

1.0 INTRODUCTION

- 1.1 Barratt Homes, Bloor Homes North West, John Raymond Jones and the Trustees of the Wrexham (Parochial) Education Foundation (hereafter referred to as the 'Appellants') are seeking outline planning permission for a proposed residential development on Land south of Holt Road in Wrexham (the 'Site'). The Site is situated within the administrative area of Wrexham County Borough Council (WCBC) and is shown on Figure 1.1.

Requirement for EIA

- 1.2 Environmental Impact Assessment (EIA) is a process by which development proposals deemed likely to have significant environmental effects are appraised. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects. This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the Environmental Statement (ES). The ES will inform the decision-maker (in this case the Planning Inspectorate on behalf of Welsh Ministers) of the likely significant environmental effects of the Development both during construction and on completion, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.
- 1.3 The Development falls within the category 'Urban Development Projects' (Schedule 2, 10, (b)) of the *Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017*¹, as amended (the 'EIA Regulations¹') and exceeds the 150-dwelling/5-hectare threshold. In November 2017 a request for a Screening Opinion was submitted to WCBC (Appendix 1.1), the request was amended in December 2017 (Appendix 1.2) prior to WCBC adopting a Screening Opinion. In January 2018 WCBC adopted a screening opinion in response to the December 2017 request which stated that the proposals did not constitute EIA development (Appendix 1.3). Subsequent to this process a planning application was submitted for the Development in January 2019 (P/2019/0005) which Members of the WCBC's Planning Committee voted to refuse, against officer recommendations to approve, on 27th July 2020. The Appellants lodged an appeal against this decision in November 2020 (Appeal Reference APP/H6955/A/20/3263516), which was confirmed as valid on 17 December 2020. On submission of the appeal The Planning Inspectorate, authorised by the Welsh Ministers, adopted a Screening Direction which identified the Development as likely to result in significant environmental effects on agricultural land and minerals (see adopted

¹ 2017 No. 567 (W. 136).

Screening Direction at Appendix 1.4). This ES has therefore been prepared to identify and assess the likely significant effects of the Development.

Organisation of the Environmental Statement

- 1.4 Regulation 17 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 17 information has been provided in this ES.

Table 1.1: Location of Information Required by Regulation 17 of the EIA Regulations

Specified Information		Location within ES
Reg 17 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6 and 7
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapter 3 and Technical Chapters 6 and 7
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Separate standalone NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Technical Chapters 6 and 7
Reg 17 (4) An environmental statement must—		
(a)	be prepared by persons who in the opinion of the relevant planning authority or the Welsh Ministers, as appropriate, have sufficient expertise to ensure the completeness and quality of the statement;	Each of the contributors to the ES has set out their credentials in the introductory section of their technical assessment chapter.
(b)	contain a statement by or on behalf of the applicant or appellant describing the expertise of the person who prepared the environmental statement;	See statement attached to the Appendix 1.5.
(c)	where a scoping opinion or direction has been issued in accordance with regulation 14 or 15, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Chapter 2

Specified Information		Location within ES
(d)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6 and 7
(e)	take into account other relevant UK environmental assessments required under Union legislation or any other provision of domestic legislation, with a view to avoiding duplication of assessment.	No other European assessments have been prepared to accompany this application and no duplicate reports of any assessments contained in the ES have been provide as part of the planning application.

ES Structure

- 1.5 This ES comprises eight chapters and is supported by figures (located at the back of each chapter) and technical appendices. A Non-technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.2 sets out the structure of the ES.

Table 1.2: ES Structure

Volume 1 – Main Text & Figures		
Chapter No.	Chapter Title	Description
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Appellant.
5	Construction Methodology and Phasing	Details of anticipated programme for Development and construction methodology.
6	Agricultural Land	Assessment of effects of the Development on agricultural land
7	Minerals	Assessment of effects of the Development relating to minerals.
8	Summary and Residual Effects	Summary of the residual and interactive effects of the Development.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

- 1.6 The ES has been coordinated by Barton Willmore and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Appellants. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A statement of competence of the ES technical team is

provided in Appendix 1.5.

Table 1.3: Project Team

Organisation	Expertise
Barratt Homes, Bloor Homes North West, John Raymond Jones and the Trustees of the Wrexham (Parochial) Education Foundation	Appellant; Construction Programme
Wardell Armstrong	Minerals Assessment
Reading Agricultural Consultants	Agricultural Assessment

Planning Application Documents

1.7 Other documents submitted in support of the planning appeal include:

- Planning Statement;
- Design and access Statement;
- Heritage Assessment;
- Archaeological Evaluation Report;
- Air Quality Assessment;
- Noise Assessment;
- Flood Consequence Assessment;
- Landscape and Visual Impact Assessment;
- Transport Statement;
- Phase 1 Ecology Report; and
- Sustainability Statement.

