

Permitted Development Amendments to the Town and Country Planning (General Permitted Development) Order 1995

Consultation Response Form

Respondents are encouraged to submit their responses online:

<https://www.smartsurvey.co.uk/s/5RJZZK/>.

Alternatively, please complete the consultation response form and email to

planconsultations-e@gov.wales.

Your name:



Organisation (if applicable): *Wales Flood and Coastal Erosion Committee.
The Committee has been established by the Environment (Wales) Act 2016,
Section 81 to advise the Welsh Ministers on matters relating to flood and
coastal erosion risk management.*

email / telephone number:



Your address:

MB 20.01.22

Q.1	Should the additional days granted by Class A of Part 4A be retained permanently, permitting temporary uses to take place for up to 56 days (28 days for specified uses) in a calendar year?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
	Comments: See Question 18.		

Q.2	Do you have any evidence as to any benefits and impacts as a result of introducing the additional number of days for temporary uses to take place since April? If yes, please specify.		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.3	Do you have views on whether there should be additional restrictions on the use of this PDR to mitigate against potential impacts of making this permanent? If yes, please specify.		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: See Question 18		

Q.4	Should the number of days for holding a market generally be extended? If Yes, what is an acceptable number of days for holding a market? What conditions should apply to manage the planning impacts?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.5	Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.6	Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other X
	Comments: See Question 18		

Q.7	Do you agree the permitted development right for the use of the highway adjacent to a hospitality use for that purpose should be made permanent? If not, please provide your reasons for disagreeing.		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.8	If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?
	Comments:

Q.9	Do you agree the permitted development right for the installation of awnings at hospitality uses should be made permanent? If not, please provide your reasons for disagreeing.		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.10	Do you have any comments regarding Part 3A?
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Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
Comments: See Question 18		

Q.11	Do you have any comments regarding Part 12A?		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>	
Comments: See Question 18			

Q.12	Do you agree that HMOs should not benefit from permitted development rights for alterations and extensions to a dwellinghouse granted by Part 1 of the GPDO? If not, please provide your reasons for disagreeing.		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>	
Comments: This will allow flood risk impacts to be considered in any proposals for intensification of use of an HMO.			

Q.13	Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>	
Comments: We strongly support these proposed alterations. The case for these changes is effectively made in Section 5 of the document. There is growing evidence about the scale of surface water flood risks across Wales, and the extent to which these will increase through the climate emergency. The development of impermeable surfaces within the curtilage of dwellings continues to be a significant factor in exacerbating these risks. This amendment is long overdue.			

Q.14	Do you agree greater flexibility should be provided through permitted development rights to accelerate the rollout of electric vehicle charging infrastructure? If not, please provide your reasons for disagreeing.		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>	
Comments:			

Q.15	Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>	
Comments:			

Q.16	Do you agree with the proposals for amending Article 4 Directions?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.17	We would like to know your views on the effects of 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?		
	Comments:		

Q.18	We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them.		
	Comments:		
	<p>In responding to other Welsh Government consultations on flood and coastal erosion risk management (FCERM) and on planning, we have emphasised the importance of reviewing this Order. As things stand, this Order permits development which would contribute to the consolidation of vulnerable development within flood risk areas. In doing so, it is in direct conflict with the National Strategy for FCERM, and its objective of preventing more people becoming exposed to flood risks. The amendments currently proposed in this consultation do not address this concern, but a number of them, in extending permitted development rights, would expose the users and occupiers of vulnerable development to greater exposure to risk.</p> <p>Under the umbrella of Future Wales, The National Plan 2040, the Welsh Government is making huge strides through amendments to planning policy and guidance, in enabling the planning system in Wales to respond effectively to the climate emergency and associated increases in flood risk. It is important that these measures are carried through to ensure that the whole of the planning system is able to make its full contribution to these challenges. There is a pressing need for the GPDO to be reviewed more widely than proposed in this consultation, indeed, to be reviewed comprehensively.</p> <p>Similar considerations apply to the Town and Country Planning (Use Classes) Order 1987, which permits changes of use of land and buildings within flood risk areas to vulnerable development without the need for planning consent. It is long overdue for review.</p>		

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: ☐