

This document shows how the Sustainable Development Charter & Future Generations Act 2015 relate to and support the case for the regeneration of the economy of The Cefn & Cefn Mawr by linking back with the Pontcysyllte Aqueduct.

The Cefn, Cefn Mawr & FGA 2015

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www.pckgroup.wales

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Please note this document can be downloaded from our website or purchased from WTE Printers, High Street, Cefn Mawr, LL14 3BY, Tel 01978 821 292



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Foreword

Although some of this may seem anti WCBC this is not meant to be the case and we seek to work with WCBC for the betterment of our Community, the Cefn & Cefn Mawr at the center of the Pontcysyllte World Heritage Site, as well as all other associated groups and organizations. Please note that for the purposes of this document that when we say the Cefn & Cefn Mawr, this includes all the surrounding villages at the central section of the WHS. These are Cefn Bychan, New Bridge, Pentre, Plas Madoc, Acrefair, Trevor, Garth, Rhosymedre, Froncysyllte, Cysyllte and Cefn Mawr. The combined population for our area is in excess of 8000 and our social and domestic housing mix includes areas of multiple deprivation with some rating in the top 10% of the WIMD and other areas not far behind. All the proposals made in this document and supporting documents by the PKC Group will benefit all in the central section of the WHS and it is written to remove and prevent exclusion and isolation and promote a cohesive and common community.

