

PLANNING STATEMENT

Construction of footpath, active travel route and pedestrian access, siting of cycle stand, engineering works to create wildlife habitat and associated landscaping and drainage. Erddig Commemorative Woodland, Wrexham. Land to the North of Hafod House Farm, Hafod Lane, Ruabon, Wrexham, LL14 6HF.



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1. Introduction

1.1 National Trust (NT) is providing nine hectares of land at Hafod y Bwch on the Erddig estate in Wrexham to create a beautiful, safe, and accessible woodland where people can visit, remember loved ones, and spend time in nature.

1.2 We are proud to have worked in partnership with the local community, the Welsh Government and Natural Resources Wales to shape the design for this special place to benefit local residents, visitors, and nature. A final design plan for the Commemorative Woodland has now evolved and is the subject of the current planning application.

1.3 Contractors have been on-site in recent weeks and initial tree planting is now underway. All works requiring planning consent are included in this application and awaiting consideration.

2. National Trust and the Erddig Commemorative Woodland

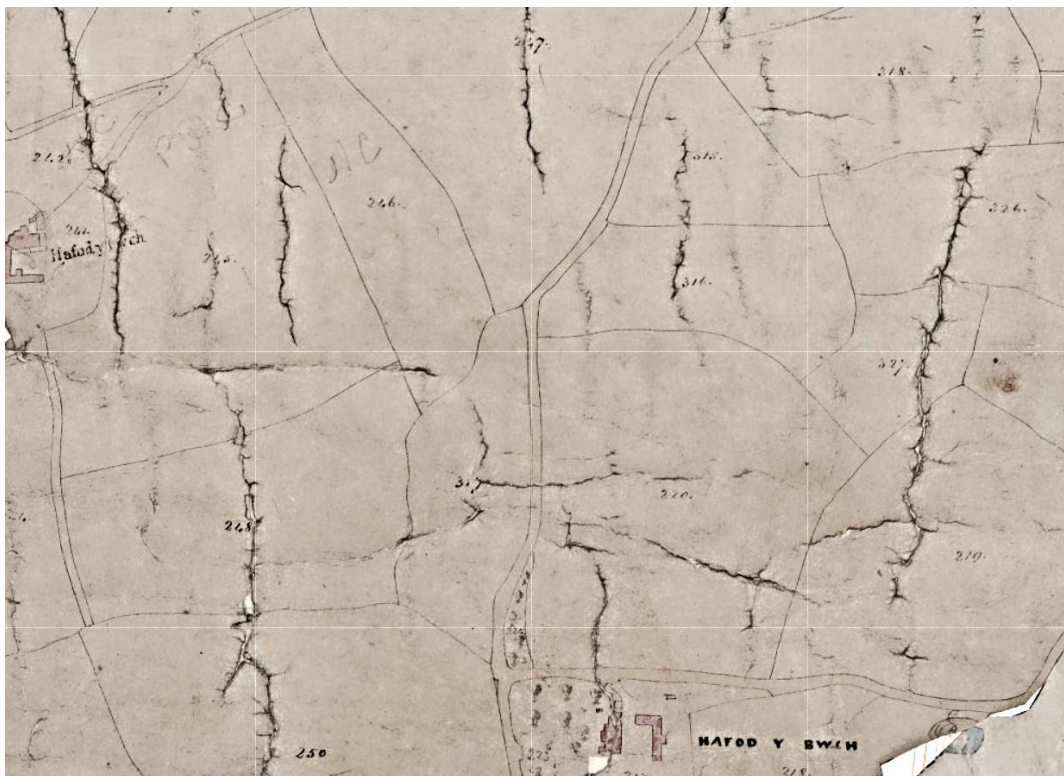
2.1 National Trust is a charity founded in 1895 by three people who saw the importance of our nation's heritage and open spaces and wanted to preserve them for everyone to enjoy. More than 125 years later, these values are still at the heart of everything we do.



2.2 The land at the Erddig Commemorative Woodland (ECM) is at the southern end of the Erddig estate, south of Wrexham. The previous tenancy agreement for livestock grazing at the site ended in February 2022, providing the opportunity for the proposed planting scheme. The project aims to create a beautiful space for the local community to come together and experience the natural world.

