



Wynnstay Farming Co Ltd

STATEMENT OF COMMUNITY INVOLVEMENT



October 2013

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1. Introduction

This Statement of Community Involvement has been prepared to support the planning application which will be submitted by Wynnstay Farming Company Ltd for a mixed use development in Ruabon, Wrexham.

The consultation strategy developed and undertaken for this application was produced using the Planning Act 2008 as guidance.

The consultation strategy implemented ahead of the submission of this application is outlined in this document.

In adherence to Guidance on pre-application consultation in the Planning Act 2008 communications were produced in English and Welsh. Copies of the various consultation materials which were provided to the community are included as appendices together with a detailed record of feedback.

The consultation process started with meeting Ken Skates AM in August 2013.

2. Identification of stakeholders

2.1 Methodology

The development team follows best practice guidelines regarding community involvement. It was deemed crucial to the application's development to include all sections of the local community and key stakeholders in Ruabon in the consultation process, including:

- Residents in the immediate vicinity
- Local politicians
- Elected community representatives
- Local businesses and organisations

In order to identify the specific points of contact within each of these groups, a thorough stakeholder audit was conducted through a combination of desk-based research, liaison with community representatives and an on-foot area investigation.

2.2 Key stakeholders and organisations identified

NAME	REPRESENTING
Susan Elan Jones MP	MP for Clwyd South
Ken Skates AM	AM for Clwyd South
WCB Cllr Joan Lowe (Chair)	Ruabon Community Council and Penrycae & Ruabon South, Wrexham County Borough Council
Cllr Supriya Kapas (Vice Chair)	Ruabon Community Council
WCB Cllr Mrs Dana Davies	Ruabon Community Council and Wrexham County Borough Council
Cllr Janet Taylor	Ruabon Community Council
Cllr Bob Jackson	Ruabon Community Council
Cllr Cath Roberts	Ruabon Community Council
Cllr Gwen Rogers	Ruabon Community Council
Cllr Sybil Bremner	Ruabon Community Council
Cllr Ann Davies	Ruabon Community Council
Cllr Ron Pugh	Ruabon Community Council
Cllr Bill Smith	Ruabon Community Council
Cllr Dave Green	Ruabon Community Council
Clerk Mike Blackshaw	Ruabon Community Council
Cllr Paul Blackwell	Plas Madoc, Wrexham County Borough Council
Cllr Andrew Bailey	Wrexham County Borough Council
Cllr I. David Bithell	Wrexham County Borough Council
Cllr Terry Boland	Wrexham County Borough Council
Cllr Brian P. Cameron	Wrexham County Borough Council
Cllr Krista Childs	Wrexham County Borough Council
Cllr Anne Evans	Wrexham County Borough Council
Cllr D. J. Griffiths	Wrexham County Borough Council
Cllr Gareth W. Griffiths	Wrexham County Borough Council
Cllr Kevin Hughes	Wrexham County Borough Council

Cllr Malcolm Christopher King	Wrexham County Borough Council
Cllr Geoff Lowe	Wrexham County Borough Council
Cllr Bernie McCann	Wrexham County Borough Council
Cllr Colin Powell	Wrexham County Borough Council
Cllr Graham Rogers	Wrexham County Borough Council
Cllr Neil Rogers	Wrexham County Borough Council
Cllr Barbara Roxburgh	Wrexham County Borough Council
Cllr Malcom Taylor	Wrexham County Borough Council
Cllr Andy Williams	Wrexham County Borough Council
Cllr Michael Williams	Wrexham County Borough Council
Cllr Steve Wilson	Wrexham County Borough Council
Cllr Derek W Wright	Wrexham County Borough Council
Cllr William E. Baldwin	Wrexham County Borough Council
Cllr David A. Bithell	Wrexham County Borough Council
Cllr A. Keith Gregory	Wrexham County Borough Council
Cllr Pat Jeffares	Wrexham County Borough Council
Cllr Arfon O. Jones	Wrexham County Borough Council
Cllr John Phillips	Wrexham County Borough Council
Cllr Ronnie Prince	Wrexham County Borough Council
Cllr John Pritchard	Wrexham County Borough Council
Cllr David Taylor	Wrexham County Borough Council
Cllr R. J. Dutton	Wrexham County Borough Council
Cllr T. Alan Edwards	Wrexham County Borough Council
Cllr Terry Evans	Wrexham County Borough Council
Cllr David Kelly	Wrexham County Borough Council
Cllr Mark Owens	Wrexham County Borough Council
Cllr Paul Howard Pemberton	Wrexham County Borough Council
Cllr Mark Pritchard	Wrexham County Borough Council
Cllr I. Roberts	Wrexham County Borough Council
Cllr J. M. B Roberts	Wrexham County Borough Council

Cllr Phil Wynn	Wrexham County Borough Council
Cllr Hugh Jones	Wrexham County Borough Council
Cllr Lloyd Kenyon	Wrexham County Borough Council
Cllr M. G. Morris	Wrexham County Borough Council
Cllr J. R. Skelland	Wrexham County Borough Council
Cllr Paul Rogers	Wrexham County Borough Council
Cllr Mike Edwards	Wrexham County Borough Council
Cllr R Alun Jenkins	Wrexham County Borough Council
Cllr J. A. Kelly	Wrexham County Borough Council
Cllr Carole O'Toole	Wrexham County Borough Council
Mike Olijnyk	Chamber of Commerce

3. Consultation methodology

The consultation programme was designed to meet the guidelines set out in “Guidance on pre-application consultation - Planning Act 2008” - to encourage discussion before a formal application is made and to avoid unnecessary objections being made at a later stage.

As such, the aim was firstly to provide clear and appropriately detailed information on the nature of the proposals in advance of the submission of the application. A secondary aim was to provide a transparent and effective means of capturing feedback, which could be later analysed.

The consultation culminated in a public information event held on the 20th September at the Wynnstay Arms and on the 21st September at the Plas Madoc Leisure and Activity Centre. The event set out the development teams plans and gave local residents and stakeholders the opportunity to view the proposal and air their views. Visitors were encouraged to complete a feedback form on the day or directed to the website www.ruabonpark.co.uk where they were able to complete a form online. They could also email any questions direct to ruabon.development@jbp.co.uk.