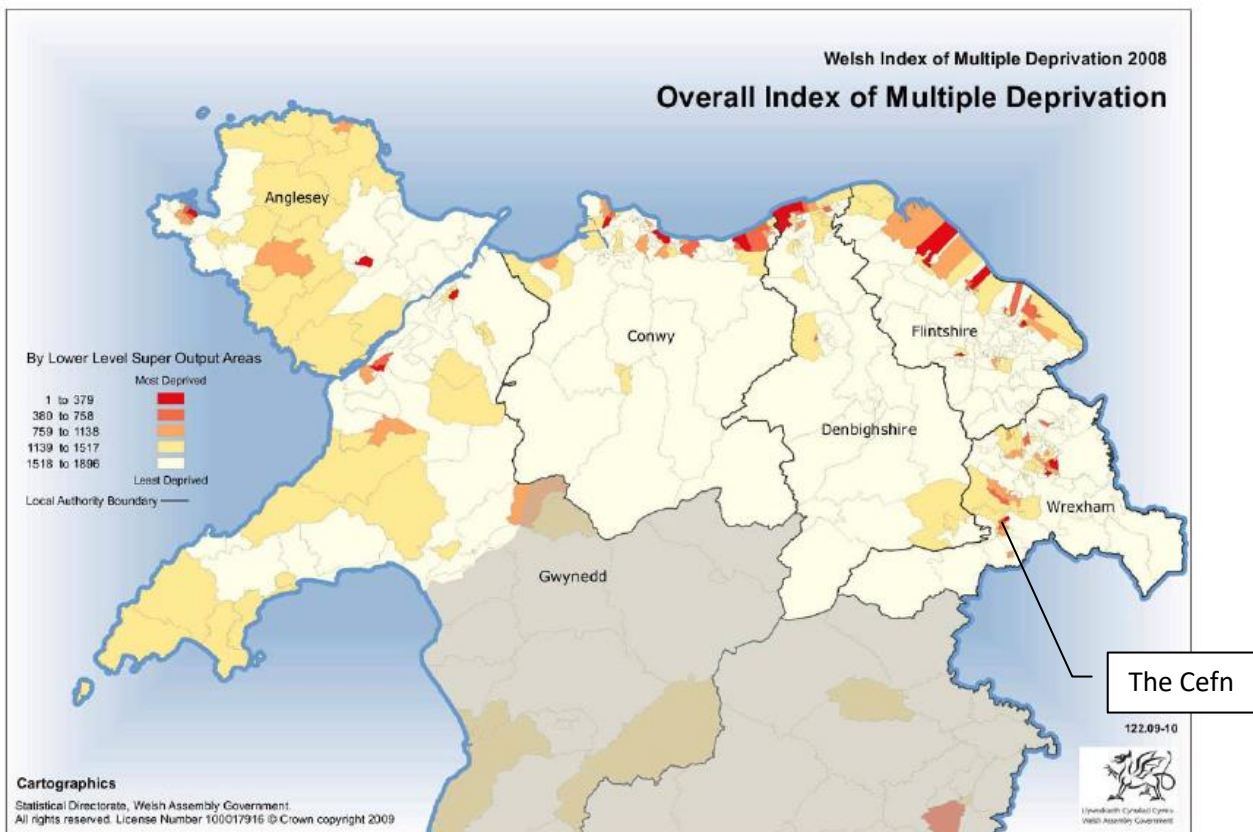


Figure 1 Overall Index of Multiple Deprivation 2008

Please note the date of this map of multiple deprivation, 2008. This means that the data for this was collected before the closure of the only two main employers in our area, Air Products and the former Monsanto Chemical works, and then called Solutia. The situation shown on this map has deteriorated further in recession than is shown due to the economic depression of our post industrial community, immediately next the Pontcysyllte Aqueduct in the World Heritage Site corridor. Unless this is rectified and the Cefn & Cefn Mawr is included in WHS planning as proposed hear in this and other related documents, to support the Sustainable Economic & Tourism Development of our Community, instead of being excluded and isolated as is the current case, this will result in a very negative effect on the UNESCO Inscription and WHS status.

Introduction

The **Back to the Future for Cefn Mawr** campaign by the PKC Group is to revive the economy of our community in ways that will stimulate economic growth on a sustainable basis in accordance with all legislation and aspirations regarding such. This will be completed by a series of steps that will lead to a stronger and more vibrant local community that can contribute to the national economy of Wales while also making positive reductions in CO2 emissions and play a role in the concept of One Wales One Planet.

In the Back to the Future for Cefn Mawr Campaign the emphasis is on regeneration of our community which will be achieved by making the connections needed with appropriate transport infrastructure and facilities which will foster economic growth. The essential point of the planning of the campaign is to look at potential opportunity for our community and find ways that will allow our community to benefit from that opportunity.

1. The Windborne Gateway Interchange
2. Jessop's Tramway linking Cefn Mawr the Aqueduct and WBG
3. Reopening the Ebenezer as an Arts & Visitor Center for the WHS
4. Main Road Brown & White Tourist Information Signposting
5. A railway station for Cefn Mawr
6. A new Medical & Health Facility at the old Co-op supermarket
7. The full reinstatement of the PKC all the way to the Queens Hotel in Cefn Mawr

As a strict rule we do not plan for state sponsored commercial or retail competition to our local people and businesses. All our proposals are about helping and supporting local commerce. We believe that the tried and proven system of a vibrant and viable community that can pay it way as with commercial rates to the local authority is the best way to redevelop our community from its current low.

However if these steps are not taken then our communities traditional retail sector is likely to collapse when commercial rates are reintroduced in which case doing so will be a pointless exercise for WCBC.

Therefore we seek to work with all local partners including WCBC, Cefn Community Council and other Groups and Organizations in our community to bring about a meaningful outcome for Cefn Mawr in the county of Wrexham and the nation of Wales.

FGA 2015 & Sustainable Development



Sustainable Development

Sustainable development is about improving the way that we can achieve our economic, social, environmental and cultural well-being. The Act starts by giving a definition of what we mean by sustainable development.

In this Act “sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Part 2 ‘improving well-being’ section 2 ‘sustainable development’.

Cefn Mawr is an ideal candidate community for the implementation of this as there is a lot of room for improvement. After the many years of contamination and degradation by the Ex Monsanto Chemical Works and other industries our environment can be significantly improved. Following on from the loss of our former main employers, Monsanto & Air Products this has left the highest unemployment figures in Wrexham County according to WCBC (2015) and a depressed post industrial community, with low expectations and horizons.

