

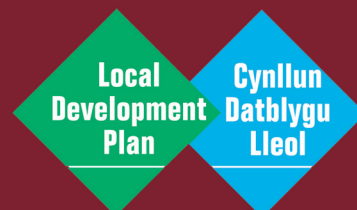
Vale of Glamorgan Local Development Plan 2011-2026

# Agricultural Land Classification



Background Paper

2015





# **Agricultural Land Classification Supplementary Background Paper**

	<b>Page</b>
<b>1. Introduction</b>	<b>1</b>
<b>1.1.1 Welsh Government Deposit Plan Representation</b>	<b>1</b>
<b>2. Council's Response</b>	<b>2</b>
<b>3. Site Assessments</b>	<b>3</b>
<b>4. Conclusions</b>	<b>5</b>
<b>Appendix 1 – Pre deposit Comments received from the Welsh Government Agriculture and Rural Affairs Department</b>	<b>6</b>
<b>Appendix 2 – Agricultural Land Classification Site Assessment Table</b>	<b>18</b>
<b>Appendix 3 – Annex B Technical Advice Note 6 – Planning for Sustainable Rural Communities</b>	<b>19</b>



## **1. Introduction**

- 1.1 This paper seeks to address comments made in representations on the Vale of Glamorgan Deposit Local Development Plan 2011 – 2026 (LDP) in relation to the loss of Best and Most Versatile agricultural land. In particular, this paper responds to the comments raised by Welsh Government (ID 4679 representation (42)) which is set out below:

### **1.1.1 Representation**

#### **C4. Best and Most Versatile (BMV) Agricultural Land**

The quality of agricultural land has been highlighted in the plan as a potential constraint to development (75 hectares, 1,800 units). This includes four strategic housing sites, one site in a primary settlement and five allocations are in the minor rural villages. Some of the sites have either increased in capacity or are new additions to the revised Deposit Plan. The Welsh Government accepts that greenfield land will be required to meet the scale of growth identified over the plan period. However, the Welsh Government considers that the scale of loss is of national significance and should not be disregarded lightly. The Welsh Government considers that the LPA should thoroughly evidence the selection of sites and demonstrate that any loss of BMV agricultural land is minimised, only used when fully justified, as set out in PPW, paragraph 4.10.1. The authority should also explain the rationale for allocating new sites in these areas, especially as they were not included in the previous Deposit Plan.

### **1.1.2 Desired change**

The LPA should thoroughly evidence the selection of sites and demonstrate that any loss of BMV agricultural land is minimised, only used when fully justified, as set out in PPW, paragraph 4.10.1.

## 2. Council's Response

2.1 Paragraph 4.10.1 of Planning Policy Wales states:

### *4.10 Conserving the best and most versatile agricultural land*

*4.10.1 In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.*

2.2 In developing a LDP a key element is the identification of suitable sites for new housing, employment, and other uses. The Council invited developers, landowners and other interested parties to nominate "candidate sites" for potential inclusion in the emerging LDP between 4 December 2006 and 31 January 2007 (late submissions were accepted until the 27 February 2008). As a result of this exercise 420 sites were submitted for consideration and in accordance with the LDP Manual, these were compiled into a register and made available for inspection at Vale of Glamorgan Council main offices and at all Public Libraries.

2.3 All sites were assessed in accordance with the Council's approved assessment methodology and the Council's background paper 'Findings of the Site Assessment Process' September 2013 provides information on the progress of candidate sites through this assessment process. Evidence in respect of the selection process for housing sites included in the Vale of Glamorgan Deposit LDP is contained within this report. Detailed information on each site submitted is held on the Council's database which has been made available to interested parties upon request. Information on each site was augmented as a site progressed through the stages of the approved methodology and agricultural land value/classification was one of many site aspects taken into consideration by the Council in its identification of potential development sites and this is reflected in the findings report.

2.4 The Council therefore considers that no further evidence is required to justify the site selections contained under policy MG2 of the deposit LDP.

- 2.5 The initial Agricultural Land Classification (ALC) of sites was derived from the following published information:
- Vale of Glamorgan Agricultural Land Classification (1966) Map extract sheet 154.
  - Agricultural Land Classification All Wales (1977) 1:250,000 Series ALC.
  - Revision of Agricultural Land and Subdivision of Grade 3, south Glamorgan - Area A Dinas Powis, Barry, Penarth, Ely, Wenvoe (1979).
  - Agricultural Land Classification South Glamorgan sub division of Grade 3 (1986)
- 2.6 More detailed comments in respect of ALC were provided by the Welsh Government's Agriculture and Rural Affairs Department for sites that progressed to the later stages of the assessment process. These comments are detailed at Appendix 1 to this report which also includes references to further ALC information in support of proposed site allocations or recent planning applications.
- 2.7 It should be noted that the comments made by the Welsh Government Agriculture and Rural Affairs Department are primarily based on desk exercise assessments and published background information although comments on a number of sites have been assessed and provided as part of 1979 reconnaissance surveys covering much larger areas. Limitations in respect of the comments is set out under the 'Desk Assessments' section at the start of the Appendix.
- 2.8 Further, the Agriculture and Rural Affairs Department have advised that a detailed survey according to the 'Revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) would be required for a definitive ALC grading. This requirement has been included within all site allocation descriptions and requirements at Appendix 5 of the Deposit LDP.