2.3 The area is steeped in recent history. To the south of the application site is Hafod House, a Grade II Listed Building dating from 1690, and listed as a fine late 17th Century House. It has been divided into two with the rear wing forming a separate dwelling, Hafod Farmhouse, also a Grade II Listed Building. Early maps show the buildings to be named as Hafod y Bwch.

2.4 While the ECM site is now part of the Erddig Estate it would seem that it is a relatively recent addition. The 1844 Tithe map and schedule for the Township of Esclusham in the Parish of Wrexham indicates the fields to be divided between two different owners and occupiers (tenants). Our recent estate maps show the land within single estate ownership around 1900.



1844. Tithe Map of the planting site

2.5 The area was once a cornerstone of the Wrexham coal economy. The Hafod y Bwch Colliery opened in 1863 and closed in 1968, taking millions of tons of coal out by rail. This was followed by a short period of reworked washing of coal. WCBC took over the site in 1997 and planted over 80,000 trees establishing the Bonc yr Hafod nature reserve.

2.6 An old brick works is located immediately to the west of the planting site. The brick works were known as the Hafod Brick and Tile Works and more recently as the Dennis Ruabon Brickworks. This was founded in 1878 producing bricks, ridge tiles, chimney pots and Ruabon quarry tiles. The factory was modernised in the 1980's but ceased production in 2008.



2.7 Nature has been kind. The area bordering the planting site is now a haven for wildlife: a Site of Special Scientific Interest and Special Area of Conservation, and one of the most important places in Wales for Great Crested Newts.

2.8 Bonc yr Hafod forms the entry point and backcloth to the Commemorative Woodland and adjoins the planting site at its northern boundary.

2.9 There are two other commemorative woodlands to be planted in Wales as a gesture of remembrance to those lost to Covid 19, these natural places will give people space for hope and reflection as we move forward from the pandemic, creating a chance to celebrate the beauty of spring year after year.

2.10 The ECM will be the North Wales project and will become a new woodland for the National Forest of Wales initiative. The woodland will also be become part of the NT FSC certified woodland estate and a new southern entry point for visitors to Erddig.

3.Design Evolution

3.1 The project's collaborative design has evolved over a period of 2 years. This is a result of community and stakeholder input and contributions to the technical detail of footpath, access, and landscape design. The project is a priority for National Trust and brought together by our multi-disciplinary design team, alongside local property colleagues and communications team.

3.2 A key milestone for the project was the consideration by NRW as to whether the project was relevant for Environmental Impact Assessment (EIA) (Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999). NRW issued their opinion on 19/8/22 and concluded:

The project has been designed to benefit the overall biodiversity value of the local area, and the visiting public as a memorial woodland. The project demonstrates proactive consultation of neighbouring properties, and the design of planting will be driven with input from the local community and stakeholders. Historical and ecological surveys have been undertaken and mitigation has been put in place in response to concerns raised, namely buffering priority habitats, water bodies, existing trees and hedgerows, and one of the identified historic features from tree planting. The local authority has been proactively consulted to mitigate against traffic issues. The project has identified suitable visitor parking in the existing carpark for the Johnstown Newt Sites SAC.

The proposals are not likely to offer any significant environmental impact and are likely to have positive gains such as increased native woodland cover, habitat connectivity, structural and habitat diversification, and will facilitate the production of several ecosystem services including carbon sequestration, soil improvement, as well as providing health and social benefits to the visiting public. As recommended by the preliminary ecological survey of the southern ephemeral pool provided by the agent, a full ecological survey for GCN should be conducted before plans to improve or remove the feature are made as an EPS licence may be required. It is recommended that this proposal does not need EIA consent from NRW.

3.3 Further key milestones were passed with the consideration by Wrexham County Borough Council (WCBC) granting permission to use the existing car park, and technical input to design by various officers including highways; arboriculture; biodiversity; ranger team and active travel officers.

3.4 The project has received significant funding from Welsh Government who have been involved throughout all stages of design and consultation.

