

Matthew Phillips

From: Arwel.Williams@gov.wales on behalf of LQAS@gov.wales
Sent: 09 December 2020 15:14
To: Matthew Phillips
Cc: James.Cooke@gov.wales
Subject: RE: REVISED ALC SURVEY - P/2020/0354 - Land off Hillock Lane Gresford

Dear Matthew,

Thank you for your e-mail. I can confirm the Department **maintains its objection** and reasons to the proposal as per its letter of 13th August 2020.

It is clear from the plans, that the proposed application on 6.1ha has an eye to the future, and may be considered as part of a phased development of up to 27.7ha (pre-application advice sought from your Authority). As such the Department has a statutory right to be consulted and offer a view in accordance with TAN6, ANNEX B.

Regards

Arwel Williams

Arwel Wyn Williams
Cyngorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 03 December 2020 16:18
To: LQAS <LQAS@gov.wales>
Subject: RE: REVISED ALC SURVEY - P/2020/0354 - Land off Hillock Lane Gresford

James,

Thanks for your previous email on this matter.

Whilst I recognise that the site forms part of a larger 27.7ha land holding and, perhaps unhelpfully, the wider site was referred to in earlier versions of the ALC report as potentially coming forward for development in future, we are currently only dealing with an application for 6.1ha, which is the area edged red on the attached location plan. There are currently no formal proposals to develop the wider land holding, which would lie outside of the development boundary in the forthcoming LDP and also lies outside of the development boundary in the LDP. If the current development were granted either by the LPA or by Welsh Ministers (either as a result of a call in or an

appeal), then that wouldn't make it any more or less likely that permission would be granted for development on the wider site.

On the basis of your advice (i.e. the site is Grade 2 on the predictive maps), the proposals do result in a loss of BMV land, albeit 6.1ha rather than 27.7ha. Obviously this means UDP policy EC2 as well as PPW paragraphs 3.54 and 3.55 are therefore still relevant. Can you confirm whether you therefore wish to uphold your objection, even though the development does not result in the loss of 20ha or more BMV land or likely to result in the further loss of BMV land cumulatively amounting to 20ha?

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
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From: James.Cooke@gov.wales [<mailto:James.Cooke@gov.wales>] **On Behalf Of** LQAS@gov.wales

Sent: 26 October 2020 15:08

To: Matthew Phillips

Cc: LQAS@gov.wales

Subject: REVISED ALC SURVEY - P/2020/0354 - Land off Hillock Lane Gresford

Dear Matthew,

Re: Revised ALC Survey Report (August 2020) - Land off Hillock Lane, Gresford, Wrexham.

Thank you consulting the Department on the revised ALC survey report.

1. Agricultural Land Classification (ALC).

The Department has reviewed the third version of the ALC Survey report (copy attached, *Ref: LHL-BWB-ZZ-XX-RP-YE-0001_ALC - Land off Hillock Lane, Gresford, Agricultural Land Classification Report, August 2020*) and remains unable to validate the survey reliability (in accordance with the '1988 MAFF Guidelines and Criteria for Assessing the Quality of Agricultural Land'). As such, the Department maintains its position and **rejects** the survey and its findings.

The main technical reasons for rejecting the survey are:

- The survey covers an area of 3.6ha; not the proposed 6.1ha site or wider 27.7ha being considered. Therefore the survey is incomplete and can't be considered a comprehensive assessment of the entire site.
- Drought limitation assessment information has only partially been included, despite this being raised as an issue to address twice previously.
- The technical issues raised (Annex A of the Department's letter dated 13th August 2020) have not been addressed in the latest version of the report.

2. Advice

The Department maintains its position and **does not** accept the ALC survey report; as such, the Planning Authority should reject the survey and take the Predictive ALC Map for Wales (2019) as best available information, per [Departmental guidance](#).

To assist your authority, the Department remains willing to survey the full 27.7ha site at no cost to the LPA or applicant. The Authority would need to confirm access permission and arrangements.

3. Expression of view

The Department **maintains its objection** and reasons to the proposal as per its letter of 13th August 2020 (copy attached for information)

The most significant change between the ALC surveys reports is the amended references to wider phased development (Section 1.3 in previous version and Section 1.2 in latest version). It now notes "*1.2 This report has been produced to support a planning application for the first phase of a proposed residential development in Gresford, Wrexham comprising circa 125 to 135 homes*". The proposal clearly represents a potential loss which is less than 20 hectares but is likely to lead to further losses amounting cumulatively to 20 hectares or more (TAN6 Annex B2).

Should your Authority consider that there is a case for granting planning permission despite this **objection**, the Department for Environment, Energy and Rural Affairs would **expect** the matter to be brought to its attention before a decision is made, and failing a satisfactory resolution of the issues involved, this Department may ask Welsh Government to consider the case further.

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.

Regards

James

RJ Cooke
Soil Policy & Agricultural Land Use Planning Unit / Uned Polisi Pridd a Chynllunio Defnydd Tir Amaethyddol
Department for Environment, Energy & Rural Affairs / Yr Adran Amgylchedd, Ynni a Materion Gwledig
Welsh Government / Llywodraeth Cymru

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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