3.1 Promotion of the consultation

Letters were issued to the identified list of key stakeholders, providing them with information about the proposal and inviting them to meet to discuss the proposal and also to attend the public information event. This was so they would be in a position to answer questions from, or disseminate accurate information to their members or constituents in the wider community (see appendix one). Members of the Ruabon Community Council as well as the Assembly Member were also telephoned before the event.

A flyer containing the details of the proposal and of the public information event on the proposed development was sent in Welsh and English to the 2006 households and businesses identified in the immediate area. The date, times and venues for the exhibitions were also clearly stated and a telephone number and email address were given for further enquiries. The invitation can be seen in appendix two.

A press release was also sent to the five relevant media outlets giving details of the public exhibition to enable other members of the community to learn about the public consultation events. These included: Wrexham Leader, Western Mail, BBC Wales, Daily Post Wales and South Wales Argus (see appendix three). All were proactively briefed on the proposals in order that they could run stories in advance of the exhibition and promote it more widely. This was featured in BBC News Wales, Wrexham Leader and Rhyl Journal (see appendix four). A press advert was also released (see appendix five). A pre-recorded interview in Welsh was also aired on Friday 20th September by BBC radio Wales.

3.2 Stakeholder meetings

Private meetings were made available for all councillors. Councillor J Lowe and David Taylor met with the development team members.

3.3 Public exhibition

The development team hosted a public information event on the 20th September 10am-7.30pm and on the 21st September 10am-4pm.

The event was organised on a 'drop-in' basis with no formal presentation and was manned at all times by members of the multi-disciplinary development team, including:

- Community Relations Specialist
- Architect
- Transport
- Planning
- Welsh speaker

The location and times were designed to give maximum accessibility with signs in Welsh and English (appendix five) and flexibility to enable consultees to combine a visit to the event with other commitments such as work or childcare.

At the event, display materials included: location maps, display stands, feedback forms. All information was easily legible and available in both Welsh and English.

Members of the development team were available to welcome and guide visitors around the event and to answer questions or discuss elements of the proposals as necessary. Experts from each of the key disciplines were available to answer detailed questions where necessary and the high level of face-to-face interaction meant many issues and concerns were able to be addressed immediately.

Before leaving the event, consultees were encouraged to complete a feedback form which asked them to register comments under a series of questions; these forms were provided in both Welsh and English. This approach enabled consultees to give a focused response (leading to more meaningful analysis afterwards). A copy of the feedback form can be seen in appendix six.

Completed forms were deposited in a closed box to assure consultees of confidentiality and to avoid the chance of the comments of previous visitors influencing subsequent consultees.

Photographs of the exhibition can be seen in appendix seven.

4. Consultation feedback and analysis

4.1 The exhibition

In total three stakeholders attended the exhibitions over the two days. A breakdown of the feedback can be seen in appendix nine. The audience consisted of:

- Local residents
- Local business owners
- Councillors and Council representatives
- School head teachers

Residents from the following roads attended the public information event (note: a large majority did not leave their addresses):

- Jones Street
- Acrefair
- Blackbrook Drive
- Vicarage Fields
- Orton Grove
- New High Street
- Garden View
- Queen Street
- Village Meadow
- Pont Adam
- Church Street
- Church View
- Wynnstay Park
- Paddock Row
- Shellbrook Drive
- Bedwell Close
- Llangollen Road
- Llywyn Bach
- Bridge Street
- Pen-Y-Garden
- Cil-Y-Coed
- Albert Grove
- Llyn Back
- Tai-Nant
- Pen-y-Bryn
- Newydd Court
- Cil-Y-Coes Park
- Mount Pleasant
- Shellbrook Drive
- East Avenue
- Lower School Drive
- Robert Terrace
- Lynn Grove

Of the stakeholders invited, the following made themselves known at the public information event (more may have attended but did not identify themselves):

- Ken Skates AM
- Dana Davies
- Cllr Lowe

4.2 Headline summary of feedback

We received 177 feedback forms. A detailed breakdown of the comments made is provided in appendix eight. (All names and addresses have been withheld due to confidentiality reasons).

Of those who completed the feedback form and answered the question 'Overall do you support the development?' (see Figure 1)

- 58.4% said Yes
- 41.6% said No

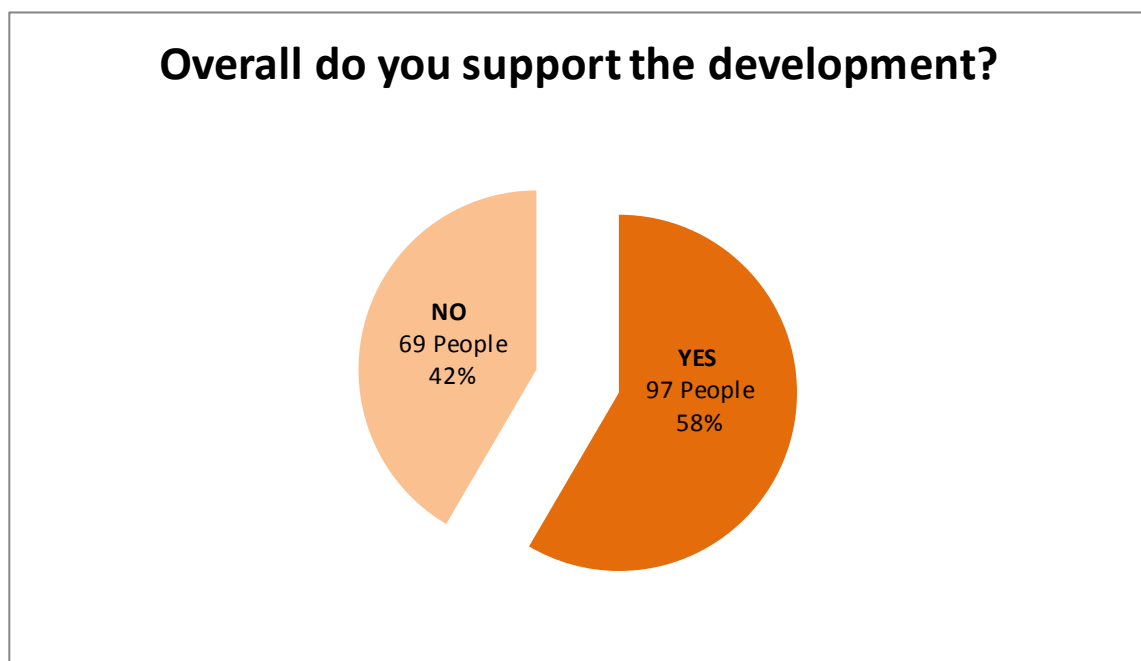


Figure 1

The comments included:

- The need for competition and choice in Ruabon
- The need for housing and employment to sustain the village.

