

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	12th June 2017
Subject:	Llangefni Link Road – Section 3 Compulsory Purchase Order Report
Portfolio Holder(s):	
Head of Service:	Dewi R Williams
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Local Members:	Cllr Nicola Roberts Cllr Bob Parry Cllr Dylan Rees

A –Recommendation/s and reason/s
<p>That the Council makes a Compulsory Purchase Order (CPO) under section 239 of the Highways Act 1980 to acquire land required for Section 3 of the Llangefni Link Road shown on the attached plan.</p> <p>That the Head of Service (Highways, Waste & Property) is given delegated authority to take all actions necessary to secure confirmation of the CPO.</p> <p>The highway network in Llangefni town centre is unsuitable for modern traffic flows. All traffic from the A55 must travel through the town centre and under a low bridge to access the B5109, B5111 or the B5110.</p> <p>The Llangefni Industrial Estate is now a Business Park and has been granted Enterprise Zone status (one of only 8 such sites in Wales). Developing and expanding the EZ site is compromised by the inadequate highway infrastructure and poor links links to the A55.</p> <p>Wylfa Newydd offers the potential for up to 9,000 jobs on Ynys Môn with 850 permanent posts. For the local population, and young people in particular, to be able to benefit from employment opportunities and reduce the migration from Ynys Môn, they must be trained. Coleg Llandrillo Menai has a 3-Phase development plan to become an Engineering Training Centre of Excellence in Llangefni that will train people to work in the energy sector and all site inductions could be carried out at the college. The highway infrastructure between the college and the A55</p>

is inadequate and the college cannot develop without a new link road.

In 2013, a review was undertaken on the transportation issues which were constraining the EZ zone ('Anglesey Enterprise Zone Transportation Study'). This report sets out the results of a high level appraisal of the existing transportation infrastructure of the Isle of Anglesey with respect to a series of proposed development opportunities which originate from the Anglesey Enterprise Zone (AEZ). One of the study's recommendations was that a link road is required to link the Llangefni Enterprise Zone to the A55. This will provide improved access to crucial Enterprise Zone sites and links with the A55 (Euroroute E22) dual carriageway, which could in turn lead to further development of the Coleg Menai (Grŵp Llandrillo-Menai) campus. The scheme will also relieve congested conditions in Llangefni Town Centre, facilitate retail and employment development in these areas and improve conditions for sustainable transport modes. It would also support the development of Llangefni in a wider context by reducing the wider traffic impact associated with local growth. Crucially however, it would ensure that the future development of the Grŵp Llandrillo-Menai site is safeguarded and not restricted by current highways constraints.

Forecasted traffic growth would result in the current highway infrastructure reaching capacity in certain points of the network in Llangefni. Without a link road economic growth would be limited/restricted due to the highway network. A Link Road would allow Grŵp Llandrillo-Menai to expand their education facilities in accordance with the masterplan created for their Llangefni site. Grŵp Llandrillo-Menai are in advanced discussions with Horizon Nuclear Power regarding the colocation of their specialist training within the new Engineering Academy, with this development alone expected to be in excess of £10m.

The Llangefni Link Road project consists of constructing 2.5km of a new link road to the SE of Llangefni with the scheme split into four separate sections. The link road seamlessly links the A5114 junction (EZ6) through Bryn Cefni Business Park (EZ5) to the Grŵp Llandrillo-Menai site. It provides improved access to the Grŵp Llandrillo-Menai FE Campus and Anglesey Enterprise Zone sites in Llangefni. The proposed scheme would also open up significant parcels of land which would be available for future employment use.

Planning permission for Section 1,2 and 4 as well as outline planning permission for Section 3 was secured on 18/12/2015. Full planning permission for Section 3 was granted on 03/02/2017.

Sections 1 and 2 of the Llangefni Link Road were opened on 13/03/2017. Works on Section 4 are due to commence in June 2017 and are programmed for completion by the end of December 2017. Advance works are scheduled to commence on Section 3 in October 2017, to be completed prior to the commencement of the main construction work for Section 3 in April 2018. The entire scheme is scheduled for completion by March 2019.

B – What other options did you consider and why did you reject them and/or opt for this option?

The land is for sale and the Council has been in negotiations with the landowner for over 2 years. Terms have been agreed, but we have been unable to complete the purchase due to a dispute between the directors of the company. A formal authority for a CPO is required to proceed and it is considered that the threat of a CPO might be sufficient to get agreement from the landowners.

C – Why is this a decision for the Executive?

The Executive Committee approved the construction of the Llangefni Link Road on 15/05/2015. In order to proceed with a CPO it is considered that an updated and more detailed report is now required for approval.

CH – Is this decision consistent with policy approved by the full Council?

Yes

D – Is this decision within the budget approved by the Council?

The development, design and construction of Sections 1,2 and 4 of the Llangefni Link Road to date have been substantially funded by the Welsh Government via its Local Transport Fund (LTF).

The Authority has match-funded approximately 10% of the cost with further match-funding contributions from Coleg Llandrillo-Menai and the Nuclear Decommissioning Fund.

Funding for the purchase of Section 3 land has already been secured from the WG and has been accrued.

An allocation for Section 3 advance construction works in 2017/18 has been approved by WG and IoACC has approved a match-funding contribution.

An advance WG LTF allocation to complete construction in 2018/19 has been submitted to the WG LTF fund and WG has supported the scheme to date and is supportive of Section 3.