### **3. Site Assessments**

- 3.1 Where a site has been assessed based on the Agricultural Land Maps and a split evaluation has been identified the Council has aired on the side of caution and has considered the higher grade evaluation.
- 3.2 Of the 46 allocated sites within the Deposit LDP 19 have either been granted outline or full planning consent (whole or in part) and a further 12 are subject to development interest i.e. they have planning applications or screening applications pending.
- 3.3 In area these sites equate to 171.29 hectares or 58.63% of the overall land total of the allocated sites identified within policy MG2 of the Deposit LDP (this

includes two sites MG2(2) Land at Higher End and MG2 (45) Land off Sandy Lane where planning consent has been granted for part of the site).

- 3.4 These sites can therefore be excluded from the consideration of Best and Most Versatile agricultural land as they either have no agricultural land grading or their agricultural land classification has already been a material consideration in the assessment of the relevant planning application.
- 3.5 Of the remaining 17 sites (including remaining land from MG2 (2) and MG2 (45 – see above), 11 have been identified from agricultural land surveys as being of grade 3b or below and account for a further 98.50 hectares or 33.71% of the allocated site area.
- 3.6 The remaining 7 sites total 22.28 hectares or 7.63% of the total sites identified within policy MG2 of the Deposit LDP and have been identified as having an ALC of 3a or above based on available mapped data, comments provided by the Welsh Governments Agriculture and Rural Affairs Department (subject to detailed agricultural land grading) and agricultural land surveys submitted in support of planning applications or as additional information in support of LDP allocated sites.
- 3.7 When comments provided by the Welsh Governments Agriculture and Rural Affairs Department in respect of the probability of the residual 7 sites being BMV are taken into consideration a further 7.2 hectares of land have a low probability of being of BMV. This leaves only 15.08 hectares or 5.16% of land allocated within the Deposit LDP as being possibly BMV agricultural land.
- 3.8 This falls well below the 20 hectare threshold as identified within TAN 6.
- 3.9 A breakdown of this information is provided in the table at Appendix 2.
- 3.10 When considering the allocation and use of BMV agricultural land the Council has had regard to Annex B of TAN 6 (paragraph B2) which states that:
- 3.11 ‘There may be proposals for development for non-agricultural purposes requiring significant amounts of the best and most versatile agricultural land. In such cases, DRA has the statutory right to be consulted, so that planning authorities are made fully aware of the agricultural implications. Article 10(1), paragraph (w) of the Table to the Town and Country Planning (General Development Procedure) Order 1995 (GDPO) (S.I .No 1995/419), requires planning authorities to consult WAG before granting any planning permission which is not in accordance with the development plan, and would involve the loss of 20 hectares or more of grades 1, 2 or 3a agricultural land or a loss which is less than 20 hectares but is likely to lead to further losses amounting cumulatively to 20 hectares or more. If the planning authority is uncertain whether the land involved is grades 1, 2 or 3a they may seek advice from SEED on its classification.’



- 3.12 Annex B of Technical Advice Note 6 Planning for Sustainable Rural Communities is shown at Appendix 3.
- 3.13 With regard to the Welsh Government's comments in relation to the differences between the 2012 and the 2013 Deposit Plan, the Council is of the view that the earlier plan was abandoned by the Council and does therefore not have a bearing on the 2013 Deposit Plan which sets out allocations and policies to meet the adopted LDP Strategy for the Vale of Glamorgan until 2026.

#### **4. Conclusion**

- 4.1 Having further considered the agricultural land classifications of the sites identified within Policy MG2 of the deposit Draft Local Development Plan, the Council maintains its view that the level of Best and Most Versatile Agricultural land that will be lost to future development is minimal and proportionate, and while regrettable, is in accordance with TAN 6 and is not of national significance as suggested by the Welsh Government.

***It should be noted that all of the sites remain subject to a detailed survey according to the 'Revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) is needed for a definitive ALC grading.***

## Comments received from Welsh Government Agriculture and Rural Affairs Department

### Desk Assessments

**(Low) probability of Best and Most Versatile (BMV) Agricultural land being present: Predictions for all sites in this category are based largely on published background information. Further work would be needed to provide a definitive grading.**

**(Moderate) probability of Best and Most Versatile (BMV) Agricultural land being present:**

**(High) probability of Best and Most Versatile (BMV) Agricultural land being present: One site in this category has been previously field surveyed in detail 'post ALC revision' by a commercial consultancy. Others have ALC surveys of varying dates and detail either on the site or adjoining. As such, there is a reasonably high confidence of BMV being present. However, further work would be needed to provide a definitive grading.**

**Please note: A detailed survey according to the 'Revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) is needed for a definitive ALC grading. This may be required as part of any future planning application.**

### Key:

\* Barry Waterfront allocated as a mixed use development including a new school, strategic transport infrastructure, strategic open space and community facilities

\*\* Mixed use site (to include the provision of open space or community infrastructure allocation or part of the site for the provision of a new school)

# Sites with Planning Permission (including those awaiting S106 agreements)

## **Strategic Housing Sites**

### **1. Phase 2 Barry Waterfront\* #**

Planning applications 2009/00946/OUT and 2009/00947/OUT for Land at Barry Waterfront adjacent to Dock No.1, Barry to develop vacant land at Barry Waterfront for residential, retail, cafes, bars, restaurants, hotel and offices. These applications were considered by the Planning Committee on 7 July 2011 and approved subject to a signed legal agreement. Planning permission reference 2010/00946/OUT was granted in March 2012.

### **2. Land at Higher End, St Athan # (in part)**

4.5 hectares of the site benefit from an extant planning consent (Land at St. John's Well 2009/01368/OUT & 2012/00066/RES) for 100 residential dwellings. The outline planning application was supported by a detailed Agricultural Land Classification Survey (December 2009) undertaken by Kernon Countryside Consultants which identified the 4.5 hectares site as Grade 3b i.e. not the best and most versatile land.