The concerns raised through comments in the feedback form include:

- Strain on infrastructure, specifically the Doctors Surgery and Primary Schools

The graphs below (Figures 2-5) show the feedback from each question answered. Questions one and seven referred to general thoughts and feedback and therefore cannot be represented this way.

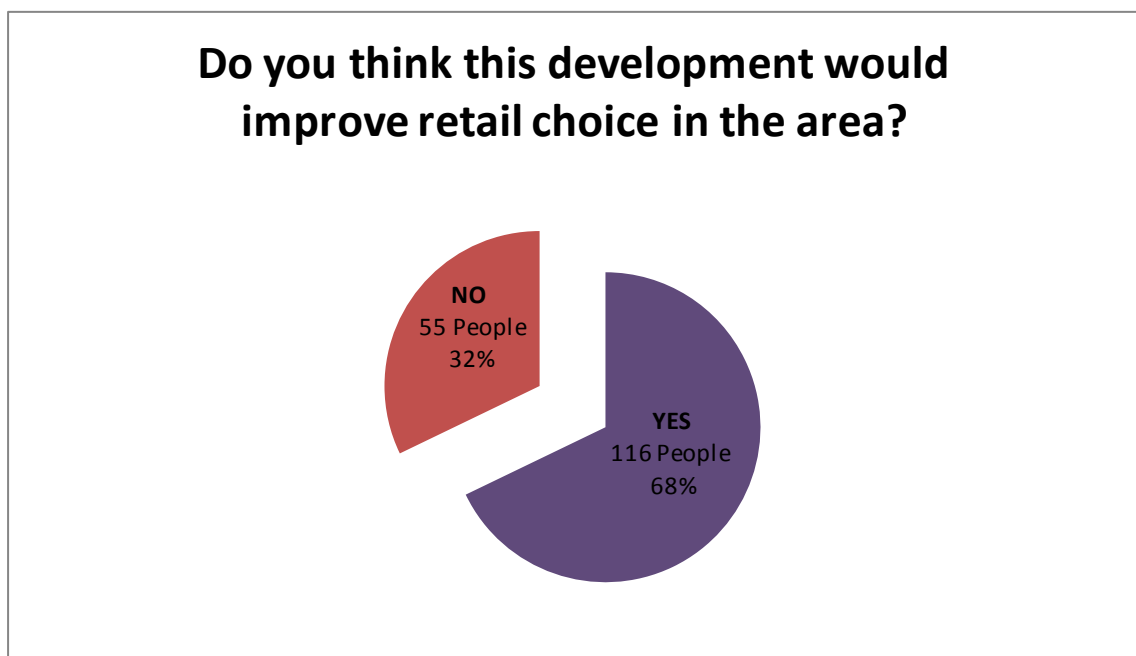


Figure 2

Do you think this development would improve choice of new homes in the area?

