1. The Introduction

1.1 Harworth Estates Investments Ltd ('the Applicant') are seeking to obtain outline planning permission for residential development and associated infrastructure in association with the emerging housing allocation known as KSS2 (south) on land to the east of Cefn Road, Wrexham, LL13 9TT. The Site is located within the administrative authority of Wrexham County Borough Council (WCBC).

1.2 The site location plan is shown at **Volume 2a: Main Text Figures, Drawing 784-B024030-TTE-00-XX-DR-UD-03-P05**. The site is described in detail in Chapter 3: Site Description. A description of the development is provided in Chapter 5: The proposed development, which is supported by a number of plans and drawings.

1.3 RJK Consulting Ltd have been appointed by the Applicant to coordinate the Environmental Impact Assessment (EIA) process and produce the Environmental Statement (ES) for the Proposed Development.

The Site

1.4 The site is 40.27 hectares (ha) and the land associated with this proposal comprises an area of previously undeveloped agricultural land and is located to the east of Cefn Road, Wrexham.

1.5 The northern edge of the site is bounded by Oakhurst and Thornleigh (Dol Ddraenen) to its north west. A historic woodland can be found south and southeast of the site. The east and south of the site are bounded by hedgerows and open fields. The site is publicly accessible and several Public Rights of Way (PROW's), including footpaths ABE/1 and ABE/2 run from east to west through the site.

1.6 The site is mostly open grassland with existing playing pitches to the west and arable agricultural land to the east and south. Woodland occupies a small portion of the site, towards the west. The existing playing pitches are linked to Ysgol Morgan LLwyd, a local secondary school located to the immediate west across Cefn Road. The surrounding areas around the site are largely characterised by existing residential dwellings, and community facilities.

Development Proposals

1.7 Outline permission is sought for phased residential development and associated infrastructure in association with the emerging housing allocation known as KSS2 (south) on land to the east of Cefn Road, Wrexham. The application is supported by plans governing parameters for development plot extents, land uses, maximum building heights/ site levels, phasing and access plans.

1.8 The full description of development on the planning application form is:

> *"Outline Planning Application for Residential development for the construction of up to 900 residential dwellings with associated infrastructure (playing fields, open space and SUDs attenuation) with all matters reserved except for detailed means of primary highway access"*

1.9 Environmental constraints and potential significant effects have been identified throughout the EIA process and, as a result, mitigation measures have been incorporated into the proposals through design (known as embedded mitigation). Where environmental mitigation measures have not been integrated into the proposals through design, it is expected that the requisite mitigation measures will be secured by appropriate planning conditions where relevant (known as further mitigation). Further detail relating to the approach to mitigation is presented in Chapter 2: Approach. Mitigation has been identified, where appropriate, in each technical chapter of this ES (Chapters 6 and 14) and summarised in Chapter 15: Summary of Mitigation and Residual Effects.

1.10 A detailed description of the Proposed Development can be found in Chapter 5: Proposed Development of this ES.

The Planning Application and Environmental Impact Assessment

EIA Context

1.11 EIA is a systematic process by which information about the scope and likely environmental effects of a proposed development are assessed and presented to the Local Planning Authority (LPA), relevant stakeholders and the public to inform the decision on whether the development should be granted planning permission.

1.12 The Proposed Development constitutes 'EIA development' under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017[1] as amended[2] (hereafter referred to as the 'EIA Regulations'). Criteria for establishing the need for an EIA are set out in Schedules 1 and 2 of the EIA Regulations. The Proposed Development falls under Schedule 2, Category 10 'Infrastructure Projects', Subsection (b) 'Urban Development Projects' and exceeds the threshold for requiring EIA in terms of site area and number of dwellings.

1.13 This document is the ES which reports the findings of the EIA and supports the planning application for the proposed development. It has been prepared by RJK Consulting Ltd with technical contributions from specialist consultants experienced in EIA (see Chapter 2). This ES provides sufficient environmental information to enable WCBC to make an informed decision on whether to grant planning permission.

1.14 This ES relates to the planning application which is defined by the description of the development and the plans for development that accompany the application.

[1] The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations. 2017 No. 567 (W. 136)
[2] The Town and Country Planning (Environmental Impact Assessment) (Wales) (Amendment) Regulations 2019 No. 299 (W. 76).

The Environmental Statement

1.15 This ES comprises of three volumes:

- Volume 1: Non-Technical Summary – a document providing a synopsis of the ES without utilising technical language. The summary includes a description of the proposed development, the potential environmental effects associated with the proposed development and the measures proposed to mitigate these effects.

- Volume 2: Main Text - this volume contains the main body of text of the ES, split into chapters. It provides an introduction, the approach to assessment, the assessment of alternatives, a description of the proposed development, a series of technical assessments relating to specific environmental topics including cumulative effects and a summary of residual effects.

- Volume 2a: Main Text Figures – this volume contains the figures associated with the chapters in Volume 2: Main Text.

- Volume 3: Appendices – this volume contains supporting information and a collection of technical reports upon which the conclusions of the ES are based.

1.16 All volumes of this ES are available to view on WCBC's planning portal. Further copies of this ES are available electronically at a cost of £25, and hard copies subject to a fee sourced from printing companies. If hard copies of the ES are required, please contact RJK Consulting at:

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