

Statement of Community Involvement

FOR OUTLINE RESIDENTIAL DEVELOPMENT

LAND AT PEN-Y-BONT RESTORED LANDFILL, PENTRE, CHIRK

Prepared by

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On behalf of

FCC Environment



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1. INTRODUCTION

This report provides an overview of the programme of consultation which has been undertaken by DBA Estates on behalf of FCC Environment in respect of the proposed development on land at the former Pen-y-Bont Landfill, Pentre, Chirk. It also sets out how the consultation process has influenced the development proposals.

The Government's Localism agenda is now in full swing, with the 'Big Society' theme here to stay. FCC Environment and DBA Estates have delivered community-led development projects for many years and fully support the Government's aspiration to place greater emphasis on decision making at the local level and to encourage developers, landowners, local communities and public sector bodies to work together to deliver the new homes the country needs.

Pre-application consultation with stakeholders and the community is a fairly well-established practice on major applications and the Localism agenda has placed a far greater emphasis on stakeholder and community engagement to support decision making at the local level. Most Local Planning Authorities (LPA's) now have Statements of Community Involvement which encourage good practice of community consultation prior to submission of an application. The Localism Act introduces new mandatory requirements for consultation for major planning applications.

Within this statement we will demonstrate how we have had due regard to comments made at pre-application stage, and clearly identify where and how the consultation process has influenced the application proposals.

The structure of the report is as follows:

- Introduction and Context
- Consultation Approach and methodology
- Stakeholder Feedback
- Summary

2. POLICY CONTEXT

From the 1st August 2016, the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 has required all planning applications for "major" development and "Developments of National Significance" in Wales to be accompanied by a Pre-Application Consultation Report.

Planning plays an important role in shaping the places where people live and work. It is the role of Local Planning Authorities to administer this role, both in setting long term priorities for their area and in making judgements on development proposals. This must be done in a fair and open manner, which allows the opportunity for the public to become empowered in the decision-making process.

Publicity and consultation on planning applications is central to the process. public participation provides opportunities to improve proposed development and to alleviate concerns and issues people may have.

Increasingly, prospective applicants and developers have become more involved in carrying out their own consultation with local people and other stakeholders, such as Town and Parish Councils. This is particularly beneficial at a pre-application stage particularly when an application is likely to have a significant impact on the local area or requires sensitive design and planning.

This approach has the benefit of allowing the provision of better information to the public before the formal planning process has begun, allowing more community and professional input into the proposal, such as the design of a scheme, and reducing objections at the time of application.

There are no formal requirements to be met by applicants or the council in consulting on pre-application stages of planning applications. However, it is widely accepted that there should be an element of public engagement prior to the submission of all planning applications, whether this be a conversation with neighbours, or formal meetings.

This public engagement can range from informal discussions with neighbours, through to more formal consultation with Town and Parish Councils.

3. CONSULTATION ACTIVITY APPROACH

The adopted approach to community and stakeholder consultation is designed to be as inclusive and transparent as possible. It seeks to ensure that individual, business and agency stakeholders who have an interest in the development of the site are afforded every opportunity to be involved in the preparation of, and comment upon, proposals for the development.

The community engagement for the site has involved the following stages:

- Pre-application meetings
- Consultation with local residents

Pre-application meetings

As part of developing our proposals for the site we recognized the importance of undertaking pre-application discussions with the LPA and formally submitted an application for pre-app advice logged under application reference ENQ/2016/0183. Following an initial meeting with officers we received a formal written response to our request for advice outlining the local policy context, validation requirements and pertinent issues for consideration.

A series of meetings and correspondence over a sustained period of time has been exchanged with Wrexham County Borough Council officers, DBA Estates, FCC Environment and the consultant team. The purpose of this correspondence has been to ensure that as many issues have been dealt with as early as possible to ensure that the planning submission reflects the best possible scheme for the site and provides benefits to the local and wider community.

The pre-application meetings held with Wrexham County Borough Council Officers are listed in the table below.

Development Management Planning Officer Kevin Hughes	Pre-app meeting 1 st December 2016 and 7 th November 2017
Senior Conservation Officer Anna Irwin	Pre-app meeting 11 th April 2018
Planning Policy Officer Chris Smith	Pre-app meeting 7 th November 2017
Ecology Officer Emma Broad	Pre-app meeting 7 th November 2017
Tree Officer John Brewin	Pre-app meeting 7 th November 2017

The meetings with officers has influenced our approach towards the final planning application to ensure we effectively respond to the key issues involved in the development of the site. This has enabled us to design a development proposal which we believe responds positively to the local characteristics of the area and can be supported by officers.

