



Pencoed, Llechryd, Ceredigion

OPC Position Statement 4: **One Planet Developments** sale of OPD plots

Version 1.0, 9/5/2021

One Planet Development plots can be sold on the open market or privately. However, potential buyers are limited to those who are able to continue the OPD commitments of maintaining a land-based enterprise, supporting biodiversity, zero carbon buildings, demonstrating a low ecological footprint, and reporting those achievements to the council annually. If the conditions are not met, then the residential permission would no longer be valid.

When an OPD transfers into new ownership, the new owner/s may choose to continue the existing Management Plan in full; then no action would be needed other than to continue to meet the OPD requirements. If the new owner/s wish to significantly change the activities on site, then a new Management Plan would be required.

The planning permission (like almost all other forms of planning permission) is attached to the land, not to the person or people on the site. From a planning point of view, the transfer to another owner makes no difference.

The One Planet Council has a position statement on valuation of OPD plots for council tax purposes given the restrictive conditions. We note that other influences on the valuation could include the quality of any house, other infrastructure on site, and of course the land-based enterprise, as well as all of the other usual factors influencing the price of any house or land. As they involve the construction of new dwellings and must be a sole residence, OPDs are increasing the available housing stock.

Anyone considering purchasing an established OPD should weigh up the price in relation to the potential cost of purchasing agricultural land and setting up an OPD smallholding themselves, which would have the advantage of being tailored to suit the applicants needs and aspirations.

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.