It is considered likely that the remainder of the site will also fall into this category.

### **3. Land at Church Farm, St Athan (Low)**

Site is shown on the provisional ALC map as ALC Grade 2. There has previously been a pre-revision survey grading the site as Urban to the north (small area), the rest of the site as 2, 008-79 (1979). There are no post 1988 ALC surveys for this site. However, a large area of land was surveyed to the north in 2009 (St Athan Defence Technical College) which showed the large majority of land mapped as ALC Subgrade 3b, due to soil limitations. As this site lies on the same soil type, it is unlikely BMV land will be present if surveyed according to the MAFF 1988 ALC guidelines. A site specific survey would be required for definite grading

### **4. Former Stadium Site / Land adjacent to Burley Place, St Athan (Low)**

Provisional ALC Grade 2 on eastern side of site and Non-Agricultural on the remainder. The site is partly covered by a reconnaissance pre ALC revision survey from 1979 showing the surveyed area as Non-agricultural land. Soils mapped as Ston Easton Association at 209 Field Capacity Days. Unlikely presence of BMV due to soil limitations.

Site appears all in non-agricultural use, appears to be a sports track and golf course.

### **5. Land to the east of Eglwys Brewis, St Athan (Low)**

Provisional ALC map shows the site as dominantly Provisional ALC Grade 2, with Grade 3 in western part of western parcel. Site appears in intensive agricultural use. Soils mapped as Ston Easton Association (Soils of Wales 1984). Despite its

intensive use, the site is unlikely to be BMV. This is based on survey experience of this soil type, linked to topsoil clay content (soil workability limitations).

#### **6. Land adjacent to Froglands Farm, Llantwit Major (Low)**

Provisional ALC map shows the site as mainly Non-agricultural, with a thin strip of Grade 2 at the northern boundary and adjoining provisional Grade 2 land. The site currently appears in intensive agricultural use, though the western parcel may be used for caravans. Soils mapped as Ston Easton Association (Soils of Wales 1984). Despite its intensive use, the site is unlikely to be BMV. This is based on survey experience of this soil type, linked to topsoil clay content (soil workability limitations).

#### **7. Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major (Low)**

Site is shown on the provisional ALC map as ALC Grade 2. There are no post 1988 ALC surveys for this site. The area was surveyed at reconnaissance level as part of a much larger ALC survey in 1979 (008/79). This shows the site as a mix of ALC Grade 2, Subgrade 3a, 3c and Grade 4. As this survey predates 1989, further assessment would be needed to confirm grading. Mapped soil type is consistent throughout the site (Ston Easton Association). Based on previous experience of mapping this soil, there is a low probability of BMV, based primarily on soil limitations. A site specific survey would be required for definite grading

## **Key Settlement: Barry**

### **8. Barry Island Pleasure Park, Barry Island # (Low)**

Non-agricultural land, not BMV.

### **9. White Farm, Barry \*\*#**

Planning approval granted on appeal 15<sup>th</sup> June 2012 application 2010/00123/Res refers. Site within the settlement of Barry and classified as ALC Urban.

### **10. Land to east of Pencoedre Lane, North East Barry**

Site already developed, applications 2008/0152/OUT and 2011/00887/Res refer. No ALC assessment with application but Revision of Agricultural Land and Subdivision of Grade 3, south Glamorgan - Area A Dinas Powis, Barry, Penarth, Ely, Wenvoe (1979) indicates ALC grade 3c or below.

### **11. Land to west of Pencoedre Lane, North East Barry (Low)**

Provisional ALC map shows the site as ALC Grade 3. Site is largely wooded to north with scrub encroachment at south. Site does not appear in intensive agricultural use. Soils shown as 'unsurveyed' on Soils of Wales (1984) but adjoin Denchworth Association. Soils of the Vale of Glamorgan (1972) show the site as a mix of Charlton Bank Series and Hurcot Complex – both poorly drained soils with high clay content. Unlikely presence of BMV due to soil wetness and workability limitations.

### **12. Ysgol Maes Dyfan (Low)**

50% of the site is tarmac / buildings, amenity grassland to the north (playing fields), non-agricultural use. No Low BMV.

### **13. Barry Magistrates Court # (Low)**

Non-agricultural land, no BMV.

### **14. Court Road Depot (Low)**

Non-agricultural land, no BMV.

### **15. Holm View# (in part) (Low)**

Site has been previously surveyed under pre-revision, 004-79 (1979) and graded 3b. The soil has been unsurveyed but it is assumed to be mostly urban / industrial. Unlikely to be BMV.

## **16. Hayes Wood, The Bendricks (Low)**

Provisional ALC map shows the site as Urban, though the site currently appears in agricultural use. Soils shown as 'unsurveyed' on Soils of Wales (1984) but adjoin Malham 2 Association. Soils of the Vale of Glamorgan (1972) show soils as Lulsgate Series. Unlikely presence of BMV due to soil limitations.

## **Service Centre Settlements**

### **Cowbridge**

#### **17. Cowbridge Comprehensive Lower School #**

Planning approval granted for 21 dwellings 21<sup>st</sup> September 2012 2011/01248/FUL refers. Site previously utilised as a school and identified on the Vale of Glamorgan Agricultural Land Classification (1966) Map extract sheet 154 as ALC Urban.

#### **18. Cowbridge Comprehensive Sixth Form Block, Aberthin Road**

Allocation comprises the former Cowbridge Comprehensive sixth form building. Site has therefore been previously developed. No BMV. Site previously utilised as a school and identified on the Vale of Glamorgan Agricultural Land Classification (1966) Map extract sheet 154 as ALC Urban.