Public Consultation Event

We understand the importance of engaging with the local community, particularly the residents of Pentre and the surrounding areas.

A public consultation event was organized on Wednesday the 25th April 2018 held at Pentre Controlled Primary School, Pentre, Chirk, LL14 5AW between the hours of 5.30pm and 8.30pm.

The event was publicized through the following methods:

- Newspaper advertisement (Appendix A) in the Wrexham Leader on 17th, 18th and 21st April
- 250 leaflets (Appendix B) posted to local residents and left at local shops/community facilities
- Emails to Council Officers, Local Councillors and other consultees as listed below

Name	Position	Contact Details
Current Tenants		
Mr Roger Morris	Grazing License	Mr Roger Morris of Lodge Farm, Chirk, Wrexham, LL14 5AU
Mr Lewis	Agricultural Tenant	tbc
Border Tachograph Services Ltd	Commercial Leaseholder	Fraser Robertson fraser@tacho.wales
Natural Resources Wales		
Stuart Ross	Regulatory Officer	Stuart.ross@cyfoethnaturiolcymru.gov.uk
Tony Roberts	Senior Environment Officer/Landfill Gas Technical Specialist	Anthony.roberts@cyfoethnaturiolcymru.gov.uk
Wrexham CBC Officers		
Kevin Hughes	Principal DM Planning Officer	Kevin.hughes@wrexham.gov.uk
Chris Smith	Planning Policy Officer	Chris.smith@wrexham.gov.uk
Nicola Corbishley	Planning Policy Manager	Nicola.corbishley@wrexham.gov.uk
Rebecca Morgan	Business & Investment Lead	Rebecca.morgan@wrexham.gov.uk

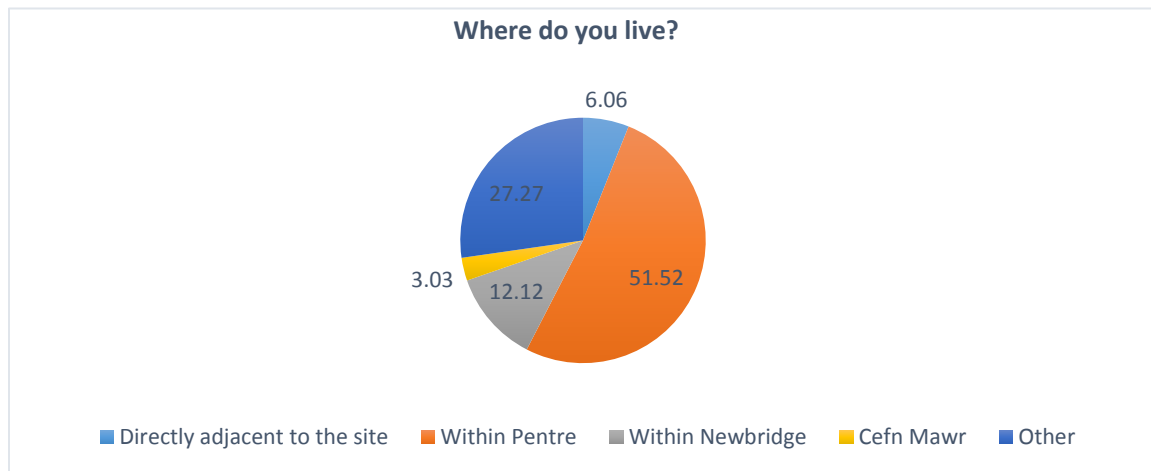
Rebecca Lowry	Service Manager Regeneration	Rebecca.lowry@wrexham.gov.uk
Steve Bayley	Head of Housing & Economy	Steve.bayley@wrexham.gov.uk
Joe Bickerton	Destination Manager	Joe.bickerton@wrexham.gov.uk
Anna Irwin	Conservation and Environment Lead	Anna.irwin@wrexham.gov.uk
Wrexham CBC Councillors		
Cllr M G Morris	Chair of Planning Committee	Michael.morris@wrexham.gov.uk
Cllr J R Skelland	Chair of Employment, Business & Investment (EBI) Scrutiny Committee	Rodney.skelland@wrexham.gov.uk
Tracy Davies	EBI Scrutiny Facilitator	Tracy.davies@wrexham.gov.uk
Cllr Frank Hemmings	Chirk North CBCllr	Frank.hemmings@wrexham.gov.uk
Cllr Sonia Benbow-Jones	Cefnawr CBCllr	Sonia.benbow-jones@wrexham.gov.uk
Cllr Dana Davies	Ruabon CBCllr	Dana.davies@wrexham.gov.uk
Town and Community Councillors		
Chirk Town Council	Clerk	chirk.towncouncil@btinternet.com
Cefn Community Council	Clerk	cefnawrparish@btconnect.com
Ruabon Community Council	Clerk	mike@ruabon-community.org.uk

The event was held in the school hall and 5no. A1 Display Boards (Appendix C) were on display showcasing the development proposals for the site. Members from the consultant team were present and available to discuss the development proposals and answer any questions.

