

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	30th October, 2017
Subject:	Extra Care Housing Seiriol
Portfolio Holder(s):	Llinos Medi Huws
Head of Service:	Alwyn Rhys Jones
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Local Members:	Carwyn Elias Jones Alun Roberts Lewis Wyn Davies

A –Recommendation/s and reason/s
<p>Recommendations Officers recommend that a period of engagement occurs locally within the Seiriol area during November and December 2017 regarding three matters. These are :-</p> <ol style="list-style-type: none"> 1) Developing extra care housing provision in the Seiriol Area to provide a minimum of 39 self contained flats in accordance with nationally approved models of provision. 2) That the preferred site for this development is the site of the current Beaumaris Primary School either collocated with an adapted school or as the prime use for this land. 3) That the council pursue options to fund the development through the Housing Revenue Account so that the development becomes additional council housing stock, within the county providing vital accommodation for older people <p>At the end of the engagement period, a summary of the feedback from the sessions will be presented to Scrutiny and Executive in early 2018 as well as a final recommendation.</p> <p>Reasons <i>Reasons for developing Extra Care</i></p> <p>The Authority has a responsibility for ensuring that the care and accommodation needs of older people are met in a way that assures their dignity and wellbeing. Some of these responsibilities are statutory, and others are a part of the overall ethos and approach of social service provision in Anglesey. As the needs and expectations/aspirations of older people themselves change and resources that are available decrease, the ways in which services for older people are delivered are having to be changed. On Anglesey we are managing this change through our Transformation</p>

Programme for Adults.

A key element of the Transformation Programme for Adults is reconfiguring accommodation provision, moving away from “traditional” residential care towards the Extra Care housing model. The reasons for this change have been described in the previous report submitted to this committee on the 2nd of July,2015¹ and as such will not be expanded upon further within this report.

The Local Authority determined in its executive meeting on the 2nd of December, 2013, as part of its corporate plan that future investment should be targeted at the development of Extra Care provision and that the Local Authority will work in partnership with the independent sector to maintain the availability of choice within residential establishments. Good progress is being made in this regard with Penucheldre well established and with a model of 24 hour care in place since April 2016. Similarly Hafan Cefni is currently being developed with an expected completion date of June 2017. This will provide for 63 self-contained flats with access to 24 hour care

Reasons for Preferred Site Option

In October 2015 a commitment was made to give consideration for appropriate site options within the South of Anglesey for the development of an Extra Care Housing. The Seiriol Area was noted as the preferred location should sites be available within that vicinity. During 2016 a survey of possible sites was commissioned through the councils Property Services department which considered various factors which support such a development. The factors which have influenced this assessment include:-

Planning Permission – Consideration of the likelihood of obtaining planning permission.

Suitability of site for development – Based on the physical location, known site constraints and conditions.

Access – Consideration has been given to the proximity of the sites to the town centre in relation to pedestrian links, the ability to access the land with and without vehicles.

Cost – Consideration has also been given to the value of land for development, either the cost of purchase or the loss of asset value income from any potential disposal. Consideration has also been made in relation to the effect of the site clearance costs where existing buildings or structures are present.

Availability and Timing – Previously undeveloped greenfield sites are potentially available for development very quickly; however, brownfield, occupied or existing developed sites will take longer to become available.

Services – The main consideration of this criterion is the proximity and location of foul and surface water drainage.

1 Alwyn Jones, 2 July 2015, Executive report: Older Adults Older Adult Accommodation - Haulfre,

This report is included as Appendix A. The report highlighted that the preferred option would be to develop an Extra Care Housing on the site of the current primary school either to be co-located with the school and to therefore ensure effective use of the land, or alternatively to be the sole tenant. 2 locations within the site were assessed, that being the location of the now vacant day centre, and to the rear of the school. Whilst the former was slightly favoured on initial assessment it has become clear at early design stage that access to this location is difficult, and it would provide only space for a small build. Developing to the rear of the school does not have these problems and provides for better use of that area, potentially supporting the maintenance of a build design consistent with the listed status of the school and potentially allows for sharing catering facilities with the school

Reasons for development through the HRA

Extra Care Housing schemes tend to be larger developments of between 40 – 70 units that have historically been funded by Social Housing Grant (SHG).

Recently there has been a reduction in SHG available for the development of extra care housing schemes as typically each scheme would require around £4.5m of SHG.

Since April 2015 the HRA has become self financing and as a result of this is now able to access funding through it's HRA borrowing cap and from April 2018 will be able to access Housing Finance Grant (HFG) which is a form capital funding available from Welsh Government for Registered Social Landlords.

