

Dear Rhys Rigby,

Re: Application by Spring Dev 02 Ltd for a DNS at Land to the East of the A48 and Land to the South West of Tycroes (*PINS ref - DNS/3227364*).

Thank you for consulting the Department on agricultural land quality information in respect of the above DNS planning application. This response is made in accordance with Technical Advice Note 6, Annex B6 and relates to technical information only; not the merits or otherwise of the proposal.

1. Agricultural Land Classification (ALC):

The Department has not previously surveyed the site. According to the Predictive ALC Map for Wales (2019), the land East of the A48 (*co-ordinates E257386, N209389*) is ALC Subgrade 3b and the land South West of Ty Croes (*co-ordinates E259219, N209551; & E259904, N209590*) is ALC Grade 4 and 5.

2. Advice:

A detailed ALC survey is not recommended for this site as it is unlikely to include Best and Most Versatile (BMV) agricultural land. Therefore BMV Agricultural Land Policy (PPW paragraph 3.54 & 3.55) will not apply to this application.

Regards

Arwel Williams

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