However with the final closure and clearance of the remaining ex Monsanto Chemical works and Air Products sites in 2015 there is opportunity to turn the economy of Cefn Mawr around from depressed post industrial to tourism based. True Sustainable Development for Cefn Mawr is about looking at the overall planning and development of our community to ensure that it can function both economically and socially and continue to do so without causing further degradation. This can also be coupled to actually improving the environment at the same time as we will show in our planning closely related to WAG Guidance. We can make significant changes and progress in improving our community through appropriate planning and coordinated development which will improve our cultural well being on the Borders of Wales, which in turn will improve the well being of our people, and help develop a sense of place for our people once again.

FGA 2015 & LOCAL AUTHORITY DUTY



Well-being Duty

The Act places a duty that the public bodies will be expected to carry out. A duty means they have to do this by law. The well-being duty states:

Each public body must carry out sustainable development.

The action a public body takes in carrying out sustainable development must include:

- a. setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals, and**
- b. taking all reasonable steps (in exercising its functions) to meet those objectives.**

Part 2 ‘Improving Well-being’ section 3 ‘well-being duty on public bodies’ paragraphs (1) and (2).

This part of the act obliges WCBC to work with us in Cefn Mawr towards Sustainable Development and to a large part this has been reflected in the new LDP2 by WCBC. However it also obliges the WCBC to take reasonable steps in working towards meeting those objectives which we hope WCBC will do for the Cefn and Cefn Mawr, our community, the second largest community in Wrexham County and the largest community in the Pontcysyllte World Heritage Site.

SD Well Being Goals

There are seven well being goals that Local Authorities are obliged by the Welsh Assembly Government to comply with that will help our community of Cefn Mawr.

A Prosperous Wales

A prosperous Wales

An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.

It can be seen from the concept and supporting technical documentation for the Back to the Future for Cefn Mawr campaign that all of the FGA 2015 objectives for a prosperous Wales are supported. The proposals are both innovative and productive and will lead to a lower carbon society. We are looking at how we can use and reuse our resources in the most efficient ways and how the natural environment can be preserved and enhanced without unnecessary encroachment into Greenfield sites. The culmination of which will enable the economic regeneration of our community providing more employment opportunity for our local people without further hidden environmental or social costs. This in turn will allow our people to seek and secure decent work once again which will mitigate poverty.

A Resilient Wales

A resilient Wales

A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).

Cefn Mawr was once listed as one of the three worst areas in the UK to live on the BBC World Service News in the mid 1990's due to the Monsanto Chemical works and regular emission of Toxic Gas, H₂S, Hydrogen Sulphide Gas and other pollutants. However as of 2016 those days have gone and now we have the chance to win back and support our ecosystems in ways that will support social, economic and ecological resilience. With the final closure and clearance of the ex Monsanto works in 2015 this is the next step in the eventual remediation of site leading to the full reinstatement of the Plas Kynaston Canal all the way to the Queens Hotel in Cefn Mawr. Reinstating the canal is a long term project and a very practical option since canals form good natural aquatic environments for bio diversity and also serve as very effective surface water drainage systems.

A Healthier Wales

A healthier Wales

A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.

All the proposals in the **Back to the Future Campaign for Cefn Mawr** are about getting people out of cars and using alternative transport to explore the wider area of the Cefn and Cefn Mawr rather than just driving up to the aqueduct, seeing it, and then driving off.

The concepts proposed sponsor healthier life style for both visitor and our local community alike. A positive look is taken at what is wrong in current planning and how our local community has been deeply demoralised and depressed through the loss of employment with the closure of the only two major employers in the area, which were subsequently followed by other supporting companies closing.

The PCK Group sought to work with this through the restoration of Holly Bush Inn at the centre of our community. The Holly Bush Inn, the oldest pub in the Cefn has been transformed in partnership with the THI and WCBC from a rundown pub after years of neglect by the breweries. The pub on the verge of becoming another roundabout for Tesco, was rescued and kept open. Cefn Mawr is still a working man's village and was once proud of the number of pubs it had, which is still a hot topic today. The pub did not close and the doors remained open throughout restoration and this has given our people hope, and we have bucked the trend of UK Pub closures and kept the heart of the village alive.



