

SUBJECT: COUNTRYSIDE SITES S106 CONTRIBUTIONS
MEETING: CABINET
DATE TO BE CONSIDERED: 4th SEPTEMBER 2019
WARDS AFFECTED: CALDICOT, CHEPSTOW, MILL, THE ELMS and LLANELLY HILL

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 utilisation of accumulated S106 balances to a number of countryside/green infrastructure projects in the county.

2. RECOMMENDATIONS that

- 2.1 Council agrees to a budget of £21,689 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 Agreements in relation to the following developments:

Finance Code	Site	Contribution £
N588	AB Inbev Brewery Site, Magor	5,000
N585	Raglan Services Site A449	1,968
N582	Little Mill Sawmill Site	2,329
N464	Warrenslade Wood, Chepstow	12,392
	Total	£21,689

- 2.2 the above funding be allocated to the following projects:

Project	Amount
1. Magor walking routes, access and promotion	5,000
2. Caldicot Castle Management Plan implementation	4,297
3. Warrenslade Woodland Management	12,392

- 2.3 the unallocated balance of £23,020 from the Cae Meldon development in Gilwern, under capital budget code 98881 be used to part fund the Clydach Ironworks Improvement Scheme.

3. KEY ISSUES

- 3.1 There are a number of Section 106 green infrastructure contributions that have been accumulated in recent years (2014-2017) that need to be spent.
- 3.2 Below are details of the projects included in recommendation 2.2 above:
 - 3.2.1 Magor Walking Routes – this is a partnership project for access improvements to walking routes in the Magor area and to fund better promotion of the routes.

If members agree the recommendation, this £5,000 S106 funding will be used to match contributions from the Living Levels Programme (£5,000 - £6,000) and from Magor with Undy Community Council (£1,000+). This will include the review and confirmation of the existing six promoted routes following recent developments in the area, the supply and installation of new notice boards and display cases, redesign and printing of new leaflets, design, supply and installation of waymarking discs. Any remaining funding will be used to upgrade furniture along the routes of these Public Rights of Way.

- 3.2.2 Caldicot Castle Country Park Management Plan – a management plan was drawn up in 2017/18. One of its main priorities is to carry out biodiversity enhancements in the country park. As there is no dedicated budget to implement these works, it is intended to consolidate a number of small scale ecological compensation payments from other sites and use them to fund works in the country park. The payments received from the Raglan Services and Little Mill sites were received in 2014 and 2015 respectively and, although there is no “spend by” date specified in either case, the value of these contributions diminishes with the passage of time.
- 3.2.3 Warrenslade Wood, Chepstow – this contribution was received prior to 2014, specifically to carry out works at Warrenslade Wood, which is in the ownership of the County Council. A tree assessment and a biodiversity study were undertaken in 2018. The funding will be used to carry out a range of woodland management works, all of which are included in the Green Infrastructure Management Plan for the site. These are not listed here for the sake of brevity but a breakdown of the works proposed is available upon request should any member require a copy.

Clydach Ironworks Site

- 3.3 The proposal in Llanelly Hill is the delivery of a primary hub location at the Clydach Ironworks site, which the county council owns and manages. The site forms the juxtaposition between Monmouthshire County Council, the Brecon Beacons National Park and Blaenau Gwent County Borough Council. It is a scheduled ancient monument and a Landscape of Special Historic Interest and it forms a buffer to the Blaenavon World Heritage Site. The site has been impacted significantly by the A465 Heads of the Valley duelling project, with part of the site (which formed the council’s caravan and camping site) lost under the new roadworks.
- 3.4 The site is part owned by Monmouthshire County Council (MCC) and part occupied by Costain (acquired from MCC to deliver the roadworks scheme and proposed to be transferred back to the county council on completion of the duelling works. The transfer of an additional area of land (known as the old Cemex site) has now been completed. This land sits next to the ironworks and will allow the council to consolidate the entrance to the ironworks, creating a better access and a more versatile recreational opportunity.