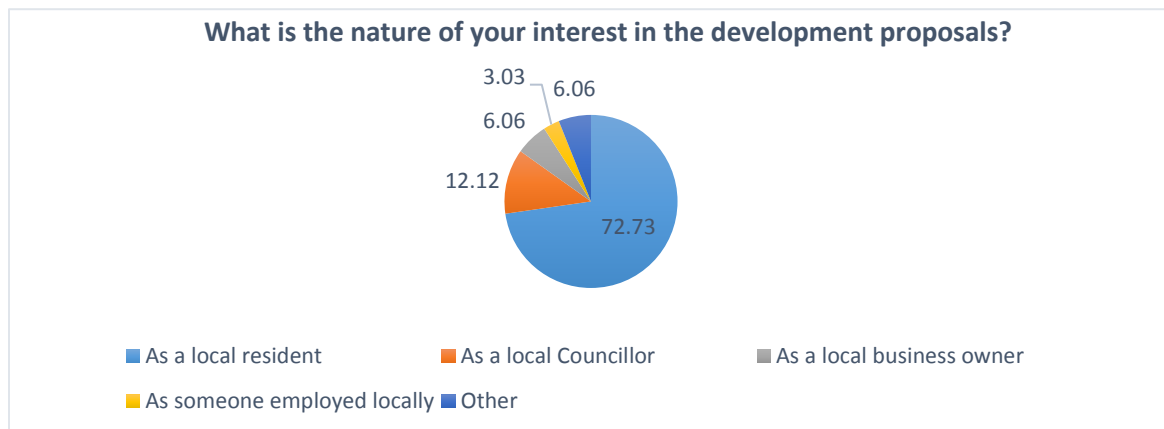
Attendees were also encouraged to complete a questionnaire (Appendix D) in order to provide feedback and capture the thoughts of local residents.

4. EVENT FEEDBACK

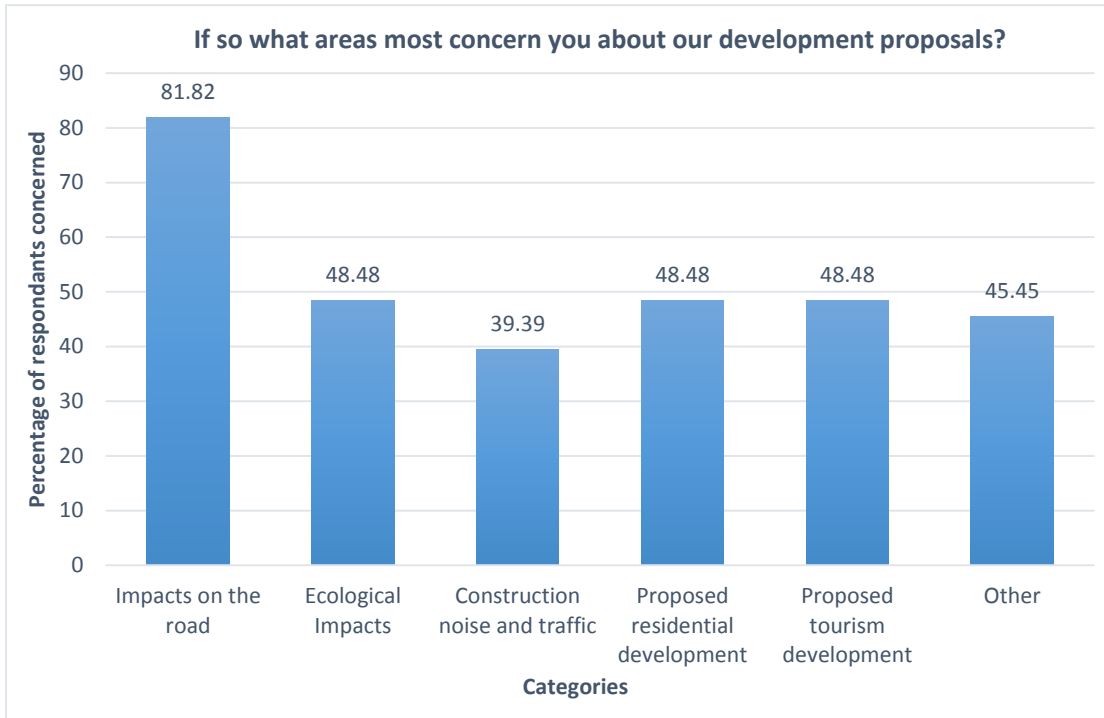
The following charts and tables provides a breakdown of the feedback to the key issues raised in the consultation questionnaires.



