

SUBJECT: SUDBROOK PAPERMILL S106 OFF-SITE RECREATION FUNDING MEETING: CABINET
DATE TO BE CONSIDERED: 3rd APRIL 2019
WARDS AFFECTED: PORTSKEWETT AND SUDBROOK

1. PURPOSE

- 1.1 To recommend to full Council the inclusion of capital funding in the 2019/20 Capital Budget;
- 1.2 To recommend the allocation of grants to five specific projects from the available funding.

2. RECOMMENDATIONS that

- 2.1 Council agrees to a budget of £50,000 being created in 2019/20 to fund the following projects and that this is funded by a corresponding contribution from the Section 106 balances held by the County Council from the Section 106 Agreement in relation to the Sudbrook Paper Mill development site;
- 2.2 grants of £10,000 each be allocated to the following five projects, all of which are named as beneficiary sites in the Section 106 Agreement:

Project

1. The Cornfield Project
2. Portskewett Heritage Centre
3. The Quest Play Area
4. Sudbrook Play Park
5. Sudbrook Sports and Social Club

3. KEY ISSUES

- 3.1 The redevelopment of the Sudbrook Paper Mill was granted planning permission subject to a Section 106 Agreement. Under the terms of that agreement the developer has made a Section 106 off-site capital contribution of £50,000 to be used on one, more or all of the above five projects.
- 3.2 Each of the five applicants has submitted an application for a share of the funding available – attached at **Appendix A** is a brief description of the five projects and the way in which the funding would be used in each case.
 - 3.2.1 The Cornfield Project – this is a project to provide a community recreation site on a piece of land adjacent to the village football field and the village hall. The land is owned by the County Council and is leased to a local group of volunteers. A significant amount of work has been carried out on site already, including construction of the main access to the site from an adjoining access road, a separate access from Southbrook View and the upgrading of a public footpath that runs across the site from the rear of the Severn Bridge Industrial

Estate in Caldicot. In addition the group has created a memorial garden, several wildlife habitats and carried out significant planting of shrubs and plants on site – this has been recognised with the site having been awarded Green Flag status. The site is currently well used by the local community and the next step is to provide a hard surfaced footpath and cycleway around the perimeter of the field, which will be capable of use on a year round basis.

Although the group initially requested £40,000, if it is successful in being allocated a grant of £10,000 this will be used as a useful match-funding sum to apply for a much larger grant from the Big Lottery. The group is being supported in making this application by officers from the Gwent Association of Voluntary Organisations.

- 3.2.2 Portskewett Heritage Centre – this project involves the conversion of a disused and derelict building in the grounds of St Mary's Church to create a local heritage centre. There is a significant amount of local history in the ancient villages of Portskewett and Sudbrook and there is already a small heritage centre in Sudbrook. This new centre will be open to visitors but it will also act as a useful additional resource for use by people attending church services, weddings, baptisms and funerals in the main church building.

The local group has already raised a substantial amount of the funding required to carry out the works (total scheme costs £144,000) – with £117,000 raised and further grant applications to other bodies still awaiting a decision. The grant of £10,000 will help towards the shortfall in funding required to enable the project to proceed.

- 3.2.3 The Quest Play Area, Portskewett – this playing field and play area is located behind houses in Main Road Portskewett and is managed and maintained by the Community Council. The play equipment is a local equipped area for play designed principally for primary aged children. Following consultation with local young people, the Community Council wishes to install a zip wire at the site and a grant of £10,000 will be sufficient to cover the cost of this provision.

- 3.2.4 Sudbrook Play Park – this play area, located behind Post Office Row in Sudbrook, is situated immediately adjacent to the new houses being developed on the paper mill site. There is a footpath link from the new development direct onto the lane off which the play area is served. Up until now the play area has been located on land in private ownership but, as part of the S106 Agreement relating to the new development, the play area has been transferred into County Council ownership. The Council works closely with the local Community Council and the Play Park Group to maintain the site and this grant of £10,000 will be used to provide additional items of play equipment there.

There is a provision in the Section 106 Agreement relating to the development of the old shipyard site in Sudbrook for an off-site contribution of £17,500 to be made towards further improvements at the Sudbrook Play Park. Officers

will continue to work with the community council and with the local voluntary group to make sure that these ongoing improvements are made.

3.2.5 Sudbrook Sports and Social Club – the social club, formerly known as Sudbrook Non Political Club, provides a useful meeting place for the local community. The building also houses a local boxing club and a local history centre and it is also used as one of a number of local meeting places for the community council, so it is a well-used facility. The club benefitted from a community benefit grant from the Sudbrook solar farm project and this has allowed a programme of upgrading and refurbishment work to be undertaken to the building.

There is an outside seating area at the club which is also used for outdoor events but the current access to this area means that users have to walk through the kitchen area. The grant of £10,000 will be used to relocate the kitchen and provide a safe, bespoke access between the building and the outside area.

4.0 OPTIONS APPRAISAL

The options are to:

1. take no action and return the money to the developer with no additional community or play provision;
2. allocate the funding to the five organisations as proposed in this report;
3. allocate the funding on a differential basis, so that some applicants get more funding than others – or that some applicants don't get any funding at all.

The local member and the community council have been consulted and both parties support option 2 above. Three applicants will receive the amount they have requested and a fourth has agreed through negotiation that a grant of £10,000 would be welcome, as a basis upon which to apply for a larger grant from another source. The fifth applicant will receive less than the amount applied for but that project has received significant support from other sources and the applicant has a number of grant applications outstanding.

5. EVALUATION CRITERIA

Please see evaluation criteria set out in **Appendix B**.

6. REASONS

- 6.1 To ensure that the funding is available in the Council's capital budget for the new financial year;
- 6.2 To ensure the Section 106 funding received from the developer is used effectively to enhance community recreation provision in Portskewett and Sudbrook.

7. RESOURCE IMPLICATIONS

- 7.1 The S106 capital funding identified in this report has been received to improve community recreation facilities in the local area, so the works proposed will not impact on existing capital or revenue budgets.
- 7.2 If the recommendations are agreed, the work on four of the projects will be carried out in 2019/20 but, if the Cornfield Project does make an application for Big Lottery funding then the work is unlikely to be undertaken until the next financial year so it is proposed to delay the inclusion of this project in the capital budget until 2020/21.

8. WELL BEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING & CORPORATE PARENTING)

See attached at **Appendix C.**

9. CONSULTEES

Cabinet Members	Local Member
Section 106 Working Group	Senior Leadership Team
Portskewett Community Council	
Assistant Head of Finance/Deputy S151 Officer	

10. BACKGROUND PAPERS:

S106 Agreement dated
10th November 2016

11. AUTHOR

Mike Moran, Community Infrastructure Coordinator

Tel: 07894 573834 Email: mikemoran@monmouthshire.gov.uk