Figure 2 The Holly Bush Inn, Cefn Mawr

The Holly Bush Inn, home of the PKC Group stands at the centre of Cefn Mawr in the middle of the Pontcysyllte World Heritage Site on Cefn Square opposite the empty Ebenezer that cannot keep its doors open and The Holly Bush Inn is now seen as the leading regeneration work for our community.

A More Equal Wales

A more equal Wales

A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).

We make no exception in any of our proposals for Cefn Mawr. They are for all and should be used by all who we seek to see and welcome into our community amongst us.

However on the other hand, we will not put up with being segregated from the WHS any longer. The Cefn & Cefn Mawr including all the surrounding villages represents the largest community in the whole of the WHS corridor and second largest in Wrexham County. Therefore we ask for fair and equal opportunity, which to date has been lacking because our community has not been seen as desirable. Cefn Mawr, before the time UNESCO Inscription was once known as Smelly Town because of the emissions from the ex Monsanto Chemical Works, but those days have gone and so too has the smell, so we think it is about time we got equal opportunity irrespective of our socio economic background and circumstances.

A Wales of Cohesive Communities

A Wales of cohesive communities

Attractive, viable, safe and well-connected communities.

The Cefn & Cefn Mawr has largely been left out and marginalised in the WHS despite being the largest community in the whole of the corridor. Cefn Mawr needs to be included in the WHS rather than being excluded as has been the case since UNSECO Inscription. If there are any doubts about such please refer to the document, [“Where is Cefn Mawr”](#) which highlights the exclusion of Cefn Mawr from both the WHS and the tourist industry for our area, which is central to the Pontcysyllte World Heritage Site. This has to stop and be corrected as soon as possible to comply with the FGA 2015 Act.

A Wales of Vibrant Culture & Welsh Language

A Wales of vibrant culture and thriving Welsh language

A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.

The PKC Group and the people of Cefn Mawr seek to promote a vibrant Welsh Culture on the borders of Wales with England. We run open mike music nights in the Holly Bush Inn where Welsh Ballads and Songs are sung regularly by our customers and patrons. The restoration of the Holly Bush Inn dating back to the construction of the Pontcysyllte Aqueduct is testimony to our commitment to the preservation of our Heritage, as is our current campaign to get Jessop’s Tramway reopened to connect Cefn Mawr and the aqueduct once again. The arts are supported through our own work and sponsoring others within our community and we seek to get the Ebenezer Chapel reopened as an Arts & Visitor Centre for the World Heritage Site.

A Globally Responsible Wales

A globally responsible Wales

A globally responsible Wales. A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being and the capacity to adapt to change (for example climate change).

We hope that it will become obvious to everyone reading our proposal documents in the **Back to the Future for Cefn Mawr** campaign that this will contribute towards a globally responsible Wales. The sum of the nation will be as a result of all the parts and although our community is small in the nation of Wales, we do have an important role to play.

By accomplishing this work within our community, we can show what can be achieved, even when facing significant odds such as ex Monsanto Site and continued exclusion from the WHS. This will not be easy but if we take the necessary steps, and stop the exclusion, the end goals become that much closer and can be accomplished in the due course of time, while we make significant reductions of CO2 emissions and other pollutants in practical ways that actually work.

All our proposals are environmentally friendly and look to improve on the current situation and promote employment within our community while using our resources wisely and efficiently. They are examples of practical global responsibility.



Figure 3 One Planet, One Home, One Community

FGA 2015 Sustainable Development Principle



Sustainable Development Principle

The Act puts in place a 'sustainable development principle' which tells organisations how to go about meeting their duty under the Act.

In this Act, any reference to a public body doing something “in accordance with the sustainable development principle” means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Part 2 'Improved well-being, section 5 'the sustainable development principle, paragraph (1)'.

Sustainable Development Principle has not been employed at Cefn Mawr in the past and we ask what provision is being made for the future of our children and grandchildren. When we see our community marginalised and exclude from the World Heritage Site and told that nothing can be done because of previous activity in the area, we do not think this is the correct interpretation or application of the FGA 2015 Principles of Sustainability. We need to look at what can be done and include the people of the Cefn & Cefn Mawr who should not be ignored any longer, which has gone on for far too long already.

