

Elis Roberts

From: planning_admin
Sent: 10 May 2024 11:32
To: Elis Roberts
Subject: FW: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM, LL14 4EP

From: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>
Sent: 10 May 2024 09:53
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM, LL14 4EP

Please upload the below comments from Welsh Government for P/2024/0155.

Thanks,

Gwyn

From: Arwel.Williams@gov.wales <Arwel.Williams@gov.wales> On Behalf Of LQAS@gov.wales
Sent: 10 April 2024 17:14
To: Gwyn Humphreys
Subject: RE: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM, LL14 4EP

Dear Gwyn Humphreys,

Re: Planning application consultation response – P/2024/0155 - Proposed development Land North of Bronwylfa Road, Rhostyllen, Wrexham.

Thank you for the formal consultation request concerning agricultural land quality and the application of BMV policy (Planning Policy Wales 12, paragraph 3.58 and 3.59) regarding the above proposed development. This response is made in accordance with Annex B5 and B6 of [Technical Advice Note \(TAN\) 6](#).

1. Agricultural Land Classification (ALC) survey - Technical Review:

A full detail (100m grid) survey of the proposed application site has been undertaken in December 2022 and the report is included with the application consultation documents. A copy is attached for reference.

The ALC survey report (see attached - Ref: 2104/4, Agricultural Quality of Land to the North of Bronwylfa Road, Wrexham – dated 11th January 2024) has been validated by the Department and has been completed to an acceptable standard as per the '[Revised Guidelines and Criteria for Grading the Quality of Agricultural Land](#)' (MAFF 1988).

2. Agricultural Land Classification (ALC) – Advice:

The ALC Survey Report (Ref: 2104/4, Agricultural Quality of Land to the North of Bronwylfa Road, Wrexham – dated 11th January 2024) can be accepted as an accurate reflection of the

agricultural land quality on the site. This confirms the site contains 5.5ha Grade 2 (very good quality) agricultural land. **The site is therefore confirmed as entirely containing Best and Most Versatile (BMV) agricultural land and Planning Policy Wales (PPW) paragraphs 3.58 and 3.59 apply in this case.**

3. Response:

The Department, as a Specialist Consultee, advises the applicant that it has concerns with the application and provides the following observations:

- i. **Site Selection Report; Appendix 9 Table of Findings** - Of the 29 sites considered:
 - a. The 'RAG' status for sites containing predicted BMV agricultural land is inconsistent.
 - b. It is unclear how '*considerable weight*' has been given in the search sequence or assessment to protecting BMV agricultural land from development.
 - c. the weight given to BMV land in the assessment compared to other constraints is unclear.
 - d. It is unclear if there is an '*overriding need*' for use of BMV agricultural land.
 - e. how was the application of the sequential test undertaken.

The LPA will need to consider whether the assessment undertaken by the applicant addresses paragraph 3.58 and 3.59 of PPW in respect of BMV policy.

'Planning Policy Wales (PPW) 12, paragraph 3.58 and 3.59:

3.58 Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the Best and Most Versatile and should be conserved as a finite resource for the future.

3.59 When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade'.

This response does not bind any other part of Welsh Government commenting on the proposal. I trust the above advice and associated remarks are clear and unambiguous.

Regards

Arwel Williams

Arwel Wyn Williams