Taking the above into consideration and the fact that the Housing Services have an internal Development Team it would be reasonable for the Housing Services to be developing the next extra care housing scheme for the Island.

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

Described in Section A

C – Why is this a decision for the Executive?

This period of engagement aims to progress a key goal of the Corporate Plan and as such is of strategic significance

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

Yes

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

Yes

DD – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	Discussed with SLT are supportive of period of engagement
2	Finance / Section 151 (mandatory)	As Above
3	Legal / Monitoring Officer (mandatory)	As Above
4	Human Resources (HR)	N/A
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	<p>[Corporate Scrutiny Committee – 2 October 2017]</p> <p>It was resolved that the Committee supports holding a period of engagement locally within the Seiriol area during November, 2017 with regard to the following matters :</p> <ul style="list-style-type: none"> • Developing Extra Care housing provision in the Seiriol area to provide a minimum of 39 self-contained flats in accordance with nationally approved models of provision • That the preferred site for this development is the site of the current Ysgol Beaumaris either co-located with an adapted school or as the prime use for this land • That the Council pursues options to fund the development through the Housing revenue Account so that the development becomes additional council housing stock within the county providing vital accommodation for older people. <p>ADDITIONAL ACTION PROPOSED: Head of Adults' Services to present a summary of the feedback from the engagement process to this Committee prior to its consideration by the</p>

		Executive.
9	Local Members	Discussed with Local Members. Local Members requested that as part of the engagement they wished to see a Public Meeting to accompany current engagement plans. Local Members noted that this is a matter of significant local interest to the residents of Seiriol
10	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:
Appendix A Site Selection Report

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

Site Selection Report

Seiriol Extra Care Project



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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Senior Valuation Officer

May 2016

Site Selection Report – Seiriol Extra Care Project

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Isle of Anglesey County Council

Signed:

Dated:

Purpose

This report has been prepared on behalf of the Extra Care Project group to explore and recommend a suitable site for the development of a new build extra care housing scheme in the Seiriol ward of Anglesey. The recommendations made have been based on the information provided by the Project Group management team.

Scope

A number of sites have been identified following a careful desk-top study of available land with potential for development within close proximity of key facilities which are within reasonable walking/travel distance as well as easy access to local public transport. As amenities in Llangoed are somewhat limited only the options in Beaumaris can fully satisfy these particular requirements. Each of the sites considered in Beaumaris are located within 600m of the most relevant town centre facilities such as the shop, library, medical surgery and pharmacy. (as shown on the following illustration (Figure 1).

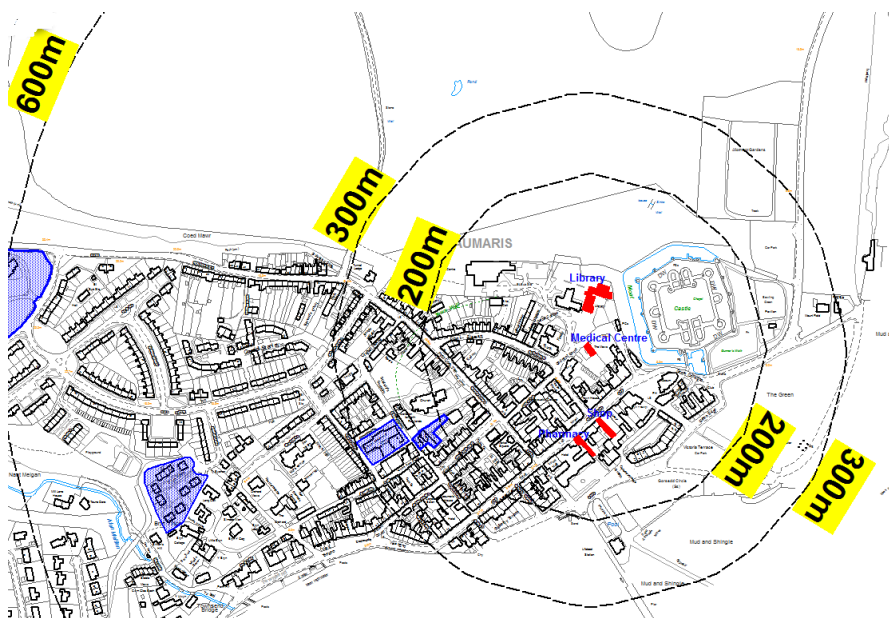


Figure 1 – Beaumaris Town Centre

Six of the identified sites are in the freehold ownership of the Council with 1 being privately owned. The sites considered in this report are listed as follows:-

