

3.0 SITE AND DEVELOPMENT DESCRIPTION

Site Context

- 3.1 The Site is located north-east of the town of Wrexham, and within the administrative boundary of WCBC and in the ward of Holt. The northern boundary of the Site broadly follows the east-west alignment of the dualled A534 Holt Road, which provides direct access to Wrexham town centre to the west, Wrexham Industrial Estate to the east and the wider strategic road network. To the north lies Wrexham Golf Course, Borrass Quarry and extensive agricultural land. The eastern boundary of the Site borders arable fields beyond which lies Sandy Lane and Clays Golf Course. The northern section of the eastern boundary consists of a ready-mixed concrete plant located in an historic quarry area. Bryn Estyn Road forms the southern boundary of the Site, along with the residential properties of Bryn Estyn Court. Beyond Bryn Estyn Road is Wrexham Rugby Club, a limited number of residential properties, Erlas Victorian Garden, the Erlas Centre and agricultural land beyond. Established residential properties on Turnberry Avenue, Thornhurst Avenue and Abbeydale Close (known as the Fairways estate), and the buildings of Tyn-twill Farm form the western boundary of the Site.

Site Description

- 3.2 The Site extends to 28.52 hectares (ha) and is approximately rectangular in shape. It is currently in agricultural use and consists of seven separate fields. Internal field boundaries are mainly hedgerows or tree-lined. Four separate and interconnecting electricity lines cut across the Site. A drainage ditch enters the Site from the north-west corner and runs along in an eastern direction across the north-western section of the Site. The drainage ditch ends at a wooded area at a junction of three field boundaries, just south of the A534 roundabout. A further drainage ditch enters the Site from the north-east corner and runs along the northern boundary of the Site for a short distance. An area of woodland is located in the north of the Site surrounding a steep valley. The topography of the Site varies but generally slopes from the south-west down to the north-west.

Environmental Baseline Conditions

- 3.3 The site is not in an air quality management area, it is not at risk of flooding given its location in Flood Zone 1, and there are no heritage features such as listed buildings, scheduled monuments or conservation areas on or directly adjacent to the Site. The superficial deposits over all of the Site, and bedrock underlying the western parts of the Site are classed as a Secondary A Aquifer, of variable permeability; however, the bedrock

immediately to the east of the Site forms a Principal Aquifer within the catchment of a Groundwater Source Protection Zone. A Ground Conditions assessment, including intrusive investigation, was submitted with the planning application which did not identify any significant contamination risks. The Site is not covered by, or adjacent to, any areas which are subject to a statutory ecological designation.

Sensitive Receptors

- 3.4 The features which are considered potentially sensitive to the construction and operation of the Development have been identified and the likely significant effects on these potential receptors have been considered by the technical studies and chapters of this ES. The potential sensitive receptors comprise the agricultural land on the Site and the mineral resource under the site.

The Development

- 3.5 The Development comprises construction of up to 600 dwellings with associated landscaping, public open space, and on-site infrastructure, with all matters reserved except for the northern site access.

Development Parameters

- 3.6 For an outline planning application where EIA is required, the description of the development must be sufficient to enable the requirements of the EIA Regulations to be fulfilled, and in particular, to enable the potential significant effects of the development to be identified. To ensure that as the Development evolves with the benefit of further approvals (i.e. reserved matters) it remains consistent with that assessed within this ES, 'Development Parameters' have been established and assessed. Development Parameters detail all the limits necessary to define and fix those aspects of a development capable of having significant environmental effects. This will enable planning conditions to be drawn up and agreed to control the implementation of the Development. The development parameters for the Development are detailed below and shown on Figure 3.1.

Land Uses

- 3.7 The approximate land use areas for the Development areas are set out in Table 3.1.

Table 3.1: Proposed Land Uses

Land Use	Area (Hectares)
Residential development	15.6
Visually prominent land	1.99
Undevelopable land (open space)	3.28
SUDS attenuation	0.65
Woodland buffer	1.35
Other incidental green space	5.65

Residential Use

- 3.8 Up to 600 dwellings are proposed. The proposed housing mix, whilst only indicative at this stage, is expected to comprise of 2, 3 and 4 bedroom properties, with 15% 2-bed, 60% 3-bed and 25% 4-bed. The Development will provide up to 20% affordable housing comprising an indicative mix of 2 and 3 bedroom properties.

Access

- 3.9 Detailed approval is sought for the main access into the Site from the Holt Road roundabout, with all other indicated access points and roads being indicative at this time.

