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# **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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**Barratt Homes, Bloor Homes North West, John Raymond Jones  
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|              |                 |              |
|--------------|-----------------|--------------|
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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. |
|-----------|-------------------------------------------------------------------------------------------|