- Site 1 – The Beaumaris Primary School (Council owned)
- Site 2 – Former Day Care Centre, Beaumaris (Council owned)
- Site 3 – Bryn Tirion, Beaumaris (Council owned)
- Site 4 – Gaol, Beaumaris (Council owned)
- Site 5 – Heulfre, Llangoed (Council owned)
- Site 6 – Former Social Club, Beaumaris (Privately owned)
- Site 7 – Seiriol – Lairds, Beaumaris (Privately owned)

Consultations have been carried out with a number of internal Council Services on the potential of each site to develop a new Extra Care facility. Input has mainly been provided from the Council's Property Service from a land ownership and architectural perspective with additional expertise from Highways and Planning Policy. The Highways Service has provided information on highway access and drainage and written comments have been received from Gwynedd and Anglesey's Joint Planning Policy Unit (JPPU) as well as the Local Planning Authority (LPA).

Officers Consulted:

Gareth W. Thomas – Architectural Services Manager
Huw Percy – Chief Engineer (Highways)
David F. Jones – Development Management (Planning)
Dave Jump – Senior Planning and Conservation Officer
Sean Pritchard – Building Surveyor

The JPPU has provided planning policy comments on each of the sites being considered. The JPPU team are currently working towards a 2016 date for adoption of the JLDP and it is highly likely that the proposed Extra Care development will need to be addressed within that policy.

All of the sites within the town of Beaumaris are located within the defined development boundaries of the Ynys Môn Local Plan and Stopped UDP. None of the option sites are allocated for any specific purpose in either the YMLP or SUDP.

None of the sites would appear to have a high ecological interest, but an appropriate inspection for bats (protected under the Habitats Regulations 2010 etc) would help inform any case involving the demolition of existing buildings. Similarly nesting birds are also protected by law, therefore any buildings to be demolished or any trees or hedges would need to be surveyed or avoided by working outside of the nesting season.

Site 1 – Beaumaris Primary Schools Site

Description – The site extends to approximately 2.07 hectares (5.13 acres) which has been partially developed to provide a two-storey school building extending to approximately 2025m² together with playing fields. The site is already within the ownership of Anglesey County Council and may be available in a reasonable period. The entire site is located within development boundaries however the school building is Grade II listed and cannot be demolished.



Figure 2 – Beaumaris Primary School

Architects – The site is large enough to cater for an extra care facility however the building is Grade II listed therefore there are limitations with how it could be modified. The site is however a great setting with good external spaces and plenty of parking and delivery space but is not within easy walking distance of the town centre and its amenities. Any conversion of the building would have to be sympathetic to its Grade II listed nature and there are numerous steps in floor levels within the existing building which need to be considered.

Highways – This site is acceptable in terms of the highway leading to it. The site is located on a bus route and there are good links down towards the town, however it's a fair distance on foot.

Drainage – The existing developed part of the site is adequately serviced although additional surface water attenuation may be required as part of the scheme design.

Planning — The property is situated within the development boundary in the Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. There are however listed building constraints.

Conservation / Listed Building – The school is a grade II listed building but a very sensitive conversion together with high quality modern extension(s) could be considered. This would mean developing a very sensitive more costly approach than one on a brown or green field site. A small section of the grounds to the left of the site could however be developed as part of the development of the neighbouring property the 'Beaumaris Day Care Centre'.

Site 2 – Beaumaris Day Care Centre

Description – Property known as the Beaumaris Day Care centre which adjoins the Beaumaris School playing fields. The site extends to approximately 0.16 hectares (0.41 acres) with the building extending to approximately 215 m². The property adjoins the neighbouring Beaumaris School playing field providing scope to extend the site area to accommodate larger development. It has been advised that sharing of some services and facilities may also be considered with the neighbouring School subject to proposed design, ownership and legal considerations.