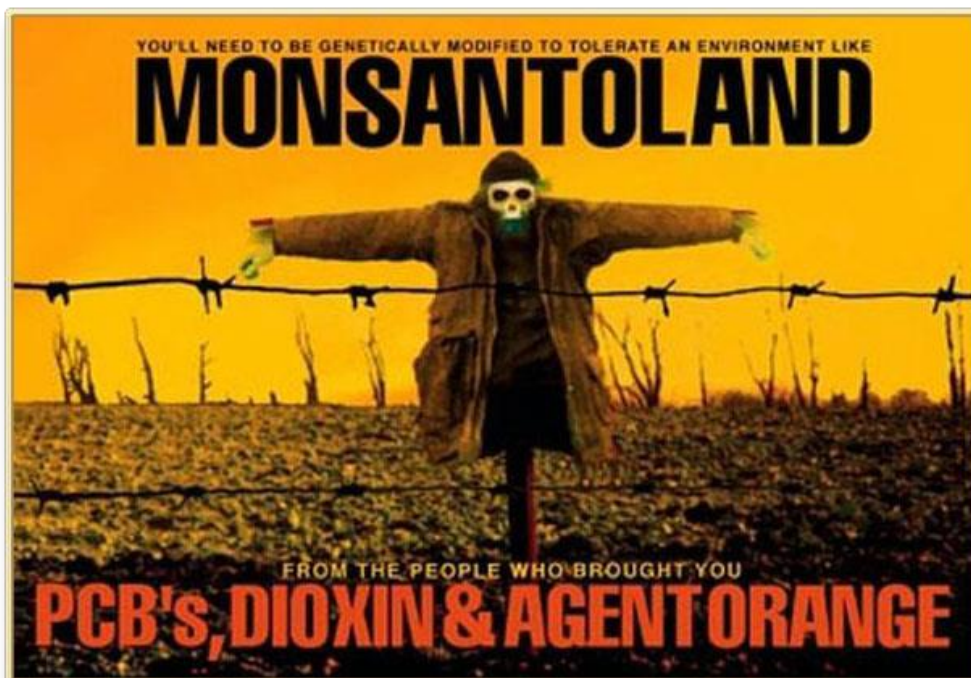


Figure 4 MonsantoLand

This needs correcting and does not comply with Sustainable Development Principles.

WCBC needs to ensure when making decisions regarding the Cefn, at the central section of the World Heritage Site they take into account the impact on our people for the present and in the future. There are 5 things that WCBC need to think about to show they have applied the sustainable development principle for the Cefn & Cefn Mawr at the centre of the Pontcysyllte World Heritage Site:

Long term



The importance of balancing short-term needs with the need to safeguard the ability to also meet long-term needs.

The Back to the Future for Cefn Mawr campaign is a long term program specifically chosen to promote Sustainable Development of the Cefn & Cefn Mawr over the course of the new LDP 2013 – 2028 as proposed by WCBC. We hope that WCBC will see fit to join us in this to promote the recovery of our community and see it develop into a Tourist Destination & Transport Hub for the Pontcysyllte World Heritage Site, Dee Valley and South Wrexham.

Prevention



How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.

Cefn Mawr has inherited many problems from the past that require resolving however one of our most pressing at present is the continued downward spiral of our economy. Cefn Mawr is the second largest community in the County of Wrexham and was once a thriving centre of commerce, and is also immediately next to one of the top tourist attractions in North East Wales, the Pontcysyllte Aqueduct. With the correct planning as promoted in the **Back to the Future for Cefn Mawr** campaign there is absolutely no need for the continued decline. Therefore WCBC should work with us to stop the decline which in turn will help us resolve our other problems over the course of the LDP2 by WCBC.

Integration



Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.

WCBC needs to show due consideration for the Cefn & Cefn Mawr in WHS Destination Management Planning which has to date been sadly lacking. By including the largest community in the WHS corridor this will only serve to support the whole rather than detracting from it. It is Integration with the WHS that we seek which can play an instrumental role in the Sustainable Development of the WHS as a whole. Please consider our proposals for such which all comply and support all aspirations for SD by the WAG in very practical and effective ways.

Collaboration



Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives.

