

Llangefni Redevelopment Study

Anglesey County Council

Brief

BE Group, together with TEP and Aecom, was appointed by the Isle of Anglesey County Council and Welsh Development Agency to masterplan two primarily employment areas in Llangefni, either side of Industrial Estate Road.

The study required BE Group to:

- Undertake contextual and site appraisals
- Prepare layout and design options that: include pedestrian and transport linkages between the study area and town centre; capitalise on the new Asda development; and rethink preconceptions relating to land use, layouts and linkages
- Develop a masterplan that meets the objectives of the WDA's 'Creating Sustainable Places' and provides a clear vision for the study area's redevelopment to support future planning and funding applications.

The proposals also needed a Welsh Language Impact Assessment.



Activities

- Site appraisal
- Traffic and transport audit
- Options analysis
- Public consultation
- Survey of local businesses
- Consultation with key stakeholders
- Local property market analysis
- Masterplanning.



Outcome

The masterplan sees the study area becoming a major mixed-use and exemplar development which is also a key gateway into Llangefni town centre.

The masterplan balances the opportunities to be obtained from land release, infrastructure improvements, rationalised transport links and commercial, residential and office development, whilst exemplifying the principles of sustainable development.

Proposals comprise mixed use development embracing commercial (non-food retailing), residential, public open space and industrial uses to the east side of Industrial Road, with prestige office development to the west.

It is estimated that the strategy should create around 580 new jobs, and sustain some 120 existing jobs.