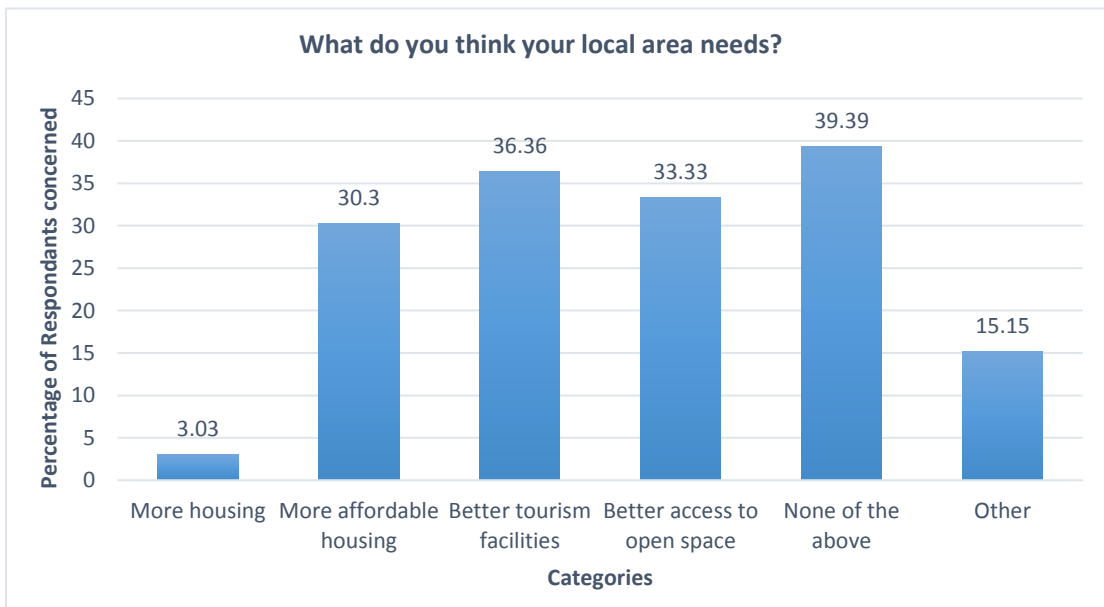
As shown in the figure above the majority of attendees to the event were residents of Pentre (52%). In total the immediate surrounding area accounted for 67% of respondents. There were also residents present from further afield as 27% of the respondents came from areas not listed on the questionnaire.



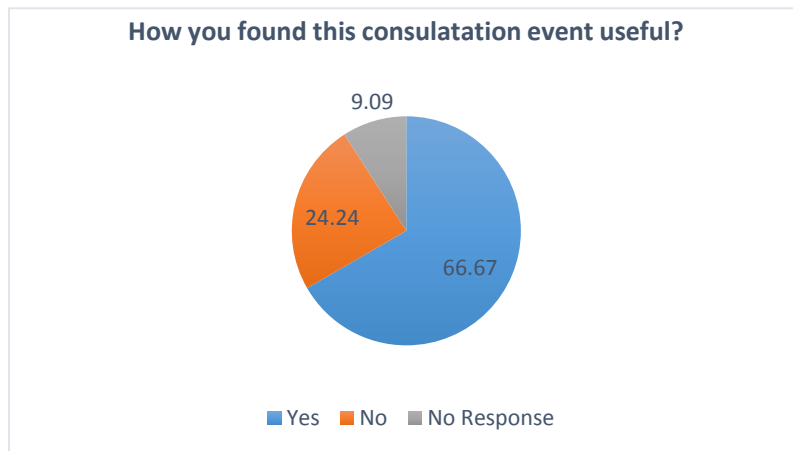
As would be expected majority of the respondent's interest in the development stemmed from them being local residents. However, the other key interested parties consisted of local Councillors, business owners, people locally employed, the local school and the local angling club.



The table above provides a breakdown of the responses received in relation to peoples concerns over the development. Traffic and highways issues was the main issue people were concerned with.



On review of the feedback provided in relation to what people think is needed in the local area it clearly shows that there is a need for more affordable housing and better access to open space, two items the development proposals are able to deliver.



Majority of respondents found the consultation event to be useful and the event was a success.