Landscaping

- 3.10 A Landscape and Visual Impact Assessment has been prepared for the Development. The assessment was based on the incorporation of the following mitigation measures:
- Leaving the north eastern corner of the Site, which comprises a plateau of higher land visually prominent from some locations on the A534, undeveloped to ensure that proposed housing would not be seen on the skyline. The steeply sloping land to the north and south would also be left undeveloped;
 - The provision of drainage attenuation generally at the lowest points of the Site;
 - The retention of hedgerows, individual trees and groups of trees to maintain rural character;
 - The provision of woodland planting along the northern boundary to create ecological links between the existing woodlands and protect the views from the A534 and A5156;
 - The provision of woodland planting within the north eastern portion of the Site to create a buffer along the northern extents of the developed land, providing clear separation between the undeveloped higher plateau and the housing land. The woodland would link to existing groups of trees along the eastern boundary of the Site and a group of trees at the northern boundary;

- The provision of woodland planting along the eastern boundary;
- The provision of a green buffer along the southern boundary with Bryn Estyn Road to retain the rural character of the route;
- The provision of a north/south ecological corridor linking Holt Lane through the Site to Bryn Estyn Road and following the alignment of the existing field boundaries;
- The provision of a new primary access point from the Greyhound roundabout leading onto a primary link road extending south through the Site to link to a second primary access point along southern boundary;
- The creation of a gateway open space along the A534/Holt Road; and
- The provision of fingers of greenspace extending through the development to retain field boundaries and provide foot and cycle connectivity.

3.11 In addition to the Landscape Assessment, mitigation measures set out in the Ecological Assessment included the following design proposals:

- retention / enhancement of ponds, woodland, hedgerow, and
- the creation of SuDS ponds, native tree and woodland planting, and creation / enhancement of wildflower meadows on existing arable / grassland.

Waste Management

3.12 The Development will be designed to ensure that residents and users have access to both internal and external refuse and recycling storage facilities which will ensure waste is collected in accordance with WCBC requirements.

Surface Water Drainage

3.13 Sustainable Drainage Systems¹ (SuDS) will be incorporated into the Development. The planning application was accompanied by a suite of drainage information and a detailed drainage scheme, in accordance with the applicable regulations and to the Lead local Flood Authority's satisfaction, will be provided at the reserved matters stage once the detailed layout for the Development has been clarified. Investigations at the Site have identified that the ground conditions are favourable for infiltration drainage and a Flood Consequences Assessment was submitted with the planning application.

Lighting

¹ Drainage systems designed to mimic natural drainage and efficiently manage the drainage of surface water runoff in an urban environment through collection, storage, and cleaning before allowing it to be released slowly back into the environment.

- 3.14 A lighting strategy will be developed at the detailed design stage in accordance with current best practice guidance ensuring that potential effects on surrounding residents from light spill, glare and sky glow will be minimised and reduced to an acceptable level.

Sustainability and Energy

- 3.15 A Sustainability Statement was submitted with the planning application which identified that the residential dwellings will meet the reduction in emissions across all dwellings relative to a (Wales 2014) Part L1A Building Regulationsⁱ baseline, and this will be achieved through the use of improved energy efficiency measures such as improved thermal fabric efficiency, air tightness and effective heating controls. Any dwellings that do not meet Part L1A (Wales 2014) through fabric alone, will benefit from improved mechanical and electrical systems, such as Flue Gas Heat Recovery. The final design of the Development will be addressed as part of any future reserved matters applications.

REFERENCES

ⁱ <https://gov.wales/building-regulations-guidance-part-l-conservation-fuel-and-power>



- KEY:**
- Site boundary
 - Open space
 - Residential development
 - Primary access point (as per CBO Site Access Plan re CBO-0322-011)
 - Potential secondary link
 - Strategic link road
 - Indicative primary roads
 - Potential links to adjacent land
 - Footpaths
 - Strategic shared use footpath/cycleway link
 - Existing pedestrian and cycle routes
 - Existing vegetation to be retained
 - Existing pond to be retained
 - Proposed woodland and tree planting
 - Proposed equipped play area (400m²)
 - Indicative SuDS attenuation areas (if required)

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Land South of Holt Road Wrexham

Parameter Plan

Drwg No: 661B 05 B
Drawn by: SB
Rev by: SB
QM Status: Checked
Scale: 1:2500 @ A3

Date: 02-08-18
Checker: DL
Rev checker: DL
Product Status: Issue