3.5 As the tree planting moves forward during spring 2023, this is combined with our approach seeking planning consent for the hard infrastructure and landscaping associated with the project. It is planned that subject to permission, the works will be implemented during the summer and autumn of 2023, when further tree planting and wildflower meadow establishment will continue. The scheme will involve planting of around 15,000 trees when complete. The project will contribute towards WCBC target to increase tree coverage by 20% as part of the Tree and Woodland Strategy.

4. Proposed Scheme

4.1 The Site.

4.1.1 ECW is accessed via Hafod Road and slopes gently from northwest to southeast and has an area of approximately 9 hectares. The site currently comprises a number of fields, covered with grasses and shrubs; the fields are split by hedgerows and a number of mature trees. An underground gas pipe runs parallel to Hafod Road and is a key constraint to the proposed development. An ephemeral pond is present in the south of the site.

4.1.2 The site is bounded by Hafod Road to the west, horse paddocks to the north, the A438 to the east and sporadic trees and a single lane track to the south. The site includes the existing nature reserve car park at the Northern end of the site which provides access to Bonc yr Hafod Country Park.



An overview of the commemorative woodland from the crest of Bonc yr Hafod.

4.2 The proposals.

4.2.1 A range of detailed drawings are submitted with the application, including the following:

Location Plan 1:2500, Pedestrian Link 1:200, Existing Site Plan, Proposed Site Plan, Proposed Road Crossing, Proposed Ponds, Proposed Bike Racks, Proposed Bench, Proposed Gates, Path Cross Section, Proposed Drain.

4.2.2 The key drawing is that provided as the Proposed Site Plan, illustrating the final Scheme Design incorporating the proposed new site access within the existing car park, footpath and active travel route, the spatial layout of tree planting with associated features including ponds and meadows, picnic area and cycle racks.

4.2.3 A range of supplementary documents are provided with the submission, accompanying this Planning Statement and include the following:

Preliminary Ecological Appraisal, Biodiversity Enhancement Statement, Transport Statement, Contaminated Land Report incorporating Coal Mining Report, Water Quality Assessment (ephemeral pool), Arboricultural Assessment, Tree Survey and Tree Protection Plan, Heritage Impact Statement and Construction & Environmental Management Plan.

4.2.4 Planning consent is sought for the construction of footpath and active travel route, pedestrian access, highways crossing, drainage, siting of cycle stands, engineering works to create ponds, and associated landscaping.

4.2.5 The scheme comprises an area of development of 0.55ha and brings forward the following elements:

-Internal paths. A total of approximately 1527 m (linear) with a total surface area of 2748 m². The paths are to be 1.8 m wide and would be formed through excavation to a depth of 150 mm below the finished path surface. The path would be lined with geotextile sheet followed by 150 mm of granular sub-base. The surface would be finished with 25 mm of whinstone dust. The excavated material is to be landscaped into the adjacent area.

-Active Travel Link. A total of approximately 591 m (linear) will be constructed with a total surface area of 1773 m². The active travel link would be 3 m wide. It would be constructed in the same way as the internal paths, using the same materials.

-Ponds. It is proposed to create up to four ponds or wetland areas (extending to 0.02 ha, 0.04 ha and 0.08 ha). A range of sizes of waterbodies are proposed with various maximum depths between 0.5 m and 1.5 m. It is proposed to dispose of the excavated material within the site.

4.2.6 The proposed scheme utilises the existing car park on Hafod Road, a new pedestrian access is provided from the car park to the northern point of entry to the woodland. An active travel route will be created at this juncture and run parallel to Hafod Road for the full linear length of the new woodland. The new circular route will start and end at this northern pedestrian entrance, together with the installation of cycle racks and benches.

4.2.7 The scheme has been brought forward recognising the constraints across the site including a gas pipeline, existing hedgerows, topography, and existing road infrastructure.