ES Availability and Comments

1.8 Copies of the ES can be purchased from the Environmental Planning Team at Barton Willmore:

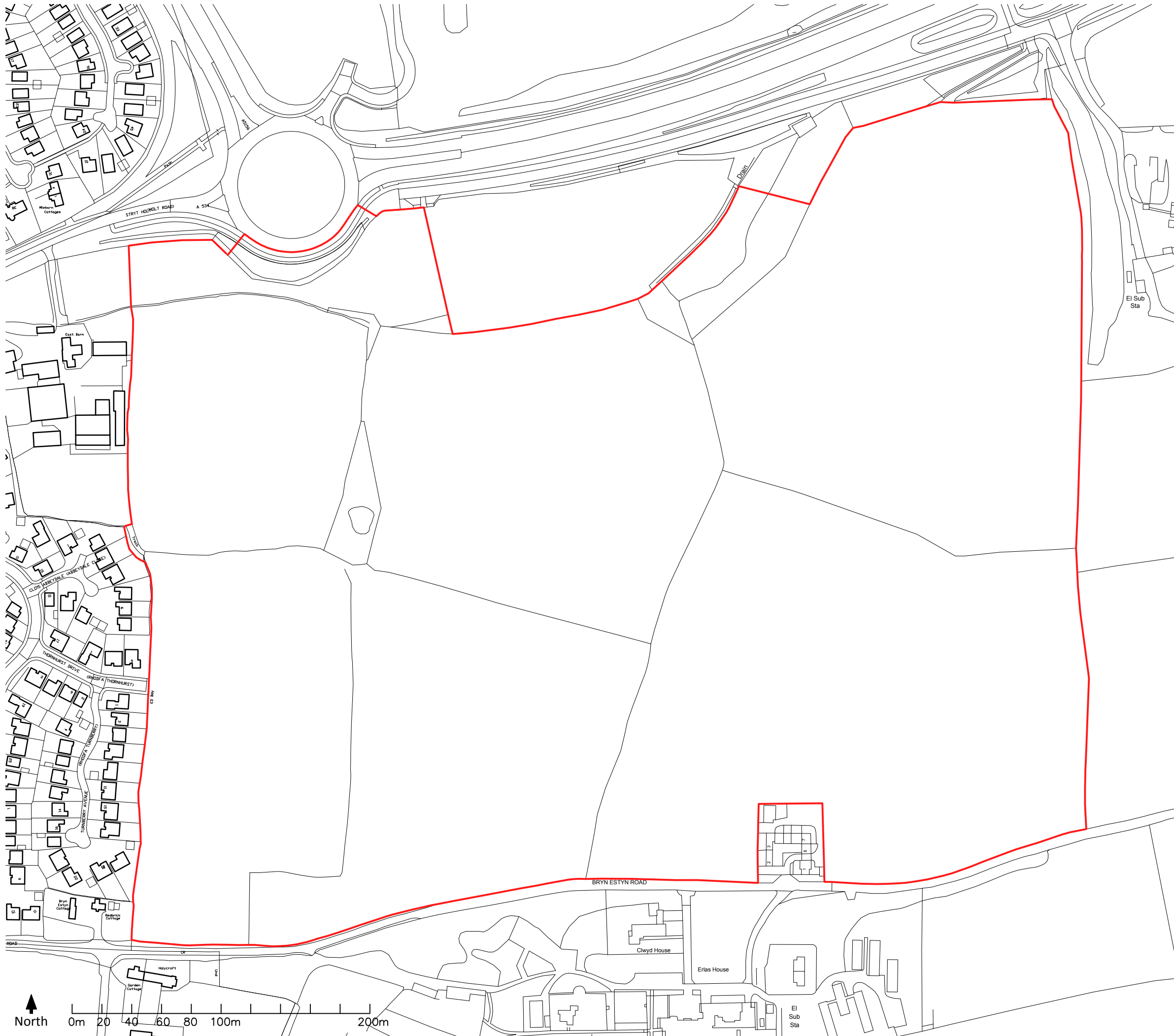
Tel: 020 7446 6888 / Email: IEPenquiries@bartonwillmore.co.uk

1.9 The ES may be purchased as a whole document or in separate volumes, the costs for which are as follows:

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £250
- Full copy (with NTS) of the ES on memory stick - £20.

REFERENCES

ⁱ SI 1824 as amended by 2015/660



KEY:

Site boundary



BARRATT
HOMES
built around you



BLOORHOMES
built around you

John Raymond Jones

The Trustees of The
Wrexham (Parochial)
Education Foundation

Land South of Holt Road Wrexham

Site Location Plan

Drwg No: 661B 03A	Date: 09-11-17
Drawn by: MP	Checker: JF
Rev by: SB	Rev checker: DL
QM Status: Checked	Product Status: Issue
Scale: 1:2500 @ A3	