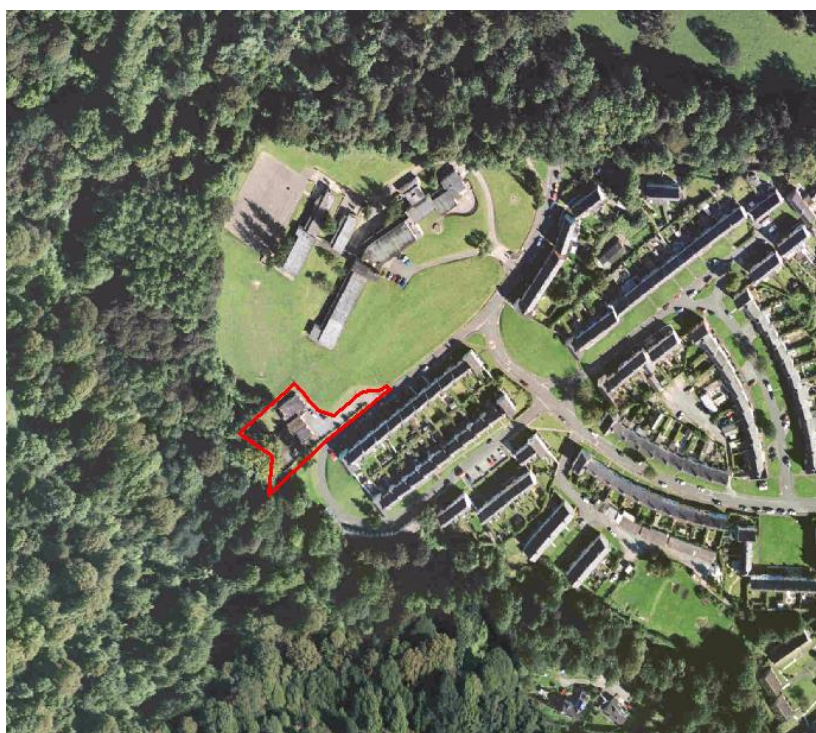


Figure 3 - Beaumaris Day Care Centre

Architects – Site may not be large enough for Extra Care Facility therefore any development may require part of the neighbouring school grounds to form part of it.

Highways – The site is located on a bus route and there are good links down towards the town, although it is a fair distance on foot. The access road is considered suitable up to the Maes Hyfryd junction but is too narrow thereafter and would require widening over a strip of the adjoining Beaumaris Primary School playing field which is already owned by Anglesey County Council (forming part of the school grounds).

Drainage – The existing site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design. Additional surface water attenuation may still be required as part of the scheme design.

Planning – Property is within the development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan.

Conservation / Listed Building - It's not a Listed Building but is in the essential setting of the neighbouring school. This site although being a brown field one would need a sensitive approach due to its close proximity to the LB

Site 3 – Bryn Tirion, Beaumaris

Description – Bryn Tirion is a small cul-de-sac of local authority sheltered bungalows and extends to some 0.92 hectares (2.27 acres). The site is located in an established residential area however roadways are narrow and parking is at a premium. All of the properties are occupied on secured tenancy agreements therefore the properties are not readily available for development.



Figure 4 - Bryn Tirion, Beaumaris

Architects – Site may not be large enough to accommodate extra care facility and external space is limited for garden and parking. There are also limitations with the setting of any development adjacent to properties due to matters related to overlooking etc.. Delivery of materials / goods may also prove to be problematic due to the nature of the roads.

Highways – Town center site with good walking links. The access road however is too narrow and unsuitable to accommodate any additional traffic caused by a larger development.

Drainage – The existing site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design. Additional surface water attenuation may still be required as part of the scheme design.

Planning – The site is situated within an established residential area and is within the development boundary contained within the Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Proximity of dwellings surrounding site may however be problematic to any development proposals.

Conservation / Listed Building – This site is in the Area Of Outstanding Natural Beauty but just outside of the designated special conservation area. The site boundaries Bryn Cottage which is inside the special designated conservation area. There are some LB in the surrounding area but the potential impact of a proposed development on LB settings would be difficult to assess in the absence of the details at this time.

Site 4 – Gaol, Beaumaris

Description – Historic Grade I listed former prison located close to the centre of Beaumaris. The site extends to approximately 0.17 hectares 0.42 acres and has been fully developed. Roads leading to the property are extremely narrow with a general lack of footways.



Figure 5 - Gaol, Beaumaris

Architects – The site is not considered being large enough and the existing building is Grade I listed.

Highways – Town center site but the roads around it are narrow for vehicles not to mention construction traffic. There is also lack of footways around the site.

Drainage – The existing developed part of the site is adequately serviced however additional development will increase loading which may require improvements to the drainage system.

Planning – The property is within development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Any development however would be extremely difficult having regard to the Grade I listed nature of the property, the proximity of nearby properties and the narrow roadways.

Conservation / Listed Building – This building and the site is a Scheduled Ancient Monument (SAM), a Grade I Listed Building, in the special designated Conservation Area, in an Area of Outstanding Natural Beauty, in the setting of numerous Listed Buildings and in the essential setting of Beaumaris Castle designated SAM, Grade I LB and a World Heritage Site (WHS). It's not impossible but Scheduled Monument Consent (SMC Cadw) and Listed Building Consent (LBC Cadw) applications would be extremely complicated and costly to prepare with no guarantee of a successful outcome.

Site 5 – Haulfre, LLangoed

Description – A Local Authority owned care home facility with grounds extending to approximately 8.41 hectares (20.79 acres).



