

Plan B for Hay – The Alternative Proposals

Plan B for Hay has developed two alternatives to the proposal put forward by PCC, known as the Gaufron Option Agreement which relies on money from Gaufron Developments if they succeed in their slim chance of gaining supermarket planning permission.

Both the options we propose, known as Plan B Option 1 and Plan B Option 2, are practical, feasible and viable financially, without the need for money from a supermarket development.

Both our options involve the building of a combined 240-student school and shared community facilities with a 300 person capacity hall similar to what is proposed currently through the Gaufron Option Agreement. By combining the school and community centre into one building project, all the finance raised can go into one pot to deliver the facilities. Significant work has been put into consulting with the school staff about what their aspirations are and to design a school that meets the highest BREAM standards and those set out within Building Bulletin 99 (2nd Edition).

We have presented the two options based on the information we have and we are aware that we do not hold all the pieces of the puzzle. Some of the elements of the options may therefore need more research in order to assess their full opportunity however we are of the opinion that the bulk of both options are viable.

Gaufron's Option Agreement and our two options do of course depend on successful planning consent being gained and will as part of that process require full public consultation. Given the local feeling clearly visible, it would not be unreasonable to expect that the Gaufron Option planning application would take considerably more time, expense and conflict and have a much higher risk of failure than Plan B's options.

Clearly whatever option is chosen, there will need to be the usual due diligence, procurement and tendering process.

We have presented two of the options that were under discussion by Plan B and there are a number of possible permutations of these depending on circumstances. Plan B would be happy to answer questions about any of the areas outlined.

The two options have been discussed with PCC, with our local councillor and with a couple of HADSCA trustees.

Plan B Option 1 – Outline Details

- The combined school and community facility is built on the existing school site.
- The new facilities can be built without the closure of the existing school, allowing teaching to carry on throughout the development.
- The HADSCA land currently outlined for the school/community centre on Forest Road could be sold or long-term leased to developers for development to help pay for the new facilities.
- The Finance to pay for the facilities comes from the sources outlined below. It does not include other possible match-funding from Welsh Government, any other grants or potential sources of private donations:
 - >£1 million – Retirement homes built by McCarthy and Stone (a firm offer is in place for 0.75 acre of the existing school site by McCarthy and Stone but they are also provisionally interested in the alternative of building them on the Forest Road site)
 - £750,000 – A Care Home as currently proposed by Gaufron for the Forest Road site – providing concerns are allayed about the impact on other health services.
 - Sale of Llanigon school site. (Land sale valuation by local estate agent)
 - Sale of Rhosgoch school site. (Land sale valuation by local estate agent)
 - Sale of Cartref Care Home, Hay on Wye, should the new Care Home be built and should these buildings not be needed for other public health uses. (Land sale valuation by local estate agent)
 - Sale of existing Hay Community Centre land. (Land sale valuation by local estate agent)
 - £250,000 – PCC match-funding available to match the HADSCA investment in the Community Centre elements of the new building.
 - Total £4,550,000
- The main advantages of this option are:
 - That it does not rely on one developers slim chance of a supermarket plan.
 - There is no loss of football pitches and this would also mean that the proposed future expansion of the Hay cemetery could possibly take place with a reduced impact on the playing fields.
 - It would potentially receive a more favourable response from the community.
 - It would be realised much quicker as it would be less contentious.
 - The planning permission issues are much simpler, no change for the existing school site and as the Forest Road site is multi-use, no change there either.
 - Retaining the existing school site is the favoured one by the majority of the community and by the school itself as it feels “in the middle of the community”.
 - No extra car parking facilities would be needed for the new school and community centre, as the existing main car park would service the needs.
 - The existing swimming pool could be retained for the medium term, a resource which is highly valued by the school and local community.

Plan B Option 2 – Outline Details

- The combined school and community facility is built on the Forest Road site on land belonging to HADSCA.
- No other development takes place on the football pitches belonging to HADSCA.
- The existing school site is sold for development to help pay for the new facilities.
- The Finance to pay for the facilities comes from the sources outlined below. It does not include other possible match-funding from Welsh Government, any other grants or potential sources of private donations.
 - >£1 million – Retirement homes built by McCarthy and Stone (a firm offer is in place for 0.75 acre of the existing school site by McCarthy and Stone)
 - £750,000 – A Care Home as currently proposed by Gaufron for the Forest Road site is instead built on the existing school site – providing concerns are allayed about the impact on other health services.
 - The remaining 1.25 acres is sold for housing or other suitable development -.
 - Sale of Llanigon school site. (Land sale valuation by local estate agent)
 - Sale of Rhosgoch school site. (Land sale valuation by local estate agent)
 - Sale of Cartref Care Home, Hay on Wye, should the new Care Home be built and should these buildings not be needed for other public health uses (Land sale valuation by local estate agent)
 - Sale of existing Hay Community Centre land. (Land sale valuation by local estate agent)
 - £250,000 – PCC match-funding available to match the HADSCA investment in the Community Centre elements of the new building.
 - Total £6,050,000
- The main advantages of this option are:
 - That it does not rely on one developers slim chance of a supermarket plan.
 - There is no loss of football pitches and this would also mean that the proposed future expansion of the Hay cemetery could possibly take place with a reduced impact on the playing fields.
 - It would potentially receive a more favourable response from the community.
 - It would potentially be less contentious and therefore a greatly reduced chance of the new school being held up by planning and procurement issues.