

Tracey Smith (CSP - Regeneration and Corporate Property)

From: Peter Morris (CSP - Regeneration and Corporate Property)
Sent: 21 December 2017 12:12
To: Tracey Smith (CSP - Regeneration and Corporate Property); Adrian Humpage (CSP - Regeneration and Corporate Property); Claire Seddon (CSP - Regeneration and Corporate Property); Catherine James (CSP - Regeneration and Corporate Property); Angharad Richards (CSP - Regeneration and Corporate Property); Tanya Dearing (CSP - Regeneration and Corporate Property); Richard Pitts (CSP - Regeneration and Corporate Property); Catherine James (CSP - Regeneration and Corporate Property)
Subject: RE: Provision Of Agricultural Land Classification Information

Follow Up Flag: Follow up
Flag Status: Completed

Tracey,

Thank you for your email. Please find the Council's response to the Inspector below.

Revised ALC Maps – Council's response to the Inspector's question

The Council has noted that revised "Predictive" Agricultural Land Classification (ALC) maps were released by Welsh Government on 27th November 2017 and the Provisional 1:250,000 scale ALC Map for Wales was withdrawn from that date.

Whilst noting the re-issuing of one of the informing datasets used in the preparation of the Plan's evidence base, the Council does not consider that the new ALC data has any implications for the Plan for the reasons set out below.

The Predictive ALC map indicates that BMV land accounts for only 8.8% of the Plan area and of that 60% is Grade 3a. As such, BMV land is not a significant issue or constraint to development in Powys.

National policy and guidance with regard to BMV land is set out in Planning Policy Wales and TAN6, both of which remain unchanged since the publication of the Predictive ALC maps. TAN6 (Annex B) reminds Local Authorities of the requirement to consult with Welsh Government where development is not in accordance with the development plan and would involve the loss of 20ha or more of BMV land. The LDP does not propose site allocations in excess of the 20ha threshold, and seeks to plan for development in sustainable locations according to the Sustainable Settlement Hierarchy.

In preparing the LDP, the Council has considered the impact of its policies and proposals on BMV land through Welsh Government's direct involvement in the candidate site process using Welsh Government's most up to date data rather than relying solely upon the Provisional ALC maps, as well as through formal consultation. No objections in relation to BMV land have been raised by Welsh Government.

As stated by the 27th November notice, the Predictive ALC maps are an "informing tool" drawing together a range of datasets to predict what the ALC grade may be and are thus not the result of a systematic survey to definitively determine the grade. In accordance with national planning policy and guidance, development proposals may still be required to undertake a site specific survey to determine the definitive ALC grade and the predictive map is a tool which aids in the targeting of such surveying.

The Council's position with respect to the Predictive ALC maps and renewable energy LSAs (solar) is set out in the Council's Statement for Hearing Session 19. LSAs (solar) are areas within which to search for potential sites. Any renewable energy development proposals would still be required to meet all of the relevant policies in the Powys LDP and in national planning policy and guidance. The approach of identifying areas of search, rather than the

allocation of sites, provides flexibility and choice for development proposals to come forward and be delivered during the Plan period in the most appropriate locations.

The Council therefore considers that given the dominance of lower grade agricultural land across the Plan area, previous consultations with Welsh Government, unchanged national planning policies and the nature of the revised dataset itself, the issuing of the new Predictive ALC map for Wales has no impact upon the Plan and its policies.

Yours sincerely,

Peter

Peter Morris BSC (Hons), DipTP, MRTPI

Arweinydd Proffesiynol – Polisi Cynllunio / Professional Lead – Planning Policy

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<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>

From: Tracey Smith (CSP - Regeneration and Corporate Property)

Sent: 15 December 2017 14:29

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Subject: FW: Provision Of Agricultural Land Classification Information

Importance: High

Hi Peter and team,

The Inspector has asked me to draw the Council's attention to the contents of the email below and ask if you could provide her with a brief note on the implications, if any of the amended agricultural land classification, for the LDP.

Many thanks,

Tracey Smith

Swyddog Rhaglen – Archwiliad CDLI Powys / Programme Officer – Powys LDP Examination

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From: Bolton, Helen (NR - Planning Directorate) **On Behalf Of** Hemington, Neil (ESNR-Planning)

Sent: 27 November 2017 13:42

To: steve.smith@blaenau-gwent.gov.uk; lynda.healy@blaenau-gwent.gov.uk; Christopher.Morgan@beacons-mpa.gov.uk; Jonathan.Parsons@bridgend.gov.uk; stepht@caerphilly.gov.uk; assenl@caerphilly.gov.uk; JClemence@cardiff.gov.uk; LQuelch@cardiff.gov.uk; Huw.Williams@ceredigion.gov.uk; Phillip.Holmes@Swansea.gov.uk; james.harland@conwy.gov.uk; paula.jones@conwy.gov.uk; graham.boase@denbighshire.gov.uk; andrew.farrow@flintshire.gov.uk; dafyddwynwilliams@gwynedd.gov.uk; planning@anglesey.gov.uk; Judith.Jones@merthyr.gov.uk; MarkHand@monmouthshire.gov.uk; n.pearce@npt.gov.uk; StephenJ.Williams@newport.gov.uk; matthew.sharp@newport.gov.uk; Tracey.Brooks@newport.gov.uk; Joanne.Davidson@newport.gov.uk; janeg@pembrokeshirecoast.org.uk; david.fitzsimon@pembrokeshire.gov.uk; peter.morris@powys.gov.uk; gwilym.davies@powys.gov.uk; Simon.Gale@rhondda-cynon-taff.gov.uk; jonathan.cawley@eryri-mpa.gov.uk; Richard.Lewis@torfaen.gov.uk; MJGoldsworthy@valeofglamorgan.gov.uk; VLRobinson@valeofglamorgan.gov.uk; lawrence.isted@wrexham.gov.uk; David.williams@wrexham.gov.uk

