

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee Meeting
Date:	9 February 2015
Subject:	Modernising Anglesey Schools – a site for the new Primary School in the ‘Llannau’ area
Portfolio Member(s):	Councillor Ieuan Williams
Head of Service:	Gwynne Jones
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Local Members:	Councillor Ken Hughes Councillor Llinos Medi Huws Councillor John Griffith

A – Recommendation(s) and Reason(s)
<p>At its meeting on February 11, 2013, Anglesey County Council’s Executive Committee resolved to support Option 5 (namely a new area school for Llanfachraeth, Llanfaethlu and Llanrhuuddlad) as the option that the Executive Committee favours for formal consultation on a review of the primary education provision in North West Anglesey, conditional upon noting suitable finance and a site for the development before beginning the formal consultation process.</p> <p>It was reported back to the Executive Committee on March 17, 2014 that the Lifelong Learning Department Officers had:</p> <ol style="list-style-type: none"> 1. ensured finance in principle for the new primary school and 2. had identified the site for the new primary school. <p>In order to ensure half the finance for the project from the Welsh Government, a Strategic Outline Case was presented to them in May 2014 and subsequently approved. A letter from the Welsh Government dated 19 August 2014 stated: “I am pleased to inform you that the Strategic Outline Case (SOC) in respect of the ‘Ysgol Y Llannau’ has been approved and that you can now progress to Outline Business Case (OBC) stage.” It is planned to submit the OBC to Welsh Government in March 2015.</p> <p>This report outlines the work conducted to identify a favoured site and how and why that has changed from the original choice.</p> <p>It is recommended that the Executive Committee:</p> <ol style="list-style-type: none"> 1. Approve and agree to the site, named Option 7 in the consultation document, being the preferred site for the proposed new primary school. 2. Authorise officers from Environmental and Technical Services to discuss purchasing the requisite land for the proposed new primary school subject to obtaining planning

permission.

B – Which other options did you consider and what were your reasons for refusing them and or for choosing this option?

1. Shortlisted Sites

Prior to the statutory consultation period in the North West of Anglesey (also referred to as the Llannau) on 31 March 2014 – 19 May 2014, a total of 8 sites were identified by the school modernisation project team and considered as possible locations for the new Llannau school. During the consultation period stakeholders and consultees recommended that the project team should consider other available sites, and as a result a further 10 sites were proposed by the stakeholders and considered by the project team. In May 2014 the project team assessed and scored a total of 18 sites. A total of 9 non-financial options criteria were used to evaluate the sites.

A Stakeholder Group has been established for the Llannau project, specifically to act as a forum for structured discussions to ensure that a cross section of views can be debated as part of the consultation and engagement process within the School Modernisation Programme. The group met on 23rd June 2014 to discuss the scoring matrix and the scores produced for the 18 sites. Site (2) – Ysgol Llanfachraeth with additional fields scored the highest. However the stakeholder group and the consultees, requested that the project team should consider locating the new school in the centre of the new proposed catchment area, thus proposing option 7 – the second highest scoring site. The reasons for this were:-

- The site is nearer to the centre of the catchment area and this would fulfil the original aim.
- It would give security of numbers for the new school.
- It would help attract pupils who live in Llanddeusant and nearby villages
- As pupils attend the new school, the security of numbers of pupils for Ysgol Uwchradd Bodedern will improve as pupils from the three schools are in its catchment area.
- If the new school is located in Llanfaethlu, individuals would have to go past the school to go to other schools.

It is the stakeholders opinion that a more centralised location for the new school will address some of the concerns raised during the consultation. It was agreed at the meeting in June 2014 that a total of two sites were to be considered on the short list.

Site	Score (June 2014)	Score (January 2015)
(2) Ysgol Llanfachraeth with additional fields. Located in the southern part of the proposed catchment area	62.5	75
(7) A site in Llanfaethlu. Located in the centre of the proposed catchment area	60.0	84

The project team continued with Feasability and Survey work on both sites.

It was concluded that no archaeological issues were associated with the Llanfachraeth site.

It was identified at an early stage that the Llanfaethlu site would require a staged programme of archaeological assessment and evaluation. It is immediately outside the essential setting of Carreglwyd Grade II* Registered Historic Park and Garden and although the identified 'significant views' are away from the possible school site, the impact of its construction on the setting of the Registered area are to be considered. Similarly, impact on the setting of the Grade II* listed medieval parish church, which is adjacent to the site, would need to be assessed. CADW and Gwynedd Archaeological Trust have been consulted upon on this aspect. In addition to a desk-based assessment, a geophysical survey of the site was requested; and to be followed by trial trenching to investigate potential archaeology identified and verify the results.

A full geophysical survey of the site has been completed. During the excavation in the identified trenches, there has been a concentration of Neolithic features in two of the trenches and a reasonable artefact assemblage has been recovered so far. It is looking increasingly likely that this site is the remains of a Neolithic house. An increased area of excavation will need to be carried out during January at an additional cost of approximately £36k leading to a total cost of £53,566. The additional works will have an impact on the programme and the budget.

The project team has received verbal confirmation that the works and findings undertaken to date on the Llanfaethlu site does not mean that the site cannot be developed. If the items found can be excavated to the Gwynedd Archaeological Trust's approval, the site can be developed. The scores for both sites were reviewed in a meeting of the Stakeholders on January 19 2015 and they are listed in the table above.

The next stage within the project plan is the land purchase / value negotiations. It is requested that the Executive Committee, in light of the above information, can approve the Llanfaethlu site as the preferred option and authorise officers to commence negotiations with the land owner.

C – For what reason is this a decision for the Executive Committee?

The Executive Committee is responsible for school organisation matters.

D – Is this decision in keeping with the policy approved by the full Council?

Yes

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

Yes – It is one of the plans in the Strategic Outline Programme approved by the Executive Committee in its meeting on January 13, 2014.

E – With whom did you consult?		What were their comments?
1	Chief Executive / Senior Management Team (SMT) (mandatory)	
2	Finance / Section 151 (mandatory)	Finance have been involved in developing this report and have no further comment.
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	No comment
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any other external body/bodies	

F – Risks and any mitigatory steps (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Result Agreements	
7	Other	

FF - Appendices:

G – Background Papers (please contact the Report’s author for any further information):
<ol style="list-style-type: none"> 1. Minutes of the Stakeholder Engagement Group meetings on 23/06/14, 10/11/14 and 19/1/15. 2. Scoring matrix for the 18 possible sites 3. Site schematics for the 18 possible sites