



Dan Y Berllan, Rhiw Las, Whitland, Carmarthenshire

OPC Position Statement 2: **One Planet Developments** provision for illness, incapacity and disability

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The issue of what will happen to a One Planet Development should the resident/s become unable to meet the OPD criteria is often questioned.

There are several ways in which the failure may occur and thus several answers to this question. In the event of an unexpected and temporary illness, injury, harvest failure, family bereavement or other “force majeure”, the (temporary) failure to meet either Ecological Footprint or Minimum Needs criteria would be noted in the annual monitoring report, giving reasons, and setting out the plan to get back on track in subsequent years. This is in line with the “yellow card” system described in the Practice Guidance.

Where a more permanent injury, disability, or the inevitable physical restrictions of old age make the achievement of the land-based aspects of One Planet Development more difficult, we are of the opinion that there should be greater clarity in official guidance. In many cases this will require the evolution or adaptation of the OPD management plan to account for the reduced physical capability of the occupants. In general this would not result in failure: businesses could be adapted to less labour-intensive products, food production could be reduced to the minimum 30% required by the Practice Guidance, and except in extreme circumstances, the Ecological Footprint should still be achievable. Where it is impossible for the residents to achieve all of the requirements due to such circumstances, we consider that a “maintenance” mode could be entered.

The monitoring report should detail how the land is being maintained to allow for future revival after the residents are deceased or have moved on, and would continue to monitor the Ecological Footprint of residents, although the land-based enterprise aspect may be reduced. Maintenance options would likely have local community benefit and could include activities such as renting out a field to a neighbouring farmer, conservation projects for biodiversity, allowing a local primary school to run Forest School sessions there, etc.

We note that the Management Plan could alternatively evolve to reduce physical demands on the primary residents either by succession within a family (adult children taking over partially or fully) or by hosting work exchange participants who typically offer their labour in return for temporary accommodation, meals and education.

The final option for succession is sale of the plot to a new occupant. In this event, TAN6 4.23.1 is clear that a new MP is required: “Where there is a change in ownership of the One Planet Development or any individual holding within larger schemes, a new management plan should be submitted to the planning authority for approval.” As many aspects of the original management plan have already been assessed and determined (dwelling design, transport, visual impact, etc), this constitutes essentially only a review of the business/enterprise aspect (and any consequent changes to other sections - for example if a new business were to place significantly greater traffic impact on local roads), approval for which shall not be unreasonably withheld.

CYNGOR UN BLANED
Cefnogi Datblygiadau Un Blaned



ONE PLANET COUNCIL
Supporting One Planet Developments

The **One Planet Council** is an independent voluntary body which enables and promotes One Planet Development. This forward-thinking planning policy provides a genuinely affordable and sustainable way for people to live and work on their own land, bringing social, economic and environmental benefits. It was adopted by the Welsh Government in 2011 as part of its One Wales: One Planet scheme.

The **One Planet Council** provides a bridge between applicants and local planning authorities, with guidance and tools to support practitioners and professionals. The aim of the **One Planet Council** is to enable a broad range of exemplar One Planet Development projects throughout Wales, comprised of people from all walks of life. And to see these sites serve as an inspiration to the people of Wales and beyond.