#### **19. Land adjoining St Athan Road, Cowbridge (Low)**

Site is shown on the provisional ALC map as a mix of ALC Grade 2 (approximately western third) and Grade 3 (remainder of site). There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as Urban to the north, and an even mix of 3a/3b/4 to the south, 006-79 (1979). Mapped soil type is consistent throughout the site (Ston Easton Association). Based on previous experience of mapping this soil, there is a low probability of BMV, based primarily on soil limitations. A site specific survey would be required for definite grading

#### **20. Land to the north and west of Darren Close, Cowbridge\*\* (Low) see detailed comments submitted by WG**

Provisional ALC Grade 2 and Subgrade 3a. Site surveyed in detail by a commercial consultancy in 2001, showing a high percentage of ALC Subgrade 3a land present. We have a record of this survey being validated in 1991 (027/91) confirming the site to be predominantly Subgrade 3b agricultural land.

### **Llantwit Major**

#### **21. Plasnewydd Farm, Llantwit Major (Moderate)**

Site is shown on the provisional ALC map as ALC Grade 2. There has previously been a pre-revision survey grading the site as 2, 008-79 (1979). The soil type is consistent throughout the site (Ston Easton Association), which normally carries a low probability of BMV due to soil limitations. However, two post ALC revision field ALC surveys have been carried out within 1km of the current site (026/90 and 029/92) on the same soil type, both showing presence of BMV land. As such a moderate (to high) probability of BMV is likely. A site specific survey would be required for definite grading

## **22. Land adjacent to Llantwit Major by pass (Low)**

Provisional ALC map shows majority of site as Non-Agricultural with some ALC Grade 2 along western margin. Site is bordered to north and west by a 1979 (008/79) reconnaissance ALC field survey. This shows land east of the site as Non-agricultural and immediately west of the site as ALC Subgrade 3a. Soils shown as Ston Easton Association and occurs at 207 Field Capacity Days. Unlikely presence of BMV due to soil limitations. Site does not appear in intensive agricultural use.

### **Penarth**

## **23. Land at Upper Cosmeston Farm, Lavernock\*\* (Low)**

Site is shown on the provisional ALC map as ALC Grade 3. There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as 3b, 004-79 (1979). The soil type is consistent throughout the site (Denchworth Association Soil Wetness Class IV / V),. There is a low probability of BMV, due to likely soil limitations. A site specific survey would be required for definite grading

## **24. Land adjoining St. Josephs School, Sully Road (Low)**

Site is shown on the provisional ALC map as Urban, bordering grade 3 to the west. There has previously been a pre-revision survey grading the site as Urban to the north (small area), the rest of the site as 3b, 004-79 (1979).The soil type is consistent throughout the site (WORCESTER). BMV unlikely due to soil limitations. Site does not appear in intensive agricultural use. A site specific survey would be required for definite grading

## **25. Headlands School, St.Augustines Road\*\* (Low)**

Non-agricultural land, no BMV.



## **Primary Settlements**

### **Dinas Powys**

#### **26. Land at and adjoining St. Cyres School, Murch Road \*\* (Low)**

Site is shown on the provisional ALC map as ALC Grade 2. No known site specific ALC surveys for this site. There has previously been a pre-revision survey grading the site as a mix of 4 (majority/west), 3b (central) and Urban (east- around school), 004-79 (1979). The soil type is consistent throughout the site (WORCESTER). BMV unlikely due to soil limitations. Site does not appear in intensive agricultural use. A site specific survey would be required for definite grading

#### **27. Land off Caerleon Road, Dinas Powys (Low)**

Site is shown on the provisional ALC map as ALC Grade 3. There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as majority 3b, with small amount of 4 and urban to the south east, 004-79 (1979). Mapped soil type is the Worcester Association, typically Soil Wetness Class III and described as clayey. There is a LOW probability of BMV due to likely soil limitations. A site specific survey would be required for definite grading

#### **28. Land at adjoining Ardwyn, Pen y Turnpike (Low)**

Site is shown on the provisional ALC map as ALC Grade 3. There are no post 1988 ALC surveys for this site. Part of site appears in residential use. The western 50% of the site is down as urban in the pre-revision survey 004-79 (1979), whilst the eastern 50% of the site is down as 3b in the pre-revision survey 004-79 (1979). Mapped soil type is the Worcester Association, typically Soil Wetness Class III and described as clayey. There is a low probability of BMV, due to likely soil limitations. A site specific survey would be required for definite grading

#### **29. Land at Cross Common Road (Low)**

Site is shown on the provisional ALC map as ALC Grade 3. There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as 4, 004-79 (1979). The soil type is consistent throughout the site (Compton Association, Soil wetness Class V). There is a low probability of BMV due to soil limitations. A site specific survey would be required for definite grading.

### **Llandough (Penarth)**

#### **30. Land south of Llandough Hill/Penarth Road (Low)**

Site does not look agricultural, with high amounts of woodland, and amenity grassland. NO/LOW BMV

### **31. Land north of Leckwith Road (Low)**

The site doesn't look as if it is agriculturally used; it is covered in scrub/ woodland, as is the adjoining land. NO/LOW BMV.

### **32. Llandough Landings (Low)**

Site predominantly in non- agricultural use, mainly woodland. NO/LOW BMV

### **Rhose**

### **33. Land north of the Railway Line, Rhose \*\*# (in part)**

Requires something about the eastern section. Check 2014/00639/RES.

Land north of the Railway Line, Rhose Point (western element) – planning application 2014/00550/OUT for 350 houses includes a Land Assessment Report undertaken by Andersons for Taylor Wimpey (May 2014) that concludes that the land is ALC grade 3b.

