

Julie James MS  
Minister for Climate Change  
Welsh Government  
5th Floor  
Tŷ Hywel  
Cardiff Bay  
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18 July 2023

**Extension to Permitted Development Rights.**

Dear Minister,

Last week the Westminster Government announced its extension of permitted development rights (PDR) for the temporary use of land for business from 28 to 60 days. I am writing to urge the Welsh Government to review last year's decision not to extend PDR, to ensure Wales remains a competitive holiday destination, to relieve pressure on limited accommodation and car parking facilities in our rural holiday hot-spots, and provide Welsh farmers with the same opportunities as their English counterparts.

The move by the UK Department for Levelling Up, Housing & Communities, has been welcomed as a timely and useful tool during the prolonged cost-of-living crisis, to increase capacity for economical tourist accommodation in the form of camp sites, car parking, catering and retail in the holiday season when it is most needed. Equally this provides vital options for farmers to develop additional income streams when they need it as the high cost of fuel, feed and fertiliser is equally prolonged. These are all points which the Welsh Government received from us – and other representative organisations – in the 2022 Welsh Government consultation on the subject.

The discrepancy between Westminster and Welsh policy is keenly felt in our 260km border country area, where we find that farmers and landowners in Flintshire, Powys and Monmouthshire do not have access to the options of their English neighbours. Tourists might choose to overnight in England and make day-trips into Wales where they might not only benefit from lower-cost PDR campsites, but also may be exempt from the Welsh Government's proposed statutory licence scheme for managing holiday accommodation and the visitor levy.

Here in Wales, current Welsh Government policy is raising many questions about the future of our rural tourism sector: it needs all the help it can receive from a government which I know is committed to sustainable growth and proud to share our culture and natural assets with visitors.

The UK Government has taken action in extending PDR based on strong evidence. I urge the Welsh Government to reassess its position for the benefit of the whole community.

Finally, I would like to let you and your department know [REDACTED] CLA Cymru at the [REDACTED]. I would be grateful if any reply be copied to my [REDACTED] who has dispatched this letter to your Correspondence Manager.

Yours sincerely,

[REDACTED]

[REDACTED]

Director, CLA Cymru

[REDACTED]

[REDACTED]