Figure 6 - Haulfre, LLangoed

Architects – Site is large enough to accommodate a development of a large scale however there may be limitations to how it can be modified due to its Grade II listed nature and extensive costs likely for refurbishment or extensive demolition. The site is situated in a great setting with good external spaces and plenty of parking and delivery space however there is no option for residents to walk into a town.

Highways – There are bus services into the village of LLangoed however the subject site is outside the village and there are no walkways linking it back to the village. The road is also narrow for vehicles and construction vehicles.

Drainage – The existing developed part of the site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design.

Planning – The property is outside of the development boundary in Ynys Mon Local Plan and Stopped Unitary Development Plan but is classed as a countryside cluster in the emerging Joint Local Development Plan. The land is also currently classed as a countryside location designated as being of Outstanding Natural Beauty. Use has been established on site but there may still be some listed building issues.

Conservation / Listed Building - Haulfre Stables (former) and Outbuildings are Grade II Listed Buildings. However, the other buildings on the site are not listed and there is clearly scope with appropriate planning in such large grounds to give this one serious consideration.

Site 6 – Social Club, Beaumaris

Description – A privately owned former social club located close to the Beaumaris Town Centre. 0.07 Hectares 0.237 acres. The site comprises 2 mid terraced properties together with a former social club building to the rear. Access is problematic due to the nature of the roads and privately owned garages to the rear of the property. Space is also limited and the site is adjacent to the Church.



Figure 7 - Social Club, Beaumaris

Architects – The site is somewhat irregularly shaped and does not seem large enough. There may also be limitations with the setting of any development adjacent to the Church. Demolition costs may also be problematic together with there being major issues for contractor deliveries and compound areas. Additionally there is no external space for garden or parking.

Highways – Town center site but Steeple Lane is narrow and there is no footway alongside it. Difficult access for vehicles and construction traffic

Drainage – The existing developed part of the site is adequately serviced however additional development will increase loading which may require improvements to the drainage system.

Planning – Within development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Development of the property must be sympathetic and in keeping with the character and nature of nearby listed buildings.

Conservation / Listed Building –A long standing problem site located inside the special designated CA, in the AONB, in the setting of numerous LB's and in the essential setting of Beaumaris Castle designated SAM, Grade I LB and a World Heritage Site (WHS) site.

Site 7 – Seiriol – Leirds, Llanfaes

Description – A privately owned site extending to approximately. 5.96 Hectares (14.73 Acres). There are a number of industrial buildings on site which would require demolition and it is quite likely the ground is contaminated in part.



Figure 8 – Seiriol – Leirds, Llanfaes

Architects – Large site which may be suitable for development subject to statutory consents. Demolition costs likely to be high though and probable that the ground is contaminated. The setting however is great with good external spaces and plenty of parking and delivery space but there is no option for residents to walk to a town.

Highways – Site within reach of bus service but far from the Town of Beaumaris by foot. Road network is acceptable however no pavements alongside it leading to the Town of Beaumaris.

Drainage – Land is unserviced but foul and surface water connections are available below the highway leading into Llanfaes. Additional development will increase loading, but it is believed that the drainage system below the highway will cope given sufficient surface water attenuation as part of the scheme design.

Planning – Not within a development boundary in the Ynys Mon Local Stopped Unitary Development Plan but is allocated in for ‘Employment’ use. Llanfaes is to be re-classed as a countryside cluster in the emerging Joint Local Development Plan with no allocation for the subject site. Previously developed land in a countryside location designated as being of Outstanding Natural Beauty.

Conservation / Listed Building - Part of this site is a SAM (Old Priory), its located inside the AONB and it has TPO’s within the site. No LB’s and outside of the CA but never the less constrained to some degree by SAM and TPO’s

Space Planning

The Council's Architect provided a space planning assessment for a similar proposed facility based in the Amlwch and Llangefni areas..

His conclusions are as follows:-

- A **56** unit development is estimated to require a **6,600 m²** building.
- A **48** unit development is estimated to require a **5,825 m²** building.
- A **40** unit development is estimated to require a **5,055 m²** building.

Early Cost Advice

Building construction cost data has been sourced from the Building Cost Information Service of the Royal Institution of Chartered Surveyors (BCIS). Building cost indices are published on a quarterly basis for various types of property on a square meterage floor area basis. These figures are exclusive of professional fees, external works and contingencies, but are inclusive of overheads, profit and main contractors preliminary costs. There is no specific category within the BCIS's data for 'Extra Care' facilities, mainly because insufficient samples have been analysed. The closest property type is considered to be:-

BCIS – Sheltered Housing with shops, restaurants or the like – The current construction rate is recorded as £1,421/m² (rebased to the region of Wales from national statistics).

