



Matthew Phillips
Wrexham County Borough Council
Guildhall,
Wrexham.
LL11 1AY

By Email: matthew.phillips@wrexham.gov.uk

18th October 2023.

Dear Matthew Phillips,

Re: Revised Consultation Response - Planning Application P/2019/0005 and P/2021/0436 - Proposed development, Land South of Holt Road, Wrexham.

I refer to your e-mail on the 12th of October 2023 requesting an updated response to the proposed outline planning permission for the above site. This revised response is made in accordance with:

- Schedule 4, paragraph (s) of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012
- Annex B1, B2 and B6 of Technical Advice Note (TAN) 6 – 2010¹.
- Planning Policy Wales (PPW), Edition 11 – 2021².
- National Development Framework (NDF) Future Wales: The National Plan 2040³

This response will first set out our consideration of the agricultural land classification survey undertaken for the site, followed by our revised view on the proposed application.

¹ <https://www.gov.wales/technical-advice-note-tan-6-planning-sustainable-rural-communities>

² https://www.gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

³ <https://www.gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

1. Agricultural Land Classification (ALC) surveys - Technical Review and Advice:

A detailed ALC survey was undertaken on the south western half of the site by the Welsh Government in 2002 (report Ref: Ty'n Twll – ALC- 007-02). This confirmed a presence of 13.02ha of BMV land (Subgrade 3a) on the survey area.

A further detailed ALC survey of the un-surveyed area of the site was undertaken by the developers in October 2018 report Ref: RAC 8190) and submitted with the planning application. The results of this survey have been amalgamated with the 2002 survey to confirm ALC grading for the entire site. The results of the survey confirm the presence of 26.3ha of BMV land (Subgrade 3a) on the site.

The department has previously validated the October 2018 survey (Ref: RAC 8190), and can confirm it has been undertaken in accordance with the '*Revised Guidelines and Criteria for Grading the Quality of Agricultural Land* (MAFF 1988)'. This survey can be accepted by your Authority as an accurate reflection of land quality on the site.

2. Revised Expression of View:

Having considered this proposal in light of Welsh Government PPW provision for the protection of BMV agricultural land (paragraphs 3.58 & 3.59); TAN 6 (Annex B1 & B2) and NDF Future Wales (Policy 9), the Department offers no objection to the application for the following reasons:

- A re-appraisal of the status of the emerging LDP where the principle of the BMV loss in this specific case has been agreed by the Inspector, and as accepted for the whole Plan by the Department in representations dated 12 July 2018.
- The status of NDF Future Wales as a material consideration in relation to the elapsed UDP.

The view expressed does not bind any other part of Welsh Government commenting on the proposal.

I trust the above expression of view and associated remarks are clear and unambiguous. Please do not hesitate to contact if necessary.

Yours sincerely



Arwel Williams.
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