5. CONCLUSION

As part of this planning application, it is our submission that the approach to stakeholder and community engagement has been successful and suitable.

Overall, it can be seen that most of the comments that have been received through the consultation carried out prior to the submission of this application, have been considered and the designs amended as appropriate.

All comments through the pre-application meetings process have had a direct effect on the application. Where possible, the responses from the local residents have also played a key role on the proposal.

This consultation strategy outlines the way in which stakeholders and members of the community have been actively informed about the development proposals for the land at Pen-y-Bont.

It is considered that the consultation methods used have targeted the interested community groups and stakeholders, whilst allowing all to have their say on our development proposals in line with current national and local planning policy requirements.

Appendix A.



from waste to resource

Appendix B.



**Pen-y-Bont Restored
Landfill Site**

**Public Consultation
Event**

**25th April
5.30pm – 8.30pm
Pentre School, Pentre
Chirk, LL14 5AW**

fcc Environment

View our Development Proposals For Housing and Visitor Accommodation



from waste to resource

Appendix C.

Pen-y-Bont Restored Landfill

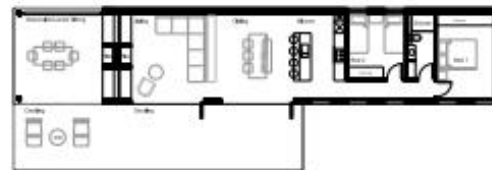
Masterplan



Leisure Development



4 person Ec lodge



8 person Ec lodge



Development Strategy



Aerial view of Pen-y-Bont from the south

The development will deliver upto **40 purpose built eco lodges** to provide **high quality tourist and visitor accommodation**, with reception and café facilities. There is also the future potential to provide swimming pool facilities for both visitors and existing local residents.

The leisure proposals will **improve accessibility** down to the river and surrounding areas of open space with new pathways and nature trails, new tree planting, and **improved maintenance and management of the landscape**. There are also plans to provide paths over the restored landfill to a feature hilltop viewpoint providing views to the adjacent World Heritage Site and surrounding valley landscape.

The proposals will provide approximately **50 new homes, providing both market and affordable housing for the local area**. The housing styles will range from traditional style terraced properties, 2-storey dwellings some with first floor living accommodation to provide views across the beautiful surrounding landscape, along with smaller single storey dwellings and bungalows.



Development Strategy



Continued and improved **management and maintenance of the important Grade II Listed Building**, with proposals to fully restore the building for conversion to residential or office use.

The development proposals for the site will complement the restoration of the landfill area, by replacing the existing unsightly areas of hardstanding and industrial units with **high quality designed and landscaped residential development**.

Providing job opportunities through the construction of the developments and the future operation of the leisure facilities.

It is hoped FCC's plans for the site highlight our commitment to fully restoring a site of important historic significance and delivering **a scheme that the local community can be proud of for years to come**.



Appendix D.



Pen-y-Bont Restored Landfill Consultation Feedback Form

This questionnaire sets out a series of questions in order to gain the views of the public on our development proposals. All comments will be appraised and will be used to help refine our proposals for the site, where possible. Please fill this in and place it in the box provided, or alternatively post it back to us at:

"Consultation"

c/o DBA Estates, Suite 1, Oak House, Kingswood Business Park, Wolverhampton, WV7 3AU

Q1. How did you hear about this event?

- ☐ A leaflet through your door
- ☐ Advert in the Wrexham Leader newspaper
- ☐ Through a poster in your local shop
- ☐ Through your local Councillor

Other _____

Q2. Where do you live?

- ☐ Directly adjacent to the site
- ☐ Within Pentre
- ☐ Within Newbridge
- ☐ Cefn Mawr

Other _____

Q3. What is the nature of your interest in the development proposals?

- ☐ As a local resident
- ☐ As a local Councillor
- ☐ As a local business owner
- ☐ As someone employed locally

Other _____

Q4. What do you think your local area needs?

- ☐ More housing
- ☐ More affordable housing
- ☐ Better tourism facilities
- ☐ Better access to open space
- ☐ None of the above

Other _____

from waste to resource

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450 Farnham Drive, Northampton Business Park, Northampton NN4 7BG.
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Q5. Do you have any concerns over the development proposals?

- ☐ Yes
☐ No

If so what areas most concern you about our development proposals?

- ☐ Impacts on the road
☐ Ecological impacts
☐ Construction noise and traffic
☐ Proposed residential development
☐ Proposed tourism development

Other _____

Q6. Have you found this consultation event useful?

- ☐ Yes
☐ No

Q8. Do you have any other comments?