To allow for external works and contingency elements of the scheme I would advise increasing this rate to £1,600/m².

A **56** unit development = **£10.56 m**

A **48** unit development = **£9.32 m**

A **40** unit development = **£8.09 m**

An allowance for professional and project fees is estimated at 9% of the building cost.

Site Selection and scoring Matrix

Based on the information collated during the course of the preparation of this report, a matrix has been prepared to score each of the sites being considered on a number of criteria, with a view to narrowing the options. Each criterion has been given equal weighting.

Planning Permission – Consideration of the likelihood of obtaining planning permission based on either existing policies or the emerging Joint Local Development Plan. A score has been applied where 5 is the most likely and 1 is the least likely.

Suitability of site for development – Based on the physical location, known site constraints and conditions. A score has been applied where 5 is the most suitable and 1 is the least suitable.

Access – Consideration has been given to the proximity of the sites to the town centre in relation to pedestrian links, the ability to access the land with and without vehicles. A score has been applied where 5 has the most favourable access and where 1 has the least favourable access.

Cost – Consideration has also been given to the value of land for development, either the cost of purchase or the loss of asset value income from any potential disposal. Consideration has also been made in relation to the effect of the site clearance costs where existing buildings or structures are present. A score has been applied between 5 for the least expensive and 1 for the most expensive.

Availability and Timing – Previously undeveloped greenfield sites are potentially available for development very quickly; however, brownfield, occupied or existing developed sites will take longer to become available. A score has been applied between 5 for the sites that are currently available and 1 for the sites that are least available.

Services – It is considered that the availability of electricity and water supplies will be fairly similar over each option. The main consideration of this criterion is the proximity and location of foul and surface water drainage. A score has been applied between 5 where adequate drainage connections are known to be present and 1 where adequate provisions are not present.

	Site 1 – Beaumaris Primary School	Site 2 – Beaumaris Day Care Centre	Site 3 – Beaumaris Gaol	Site 4 – Bryn Tirion, Beaumaris	Site 5 – Haulfre, LLangoed	Site 6 – Former Beaumaris Social Club	Site 7 – Seiriol Lairds,
Likelihood of Planning Permission	4	5	2	3	4	4	3
Site Suitability	3	4	1	3	4	2	3
Access to and from the site	5	3	2	3	3	3	4
Cost or value of land	4	5	2	3	2	3	2
Availability and timing	3	5	2	1	3	4	3
Access to existing services	4	4	4	4	4	3	2
Total	23	26	13	17	20	19	17

