

Matthew Phillips

From: Arwel.Williams@gov.wales on behalf of LQAS@gov.wales
Sent: 21 June 2024 10:28
To: Gwyn Humphreys
Cc: LQAS@gov.wales
Subject: RE: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM, LL14 4EP

Good morning Gwyn,

Thank you for your e-mail and the response from the applicant.

I note the applicant states the development is temporary, fully reversible and site can be restored to its current condition (ALC Grade 2 – BMV agricultural land). I would highlight that [Technical Advice Note \(TAN\) 6, paragraph 6.2.2](#) notes that, *'...once agricultural land is developed, even for 'soft' uses such as golf courses, its return to agriculture as best and most versatile agricultural land is seldom practicable.'* I'm not aware a detailed decommissioning, restoration and aftercare plan has been submitted to condition against.

I can confirm that the Department has no further comments to offer other than raised in my response of 10th April.

The LPA will need to consider whether the application, based on the evidence presented, addresses paragraph 3.58 and 3.59 of PPW in respect of BMV policy.

Regards

Arwel Williams

Arwel Wyn Williams

Uwch Arbenigwr, Dosbarthiad Tir Amaethyddol a Phridd / Senior Specialist, Agricultural Land Classification & Soil
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Adran dros Newid Hinsawdd a Materion Gwledig / Department for Climate Change & Rural Affairs
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From: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>
Sent: Wednesday, June 19, 2024 9:49 AM
To: Williams, Arwel (CCRA - ERA - Landscapes, Nature and Forestry) <Arwel.Williams@gov.wales>
Cc: LQAS <LQAS@gov.wales>
Subject: RE: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM, LL14 4EP

Good morning Arwel,

Further to your below comments provided on this planning application, the attached response has now been provided by the Agent.

The LPA will of course be considering the attached in-full as part of its assessment of the application.

Could you please provide any further comments you wish to make within 14 days of this email? Alternatively, please could you confirm if you have no additional comments to make?

Kind Regards,

Gwyn

Gwyn Humphreys

Swyddog Arweiniol - Rheoli Datblygiadau / Lead Officer – Development Management
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrexham / Wrexham County Borough Council



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Please note, I will be leaving the Authority on 9th July 2024. After this date, my inbox will not be monitored and you will not receive a response. Please forward all correspondence to planning@wrexham.gov.uk after this date to ensure it is given attention.

Sylwch, byddaf yn gadael yr Awdurdod ar 9fed o Orffennaf 2024. Ar ol y dyddiad hwn, ni fydd fy mewnflwch yn cael ei fonitro ac ni fyddwch yn derbyn ymateb. Anfonwch yr holl ohebiaeth ymlaen at planning@wrexham.gov.uk ar ol y dyddiad hwn i sicrhau ei fod yn cael sylw.

From: Arwel.Williams@gov.wales <Arwel.Williams@gov.wales> **On Behalf Of** LQAS@gov.wales

Sent: 10 April 2024 17:14

To: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>

Cc: LQAS@gov.wales; planning <planning@wrexham.gov.uk>

Subject: RE: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLLEN, 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

Cynghorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor

Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division

Llywodraeth Cymru / Welsh Government

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Ar y We / Internet: www.llyw.cymru / www.gov.wales



From: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>

Sent: Thursday, March 21, 2024 10:02 AM

To: LQAS <LQAS@gov.wales>

Subject: PLANNING APPLICATION CONSULTATION - P/2024/0155, LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM, LL14 4EP

Good morning,

Please can Wrexham LPA seek the Welsh Government's views on the above planning application, in relation to the attached Agricultural Land Classification Report?

The full application, and all supporting documents can be viewed on the Council's Online Planning Register: [Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk/search-applications).

A response within 21 days would be appreciated. Please CC planning@wrexham.gov.uk into any response.

Kind Regards,

Gwyn

Gwyn Humphreys

Swyddog Arweiniol - Rheoli Datblygiadau / Lead Officer – Development Management

Economi a Chynllunio / Economy and Planning

Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



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Wrexham County Borough Council, Lambpit Street, Wrexham, LL11 1AR



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