

Cerys Jones

From: Matthew Phillips
Sent: 07 August 2018 09:41
To: planning_admin
Subject: FW: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Welsh Government response to the above.

From: James.Cooke@gov.wales [mailto:James.Cooke@gov.wales]
Sent: 06 August 2018 15:01
To: Matthew Phillips
Subject: RE: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Matthew

Thank you for sight of this response and an opportunity to provide further information.

In summary, the Department's advice still stands.

J10Planning's response misrepresent the issues between the two surveys; age of survey and soil pit assessment are not valid or correct reasons to refuse the WG survey.

Kind regards

James

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 06 August 2018 14:05
To: Cooke, James (ESNR - ERA - Land, Nature & Forestry) <James.Cooke@gov.wales>
Subject: FW: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

James,

Please see below. Not sure if you want to respond? I plan to proceed in accordance with your advice unless I hear from you otherwise and I would of course be considering the site in light of PPW and our own UDP policy EC2 in respect of BMV land.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 06 August 2018 11:42
To: Matthew Phillips
Subject: RE: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Morning Matthew

Thanks for your email below and the WG ALC consultation response, which is based upon a 25-year old (1993) study.

I have discussed this with LRA who undertook the assessment for the applicant and they stand by their findings of 2015.

The main reason for the difference is that the previous 1993 survey didn't have any regard to the gravel layers in parts of the site as an issue for plant rooting and indeed, it should be noted this study did not involve any digging of pits unlike the LRA assessment.

As you say, there is no dispute as to the fact the site includes BMV land, and both surveys indicate BMV and lower quality land in roughly equal proportions; the differences being shown by the mapping in both studies which the table below summarises.

	Northern Parcel	Southern Parcel
LRA 2015	Largely 3a with small amount of 3b	Mostly 3b to east and 3a to western area of site
WG 1993	Split between 2 to the east and 3b to the west	Largely 2 with 3a

We would suggest that the more recent LRA study is arguably more relevant and applicable (given its more recent date and the "dig" methodology involved) and as such we would caution against relying upon the earlier 1993 study.

From a strategic point of view, it is always going to be more desirable to develop lesser/lower grades of agricultural land over higher grades of land and our Planning Statement summarises our position that we consider our surveys more relevant than earlier older studies and that the land largely involves 3b land.

Notwithstanding this, all new housing permissions/allocations involving edge of settlement expansion will involve the loss of some agricultural land; but putting this issue into context agricultural land is just one issue amongst a host of perhaps more important material planning considerations when reaching a judgement on sustainable development and we would argue that this site performs better on all fronts and justifiably the applicants agricultural report and the other supporting documentation submitted suggests that the site is the best option to develop in meeting the known overriding housing need ... something that will have evidently not been lost on your LDP Planning Policy colleagues when they determined the best locations for growth having themselves undertaken their strategic environmental assessment and sustainability appraisal.

I trust that this is helpful.
Kind regards
Justin

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From: "Matthew Phillips" <Matthew.Phillips@wrexham.gov.uk>
To: "Justin Paul" <justin@j10planning.com>
Subject: FW: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Justin,

For your information, please see attached and below. It is up to you whether you want to respond to this or not, although my intention is accept the WG's ALC grades. In terms of how the application is considered, we would be applying policy EC2 and relevant PPW advice when considering the application in any case – the key consideration for the LPA being whether there is an overriding need for the development.

Regards

Matthew Phillips

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From: James.Cooke@gov.wales [<mailto:James.Cooke@gov.wales>] **On Behalf Of** LQAS@gov.wales
Sent: 02 August 2018 12:55
To: Matthew Phillips
Subject: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

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The original attachments were not modified.

Dear Matthew,

Thank you for consulting the Department. This response is made in accordance with TAN6 Annex B6 and relates to technical information only; not the merits or otherwise of the proposal.

Agricultural Land Classification Information:

There are 2 detailed ALC surveys covering the proposal area.

1. Report 1067/1 Land Research Associates (LRA), dated 2nd March 2015, titled LAND OFF HOLT ROAD, ROSSETT, identifying a mosaic of Subgrades 3a & 3b.
2. ALC 023-1993 Welsh Office Agricultural Department (now Welsh Government), dated May 1993, titled (WREXHAM MAELOR LP) LANE FARM, ROSSETT (attached), identifying Grade 2 and Subgrades 3a & 3b.

Both surveys identify the majority of the area as BMV but differ in the distribution of ALC grades.

Advice:

Your Authority should accept the Welsh Government ALC survey, reference 023-1993, as the definitive representation of agricultural land quality. I have attached the full survey for your information. It can also be found on the "Lle" portal [ALC Predictive Map](#) survey layer.

Further Information:

If you require further detail on the assessment of the LRA survey, please feel free to contact me.

Further Consultation:

Should site plans or further proposals indicate the potential for development, phased or otherwise, beyond the current proposal boundary into adjacent agricultural land, the Department should be consulted under either TAN6 Annex B2, B5 or B6 arrangements.

Yours sincerely,

James

R.J. Cooke

Materion Gwledig | Rural Affairs
Llywodraeth Cymru | Welsh Government
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Agricultural Land Classification: [ALC Predictive Map](#)



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