
LAND SOUTH OF HOLT ROAD, WREXHAM

Environmental Statement

Prepared on behalf of:

**Barratt Homes, Bloor Homes North West, John Raymond Jones and
the Trustees of the Wrexham (Parochial) Education Foundation**

April 2021

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ENVIRONMENTAL STATEMENT

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and the Trustees of the Wrexham (Parochial) Education Foundation**

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ABBREVIATIONS

AOD	Above Ordnance Datum
BGS	British Geological Survey
BMV	Best and Most Versatile Agricultural Land
EIA	Environmental Impact Assessment
ES	Environmental Statement
Ha	Hectares
LDP	Local development Plan
m	Metres
MAFF	Ministry of Agriculture, Fisheries and Food
MSA	Mineral Safeguarding Area
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
PPW	Planning Policy Wales
WCBC	Wrexham County Borough Council

GLOSSARY

Appellants	Barratt Homes, Bloor Homes North West, John Raymond Jones and the Trustees of the Wrexham (Parochial) Education Foundation
Site	The Site comprises 28.52hecares of land located north-east of the town of Wrexham, and within the administrative boundary of WCBC and in the ward of Holt.
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Completed Development	Within the ES, this phase refers to the Development when fully built and operational.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Development	The 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.
Effect	A physical or measurable change to the environment attributable to the project.
EIA Regulations	Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, as amended
Environmental Impact Assessment	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement	Statutory report summarising the findings of an environmental impact assessment.
Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
Non-Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Development.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.

Screening	Consideration as to whether an environmental impact assessment is required for a project.
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