Ellie Jones

From:	Arwel.Williams@gov.wales on behalf of LQAS@gov.wales
Sent:	24 June 2025 14:18
To:	planning
Cc:	LQAS@gov.wales; Philip Mullineux
Subject:	RE: Planning Consultation - P/2025/0427
Attachments:	Appendix 13.1 Cefn Park Agricultural Land Quality 012025.pdf; Planning Statement - Erlas Park June 25.pdf

Dear Philip Mullineux,

Re: Outline application for erection of up to 900 dwellings (appearance, landscaping, layout and scale reserved) - Land at Erlas Park, Cefn Road, Wrexham, LL13 9TT.

Thank you for consulting the Department on the above application regarding matters relating to agricultural land quality.

1. **Agricultural Land Classification (ALC) – Information.**

The proposed site has been subject to a detailed ALC field surveys previously. The details of the surveys undertaken and grading are provided in a report included with application documents (Appendix 13.1 – Cefn Park Agricultural Land Quality – copy attached for reference). The ALC surveys have previously been validated by the Department and completed to an acceptable standard as per 'Guidelines and Criteria for Grading the Quality of Agricultural Land' (MAFF 1988). The surveys confirm the site to be 22.7ha Grade 2, 6.5ha Subgrade 3b, 1.9ha Subgrade 3b and 9.2ha 'non-agricultural' land – a total of 40.3ha (see Table 2 of the attached report). This confirms the site contains **29.2ha of Best and Most Versatile (BMV) agricultural land** as defined in Planning Policy Wales (PPW) 12, paragraph 3.58.

2. **Agricultural Land Classification (ALC) – Advice.**

The findings of the report can be accepted by your Authority as an accurate reflection of agricultural land quality on the site. It is for your Authority to determine if the justification, provided by the applicant in paragraph 1.78 and 1.79 of the Planning Statement (copy attached), addresses the policy tests in PPW paragraph 3.58 and 3.59 regarding development of BMV agricultural land.

The advice above does not bind any other part of Welsh Government commenting on the proposal.

Regards

Arwel Willias

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

From: Planning <planning@wrexham.gov.uk>
Sent: 05 June 2025 10:45
To: LQAS <lqas@gov.wales>
Subject: Planning Consultation - P/2025/0427

Dear Sir/Madam

Please find attached a consultation letter in respect of the below application.

Reference: P/2025/0427
Proposal :CAIS AMLINELLOL AR GYFER CODI HYD AT 900 O ANHEDDAU (MAE YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA YN FATERION A GEDWIR YN ÔL)/OUTLINE APPLICATION FOR ERECTION OF UP TO 900 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)
Location: LAND AT ERLAS PARK, CEFN ROAD, WREXHAM, LL13 9TT

Regards

Planning Business Support Team

Economi a Chynllunio/Economy and Planning

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