4.3 Timescales.

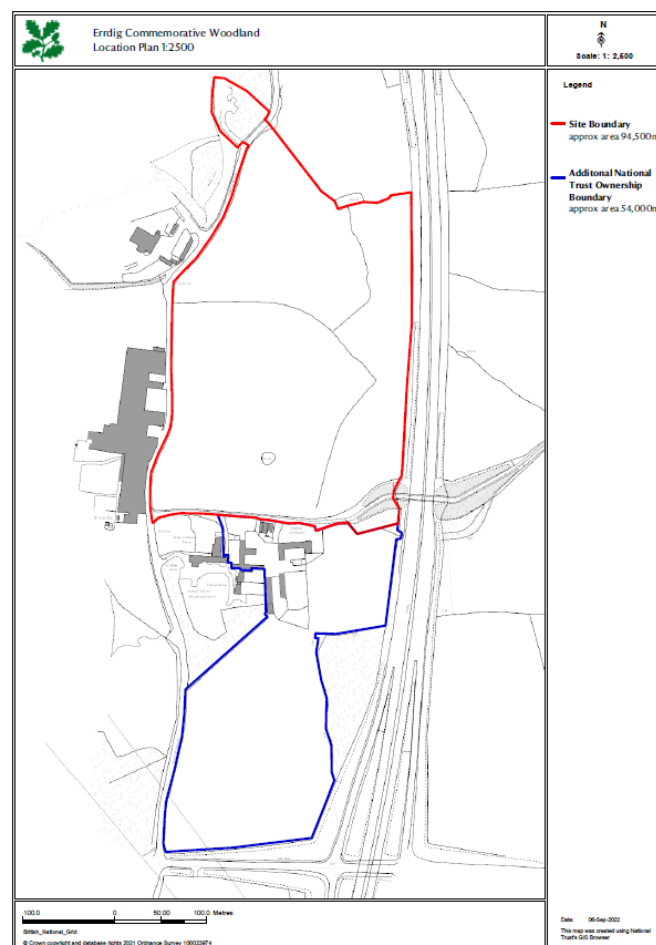
4.3.1 Subject to consent, the timescale for implementation is proposed below:

- New highway/road crossing and path extension into the existing WCBC car park (to commence Summer 2023).
- Site circular path and active travel path (Summer 2023).
- Benches and bike racks (Summer 2023).
- Ponds and Scrapes (Summer 2023).
- Perimeter fencing improvements (Autumn 2023).
- Site access both vehicular and pedestrian (Autumn 2023).
- Site opening (Autumn to Winter 2023).

4.3.2 Construction access to the site is from a new vehicular access and egress at the southern end of the site, which will be the focus for deliveries and site construction storage. The new vehicular access will also be used by maintenance vehicles.

5.Planning Issues

Key planning policies are identified in Appendix 1 of this report.



The following issues are considered as material to the consideration of the scheme.

5.1 Landscape

5.1.1 The site is not designated in the Wrexham Unitary Development Plan (UDP) and subject to open countryside policies. There are no policy or allocation issues within the emerging LDP, with the site remaining subject to open countryside policies. The site currently comprises agricultural land, covered with grasses and shrubs; the fields are split by hedgerows and a number of mature trees.

5.1.2 LANDMAP identifies the landscape as open rolling lowland and “a narrow relatively urbanised aspect area which comprises open farmland” and “the area acts as an interface/barrier between urbanised and rural areas”. LANDMAP monitoring assesses the area as having “no distinctive sense of place, the aspect shares common characteristics with agricultural areas throughout the study area and beyond but has no unique characteristics making it especially distinctive”.

5.1.3 The management recommendations include the following objectives:

Medium Term-Protect and strengthen remaining areas of countryside through re-establishing field boundaries and promoting species and habitat diversity with emphasis on British native species.

Long Term-Promote urban forestry to help integrate development into countryside and encourage "green" links between urban areas and countryside.

5.1.4 LANDMAP evaluates the area as having low scenic quality, low integrity, moderate character, and an overall Moderate landscape evaluation.

5.1.5 There are no designated landscape features within or immediately beyond the application site.

5.1.6 The application brings forward a small amount of hard landscaping which will benefit from existing and new screening. The planting scheme is consistent with the LANDMAP objectives, and proposed scheme complements the adjoining Country Park. The scheme is considered to meet the requirements of landscape policy.

