**Comments:**

This is not my area of research or expertise so no comment

Q19. Q16. Do you agree with the proposals for amending Article 4 directions?

Other

**Comments:**

This is not my area of research or expertise so no comment

Q20. Q17. We would like to know your views on the effects of the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Extending PDR for camping to 58 days permanently would support yr hen laith by allowing those with land and connection to create more viable businesses. It would also allow more people to come and visit, learn Welsh and be exposed to our wonderful wlad!

Q21. 18. We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them.

*No Response*

## Submit your response

Q22. If you want to receive a receipt of your response, please provide an email address.

Email address

████████████████████