

OPC POSITION STATEMENT 9:

ONE PLANET DEVELOPMENT

ON 'START DATE'



VERSION 1.0, 18/03/2026

TAN6¹ states that “One Planet Developments located in the open countryside should, over a reasonable length of time (no more than 5 years), provide for the minimum needs of the inhabitants”. However, TAN6 does not specify when the five-year period begins.

This Position Statement has been produced to resolve ambiguity around the definition of when a One Planet Development’s ‘start date’, for monitoring purposes, is triggered. This should not be conflated with date on which planning consent is granted, nor the date on which planning consent is implemented.

There is also ambiguity in the Practice Guidance². The topic is addressed in four places, and in three of these the start date is clearly framed in relation to habitation:

- § 2.2 states that the management plan should identify "when habitation of the site will start".
- § 2.13 refers to "year 5 after habitation".
- § 3.17 states that the Minimum Needs must be met "within five years of first habitation on the site".

There is one instance in which a different formulation is used:

- § 1.7 refers to "five years from the commencement of work on the site".

It is unclear whether 'work' in this context refers to development construction work or working the land.

Given that the predominant and most explicit interpretation in the Practice Guidance links the monitoring period to habitation, the One Planet Council interprets the start date for monitoring purposes to be the date of first habitation.

Where planning permission is granted retrospectively, the 'start date' should be no earlier than the date on which planning permission is granted.

LINKS:

¹ <https://www.gov.wales/technical-advice-note-tan-6-planning-sustainable-rural-communities>

² <http://gov.wales/planning-permission-one-planet-developments-open-countryside>



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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.