### **34. Land south of the Railway Line, Rhose Point #**

Site already benefits from extant planning consent for the construction of 87 houses (2012/00937/FUL). Vale of Glamorgan Agricultural Land Classification (1966) Map extract sheet 154 indicates ALC Grade 2 however site has been subject to major disruption during the construction of the Rhose Point development and is considered to be no longer of no BMV probability.

### **Wenvoe**

### **35. Land to the West of Port Road, Wenvoe (Low)**

Site is shown on the provisional ALC map as ALC Grade 2 (eastern side) and ALC Grade 3 (western side). There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site at 3b, 004-79 (1979). The soil type is consistent throughout the site (MALHAM 2 Association), though borders the Worcester Association. On balance, BMV unlikely due to soil limitations. A site specific survey would be required for definite grading

## **Minor Rural Settlements**

### **36. Land adjoining Court Close, Aberthin (Low)**

Site is shown on the provisional ALC map as ALC Grade 2. There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as 3c, 006-79 (1979). The mapped soil type is Malham 1 Association in an area of 248 Field capacity days (FCD). BMV land unlikely due to soil limitations. A site specific survey would be required for definite grading

### **37. Land to the east of Bonvilston\*\* (High)**

Provisional ALC Grade 2. A 'Pre revision' reconnaissance ALC survey was carried out in 1979 (011/79). This showed the site as predominantly ALC Subgrade 3a and Grade 2, with a small area of Subgrade 3b in the centre. A later 'pre revision' ALC survey was carried out, in more detail, immediately to the east of the site in 1987 (006/87) which showed land to the immediate east of the site as ALC Grade 2. A post revision ALC field survey was carried out immediately to south of site in 1990 (021/90). It shows predominantly Grade 2 agricultural land bordering the site on the same soil type (Wick 1 Association). As such, probability of BMV land being present is high at current site. However, Field Capacity Days are high (233 Days) so soils would have to be well drained to qualify as BMV, assuming no other limitations existed.

Site adjoins golf course to the north.

### **38. Land to the rear of St.Davids Church in Wales Primary School, Colwinston (Low)**

Site is shown on the provisional ALC map as ALC Grade 2. There are no post 1988 ALC surveys for this site. There has previously been a pre-revision survey grading the site as majority 3b (north), approximately 25% 3c (south) and some small amounts of urban to the western periphery, 006-79 (1979). The soil type is consistent throughout the site (Ston Easton Association) and in a high Field Capacity day area. Low probability of BMV based on soil limitations. A site specific survey would be required for definite grading

### **39. ITV Wales, Culverhouse Cross\*\* (Low)**

Predominantly urban, there is permanent grassland to the west which is part of the urban complex, and some woodland to the east, not thought to be agricultural. Unlikely to have significant areas of BMV.

### **40. The Garden Emporium, Fferm Goch #**

Site benefits from extant planning consent for 40 dwellings (2009/00813/OUT & 2014/00813/Res). The site is considered to be brown field as previously utilised as a garden centre. No BMV.

#### **41. Ogmore Residential Centre #**

Site benefits from extant planning consent (2009/00489/OUT & 2013/00862/RES) for the demolition and redevelopment of the site for residential purposes. The site is considered to be brown field land as it was previously utilised as an educational residential facility with associated infrastructure and open space. No BMV.

#### **42. Ogmore Caravan Park #**

Site benefits from extant outline planning consent (2012/01273/OUT) for residential use. The site is considered to be brown field land as it was previously utilised as a caravan park with associated infrastructure, facilities and open space. No BMV.

#### **43. Land to the East of St Nicholas\*\* (High)**

Provisional Grade 2. A pre revision reconnaissance ALC field survey was carried out as part of a larger survey in 1979 (11/79). It shows predominantly ALC Grade 2 agricultural land at the site. A post revision ALC field survey was carried out to the south in 1990 (021/90) and showed an ALC grading of Subgrade 3a (which adjoins the current site) and Subgrade 3b. However, soil types were different to the current site (Malham 2 Association for the 1990 survey compared to Wick 1 Association for the current site).

Bearing in mind the favourable soil type and pre revision grading of Grade 2, it is reasonable to assume a high probability of BMV land being present. However, Field Capacity Days are very high (242 Days) so soils would have to be well drained to qualify as BMV land, assuming no other limitations existed.

#### **44. Land off St.Brides Road, Wick (Low)**

Site is shown on the provisional ALC map as ALC Grade 2. No known site specific ALC surveys for this site. The soil type is consistent throughout the site (Ston Easton Association), which normally carries a low probability of BMV due to soil limitations. A site specific survey would be required for definite grading.

#### **45. Land off Sandy Lane, Ystradowen\*\* (Moderate)**

Comments relate to land north of Sandy Lane need to check maps that were sent to confirm boundaries.

Site is shown on the provisional ALC map as dominantly ALC Grade 4, with a smaller area of Grade 3 at the south. There has previously been a pre-revision survey grading the site showing Subgrade 3a (at the south) and Subgrade 3b at the north. - 005-79 (1979). The soil type is consistent throughout the site (Arrow Association). There is a moderate probability of BMV due to soil limitations. A site specific survey would be required for definite grading

#### **46. Land West of Swanbridge Road, Sully**

Desk based review of October 2012 agricultural land classification report undertaken by Kernon Countryside Consultants Limited in March 2013. ALC identified as primarily Grade 3b with element of grade 4.