We simply ask WCBC to start working with us, the people of the Cefn & Cefn Mawr for a better future.

Involvement



The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

- 2010 – 2000 of our people signed the petition for the full reinstatement of the PKC all the way to the Queens Hotel in Cefn Mawr terminating in a 60 berth marina. The petition handed to the Lord Mayor of Wrexham was accompanied by 50 letters of support from our local businesses.
- More than 300 people attended what WCBC called the busiest UDP 2006 -21 meeting in Cefn Mawr when we joined in with them at the George Edwards Hall.
- 2011 – During a second round of consultation by WCBC on the UDP 2006 -21 which was cancelled by the WAG in 2012, a further 1400 representations were made to the WCBC in support of the PKC Group proposals.
- 2012 – In a ballot held by the PKC Group regarding the remediation of the Ex Monsanto site the local people voted with a clear majority in favour of remediation i.e. cleaning the place up, at 99.99% and reopening JT & WBG is a first and essential step in that process.
- PKC Group lodged Planning Application P/2012/003 for WBG at a cost of £5,000.00. as an economic bridging package to try and offset the for coming down turn in local business due to the new Tesco Supermarket opening.
- 2013 – The PKC Group took on the restoration of Cefn Mawr's oldest pub, the Holly Bush Inn (HBI), after years of neglect by the breweries. Now fully restored is one of the most popular pubs in the area. The point here being, we actually talk to our people on a regular basis as we are the local people. The HBI is now seen as one of the corner stone's of our locality and the leading regeneration project undertaken with the Townscape Heritage Initiative.
- 2014 – We promoted a new railway station at Cefn Mawr next to Tesco, to date approximately 4000 people have liked it on face book including Tesco.
- 2015 – We started our response campaign to the WCBC LDP2, (2013-2028) which includes our proposals for JT & WBG and this has received wide spread support in our community.
- 2016 – We held a public consultation on the WCBC LDP2 in the Holly Bush Inn for our local people where we also showcased our proposals for the LDP2 which were once again well received and supported by our local people.
- 2016 The PKC Group proposals were submitted to the WCBC under the Preferred Strategy Consultation for inclusion in the LDP2.
- 2016 The PKC Group applied for Planning Permission for local trader signage at the TESCO roundabout and the top of Hill Street to tell people the traditional shopping centre of Cefn Mawr is still open for business.
- We hold public meetings and presentations regarding all our proposals at both the George Edwards Hall (GEH) and the HBI which have proved popular.
- We maintain good communications with Eastman Chemicals.
- We have formed alliances & partnerships with other major and minor groups
- We appear in the press regularly.
- Our back page contribution in the local community news letter (4000 circulation) is well respected and popular.
- Our website is well read and has seen over half a million visitors www.pkcgroup.wales
- We seek to work with all responsible groups and bodies to achieve these goals.

We the people of Cefn Mawr have an interest in the well being goals as can be seen from the above list. So we think it is about time that WCBC took this into account and started working with us and the people of Cefn Mawr for a better future in compliance with the Sustainable Development Principle.

Unfortunately despite all the above “Master Plans” for our area as produced by consultants working for WCBC and partners who do not live in our community have completely failed to take into account what our people are saying or what is needed for our community, and our community has not been engaged.

FGA 2015 Transparency



Transparency

It is important that public bodies apply the sustainable development principle in their work, and that they can show people that they are making progress towards achieving the well-being goals. The Act puts in place a number of steps to make sure that the public bodies listed in the Act are doing this:

It will be important for our community to ensure that the well being goals reported are actually being achieved and that reports are based on real results with positive outcomes for our community, and not just what looks good on a spread sheet or paper. There has to be tangible evidence on the ground that our community benefits from and can work with. All too often circumstances are reported with an emphasis on the wrong aspects and inflation of minor points which gives a false impression. Unfortunately this has happened in Cefn Mawr already.