5.2 Heritage

5.2.1 The application brings forward a Heritage Impact Statement (HIS) (Report Reference: Kathy Laws, dated January 2023). The report states: *“a desk top review identified two listed buildings and three non-designated historic assets within 500m of the planting site. There are no physical impacts of the planting scheme on the listed buildings and the impact on the settings of these buildings is considered to be slightly positive. There are not considered to be any impacts on the non-designated assets. Within and on the planting site boundary, four new features have been recorded. The archaeological potential of these features is considered to be minimal with the planting scheme having a slight negative impact on only one feature”*.

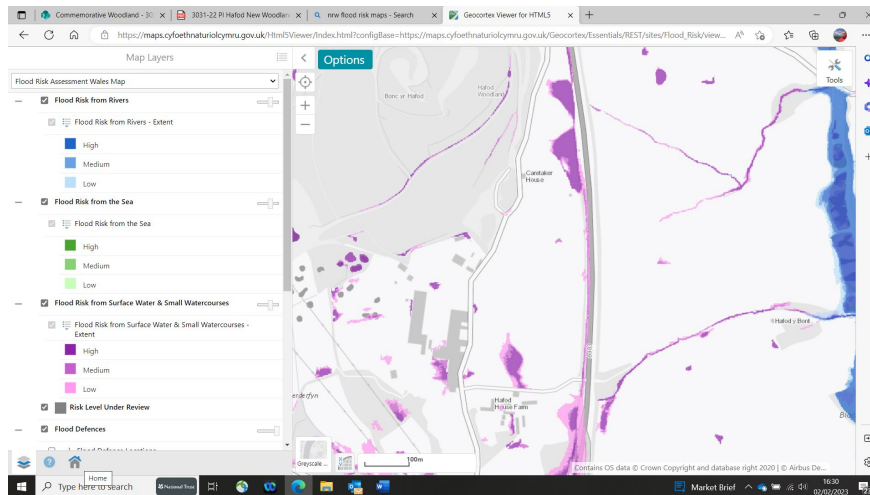
5.2.2 The HIS concludes that *“the planting scheme and associated site infrastructure is therefore considered to have a negligible impact on the Historic Environment at Hafod overall. Re-instatement of historic hedgerows and an historic pond, and*

avoidance of an area of ridge and furrow allows the scheme to embrace the history of the site”.

5.2.3 The scheme brings forward new landscape features including ponds and access to the woodland.

5.3 Flood Risk

5.3.1 The site lies outside an area at risk from fluvial flooding with the NRW Flood Risk map for the area provided below.



5.3.2 An area at the southern end of the site, known as the ephemeral pond, is identified on the NRW map as being at risk from surface water flooding, and the proposed scheme designed appropriately. The wider mapping is provided within the Appendix (page 114) of the submitted Phase 1 Desktop Study and Preliminary Risk Assessment.

5.3.3 Pre application discussion on drainage was undertaken with Highways Officers at WCBC and a site meeting held to discuss roadside drainage and flood risk. We are awaiting the outcome of the WCBC highways report on drainage and trust that this will inform their response to the planning application consultation.

5.3.4 Because of damage to an existing clay carrier pipe (6") that enters the site from below the Hafod road, ground adjacent to its southern boundary has been subject to winter flooding over the last 3 years. The flood water level this year was at its highest, and it was close to flowing over the track that runs parallel to the site's southern boundary. This situation could worsen in the future, that may result in flood water damaging the adjacent arable field (National Trust tenant farmer) and nearby residential dwellings (one National Trust tenant and one privately owned). It is proposed that a new drainage solution (independent of the existing faulty carrier pipe) is introduced to improve the current site conditions and to protect against potentially increasing future levels of flood water. Uncertainty exists in terms of future climatic conditions and from the impact of a nearby housing development scheme to the site

5.3.5 A silt trap inlet near to the southern boundary will allow excess surface water to be removed from the site. A 225mm plastic pipe will carry flood water from the inlet

to an existing out fall. The existing out fall is within an adjacent arable field next to the A483 dual carriageway, which is also owned by the National Trust. The silt trap inlet will be height adjustable, that will allow flood water from across the site to be attenuated and retained within the existing ephemeral pool. This provides benefits in terms of effective surface water management and in protecting the important habitats that are provided by the ephemeral pool. Two inspection chambers within the circa 125 metre pipe run (to the out fall) enables mitigation of the risk of debris collecting and blocking the drainage pipe.