MG2	Housing Site	MG2 Sites		ALC Site Assessment					Notes	
		Size (ha)	Dwelling Number	ALC Urban / Non agricultural / PP Granted	ALC 3b or below	ALC 3a or above	BMV	Probability of BMV (WG)		ALC from LDP dbase
<b>Strategic Housing Sites</b>										
1	Phase 2 Barry Waterfront	48.55	1,700	48.55				N/A	N/A	Planning approval granted for 1700 dwellings (2009/00946/OUT and 2009/00947/OUT).
2	Land at Higher End, St Athan (part)	9.78	220	4.5		5.28	5.28	N/A	3a	PP granted for approx 100 dwellings (2009/01368/OUT & 2012/00066/RES) 4.5 hectares (Kernon Ag Land Survey Report (Dec 2009).
3	Land at Church Farm, St Athan	8.4	250		8.4			Low	3a	Reading Agricultural Consultants supporting statement submitted with 2012 representation identifies as most likely 3b.
4	Former Stadium Site / Land adjacent to Burley Place, St Athan	2.2	65	2.2				Low	Non Agricultural Use	From 1966 plans. Also on DTC agricultural land survey.
5	Land to the east of Eglwys Brewis, St Athan	10.9	300	1.2	9.7			Low	>3b	Kernon ALC report Feb 2014 in support of rep 4303 identifies 6.5 Ha known 3b remainder most likely 3b, 1.2 Ha Non Agricultural Land.
6	Land adjacent to Froglands Farm, Llantwit Major	4.4	90		4.4			Low	2	Grade 3b and 4 from DTC agricultural survey April 2009.
7	Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major	15.8	375		15.8			Low	2 / Non Agricultural	Primarily 3b from DTC agricultural survey April 2009 (large section not surveyed but assumed safe to class as 3b).
<b>Sub Total</b>		<b>100.03</b>	<b>3,000</b>	<b>56.45</b>	<b>38.30</b>	<b>5.28</b>	<b>5.28</b>			
<b>Key Settlement: Barry</b>										
8	Barry Island Pleasure Park, Barry Island	1.18	124	1.18				Low	Urban	Urban site non agricultural.
9	White Farm, Barry	12.14	177	12.14				N/A	N/A	Planning approval granted for 124 dwellings subject to s106 (2008/01533/OUT).
10	Land to east of Pencoedre Lane, North East Barry	2.8	67	2.8				N/A	N/A	Planning approval granted for 177 dwellings (2002/001636/OUT & 2010/00123/RES).
11	Land to west of Pencoedre Lane, North East Barry	1.3	40		1.3			Low	3c / Non Agricultural	Planning approval granted for 67 dwellings (2008/01531/OUT & 2010/01225/RES).
12	Ysgol Maes Dyfan	1.44	45	1.44				Low	N/A	From NE Barry sub division plan 1979.
13	Barry Magistrates Court	0.41	52	0.41				Low	N/A	Urban site non agricultural.
14	Court Road Depot	1.6	50	1.6				Low	N/A	Planning approval granted for 52 dwellings (2012/01114/FUL).
15	Holm View# (in part)	1.2	50	1.2				Low	Urban	Urban site non agricultural.
16	Hayes Wood, The Bendricks	1.8	55	1.8				Low	Urban	Urban site non agricultural.
<b>Sub Total</b>		<b>23.87</b>	<b>660</b>	<b>22.57</b>	<b>1.30</b>	<b>0.00</b>	<b>0.00</b>			
<b>Service Centre Settlement: Cowbridge</b>										
17	Cowbridge Comprehensive Lower School	0.8	21	0.8				N/A	N/A	Urban site non agricultural.
18	Cowbridge Comprehensive Sixth Form Block, Aberthin Road	0.52	20	0.52				N/A	N/A	Planning approval granted for 21 dwellings (2011/01248/FUL).
19	Land adjoining St Athan Road, Cowbridge	4.3	130			4.3	4.3	Low	3a / 3c	Site occupied by existing building.
20	Land to the north and west of Darren Close, Cowbridge	17.00	390		14.1	2.90	2.90	Low	>3a	1986 Grade 3 sub division plan shows roughly even split between Grade 3a/3b/3c.
<b>Sub Total</b>		<b>22.62</b>	<b>561</b>	<b>1.32</b>	<b>14.10</b>	<b>7.20</b>	<b>7.20</b>			Reading Agricultural Consultants Ltd Report (Dec 2013) supporting information 2.9 hectares 3a remainder 3b or below.
<b>Service Centre Settlement: Llantwit Major</b>										
21	Plasnewydd Farm, Llantwit Major	4.4	130	4.4				Moderate	2	Planning approval granted for 149 dwellings (2014/00831/FUL).
22	Land adjacent to Llantwit Major by pass	2.4	70		2.4			Low	<3b	Screening application submitted (2014/00984/SC1).
<b>Sub Total</b>		<b>6.80</b>	<b>200</b>	<b>4.4</b>	<b>2.4</b>	<b>0.00</b>	<b>0.00</b>			
<b>Service Centre Settlement: Penarth</b>										
23	Land at Upper Cosmeston Farm, Lavernock	7.8	235		7.8			Low	3 / 3b	From 1966 plans / from 1979 sub division plans.
24	Land adjoining St.Josephs School, Sully Road	2.7	80		2.7			Low	3b	Planning application received/pending (2014/00460/FUL) JDC Finch ALC report (April'14) identifies whole site as 3b..