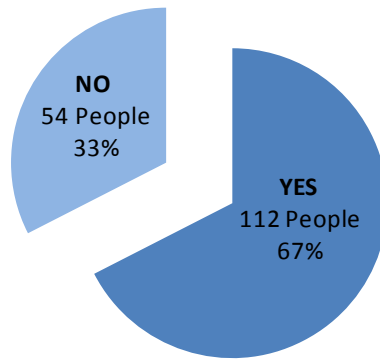


Figure 3

Do you think this development would improve employment opportunities in the area

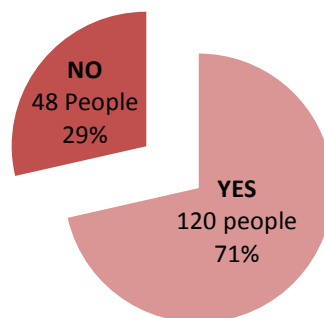


Figure 4

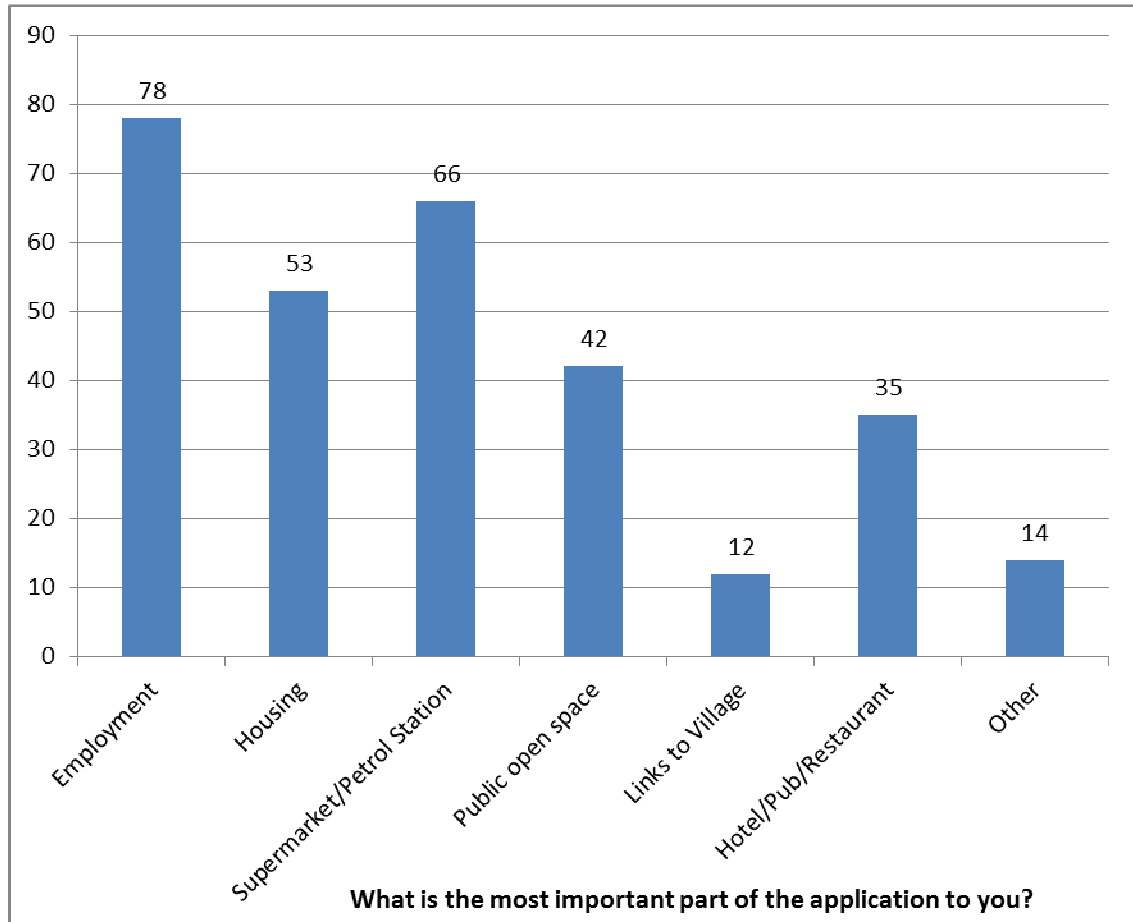


Figure 5

4.3 Responding to feedback

All questions raised throughout the consultation process were acknowledged and answered by members of the development team. Since starting the consultation process five phone calls have been received on the Community Relations helpline, three of whom wanted details on the exhibition.

4.4 Next Steps

The development team will continue to liaise with key stakeholders and residents throughout the planning application and beyond. In particular, a helpline will be available for members of the public to contact if they have any questions.

5. Conclusion

The pre-application consultation succeeded in engaging with 335 residents and community representatives. Over half of attendees (177 people) completed feedback forms and this has given the development team invaluable information to make informed decisions about changes to the plans ahead of submitting the planning application.

While nearly 60% of people supported the application as a whole the majority of those who were against it cited pressure on schools and doctors surgery's as the reasons for their objection.

71.4% (120) thought that the development would improve the offer of employment opportunities in the area while 69% (116) said that they thought the development would improve retail choice. 67.4% of people who completed a feedback form thought that the development would improve the choice in new homes in the area.

People who wanted the supermarket supported it because of the close proximity and walking distance to the village. A key issue that was raised in this respect was the need to enable pedestrian linkage and connectivity between the proposed development site and the village across the dual carriageway (A539). It is now proposed to facilitate this access by providing an at-grade pedestrian crossing facility across the A539 in accordance with the necessary highway standards.

The applicant has also sought to directly address the concern about the education impact of the proposed development by making land available within the site for a new primary school in lieu of making the standard financial contribution in this respect.

Appendix One: Stakeholder letter

c/o The White House
6, Whiteladies Road
Bristol
BS8 1PD

Ms Susan Elan Jones MP
5 Enterprise Centre
Well Street
Cefn Mawr
Wrexham LL14 3AL

14 August 2013

Dear Ms Jones MP,

As you may know, the land immediately to the south of Ruabon has an existing planning consent for a business park. However, given the current economic climate, this is not currently viable, so we would like to invite you to take part in a consultation on a revised application for the site.

The revised application would keep a significant amount of employment space, and includes a supermarket site and new housing. During a consultation for a new supermarket and employment space on the site in 2008, 80% of local people were in favour of the application. We look forward to working with people on the revised application and will be holding two public exhibitions in September this year in Ruabon Town Centre and at the Plas Madoc Leisure and Activity Centre.

As well as the supermarket, employment space would include offices and light industrial and there would be over 300 homes and ample parking. It would offer a number of benefits to the local economy and community, including up to 270 new full and part time jobs in the store, around 50 jobs in a possible hotel/restaurant and 1,000 – 1,250 job opportunities created in the employment space.

We would welcome the opportunity to discuss the proposals with you in person. If you would like to meet please contact my colleague, Matthew Thompson on 0117 9073400 to arrange a suitable time.

In the meantime if you have any queries please do not hesitate to contact Matthew with any questions

Yours sincerely,



Richard Brown
JBP – on behalf of the Ruabon Park development team

d/o The White House
6, Whiteladies Road
Bryste/Bristol
BS8 1PD

14 Awst 2013

Annwyl Ms Jones MP ,

Fel y gwyddoch efallai, mae caniatâd cynllunio presennol ar gyfer parc busnes ar dir i'r de o Riwabon. Fodd bynnag nid yw hyn yn hyfyw ar hyn o bryd, oherwydd yr hinsawdd economaidd cyfredol, felly hoffem eich gwahodd i gymryd rhan mewn ymgynghoriad ar gais diwygiedig ar gyfer y safle.

Byddai'r cais diwygiedig yn cadw gofod sylweddol ar gyfer cyflogaeth, ac yn cynnwys safle ar gyfer archfarchnad a thai newydd. Yn ystod ymgynghoriad ar gyfer archfarchnad newydd a gofod cyflogaeth ar y safle yn 2008, roedd 80% o bobl leol o blaid y cais. Edrychwn ymlaen at weithio gyda phobl ar y cais diwygiedig a byddwn yn cynnal dwy arddangosfa gyhoeddus ym mis Medi eleni yng Nghanol Tref Rhiwabon ac yng Nghanolfan Gymunedol Plas Madoc.

Yn ogystal â'r archfarchnad, byddai gofod cyflogaeth yn cynnwys swyddfeydd a defnydd diwydiannol ysgafn a byddai dros 300 o gartrefi gyda digonedd o leoedd parcio. Byddai'n cynnig nifer o fuddion i'r economi a'r gymuned lleol, yn cynnwys hyd at 270 o swyddi newydd llawn-amser a rhan-amser yn y stôr, tua 50 o swyddi mewn gwesty/bwyty posibl a 1,000 - 1,250 o gyfleoedd swyddi a fyddia'n cael eu creu yn y gofod cyflogaeth.