5.4 Contaminated Land and Mining Risk

5.4.1 The application brings forward a Phase 1 Desktop Study and Preliminary Risk Assessment Reportb (DSPRAR) completed by Geoenviro Solutions (Report Reference: 3031-22 PI, Dated December 2022). The report concludes “based on the information obtained for the formation of this report, we would recommend that no further action is required based on the CSM with respect to the environmental condition of the site”.

5.4.2 A Supplementary Report on Water Samples was provided by Geoenviro Solutions (by letter dated 10th January 2023, Report Reference GES Project Reference 3031-21) providing additional information on potential water contamination at the site. The report concludes: “both waters were taken and sent to Eurofins Chemtests Limited, for ICE SUITE F-Water sample testing, of heavy metals, total TPH, total phenols, and a range of organic compounds. The results of the chemical testing are presented within Appendix 2 of this letter report. The results of the chemical testing were compared against the Generic Assessment Criteria (GAC), presented within Appendix 3 of this letter report. No exceedances were recorded”.

5.4.3 The DSPRAR provides information on previous coal mining in the application area including a Coal Mining Report indicating the record of Hafod y Bwch Colliery, located 134 m northwest of the site, and recorded as a ceased, underground mine, for coal. The application area lies within the Coal Authority (CA) Mine Reporting Area, but outside the Development High Risk Area. It is considered that the proposed works at Hafod represent Part B Exemption development for the preparation of a full Coal Mining Risk Assessment (Minimal and non-significant groundworks or engineering operations and in relation to street furniture category there will be minimal disturbance of ground), and thus no detailed CMRA has been submitted, other than that provided within the DSPRAR and associated appendices relating to risk.

5.5 Biodiversity and Protected Species

5.5.1 The application includes a Preliminary Ecological Assessment (PEA) (Marches Ecology, Report C500/1.0. Dated December 2022).

5.5.2 Para 4.1.1 of the PEA provides an assessment of ecological issues and brings forward the following: the potential ecological constraints relevant to the proposal; further survey requirements; and potential mitigation/ compensation measures along with opportunities for ecological enhancement. A separate report (Biodiversity Enhancement, Feb 2023) is also provided within the application, and identifies the specific measures proposed for enhancement of the site. The report is accompanied by an Ecology Plan identifying the proposed locations of the biodiversity enhancements.

5.5.3 Discussions have continued with both the WCBC Biodiversity Officer and NRW specialists with regards to Great Crested Newts (GCN). The Country Park has sacrificial ponds where dogs can enter but also has fenced areas for GCN habitat, this element has been incorporated into the ECW design.

5.5.4 Agreement has been made with the WCBC Biodiversity officer that the scope and content of the designated sites section of the application that no further work is required, and sufficient information has been provided to enable completion of the Habitat Regulations Assessment.

5.5.5 Given the risk that GCN might be found/ disturbed during these works an NRW 'development' licence will be obtained prior to the commencement of these works. A Reasonable Avoidance Measures (RAMs) Method Statement will be produced and implemented by a qualified Ecologist. This will include the following:

- Hand searches to be undertaken prior to work commencing during suitable weather conditions. Any amphibians found are likely to be moved to the west side of the Country Park (subject to landowner permission).

- A Toolbox Talk by a suitably qualified ecologist that would outline the responsibility of individual contractors (with regards Great Crested Newts and other valued ecological resources).

- When the work is restricted to the improved grassland or other low risk areas, a watching brief would be maintained by the contractors, with the licensed ecologist retained on standby off-site.

- A biosecurity risk assessment to be implemented during the works.

- The provision of a small number of potential refugia/ hibernacula in the wider site to offset any loss of terrestrial habitat.

- Several new ponds to be created as part of the proposal will be designed to specifically benefit Great Crested Newts (draft designs are included in Appendix 5 of the Biodiversity Enhancement Statement), these are indicative and will be reviewed by a suitably qualified ecologist to ensure suitability for GCN). The other proposed habitat creation measures are also likely to increase the value of the survey site for this species in the short to medium-term.