	Site 1 – Beaumaris Primary School	Site 2 – Beaumaris Day Care Centre	Site 3 – Beaumaris Gaol	Site 4 – Bryn Tirion, Beaumaris	Site 5 – Haulfre, Llanggoed	Site 6 – Former Beaumaris Social Club	Site 7 – Seiriol Lairds,
Likelihood of Planning Permission	4 <ul style="list-style-type: none"> Property is located within the local development boundaries. Building Grade II Listed therefore cannot be demolished. Proposed development / conversion of the school would have to be sympathetic to Grade II listed nature of Property . 	5 <ul style="list-style-type: none"> Property neighbours Beaumaris School and is also within the local development boundary. Property is not listed and site lends itself well to development. Property has established existing use as day care facility 	2 <ul style="list-style-type: none"> Achieving planning permission for development unlikely due to the Grade I listed nature of the of property. Close proximity to nearby properties Narrow roads leading to, and around the site. 	3 <ul style="list-style-type: none"> Site located in established residential area within the local development boundaries. Proximity of nearby dwellings considered problematic 	4 <ul style="list-style-type: none"> Property is outside the local development boundary as a area classed as a countryside cluster. Property has established use as a care facility Development would have to be sympathetic to the Grade II listed nature of buildings within curtilage. 	4 <ul style="list-style-type: none"> Property is located within the local development boundary. Site adjacent to numerous listed buildings and World Heritage Sites (such as the Beaumaris Castle and Church) Site located inside a conservation area. 	3 <ul style="list-style-type: none"> Site not contained within current local development boundaries however is designated for 'Employment' use. "Employment use" designation to be lost in emerging Joint Development Plan (likely adoption 2017) Part of site within Area of Outstanding Natural beauty There is a Scheduled Ancient Monument on site which may place constraints on development proposals.
Site Suitability	3 <ul style="list-style-type: none"> Site is suitable for development Demolition of existing structure cannot be considered due to Grade II Listing status 	4 <ul style="list-style-type: none"> Site readily available No restrictions to land or property Road leading to site requires widening in part to accommodate development Development would require part of Beaumaris School playing field 	1 <ul style="list-style-type: none"> Property is Grade I listed & a Scheduled Ancient Monument. Proposed development would be extremely difficult and expensive. 	3 <ul style="list-style-type: none"> Site has existing residential use however located on narrow road. All properties are currently subject to secure tenancies. Any proposed development would have to consider overlooking / proximity of nearby properties placing restrictions on design proposals. 	4 <ul style="list-style-type: none"> Property is existing care home. Redeveloped of site would have to be sympathetic to Grade II Listed status of buildings within curtilage. Access reasonable and site is located on bus route. Considerable distance to nearest town when traveling by foot 	2 <ul style="list-style-type: none"> Site small and located on a narrow road. Development proposals would have to involve the acquisition of adjacent garages which may prove to be difficult and costly. Property is privately owned. 	3 <ul style="list-style-type: none"> Existing brownfield site however outside of local development boundaries. No drainage services to site. Ground is contaminated. Site is also privately owned and would command a high sum for its acquisition and development proposals.
Access to and from the site	5 <ul style="list-style-type: none"> Roads leading to site judged to be good and adequate to serve redevelopment. Site is also situated on bus route with good links to the town. 	3 <ul style="list-style-type: none"> Roads leading to neighbouring Beaumaris School judged to be adequate however road between the school an subject property narrow. Road between school an property requires widening in part. Site also situated on bus route with reasonable links to the town. 	2 <ul style="list-style-type: none"> Property close to the town centre. Roads leading to and around site to narrow for the proposed development Lack of footways around the site. 	3 <ul style="list-style-type: none"> Site relatively close to the town centre however the road leading to it is extremely narrow and unsuitable to accommodate any additional traffic caused by a larger development. 	3 <ul style="list-style-type: none"> Highway network leading to the site is generally satisfactory and there is a bus services into the village of Llanggoed. Site is outside the village of Llanggoed and a considerable distance from the town of Beaumaris/ amenities. There are no footways leading from the site to the village. 	3 <ul style="list-style-type: none"> Site close to the town centre however Steeple Lane is narrow and there is no footway alongside it. Access for vehicles and construction traffic limited. 	4 <ul style="list-style-type: none"> Site within reach of bus service but far from the Town of Beaumaris by foot. Roads acceptable however no pavements alongside them which leading to the Town of Beaumaris.
Cost or value of land	4 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property value in the region of £280,000. Cost of development likely to be higher as result of Grade II listed status of property . 	5 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property valued as being in the region of £140,000. Site clearance costs likely to be relatively reasonable. 	2 <ul style="list-style-type: none"> Property owned by Local Authority and valued in excess of £120,000. Cost of development likely to be significantly high as a result of the Grade I listed status of the property 	3 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property current value in region of £400,000 All properties subject to secure tenancies. Cost of re-homing tenants likely to be high. 	2 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property recently valued as being £740,000 as fully equipped and operational entity. Development of listed structures likely to be high. 	3 <ul style="list-style-type: none"> Property is privately owned. Property value in region of £120,000. Proposed development would require acquisition of adjacent 10 garages with single garage recently selling for £30,000 	2 <ul style="list-style-type: none"> Site privately owned and extends to approximately 35 acres. Likely cost of acquiring the site in excess of £1,500,000 Development cost likely to be significantly high as a result of demolition / site clearance costs and environmental matters.
Availability and timing	3 <ul style="list-style-type: none"> Property currently operational and unlikely to become available until 2020 	5 <ul style="list-style-type: none"> The property is not currently being used and is readily available. 	2 <ul style="list-style-type: none"> Site currently used as museum and unlikely to be available in the foreseeable future. Significant local objections anticipated in view of any development proposal. 	1 <ul style="list-style-type: none"> Residential properties forming part of the site are all currently tenanted. 	3 <ul style="list-style-type: none"> Site currently operational. 	4 <ul style="list-style-type: none"> Former social club building available however the garages behind which would be required as part of any development are privately owned. 	3 <ul style="list-style-type: none"> The site is currently available however will no longer be designated as an "employment site" when the Joint Local Development Plan is adopted in the coming months/year.
Access to existing services	4 <ul style="list-style-type: none"> There are mains services to the site 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	3 <ul style="list-style-type: none"> There are mains leading to the site however capacity of drains inadequate for large development 	2 <ul style="list-style-type: none"> There are no mains drains to or close to the site.
Total	23	26	13	17	20	19	17

