

The Vale of Glamorgan Council

Cabinet Meeting: 31 October, 2016

Cabinet Member for Regeneration and Education

Eagleswell (Ysgol Y Ddraig) Site - Marketing and Disposal

Purpose of the Report

1. To seek authority to market and dispose of the Eagleswell Road school site (Ysgol Y Ddraig) shown in [Appendix A](#) for residential or mixed use residential and small scale local retail store development (subject to the advice of marketing agents and planning guidance) in consultation with the Leader, Cabinet Member for Regeneration and Education, Managing Director, Head of Regeneration and Planning and Head of Finance.

Recommendations

1. THAT Cabinet authorises and delegates the marketing and disposal of the Eagleswell Road school site (Ysgol Y Ddraig) shown in [Appendix A](#) for residential or mixed use residential and small scale local retail store development (subject to the advice of marketing agents and planning guidance) to the Head of Regeneration and Planning in consultation with the Leader and the Cabinet Member for Regeneration and Education.
2. T H A T the Head of Legal Services be authorised to prepare, complete and execute the appropriate legal documentation required to dispose of the site.
3. THAT authorisation is granted for the capital receipt from the land disposal to be ring-fenced for the Schools Investment Programme.

Reasons for the Recommendations

1. To authorise marketing and disposing of the Eagleswell Road school site (Ysgol Y Ddraig) shown edged red in [Appendix A](#) for residential or mixed use residential and small scale local retail development (subject to the advice of marketing agents and planning guidance).
2. To enable the disposal of the land.
3. To ring-fence the capital receipt from the land disposal for the Schools Investment Programme.

Background

2. The Eagleswell Road school site, Ysgol Y Ddraig (previously Eagleswell Primary School), measures approximately 2.4 hectares (6 Acres). In accordance with Cabinet Minute 2616(1) the site was formally declared as a surplus site following the Cabinet meeting of 26th January 2015. The school is due to close in the autumn 2016 following the relocation of the staff and pupils to Llantwit Learning Community.
3. At its meeting of 26th January 2015 Cabinet resolved "...T H A T the marketing and disposal of Eagleswell school site shown edged red in [Appendix A](#) as attached to the report for a mixed use (retail and residential) development (subject to planning) be agreed in consultation with the Leader, Cabinet Member for Children Services and Schools and Managing Director...." (Cabinet Minute C2616(2) refers).

Relevant Issues and Options

4. It is now proposed to market the surplus Eagleswell Road school site as a development opportunity either solely for residential use or for a mixed use residential and small scale local retail development. It should be noted that as part of work undertaken in the development of the emerging Local Development Plan (LDP) it has become clear that there is a very small amount of convenience floorspace headroom in Llantwit Major. Therefore it is anticipated that any retail development at the site other than a small scale local retail store would be contrary to planning policy and likely to be refused.
5. The decision whether to market the land solely for residential or for a mixed use residential and retail scheme will be determined by the Project Board referred to below subject to the advice of marketing agents and factoring in the planning context and requirement to meet the Council's housing requirement in the emerging LDP 2011 - 2026 (Policy SP3 refers). Furthermore, the redevelopment of this brownfield land will contribute towards addressing the need for affordable housing in the Llantwit Major ward. It should be noted that the LDP Matters Arising Schedule (September 2016) allocates the site for 72 dwellings under LDP Policy MG2 (XXA) and this will be taken into account when determining whether to market the site solely for residential or for a mixed use residential and retail scheme.
6. In terms of project governance the marketing and disposal of the land at the Eagleswell Road school site will be managed by a Major Project Manager from the Project Management Unit (with the support of an officer Project Team) reporting to a Project Board comprising the Leader, Deputy Leader/Cabinet Member for Regeneration and Education, Managing Director, Head of Regeneration and Planning (Project Sponsor) and the Head of Finance.
7. Although not on the Project Board, the Interim Director of Learning and Skills will be updated regarding progress with project delivery, due to the importance of the disposal as a means of raising capital receipts for the Schools Investment Programme.
8. In terms of progress, in accordance with Cabinet Minute C2616(3) consultant marketing agents have been appointed. Various surveys have also recently been completed (e.g. ground condition, topographic etc.) in readiness for the pending marketing exercise.
9. The site will be disposed as a cleared site, i.e. with the school buildings demolished. The Property Section is in the process of preparing to tender the appointment of

contractors to demolish the school buildings following the staff and pupils relocating to Llantwit Learning Community (Cabinet Minute C2616(5) refers).

Resource Implications (Financial and Employment)

10. A budget of £83,000 is in the capital programme for facilitating the marketing and disposal project. The budget is available to cover the cost of: surveys, appointing marketing agents, marketing budget, Project Management Unit fees and any other costs required to enable project delivery.
11. A budget of £300k is in the capital programme for the demolition of the school buildings in accordance with Cabinet Minute C2616(5).
12. The capital receipt achieved following the completion of a land transaction will be ring-fenced for the Schools Investment Programme.

Sustainability and Climate Change Implications

13. This is a matter that will be addressed at the design stage of any new residential development in accordance with the statutory planning process.

Legal Implications (to Include Human Rights Implications)

14. The land is registered as the freehold interest of the Vale of Glamorgan Council. There are no restrictive covenants.
15. The Council will market and dispose the land pursuant to S123 of the Local Government Act 1972 to secure best consideration.

Crime and Disorder Implications

16. Vacant sites can attract anti-social behaviour such as vandalism and unlawful occupation. The aim is to therefore dispose of the site and for the land to be redeveloped as a residential or mixed use residential and retail development subject to planning. The redevelopment of the site provides the opportunity to address any issues of crime and disorder through appropriate scheme designs.

Equal Opportunities Implications (to include Welsh Language issues)

17. The project will be delivered in accordance with the Council's equal opportunities policies and ethos.

Corporate/Service Objectives

18. The delivery of the project will: a) assist the delivery of the Schools Investment Programme by raising capital receipts and b) enable the master planned regeneration of what will be a brownfield vacant site, providing land for new housing and possibly a small retail use subject to planning.

Policy Framework and Budget

19. This is a matter for Executive decision.

Consultation (including Ward Member Consultation)

20. At the time of writing this report, the Llantwit Major Ward Members were consulted.

Relevant Scrutiny Committee

21. Learning and Culture Scrutiny Committee.

Background Papers

None.

Contact Officer

Mark White - Major Projects Manager

Officers Consulted

Interim Director Learning and Skills
Head of Regeneration and Planning
Operational Manager Highways and Engineering
Operational Manager, Development Management
Operational Manager, Property
Principal Lawyer
Housing Solutions & Supporting People Team Leader

Responsible Officer:

Rob Thomas, Managing Director