5.5.6 As Hafod lies within a 'Key Ecological Corridor' connecting the Johnstown Newt Sites SAC and the wider countryside, it is considered of extremely high importance when considering the long-term viability of the GCN population of the SAC. The proposals at Hafod to create several new wetlands and ponds, along with potential high value terrestrial habitat could be of particular importance for the populations around Bonc Yr Hafod as well as enhancing habitat connectivity for the metapopulation.

5.5.7 The plans do not include any expansion in parking facilities at Hafod Woodland, or at the neighbouring Country Park car park. This will help to limit visitor numbers and minimise potential associated impacts such as increased disturbance both at Hafod and within the neighbouring SAC.

5.5.8 The scheme is considered to meet the requirements of policy in relation to biodiversity, and an appropriate enhancement scheme has been brought forward. We consider that the proposed Licence will ensure all matters relating to Great Crested Newts will be resolved through this consenting route. Should NRW or WCBC have any queries about biodiversity or concerns in relation to our submission, we would suggest an early joined-up site meeting take place to look to resolve any specific issues.



5.6 Arboricultural Assessment

5.6.1 The application is accompanied by an Arboricultural Impact Assessment (AIA) completed by Lingard Farrow Styles (Report Reference: 3160, Dated January 2023). The report is to be read in conjunction with Lingard Farrow Styles Tree Survey and Tree Protection Plans (TPP) dwgs nos 3160-001 and 3160-002. The survey and proposed way forward are based on the recommendations outlined in the British Standard 'Guide for Trees in Relation to Design, Demolition and Construction' (BS 5837:2012) section 'Tree Surgery, Tree Categorisation and Tree Constraints Plan'.

5.6.2 All trees and hedges will be retained apart from the removal of 4no small trees (T26, T27, T29, T40) in the car park area to facilitate the proposed pedestrian footpath link. The AIA concludes "this will not have a significant impact when viewed from the adjoining public highway". It has been agreed with the WCBC Arboricultural Officer that four replacement trees will be provided in the scheme.

5.6.3 The AIA confirms that during construction the root protection area (RPA) and canopy of the key trees will be protected by establishing a Construction Exclusion Zone (CEZ). A specification of the tree protection is given in appendix 10.4. and as shown on LFS dwg no 3160-002.

5.6.4 The AIA concludes that "over the medium to long term the landscape impacts of development would be nil".

5.7 Highways and Transportation

5.7.1 The application is accompanied by a Transport Statement (TS) (ACSTRO, dated January 2023). This report: describes the relevant planning policy context that is relevant in terms of transport issues; describes the site's location, its proximity to services and facilities and its accessibility by all forms of transport; describes the proposed development and its access arrangements and estimates the likely trip generation of the proposed development and finally provides a summary and conclusion.

5.7.2 The TS identifies key transportation issues in the construction and operation of the scheme. A 6-week schedule of footpath construction of footpaths is proposed, with crushed stone and scalping material imported to site. A total of 100 to 150 tipper lorry loads is expected, equating to approximately 25 loads per week on average. These will access the site at the southern access point for construction and maintenance vehicles.

5.7.3 An estimate of the likely traffic generation of the commemorative woodland once it is open to the public has been undertaken by reference to the TRICS trip rate database. The TRICS data suggests that the site has the potential to generate around 31 vehicle movements per hour during its peak hour (this figure may only be reached after several years of opening). This is not considered to be significant. Moreover, visits to the woodland will generally occur outside of the highway network peak hours vehicle movements and therefore will have no significant impact on highway capacity or safety.

5.7.4 There are significant wider benefits brought forward by the scheme that will contribute to highways safety improvements. The scheme brings forward an active travel link within the site and thus provides a safe passage for pedestrians to and from the existing Bonc yr Hafod Country Park car park and existing rights of way-the Hafod Road has no footpath adjacent to the site and the Country Park. Additional pedestrian access to the site could be provided for the new housing development which in-turn, may encourage the use of the Commemorative Woodland and Country Park, rather than generating additional vehicle movements.

5.7.5 The TS concludes that the proposed scheme meets planning policy requirements in terms of being in an appropriate location that is safely accessible by all forms of transport and that the impacts of the development on the continued operation and safety of the surrounding highway network would be acceptable. The TS also concludes that there are no transport related issues that should prevent the granting of planning permission for the development.