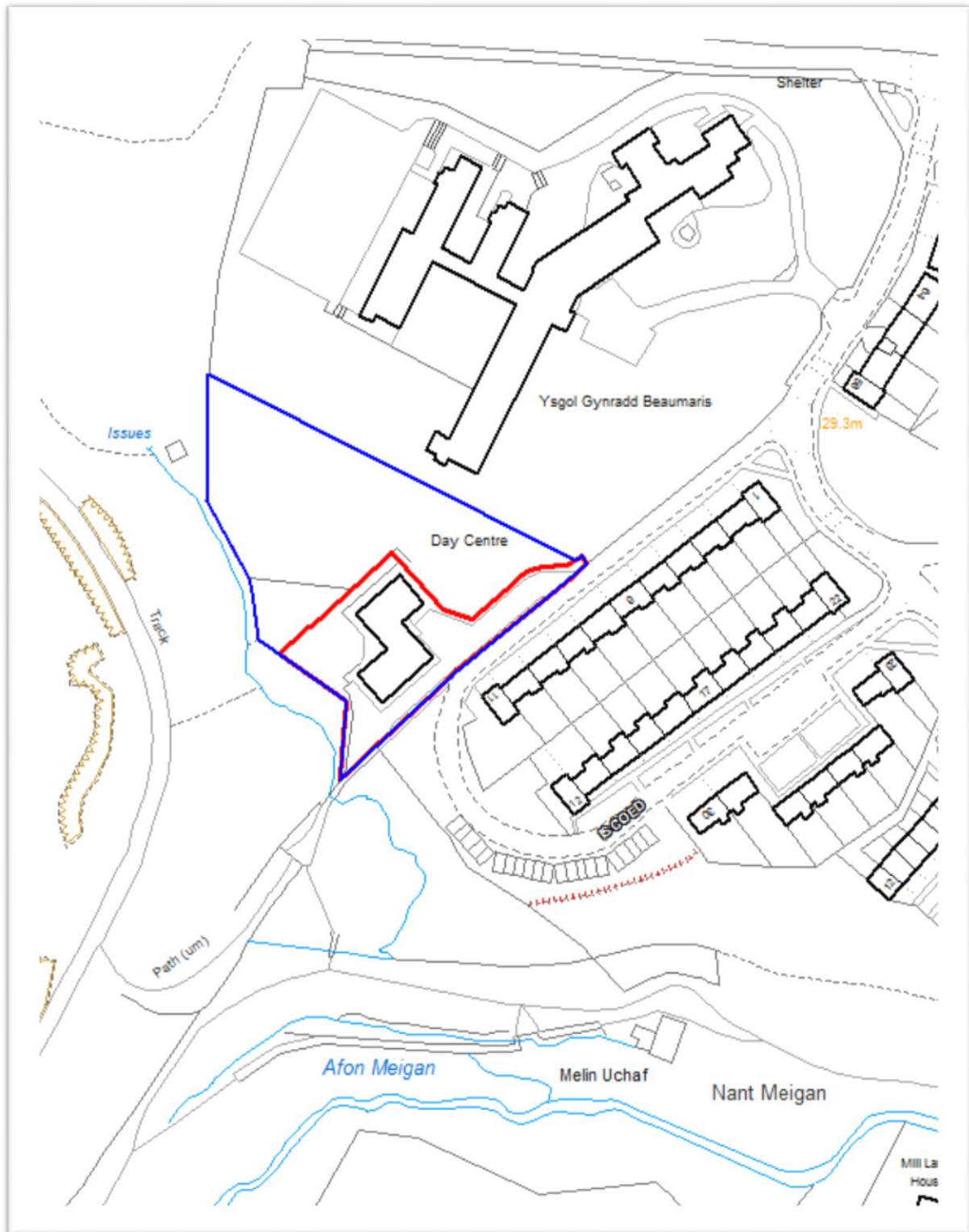
Recommendations

It is my option that, from the considered sites, the preferred option for the development of a new Extra Care facility in Seiriol should be the former Day Care Centre Site together with the part of the land directly behind it which forms part of the neighbouring Primary School playing field. It was also the most favoured site by the officers from Planning, Highways and Architectural Services during my consultations

Options 1, and 2 scored closely in the matrix using the initial criteria; however, I favour the Day Care centre site for the following reasons:

1. The site is readily available and within the ownership of Anglesey County Council and is deemed surplus.
2. It is the most favourable from a Planning, Highways and Architectural perspective.
3. The site can be extended to within the grounds of the neighbouring Council Owned Primary School.
4. There are no operational services on the site which I believe would make the site available for development sooner than the others.
5. There are no restrictions and the building is not situated within a conservation area.
6. There are service provisions to the site.
7. The site is located close to a bus route.

Appendix 1 – Recommendation Former Day Care Centre Site



Beaumaris Day Care centre (Edged Red) together with part of neighbouring school field (Edged Blue)

Total area approximately 0.49 Hectares (1.2 Acres)