25	Headlands School, St.Augustines Road	2.2	65	2.2				Low	Urban	Urban site non agricultural.
<b>Sub Total</b>		<b>12.70</b>	<b>380</b>	<b>2.2</b>	<b>10.50</b>	<b>0.00</b>	<b>0.00</b>			
<b>Primary Settlement: Dinas Powys</b>										
26	Land at and adjoining St.Cyres School, Murch Road	13.2	300	13.2				Low	N/A	
27	Land off Caerleon Road, Dinas Powys	2.5	75		2.5			Low	<3b	1979 Grade 3 sub division plans shows urban/Grade 3c.
28	Land at adjoining Ardwyn, Pen y Turnpike	1.6	15	1.6				Low	N/A	Planning approval granted for 17 dwellings (2014/00167/FUL) - Urban non agricultural.
29	Land at Cross Common Road	2.3	50	0.9	1.3			Low	3c / 4	Kernon report in support of outline application 2015/00392/OUT refers (slight discrepancy in site area with site allocation)
<b>Sub Total</b>		<b>19.60</b>	<b>440</b>	<b>15.70</b>	<b>3.80</b>	<b>0.00</b>	<b>0.00</b>			
<b>Primary Settlement: Llandough (Penarth)</b>										
30	Land south of Llandough Hill/Penarth Road	5.2	130	5.2				Low	Urban	Urban site non agricultural. Application 2015/00039/PRE on 0.77 Hecatre reservoir site for 4-5 dwellings.
31	Land north of Leckwith Road	0.6	15	0.6				Low	3	1979 Grade 3 sub division shows Primarily Non agricultural.
32	Llandough Landings	6.00	120	6.00				Low	N/A	Urban site non agricultural.
<b>Sub Total</b>		<b>11.80</b>	<b>265</b>	<b>11.8</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			
<b>Primary Settlement: Rhose</b>										
33	Land north of the Railway Line, Rhose (in part)	25.82	650	25.82				N/A	2	Planning approval granted for up to 350 dwellings (2010/00686/EAO). Application 2014/00550/OUT - 3b Ag land assessment report.
34	Land south of the Railway Line, Rhose Point	2.65	87	2.65				N/A	N/A	Planning approval granted for up to 87 dwellings (2012/00937/FUL). Brownfield site.
<b>Sub Total</b>		<b>28.47</b>	<b>737</b>	<b>28.47</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			
<b>Primary Settlement: Wenvoe</b>										
35	Land to the West of Port Road, Wenvoe	6.98	140	6.98				Low	3a	Planning approval granted for 131 dwellings (2013/00884/OUT & 2014/00452/RES). Application identifies 3a.
<b>Sub Total</b>		<b>6.98</b>	<b>140</b>	<b>6.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			
<b>Minor Rural Settlements</b>										
36	Land adjoining Court Close, Aberthin	0.75	20	0.75				Low	3c	1986 Grade 3 sub division shows land as Predominantly in Urban Use.
37	Land to the east of Bonvilton	7.2	120		4.1	3.1		High	2 / 3a	Screening Application 2014/01205/SC1 shows 0.8 Ha (grade 2), 2.3 Ha (grade 3a), 4.1 Ha (grade 3b or below). Scoping 2014/01466/SC2 .
38	Land to the rear of St.Davids Church in Wales Primary School, Colwinston	2.5	65	2.5				Low	3c	Planning application information Kernon Report 2014/00242/FUL Grade 2 (0.6HA); 3a (1.5 Ha), 3b 0.4Ha)
39	ITV Wales, Culverhouse Cross	7.1	250	7.1				Low	N/A	Planning approval received/pending for 224 dwellings (2014/01079/RES).
40	The Garden Emporium, Fferm Goch	2.2	40	2.2				N/A	N/A	Planning approval granted for 40 dwellings (2009/00813/OUT & 2014/00008/RES).
41	Ogmore Residential Centre	3.25	84	3.25				N/A	N/A	Planning approval granted 2013/00862/RES).
42	Ogmore Caravan Park	3.7	82	3.7				N/A	N/A	Outline planning application approved pending reserved matters 2014/01108/RES).
43	Land to the East of St Nicholas	4.4	100			4.4	4.4	High	2	1986 Grade 3 sub division shoes approx 50/50 split Predominantly Urban /Grade 2.
44	Land off St.Brides Road, Wick	4.00	100		4.00			Low	2	Reading Agricultural report (July 2014)(2014/01424/FUL) whole site 3b or below.
45	Land off Sandy Lane, Ystradowen	4.2	85	1.9		2.3	2.3	Moderate	3a / 3c	1.9 hectares (3b) of site approved, likely that part of remaining site brownfield due to water treatment works.
<b>Sub Total</b>		<b>39.30</b>	<b>946</b>	<b>21.4</b>	<b>8.1</b>	<b>9.80</b>	<b>6.70</b>			
46	Land West of Swanbridge Road, Sully	20.00	500		20.00				2 / 3a	Site surveyed 2012 & 2013 agricultural land grade 3b or below.
<b>Sub Total</b>		<b>20.00</b>	<b>500</b>	<b>0.00</b>	<b>20.00</b>	<b>0.00</b>	<b>0.00</b>			