Byddem yn croesawu'r cyfle i drafod y cynigion gyda chi wyneb yn wyneb. Os hoffech gwrdd, byddwn yn ddiolchgar pe cysylltech â fy nghydweithiwr Matthew Thompson ar 0117 9073400 i drefnu amser addas.

Yn y cyfamser, mae croeso i chi gysylltu â Matthew os oes gennych unrhyw gwestiynau.

Yn gywir iawn,



Richard Brown
JBP – ar ran tîm datblygu Parc Rhiwabon

Appendix Two: Residents Flyer

**A NEW
DEVELOPMENT
FOR RUABON**



Come and meet us at the Wynnstay Arms, Ruabon on Friday 20 September 2013 or the Plas Madoc Leisure and Activity Centre on Saturday 21 September 2013

Ruabon Park



Wynnstay Arms - High Street - Ruabon - LL14 6BL
20 September 2013 - 10am - 7.30pm

Come and find out more about the proposed development in Ruabon

At an exhibition in 2008, 80% of attendees supported plans for a business park and supermarket on the Ruabon site. Since then we have made some changes, which we believe more closely match local demand and would like your thoughts on the new proposal. If approved, the development could bring:

- Over 1500 new full and part-time job opportunities for local people
- A new store, employment space, a hotel/restaurant and over 300 new homes
- Public open space for community use.

We hope to see you and look forward to hearing your thoughts.

If you have any questions, please contact our community relations team on 0800 073 1047 or email ruabon.development@jbp.co.uk. The plans will also be shown on our website at www.ruabonpark.co.uk



Plas Madoc Leisure and Activity Centre
Llangoollen Road - Acrefair - Wrexham - LL14 3HL
21 September 2013 - 10am - 4pm

Ruabon Park

**DATBLYGIAD
NEWYDD AR
GYFER RHIWABON**



Dewch i gwrdd â ni yn yr **Wynnstay Arms** dydd **Gwener**
20 Medi 2013 neu **Canolfan Hamdden a Gweithgareddau**
Plas Madoc dydd **Sadwrn 21 Medi 2013**

**Parc
Rhiwabon**



Wynnstay Arms - Stryd Fawr - Rhiwabon LL14 6BL
20 Medi 2013 - 10am – 7.30pm



Canolfan Hamdden a Gweithgareddau Plas Madoc
Llangollen Road - Acrefair - Wrecsam - LL14 3HL
21 Medi 2013 - 10am – 4pm

Dewch i **ganfod mwy** am y **datblygiad** arfaethedig yn **Rhiwabon**

Yn ystod arddangosfa yn 2008, fe wnaeth 80% o'r rhai a fu'n bresennol gefnogi cynlluniau ar gyfer parc busnes ac archfarchnad ar y safle. Ers hynny yr ydym wedi datblygu'r cynnig yr ydym yn credu sydd yn cyfateb yn agosach â'r galw lleol a hoffem eich sylwadau ar y cynnig newydd. Os y'n cymeradwyr, gallai'r datblygiad newydd ddod â:

- Dros 1,600 o gyfleoedd swydd llawn-amser a rhan-amser newydd ar gyfer pobl leol
- Archfarchnad newydd, golod cyflogaeth, gwesty/bwyty a dros 300 o gartrefi newydd
- Golod sgored cyhoeddus ar gyfer defnydd y gymuned.

Gobeithiwn eich gweld yno ac edrychwn ymlaen at glywed eich sylwadau.

Os oes gennych unrhyw gwestiynau, cysylltwch â'n tîm cysylltiedau cymunedol ar **0800 073 1047** neu e-bost ruabon.development@jbp.co.uk os gwelwch yn dda. Gallir hysgu weld y cynlluniau ar ein gwefan yn www.ruabonpark.co.uk

**Parc
Rhiwabon**

Appendix Three: Press Release

Date: 17 September 2013

Contact: Matthew Thompson

Telephone: 0117 907 3400

Press release

PLANS FOR NEW DEVELOPMENT IN RUABON GO ON SHOW

This Friday and Saturday, there will be a public exhibition in Ruabon and Plas Madoc detailing plans for new employment space, supermarket and over 300 homes.

It is expected that the overall development could create more than 1,500 jobs as well as those involved in construction. As part of the consultation, the developers are particularly keen for people's views on how the development could work alongside the existing community.

The plans will be on show at

Wynnstay Arms, Ruabon between 10am - 7.30pm on 20 September

or

**Plas Madoc Leisure and Activity Centre between 10am - 4pm on
21 September**

The development team will exhibit plans of the new store, employment space and homes, including artist's impressions showing how it might look.

Richard Brown, leading on the consultation with local people said: "We are looking forward to engaging the local residents and community representatives alike on these exciting plans for the site and would encourage as many people as possible to attend the public exhibition."

Ends

Include artist's impression of development, showing hotel and housing.

For further information, please contact Matthew Thompson on 0117 907 3400, or email matthew.thompson@jbp.co.uk.



Appendix Four: Press Coverage

Wrexham Leader

New store and homes near Ruabon 'to create 1,500 jobs'

15th August 2013



MORE than 1,500 new jobs could be created if plans for a supermarket, hundreds of new homes and a business park are given the green light.

Although planning permission already exists for a business park on land south of Ruabon near the A483, site owners Wynnstay Farming are now looking to update the proposals.

More than 300 new homes could be built on the vacant 56-acre site, while a new supermarket, hotel or restaurant, employment space and light industrial units are also proposed.

The plans will go on show next month before a planning application is submitted, with members of the public urged to have their say.

A spokesman for the development said it is hoped the new plans will be more in keeping with what is needed in the area.

"The developer plans to meet with the communities in Ruabon, Plas Madoc and the surrounding area to get their feedback," said the spokesman.

"The revised application is likely to include a supermarket, employment space including offices and light industrial units, a hotel/restaurant, over 300 new homes and ample parking.