Subject: Gwybodaeth Am Gategoreiddio Tir Amaethyddol / Provision Of Agricultural Land Classification Information

Importance: High

Annwyl Gyfaill

Dear Colleague

**GWYBODAETH AM GATEGOREIDDIO TIR PROVISION OF AGRICULTURAL
AMAETHYDDOL LAND CLASSIFICATION
INFORMATION**

Mae paragraff 4.10 o Bolisi Cynllunio Cymru (y

Polisi) yn nodi'r polisi cenedlaethol ar gyfer Planning Policy Wales (PPW) paragraph 4.10 diogelu tir amaethyddol Gorau a Mwyaf outlines national policy towards conserving Amlbwrpas (GMA) Cymru. Rhoddir canllawiau Wales' Best and Most Versatile (BMV) pellach yn Nodyn Cyngor Technegol 6, ac mae agricultural land. Further guidance is trefniadau ymgynghori Llywodraeth Cymru provided in Technical Advice Note (TAN) 6, wedi'u cynnwys yn Atodiad B. including the consultation arrangements with the Welsh Government included at Annex B.

I allu rhoi polisi GMA ar waith, mae'n bwysig cael

gwybodaeth gywir am ansawdd tir. Mae'r system To apply BMV policy it is important to have Categori Cymru (CTA) yn access to land quality information. The defnyddio dull gwyddonol ar gyfer graddio Agricultural Land Classification (ALC) ansawdd tir amaethyddol. system provides a scientific method for grading the quality of agricultural land.

Nid yw'r map a ddefnyddir ar hyn o bryd ar gyfer

categori Cymru (Cyfres The published Provisional 1:250,000 Series 1:250,000) yn gywir, a chaiff ei dynnu'n ôl ar 27 ALC Map for Wales is not accurate and is Tachwedd 2017. Ni ddylai awdurdodau cynllunio being withdrawn from 27th November 2017. lleol ddefnyddio'r map hwn wrth ddatblygu LPAs should not be using this data in cynlluniau na gwneud penderfyniadau development plan or development cysylltiedig. management decisions.

Mae Llywodraeth Cymru wedi ymrwymo i lunio

The Welsh Government has invested in map CTA newydd. Enw'r map fydd Map developing a replacement national ALC map. Rhagfynegi CTA (Cymru). O heddiw ymlaen, This is know as the Predictive ALC Map gellir ei lawrlwytho'n hawdd drwy borthol yr (Wales). It will be freely available on the amgylchedd ar wefan Llywodraeth Cymru, 'Lle Welsh Government Environment Portal, Lle (<http://lle.llyw.cymru/map/alccy>), ar ffurf (<http://lle.gov.wales/map/alc>), from today for Shapefile. Gellir ei weld hefyd drwy syllwr ar-lein. download as a shapefile or accessible through an online viewer.

Mae Map Rhagfynegi CTA (Cymru) yn

defnyddio'r data gorau a chanllawiau asesu a The Predictive ALC Map (Wales) takes the

meini prawf y CTA presennol i ragfynegi gradd best available data and applies the current ansawdd tir amaethyddol. Mae hefyd yn rhannu ALC assessment guidelines and criteria to Gradd 3 CTA yn Radd 3a (tir da - GMA) a Gradd predict the grade of agricultural land. It also 3b (tir cymedrol – nad yw'n GMA). sub-divides ALC Grade 3 into Grade 3a (good land - BMV) and 3b (moderate land –

Mae Llywodraeth Cymru wedi ymrwymo i wella Non-BMV). The Welsh Government is committed to improving the evidence base for LPAs. The Predictive ALC map is designed to be ansawdd y dystiolaeth sydd ar gael i awdurdodau cynllunio lleol. Gellir diweddarau'r map rhagfynegi The Welsh Government is committed to improving the evidence base for LPAs. The Predictive ALC map is designed to be yng ngoleuni data mwy diweddar.

Ni fydd y map rhagfynegi ar gyfer Cymru yn updated as better information is developed. disodli'r angen i gynnal arolygon safleoedd at ddiben categoreiddio tir amaethyddol. Ei bwrpas The Predictive ALC Map (Wales) will not yw llywio penderfyniadau cynllunio a thargedu replace the need for ALC site surveys. It is gwaith arolygu. Mae arolygon CTA yn gymhleth designed to inform planning decisions and ac felly mae Llywodraeth Cymru yn cynnig target survey work. ALC surveys are complex gwasanaeth dilysu adroddiadau CTA am ddim. and the Welsh Government therefore offers a Byddem yn annog awdurdodau cynllunio lleol i free ALC report validation service which we ddefnyddio'r gwasanaeth hwn. Gallwch e-bostio would encourage LPAs to utilise. All cais am gyngor a gwybodaeth i'r Gwasanaeth consultations and requests for information can Cynghori ar Ansawdd Tir: LQAS@llyw.cymru be emailed to the Land Quality Advisory Service: LQAS@gov.wales

Yn gywir

Yours sincerely

Neil Hemington
Y Prif Gynllunydd

Neil Hemington
Chief Planner

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