If WG LTF funding for the remaining work on Section 3 is not secured, then that part of the Llangefni Link Road will not be completed and this would have significant implications on developing the Coleg Menai-Pencraig site as a training centre of excellence for Wylfa Newydd.

WG have funded the majority of the highway works to date on an annual LTF grant basis and an early resolution of land matters would place the Authority in a better position to accelerate the construction programme and to maximise any opportunities from any national LTF under-spend.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	Reports has been amended to include the comments.
2	Finance / Section 151 (mandatory)	Highways have liaised closely with the Council's Finance Section in preparing the LTF bids and the guidance given is much appreciated.
3	Legal / Monitoring Officer (mandatory)	No observations received.
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other

F - Appendices:
<ol style="list-style-type: none"> 1. Scheme Layout 2. Grant Funding Allocations

FF - Background papers (please contact the author of the Report for any further information):

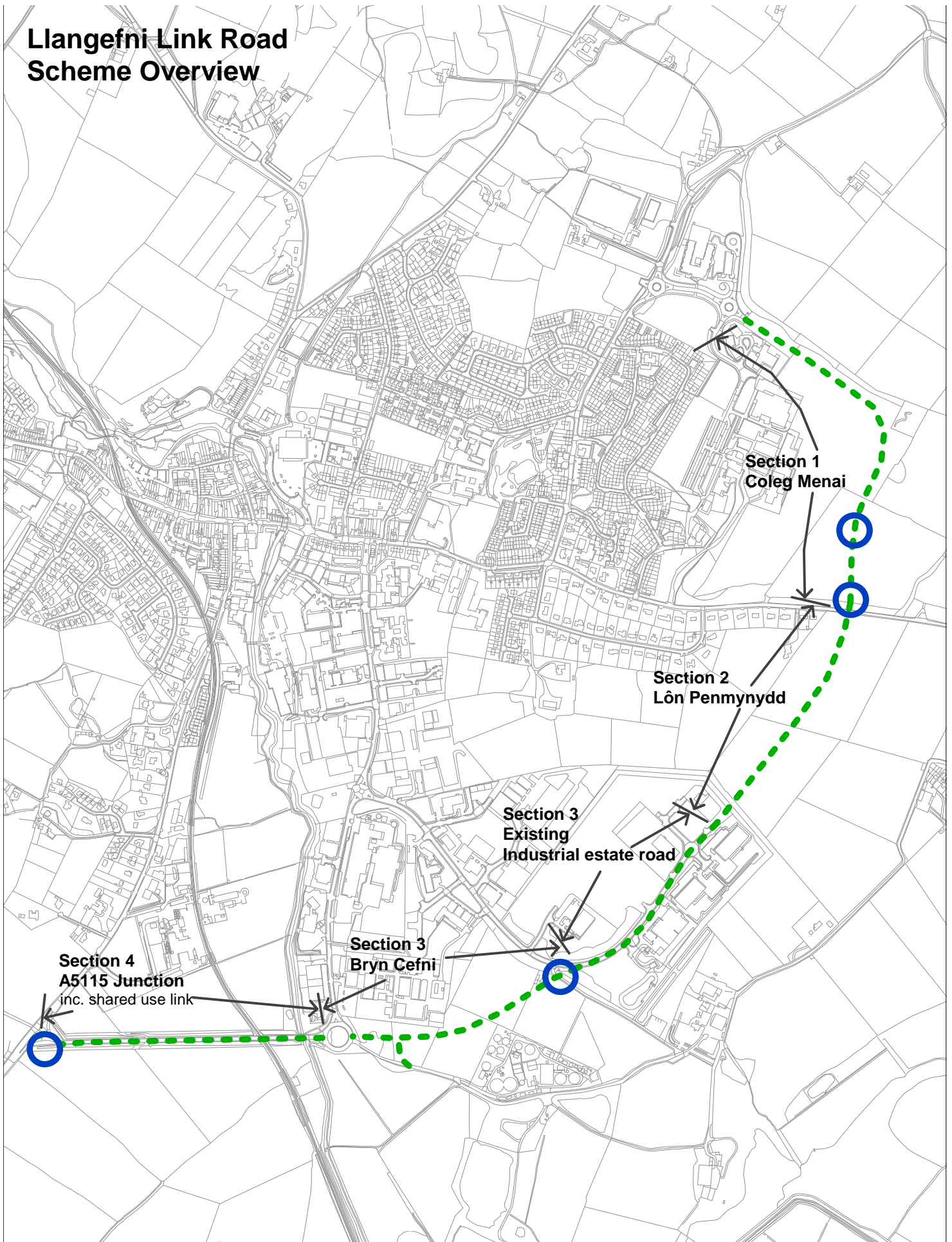
Llangefni Link Road - Overall funding

	2014/15	2015/16	2016/17	2017/18	All years
WG LTF	449,500	390,000	1,884,000	2,077,000	
WG EZ	30,000	1,500,000	1,917,000		
Coleg Menai		10,000	300,000		
NDA		15,000			
IoACC	25,000		273,000	342,000	
Total	504,500	1,915,000	4,374,000	2,419,000	9,212,500

Value of Coleg Menai land in the region of £200,000

£600,000 of 2015/16 funding was not spent in that year but has been accrued by WG for land purchase. This sum is still included in the 2015/16 total.

Llangefni Link Road Scheme Overview



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ISLE OF ANGLESEY
COUNTY COUNCIL

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