**TOTAL 292.17 7829**

Area of sites with PP or identified as urban or non agricultural use	171.29
%	58.63
Area of sites assessed as 3b or below	98.50
%	33.71
Area of sites above 3b	22.28
%	7.63
Residual land most likely BMV	19.18
%	6.56

171.29	98.50	22.28	19.18
--------	-------	-------	-------

### Technical Advice Note 6: Planning for Sustainable Rural Communities

#### Annex B

#### Procedural Arrangements for Consultation with Welsh Assembly

#### Government (WAG) Department for Rural Affairs (DRA) and Forestry Commission Wales

#### Consultation on development plans

B1. Planning authorities preparing development plans should consult the Planning Division WAG who will co-ordinate consultation within WAG. LPA's are advised to contact Sustainability and Environmental Evidence Division SEED (formerly Technical Services Division, TSD) within DRA for information on the quality of agricultural land within the plan area and, in particular, the location of the best and most versatile agricultural land.

#### Consultation with DRA: planning applications for non-agricultural development

B2. There may be proposals for development for non-agricultural purposes requiring significant amounts of the best and most versatile agricultural land. In such cases, DRA has the statutory right to be consulted, so that planning authorities are made fully aware of the agricultural implications. Article 10(1), paragraph (w) of the Table to the Town and Country Planning (General Development Procedure) Order 1995 (GDPO) (S.I. No 1995/419), requires planning authorities to consult WAG before granting any planning permission which is not in accordance with the development plan, and would involve the loss of 20 hectares or more of grades 1, 2 or 3a agricultural land or a loss which is less than 20 hectares but is likely to lead to further losses amounting cumulatively to 20 hectares or more. If the planning authority is uncertain whether the land involved is grades 1, 2 or 3a they may seek advice from SEED on its classification.

B3. Under Schedule 5 of the Town and Country Planning Act 1990 (as amended), SEED within DRA will be consulted, irrespective of the size of the site or the land quality, on aftercare conditions where land is to be returned to agricultural use following planning permission involving mineral working, the depositing of mineral waste or the depositing of any type of refuse or waste material. The statutory requirement to consult DRA on agricultural aftercare does not apply to planning conditions governing the restoration of the land by the use of soil materials. However, it is clear that the achievement of good standards in the aftercare period must, in part, depend on appropriate (and enforced) planning conditions covering, for example, the stripping and movement of soils and their restoration on appropriate contoured ground after minerals extraction. DRA through SEED will therefore continue to comment or advise on restoration conditions. Planning authorities will need to receive such comments concurrently with the advice under the statutory requirement.

#### Turf Stripping

B4. Planning authorities may wish to consult with SEED about commercial cutting or stripping of turf from agricultural land, where this is judged to be a non-agricultural activity requiring planning permission. Most turf stripping is carried out on sites below the 20 hectare

threshold at which DRA must be consulted (see paragraph C2 above). The long-term agricultural potential of land may however be significantly reduced if substantial amounts of soil are removed. SEED can advise on appropriate technical conditions.

### **Non-statutory consultation with DRA: Planning applications for non-agricultural development**

B5. There may be other planning applications with significant agricultural implications which come to the attention of DRA but which are not subject to the statutory requirements described in paragraphs C2 and C 3 above. DRA may on occasion wish to take the initiative in commenting to the planning authority on applications of this type.

B6. In circumstances which do not require the specific consultations with DRA outlined in paragraph C2 above, it is expected that planning authorities should be able normally to determine applications for development on agricultural land in the light of evidence before them. Where they do not feel able to determine the application satisfactorily, it is open to them to seek more information or technical advice (e.g. on agricultural land quality implications) either from SEED or from other agricultural consultants. Such consultations should be confined to matters of technical detail and not relate to the merits or otherwise of the application, on which it is for the planning authority to take a view.

B7. When a planning application is submitted for hard1 development on former agricultural land grades 1, 2 or 3a, which has previously been developed for a use which would allow the land to be returned to agriculture, the planning authority should consult SEED about the proposals.

### **Refusal of permission or imposition of planning conditions for agricultural reasons**

B8. When any views expressed by DRA are material to the refusal of planning permission, or to the imposition of conditions on a permission granted, it will be necessary for the planning authority to refer to them in their notice of decision in accordance with Article 22(1)(b) of the GDPO. Where, apart from any views expressed by the DRA, agricultural considerations are a reason for refusal of planning permission this should be stated in the notice of decision in the usual way.

B9. WAG or, in cases decided by its Inspectors, the Inspector, may ask DRA to provide a technical assessment, if this is considered necessary, to ensure that the agricultural issues raised are properly dealt with in the course of an appeal. Such an assessment would be made available to the parties on the same basis as if it had been requested by the planning authority at the application stage.

### **Appeals**

B10. Where an application is called-in for determination by Welsh Ministers or goes to appeal, and a local inquiry is to be held, the Town and Country Planning (Inquiries Procedure) (Wales) Rules 2003 (SI No 2003/1266) apply. These provide that, where DRA has expressed to the planning authority a view that permission should not be granted, either wholly or in part, or should only be granted subject to conditions:

- DRA will be informed by the authority of the inquiry and should, unless it has already done so, give a statement of the reasons for its view;



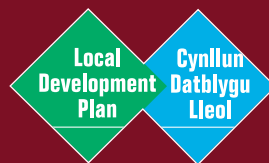
- the authority must include the terms of DRA's expression of view in its pre-inquiry statement of case; and
- the applicant/appellant will be able to require DRA to provide a representative at the inquiry.

These arrangements apply whether or not the consultation with DRA has been carried out under statutory arrangements. The authority may wish to ask DRA to be represented at an inquiry.

B11. Contact details for SEED: Regional Planning Adviser, Sustainability and Environmental Evidence Division, Department for Rural Affairs, Welsh Assembly Government, Cathays Park, Cardiff CF10 3NQ.

### **Non-statutory consultations with Forestry Commission Wales: planning applications**

B12. Planning authorities are advised to consult Forestry Commission Wales on all development proposals which affect ancient semi-natural woodlands or ancient replanted woodlands as recorded in the Countryside Council for Wales' Provisional Inventory of Ancient Woodland. Consultation should be with Grants and Regulations, Forestry Commission Wales, Victoria Terrace, Aberystwyth, SY23 2DQ



The Vale of Glamorgan Council  
**Directorate of Development Services**

Dock Office  
Barry Docks  
Barry CF63 4RT

[LDP@valeofglamorgan.gov.uk](mailto:LDP@valeofglamorgan.gov.uk)  
[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)