ii) Cefn Mawr

The village of Cefn Mawr is intrinsically linked to the building of the Aqueduct and Canal through the location of the Plas Kynaston Foundry (where the iron troughs were made) and the local Cefn quarry which provided stone for the piers. The good work that has and is being delivered through Phase 1 of the Cefn Mawr Townscape Heritage Initiative (Wrexham Council working with local landowners to upgrade shop frontages/buildings within the designated THI area and funded predominantly by Heritage Lottery Funding), has made a major impact on the feel and environment along the High Street. This work will also continue through a Phase 2 THI scheme from April 2011 onwards. In addition to this Wrexham Council has supported the Dee Valley Community Partnership to redevelop key buildings within Cefn Mawr such as the Ebenezer Chapel on Crane Street. As a result of this work and investment Cefn Mawr is now ripe for the influx of visitors which WHS designation could bring in order to consolidate the potential which has been created by improvements to the physical realm and streetscape. Cefn Mawr could so easily be turned into a thriving village and tourism hub, akin to Ironbridge village and Blists Hill at Ironbridge. Trails, car and coach parking and branded bus routes could spread visitors from the hub at Trevor Basin in to the village.

Figure 5 Pontcysyllte Aqueduct WHS Development Plan 2011

This extract is taken from the Pontcysyllte Aqueduct & Canal World Heritage Site Tourism Development Plan 2011. Following the publication of this document the council funding for the DVCP was cut and shortly after that the DVCP folded and the Ebenezer, the lead project of the THI, Townscape Heritage Initiative closed for the last time in 2013 and has been closed for five years as of 2018. The DVCP was unable to operate without significant council funding which indicates yet again the poor state of affairs.

The facts on the ground are that good work has been done through the THI with WCBC but this has not been realised to a sustainable level. The evidence is clearly seen on our streets, and we must be careful that this is presented in the reports accurately.

