



Matthew Phillips
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Wrexham.
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By Email: matthew.phillips@wrexham.gov.uk

18th October 2023.

Dear Matthew Phillips,

Re: Revised Consultation Response - Planning Application P/2019/0923 - Proposed development at Land Either Side of Chain Road, Stansey, 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 confirm our advice in respect of the agricultural land classification surveys undertaken for the site, followed by our revised view on the proposed application.

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

The Department has previously undertaken a technical review and provided your authority with advice on agricultural land quality in our response dated 4th February 2020. This advice remains unchanged;

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>

- the Department rejects the survey report undertaken by Soil Environment Services (SES) Ltd. on behalf of the developers on 11th July 2019 (Ref: SES/RH/MRSCR/#1, Revision 3, 10/12/2019).
- the entire site should be treated as BMV Agricultural Land; ALC Grades 1, 2 and subgrade 3a based on best available information from the Welsh Government survey (Ref: ALC 021-93) and the Predictive Agricultural Land Classification Map for Wales (2019) information for the un-surveyed area on site.
- This confirms that the application, if granted, would involve the loss of 21.53ha of BMV agricultural land.

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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