"As well as representing a huge investment in the region, over 1,500 jobs could also be created."

The spokesman said the application has not yet been submitted and no supermarket or housing developer has been identified.

Richard Brown, leading on the consultation with residents of the area, said: "We would like to invite everyone in the area to our public exhibition so they can see the plans for themselves and have their say.

"There will be a full team on hand ready to talk about all aspects of what we are proposing.

“We’ll be using people’s feedback to finalise the plans before submitting a planning application to Wrexham County Borough Council in the autumn.”

The public exhibition will run on Friday, September 20 from 10am to 7.30pm at the Wynnstay Arms, Ruabon and on Saturday, September 21 at Plas Madoc Community Centre from 10am to 4pm. Previous plans for development on the site by Liberty Properties divided opinion, with a pressure group called RAMROD (Ruabon Against Major Retail Over-Development) campaigning against the proposals.

The application is separate to another planned supermarket in the Ruabon area on Vauxhall Industrial Estate.

Clwyd South AM Susan Elan Jones said she will study the plans after they are submitted.

“I feel that full consultation here is crucial; we need to be aware that our area has already recently had one new supermarket,” she said.

“A development proposal such as this one does not take place in a vacuum.

“Serious consideration will need to take place about how this would fit in with the council’s development plan, particularly as it relates to existing shops and our industrial village centres.”

Mrs Jones said there could also be issues with a change of the use of the land and how the council’s policy for affordable housing would fit in with the proposals.

Clwyd South AM Ken Skates is urging nearby residents to attend the public exhibitions of the plans.

He said: “The plans going on display for members of the public to see is an important opportunity for people in Ruabon and Plas Madoc.

“This is your community and this is your chance to make your voices heard.”

Plas Madoc councillor Paul Blackwell, whose ward is close to the site of the proposed development, said: “It is very good news if it is the case 1,500 jobs would be created.

“With the level of unemployment it would be a very good boost if the employer recruited from the local community.

“In terms of the plans for new homes, the infrastructure needs to be in place to cope with the number of residents.”

For more details on the planned meeting call 0800 0731047 during office hours or by email ruabon.development@jbp.co.uk.”

The plan will be available online at www.ruabonpark.co.uk during the public exhibitions.

Would you support these proposals? Have your say on our website at www.leaderlive.co.uk.

<http://www.leaderlive.co.uk/news/125583/new-store-and-homes-near-ruabon-to-create-1-500-jobs.aspx>

Rhyl Journal

Have your say on Ruabon homes and jobs zone

18th September 2013



PLANS for a large-scale development which could generate more than 1,500 jobs are going on public display.

Last month the Leader reported on the ambitious Ruabon scheme, which includes a supermarket, more than 300 homes and new employment space.

Although planning permission already exists for a business park on land south of Ruabon near the A483, site owners Wynnstay Farming are now looking to update the proposals.

It is expected the overall development could create more than 1,500 jobs, as well as employment opportunities involved in the construction work.

As part of the consultation process, the developers say they are particularly keen for people's views on how the scheme could work alongside the existing community.

The plans will be on display at two locations.

On Friday they will be exhibited at the Wynnstay Arms in Ruabon, from 10am to 7.30pm.

Then, on Saturday, they will be on show at Plas Madoc Leisure Centre from 10am to 4pm.

The development team will be displaying proposals for the new store, employment space and homes, including artist's impressions illustrating how the scheme might look when it is built.

Spokesman Richard Brown stressed how important it was that opinions from the public were expressed.

"We are looking forward to engaging with residents and community representatives alike on these exciting plans for the site and would encourage as many people as possible to attend the public exhibition," he said.

"We would like to invite everyone in the area to our public exhibition so they can see the plans for themselves and have their say.

“There will be a full team on hand ready to talk about all aspects of what we are proposing.

“We’ll be using people’s feedback to finalise the plans before submitting a planning application to Wrexham Council.”

<http://www.rhyljournal.co.uk/news/126605/have-your-say-on-ruabon-homes-and-jobs-zone.aspx>

BBC News Wales

Ruabon 300 home and retail development plans on display

20th September 2013



As many as 300 homes could be built on the site south of Ruabon. Plans for a major housing and retail development near Wrexham are going on show for the first time.

The 23-hectare site close to the Ruabon bypass could see as many as 300 new homes, as well as a supermarket, hotel, offices and light industrial units.

The area is part of the Wynnstay estate and already has permission to be developed as a business park.

The two-day public exhibition opens on Friday, before the developers submit plans to Wrexham council.

Richard Brown, who is leading the developer's consulting team, said: "We would like to invite everyone in the area to our public exhibition so they can see the plans for themselves and have their say.

"There will be a full team on hand ready to talk about all aspects of what we are proposing.

'Important opportunity'

This is your community and this is your chance to make your voices heard"

Ken Skates Clwyd South AM

"We'll be using people's feedback to finalise the plans before submitting a planning application to Wrexham County Borough Council in the autumn."

Developers, who have given the project the working title of Ruabon Park, say they believe as many as 1,500 jobs could be created as a result of the scheme.

The development company said talks were taking place with supermarket chains, and as yet, the house building partner has yet to be appointed.

Clwyd South assembly member Ken Skates added: "The plans going on display for members of the public to see is an important opportunity for people in Ruabon and Plas Madoc.

"This is your community and this is your chance to make your voices heard."

The plans will be on show at the Wynnstay Arms in Ruabon between from 10:00 BST on Friday, and at Plas Madoc leisure centre from 10:00 BST on Saturday.

Members of the public are also being invited to submit their views on the development online.

<http://www.bbc.co.uk/news/uk-wales-north-east-wales-24165692>

Appendix 5: Press Advert



COME AND SEE OUR PROPOSAL ON 20 & 21 SEPTEMBER

DEWCH I WELD EIN CYNNIG AR 20 A 21 MEDI

New development for Ruabon Have your say on the plans

Wynnstay Farming Company Ltd and the Ruabon Park development team invite you to a public exhibition to get your feedback on a proposed new development in the village. As well as a new supermarket, the plans also include a hotel/restaurant, employment space and over 300 homes to the south of the town.