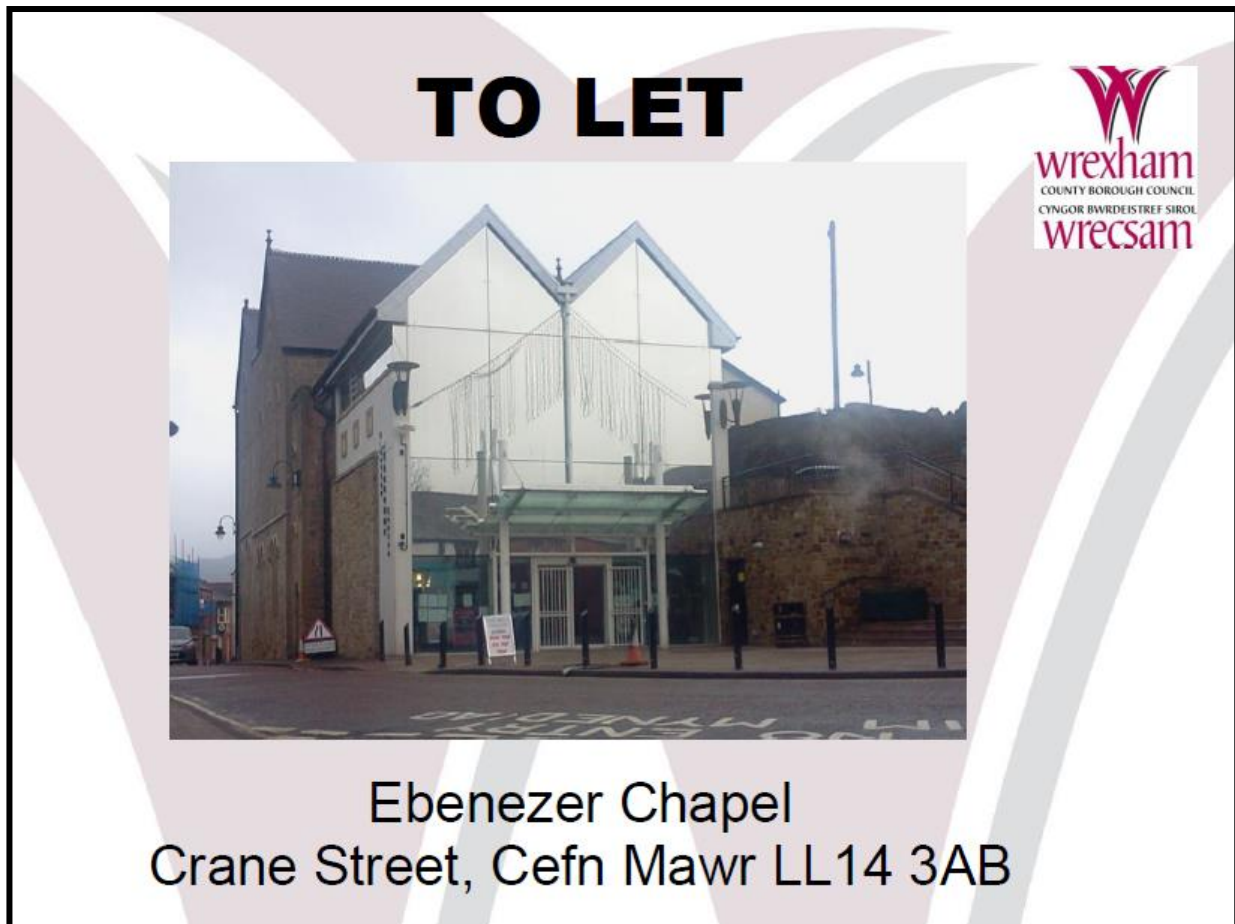


Figure 6 the Ebenezer

The Ebenezer closed continuously for five years as of 2018.

Well-being Statement



Public bodies must publish a statement when setting their well-being objectives explaining why they feel the objective will help them achieve the goals and how it has applied the sustainable development principle. They must also make sure that they involve people interested in achieving the goals and that those people reflect the diversity of their area.

We look forward to reading WCBC Well Being Statement regarding the Cefn & Cefn Mawr and have yet to see how WCBC are going to include our people. During the 2016 Preferred Strategy Consultation for the new LDP2 2013 - 2028 WCBC did not hold a consultation in Cefn Mawr despite Cefn Mawr being the second largest community in Wrexham and WCBC holding the busiest LDP Consultation they have ever had in partnership with the PKC Group in 2010. Therefore, we the PKC group held a weekend event at the Holly Bush Inn on the LP2 which was well attended by our local people, who once again supported our proposals for the LDP2. However no one from the council came although they were invited which was a pity and sad state of affairs.



Figure 7 LDP2 Consultation

Future Trends



Future Trends Report

It's important that we understand the challenges that we will be facing, and have a clear picture of where we are heading. To do this, twelve months before an Assembly election, Ministers must publish a 'Future Trends Report' that shows:

- a. predictions of likely future trends in social, economic, environmental and cultural well-being of Wales; and
- b. Any related analytical data and information that the Welsh Ministers consider appropriate.

Part 2 'Improved well-being' section 11 'Future Trends Report' paragraph (1)

In preparing the report, Ministers must take account of the United Nation's sustainable development goals and the impact of climate change on Wales.

It is essential that we stop the current downward recession of our economy and put it on a path of recovery that shows a real and positive upward trend in and for our community. Our community can contribute towards this and help with the desired goals in a number of important ways. Simply by encouraging more people to stay longer and explore the wider area of the Cefn & Cefn Mawr rather than driving off after only visiting the aqueduct is a very practical way to reduce CO2 emission.

Furthermore in the same process this will help build our community by bringing tourism into it. Quite simple and directly leads to all the Well Being Goals of the FGA 2015 which can then be reported as a real upward trend in our community and for the benefit of Wales. These results will then allow realistic and achievable predictions on future performance of our community in social, economic and cultural well being, that the community of the Cefn & Cefn Mawr will be involved with.

For more detailed information and reference on how this can be achieved in accordance with all WAG guidelines for continue Sustainable Economic, Social and Environmental Development please see:

- [The Cefn, Cefn Mawr & FGA 2015](#) (Future Generations Act)
- [The Cefn, Cefn Mawr & WSP 2016](#) (Wales Spatial Plan)
- [The Cefn, Cefn Mawr & PPW 2016](#) (Wales Planning Policy)
- [The Cefn, Cefn Mawr & WTS 2016](#) (Wales Transport Strategy)