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25th February 2020

e-mail response sent to: planconsultations-e@gov.wales

Dear Sir/Madam,

Response to: Permitted development rights for allotment holders

The Royal Town Planning Institute (RTPI) is the largest professional institute for planners in Europe, representing some 25,000 spatial planners. RTPI Cymru represents the RTPI in Wales, with 1,100 members. The Institute seeks to advance the science and art of planning, working for the long-term common good and well-being of current and future generations. The RTPI develops and shapes policy affecting the built environment, works to raise professional standards and supports members through continuous education, training and development.

This response has been formed drawing on the expertise of the RTPI Cymru Policy and Research Forum which includes a cross section of planning practitioners from the private and public sectors and academia from across Wales.

Our response to the consultation questions is set out below.

Question 1

We welcome the drive to meet the Well-being of Future Generations Act goals and in principle support the proposed introduction of permitted development rights on an allotment. With such a strong agenda for well-being and for people to shop locally etc. this would encourage people to use allotments more actively and support many aspects of sustainability. However we do believe the proposal should be subject to conditions

regarding size, scale and the appearance of buildings, and be dependent upon whether they fall within or adjoin sensitively designated areas.

Questions 2, 3 & 4

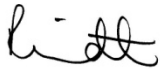
While we have no comments in relation to the specific measurements proposed for sheds, greenhouses etc. we do query the plot sizes and the measurements provided. What is the average size of an allotment plot in Wales? How have these figures been derived? It would have been useful to have seen evidence set out in the consultation to support this element.

In terms of designated areas we believe it is important to impose restrictions on Article 1(5) land to address the cumulative impact of sheds / polytunnels / greenhouses within or adjoining designated areas.

A condition should also be imposed in relation to the materials used to erect the shed / polytunnel / greenhouse etc. For example, these small buildings could be easily constructed using various materials such as corrugated sheeting, plastic bags, wooden pallets etc and as a result have a negative impact on the landscape.

RTPI Cymru's response to the consultation questions are set out below. If you require further assistance, please contact RTPI Cymru on 020 7929 8197 or e-mail Roisin Willmott at walespolicy@rtpi.org.uk

Yours sincerely,



Dr Roisin Willmott OBE FRTPi
Director
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