The new development includes:

- Over 1,500 new full and part time jobs
- Public open space for community use
- Employment space consisting of offices and light industrial units

Your feedback is important, so please come and view the plans and have your say at our exhibition

Venue: Wynnstay Arms - High Street - Ruabon - LL14 6BL
Friday 20 September - 10am - 7.30pm

Venue: Plas Madoc Leisure and Activity Centre
Llangollen Road - Acrefair - LL14 3HL
Saturday 21 September - 10am - 4pm

For more information, please contact the project's community relations team on 0800 0731047 or email ruabon.development@jbp.co.uk

Datblygiad newydd i Rhiwabon Dweud eich barn ar y cynlluniau

Mae Wynnstay Farming Company Cyf a thim datblygu Parc Rhiwabon yn eich gwahodd i arddangosfa cyhoeddus i gael eich adborth ar datblygiad newydd arfaethedig yn y pentref. Yn ogystal ag archfarchnad newydd, mae'r cynlluniau hefyd yn cynnwys gwasty/bwyt, gofod cyflogaeth a dros 300 cartref i'r de o'r pentref.

Bydd y datblygiad newydd yn cynnwys:

- Dros 1,500 o swyddi newydd llawn-amser a man-amser
- Gofod agored cyhoeddus ar gyfer defnydd y gymuned
- Gofod cyflogaeth yn cynnwys swyddfeydd ac unodau diwydiannol ysgafn

Mae eich adborth yn bwysig telly dewch draw a gweld y cynlluniau a dweud eich barn yn ein harddangosfa

Lleoliad: Wynnstay Arms - Stryd Fawr - Rhiwabon - LL14 6BL
Dydd Gwener 20 Medi - 10am - 7.30pm

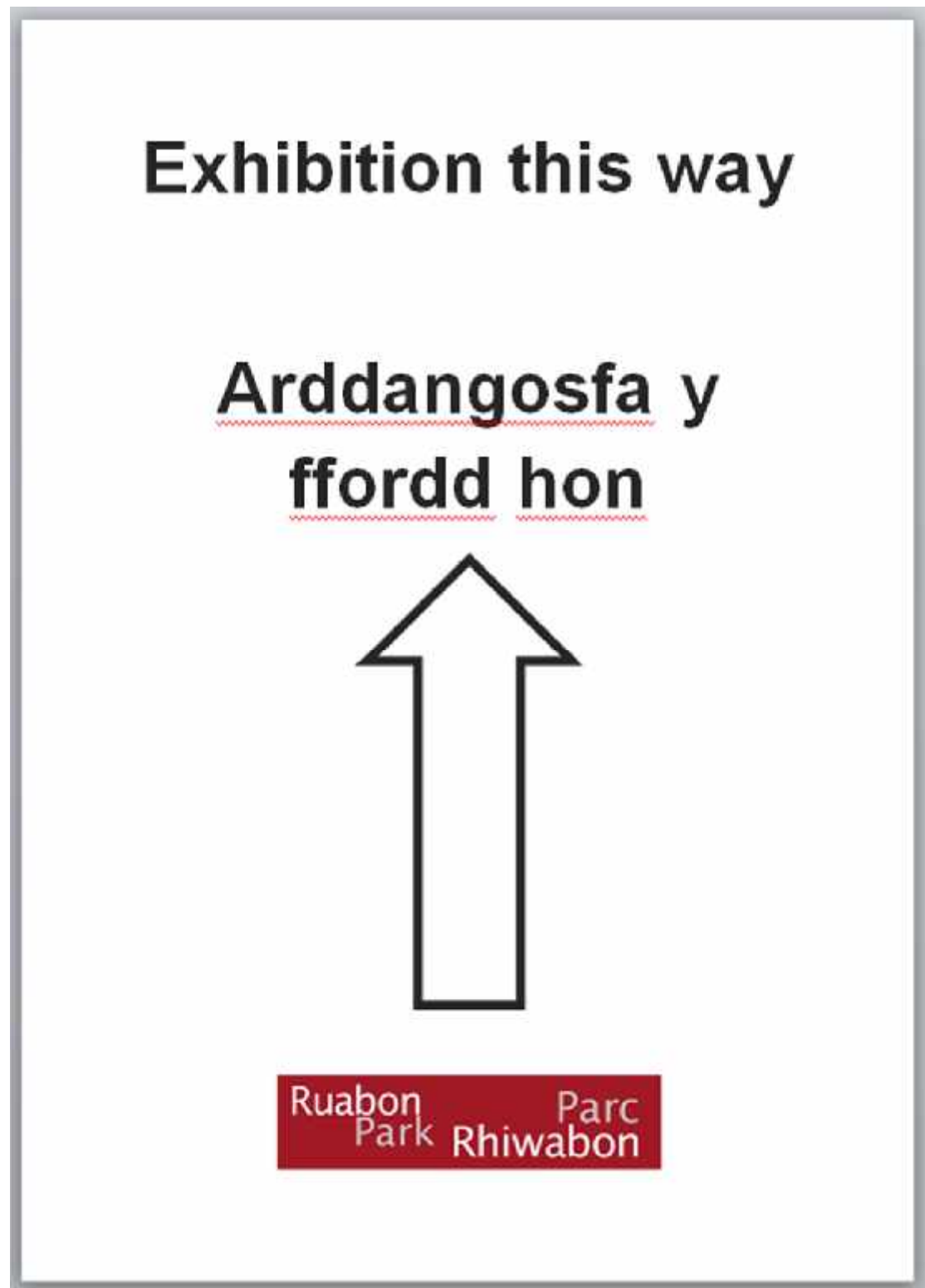
Lleoliad: Canolfan Hamdden a Gweithgaredd Plas Madoc
Ffordd Llangollen - Acrefair - LL14 3HL
Dydd Sadwrn 21 Medi - 10am - 4pm

I gael mwy o wybodaeth, cysylltwch â thim cysylltiadau cymunedol y prosiect ar 0800 0731047 neu o-bost ruabon.development@jbp.co.uk

Ruabon Park

Parc Rhiwabon

Appendix Six: Signposting



Appendix Seven: Feedback Form

CONSULTATION RESPONSE FORM (PAGE 1 OF 2)

We value the views of the community and invite you to give us your feedback on our proposals for Ruabon Park sports hall extension. This form will allow you to tell us what you think.

