

You can submit your response instantly by completing the online consultation response form on the following link – gov.wales/consultations

Alternatively, you can complete and return the following consultation response form.

Consultation Response Form **Your name:** Keith Davies

Organisation (if applicable): Natural Resources Wales

Email / telephone number:
keith.davies@cyfoaethnaturiolcymru.gov.uk

Your address: Maes y Ffynnon, Penrhosgarnedd, Bangor, Gwynedd, LL57 2DW

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| Q1 Do you agree permitted development rights should be introduced for development on an allotment? |
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In light of the wellbeing benefits provided by allotments, we are generally supportive of extending permitted development rights (PDR) for the erection of a shed and a glasshouse on each plot as proposed in the consultation document. However, we believe that the extension of PDR for such structures should be managed to avoid potential risks to accessing flood risk management assets, and to maintain visual amenity:

Flood Risk Activities

We advise that any proposal to extend PDR for sheds and greenhouses on allotments should not extend to structures within 16m of a tidal main river, or 8m of a non-tidal main river to ensure that any new structures do not adversely impact on our ability to access (e.g. by vehicle) and maintain a watercourse/ flood defence.

We therefore propose that a condition should be added as follows: Development is not permitted by this class if it is: “Any structure within 8m of a non-tidal main river, flood defence structure or culvert on that river, or within 16m of a tidal main river, flood defence structure or culvert” because this development activity would-require a Flood Risk Activity Permit from us, as the Natural Body Resources for Wales”.

Sewered areas

To ensure consistent application national planning policy for development within sewered areas, we advise that PDR should not be extended to schemes involving the discharge of sewage.

Q2 Do you agree permitted development rights for allotments should include the erection of both a shed and a glasshouse on a single plot?

To help ensure that allotments retain their 'green' characteristic in maintaining visual amenity, we agree that structures benefitting from permitted development rights are limited to those of a certain size and proportionate to plot-size. However, we do not have an expert view as to what may be an appropriate size.

Q3 If yes to Q2, do you agree the maximum dimensions of a shed or glasshouse permitted by the GPDO should be no greater than 2.5m (depth) x 2.1m (width) x 2.2m (height) (i.e. a standard domestic 8 x6 garden shed or glasshouse)?

Please see our response to Question 2.

Q4 In order to manage visual impact and protect the growing space, do you agree the number of sheds and glasshouses should be restricted to one of each per half plot (125 square metres)?

Please see our response to Question 2.

Q5 Do you agree a half plot should be defined as measuring no greater than 125 square metres?

Please see our response to Question 1.

We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them:

None.

Other Questions:

We would like to know your views on the effects that 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?

We have no comments.

Please also explain how you believe the proposals could be formulated or changed so as to have positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

We have no comments.

Responses to consultations are likely to be made public, on the internet or in a report. If you would prefer your response to remain anonymous, please tick here

Responses are welcome in either English or Welsh and should arrive no later than **28 February 2020**.

You can reply in any of the following ways:

Post: Permitted Development and Allotments
Planning Directorate
Welsh Government
Cathays Park
Cardiff
CF10 3NQ

Email: planconsultations-e@gov.wales
(please include 'Permitted Development and Allotments' in the subject line)