6. Conclusions

6.1 This Planning Statement provides an overview of the history, background, and pertinent planning issues for the consideration of the application at Hafod y Bwch. The scheme has had a long and detailed gestation, with input from a range of stakeholders and consultees. The planning application brings forward the hard landscaping and infrastructure works associated with the commemorative woodland planting project for North Wales, and a new Active Travel link for Hafod Road.

6.2 National Trust is proud to host this Covid 19 memorial site and welcome this opportunity to consider our proposals. We consider an exemplar scheme has been brought forward, and all material planning considerations can move forward to a positive determination. The landscape adjoins the historic mining site of Hafod y Bwch and are complementary works to those in the nature reserve and public access.

6.3 A highways safe new pedestrian access is proposed with a new active travel link to the site brought forward. The infrastructure of paths, cycle racks and habitat creation measures are considered to meet the requirements of national and local planning policy. Our application brings forward detailed biodiversity enhancement measures which will move forward alongside the infrastructure construction works.

6.4 We consider the scheme can move forward without any prior to commencement planning conditions, and sufficient details are provided within our application to enable early determination.

6.5 We look forward to your consideration of the application and would be happy to respond to any issues brought to your attention by statutory consultees. Please feel free to contact me should you wish to discuss any matter further.

John Pearson, Planning Adviser, National Trust. John.pearson@nationaltrust.org.uk

APPENDIX 1 PLANNING POLICY

Planning Policy Wales

Planning Policy Wales (PPW) sets out national land use planning policies (Welsh Government 2021). Chapter 6 is of particular relevance and is entitled 'Distinctive and Natural Places'. The proposed scheme is considered to meet the requirements of PPW.

Technical Advice Note (TAN) 5

TAN 5 covers 'Nature Conservation and Planning' (Welsh Government 2009). The proposed scheme is considered to meet the requirements of TAN 5.

Wrexham Unitary Development Plan

The Wrexham Unitary Development Plan (UDP) was adopted in February 2005. It will be replaced by the Wrexham Local Development Plan. The UDP '...provides a framework for local decision making and the reconciliation of development and conservation interests...'.

Relevant strategic and general development policies include:

- Policy PS2. Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- Policy PS11. Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.
- Policy GDP1f). Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- Policy GDP1h). Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

Section 5 of the UDP concerns 'Environment and Conservation'. The relevant policies listed are as follows:

- Policy EC4. Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.
- Policy EC6. Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the

development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

- Policy EC13. Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.
- Policy EC14. Development which would have an unacceptable adverse impact upon the capacity, flow, quality or availability of controlled waters and associated land will not be permitted.
- Policy SP12. Transport and Accessibility, seeks to enhance the overall reliance of the network to ensure new development provide adequate levels of car parking taking consideration accessibility to existing public transport facilities and to the walking and cycling network, and to deliver safety enhancements to the local highway network.
- Policy DM1. Development Management considerations, require amongst other things that development must be safely and conveniently accessible on foot, bicycle, by public transport and by car.
- Policy T1. Managing Transport Impacts, require that amongst other things, development does not have an adverse impact on highway safety.
- Policy T2. Active Travel, requiring that amongst other things walking and cycling infrastructure is an integral part of the overall design of the scheme.

Local Planning Guidance

Wrexham County Borough Council (WCBC) has produced a series of supplementary planning guidance documents which set out detailed advice on the way in which Development Plan policies will be applied. Supplementary planning guidance is a material consideration in the determination of planning applications for development. The following Local Planning Guidance (LPG) notes are of particular relevance:

- LPG 17 Trees and Development. Adopted September 2000, Updated December 2012. Provides further advice in relation to UDP policy EC4.
- LPG 32 Biodiversity and Development. Adopted March 2011. Provides further advice in relation to UDP policies PS2, PS11, EC4 and EC6. Of particular importance it details the requirements for ecological survey and reporting.
- LPG 35 Great Crested Newt Mitigation Requirements – Johnstown Newt Site SAC and the Wider Countryside. Adopted June 2018.