Name _____

Address _____

Tel/Fax _____

E-mail _____

Age Male 18+ ☐ 19-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55+

1. Do you think this development would improve what's shown in the map?
Yes ☐ No ☐ Please provide any comments:

2. Do you think this development would increase employment opportunities in the area?
Yes ☐ No ☐ Please provide any comments:

3. Do you think this development would improve access to the park?
Yes ☐ No ☐ Please provide any comments:

Project fund (£m)

Ruabon
Park

CONSULTATION RESPONSE FORM (SIDE 2 of 2)

4. What are your overall comments on the consultation form? (please provide your comments below)

☐ Very strong
☐ Somewhat strong
☐ Somewhat weak
☐ Very weak
☐ No comment

5. Do you want to be contacted for further information?
☐ Yes ☐ No ☐ (please provide any comments)

6. Do you have any general comments on the now proposed development?

THANK YOU

Your contribution will be reviewed by the Tisbury Park Conservation Committee and considered if it should be taken into account in the final consultation report and used as a guide only.

If you would like any further information or wish to discuss the consultation report, please contact us online or email on 01264 255555 or info@tisburypark.org.uk

Ruabon Park

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Current Date: 11-08-2019 11:08:29 AM

Year	Size	Of world's countries with a population of 100 million
1950	100	1
1960	100	2
1970	100	3
1980	100	4
1990	100	5
2000	100	6
2010	100	7
2020	100	8
2030	100	9
2040	100	10
2050	100	11
2060	100	12
2070	100	13
2080	100	14
2090	100	15
2100	100	16

Year	Age	Of those (1) with no employment, (2) with part-time employment
------	-----	--

Yves — 10 — (il prend le téléphone et parle à voix basse, se levant)

FURFENYMATHE PRYMGINGCHASZ (DCHR 2 o 2)

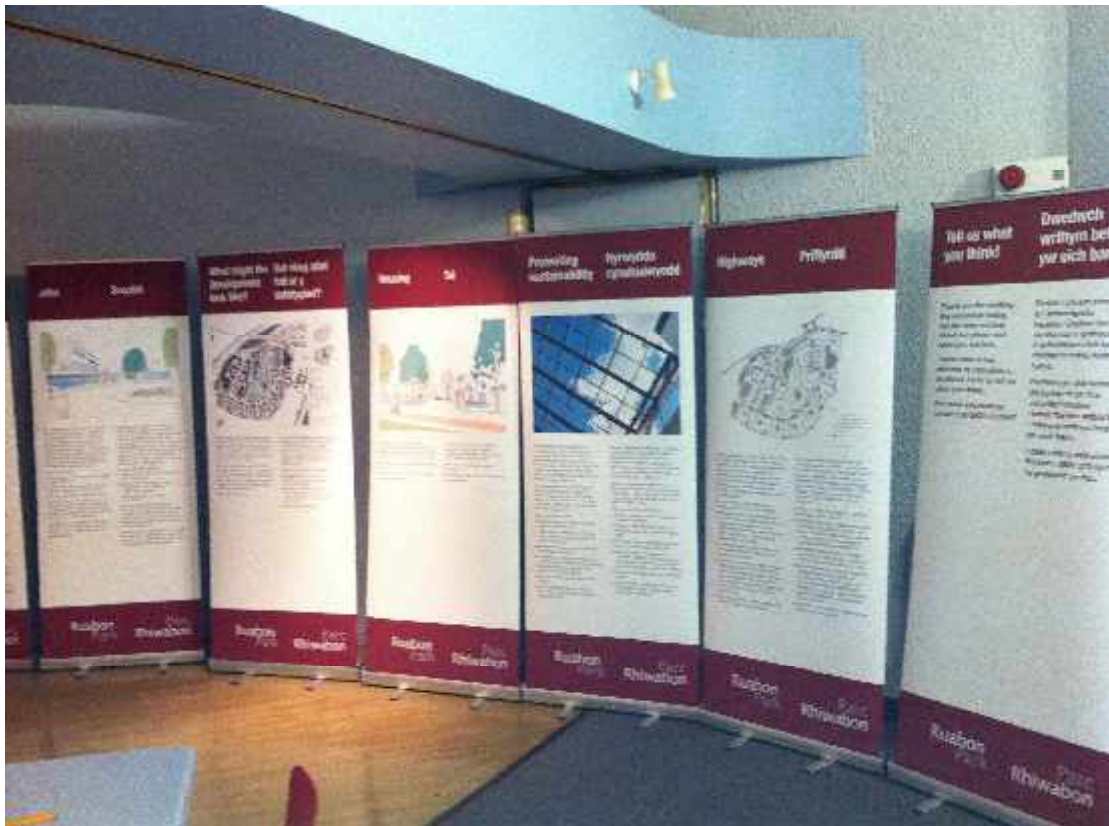
- Soil test results often indicate
- Fertilizer application
- Crop rotation
- Irrigation management
- Pesticide selection
- Weed control

YOUNG, S. & S. J. (1985) The structure and function of the human eye.

Use the [Google Analytics](#) tool on any website you publish for the purpose of identifying website usage and trends. We collect your usage data and your website will store information about your use of our site.

Parc Rhiwabon

Appendix Eight: Photos from exhibition



Appendix Nine: Feedback

- (97 people) 58.4% supported the overall development
- (112 people) 67.4% thought that the development would improve choice of new homes in the area
- (120 people) 71.4% thought that the development would improve employment in the area
- (116 people) 69% thought the development would improve retail choice

What is most important part of the application to you?

- (78 people) 44% said that employment is most important to them
- (53 people) 30% said that housing is most important to them
- (66 people) 37% said that the supermarket/ petrol station is most important to them
- (42 people) 23% said public open space is most important to them
- (12 people) 7% said Links to the village are most important to them
- (35 people) 20% said Hotel/ Pub/ Restaurant was most important to them
- (14 people) 14% said other.