



Pencoed, Llechryd, Ceredigion

OPC Position Statement 3: **One Planet Developments** assessing OPD plots for Council Tax banding

Version 1.0, 10/7/2019

New dwellings which are restricted by One Planet Development (OPD) planning conditions are now reaching the point of valuation for council tax. The position of the One Planet Council is that these properties should be treated according to the Valuation Office Agency's Council Tax Manual and practice notes. As the One Planet Development policy was not extant in 2003, an assessment of the current value of the dwelling in the absence of restrictions is the starting point. We note that Practice Note 2, Appendix 2 (section 3.6) states that agricultural occupancy conditions are treated as follows:

“The method of reflecting such conditions in the valuation of the dwelling has in practice been to make a reduction of 10-30% in the unrestricted vacant possession value of the dwelling”

Agricultural occupancy conditions require only that the occupant(s) be “currently or last employed” in agriculture; One Planet Development conditions require in addition

*that the “minimum needs” of the household are met from the land or land-based income;

*that the household live within a “One Planet” ecological footprint;

*that the above are proved by regular monitoring and reporting to the local planning authority;

*that all other requirements of the site's specific management plan must be met;

*that should the requirements of OPD policy and guidance and the site's specific management plan not be met, ultimately the house must be removed

There are as yet very few OPD dwellings, of which few have reached the point of full council tax banding and none have been sold. A more evidence-based valuation will only be possible once a number of representative examples have been realised on the open market. It follows that the much greater occupational restrictions in comparison with agricultural workers dwellings means that a reduction of at least 30% and more likely around 50% is likely to apply. The OPC will maintain a list of OPD valuations as they occur to refine this assessment.

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.