- 3.5 The proposed works will:
- consolidate and rationalise car parking provision, with a new picnic area and landscape setting with native woodland planting;
 - landscape the former industrial features of the Cemex site and re-profile the area in front of the ironworks so as to improve a continuous and improved landscape setting for the ironworks, creating a new visitor access, a performance area, a picnic area and an area for additional vehicle use/occasional parking;
 - reconfigure existing and add new signage and visitor interpretation – all signage to embrace the Blaenavon World Heritage Site branding requirements.

Plans of the site are included at **Appendices A and B**, including a concept plan and a plan showing the extent of the scheduled ancient monument.

- 3.6 The overall cost of the works is £160,000 - the remaining £136,980 is mainly funded by a Welsh Government Tourism Amenity Investment Support (TAIS) grant of £128,000, a capital fund set up under the Rural Communities – Rural Development Programme 2014-2020. The balance will be met from existing site maintenance budgets.

4.0 OPTIONS APPRAISAL

The options are to:

1. take no action and return the respective contributions to the developer with no additional community provision;
2. allocate the funding to the four projects set out in this report;
3. allocate the funding on a different basis.

The respective local members and the relevant town and community councils have been advised of the proposals.

5. EVALUATION CRITERIA

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

6. REASONS

- 6.1 To ensure that funding is available in the capital budget to enable the identified projects to be progressed the current financial year;
- 6.2 To ensure the Section 106 funding received from the developers is used effectively to enhance community recreation provision in the Chepstow, Caldicot, Magor with Undy and Clydach areas.

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, work on the four projects will be carried out in 2019/20.

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

See attached at **Appendix D.**

9. CONSULTEES

Cabinet Members	Local Members
Section 106 Working Group	Senior Leadership Team
Town and Community Councils	
Assistant Head of Finance/Deputy S151 Officer	

10. BACKGROUND PAPERS:

- S106 Agreement dated 23rd July 2013 between MCC, Charles Church Developments Ltd, two private individuals, Grange Mill Developments and Beazer Homes Ltd relating to land at Little Mill;
- S106 Agreement dated 2nd October 2014 between Brecon Beacons National Park, MCC, three private individuals, Persimmon Homes Ltd and Dwr Cymru Welsh Water relating to land at Cae Meldon Gilwern

11. CO-AUTHORS

Colette Bosley, Green Infrastructure Manager

Tel: 01633 644852 Email: colettebosley@monmouthshire.gov.uk

Mike Moran, Community Infrastructure Coordinator

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





APPENDIX C

Report to Cabinet on 4th September 2019 – Countryside Sites S106 Funding


Evaluation Criteria

Title of Report:	Countryside SitesS106 Funding
Date decision was made:	4th September 2019
Report Author:	Mike Moran, Community Infrastructure Coordinator

What will happen as a result of this decision being approved by Cabinet or Council?
<p>What is the desired outcome of the decision? What effect will the decision have on the public/officers?</p> <p>The allocation of funding for improved countryside and green infrastructure provision in Chepstow, Caldicot, Magor with Undy and Clydach Better enjoyment of countryside and community recreation facilities by residents in the local areas concerned.</p> <p>2 year appraisal</p>

What benchmarks and/or criteria will you use to determine whether the decision has been successfully implemented?
<p>Think about what you will use to assess whether the decision has had a positive or negative effect: Has there been an increase/decrease in the number of users Has the level of service to the customer changed and how will you know If decision is to restructure departments, has there been any effect on the team (e.g. increase in sick leave)</p> <p>Successful completion of the projects that are allocated capital funding from the S106 sources identifies in the report. Positive feedback is received from adults, children & families that use the improved facilities at the sites in question.</p> <p>2 year appraisal</p>

What is the estimate cost of implementing this decision or, if the decision is designed to save money, what is the proposed saving that the decision will achieve?
<p>Give an overview of the planned costs associated with the project, which should already be included in the report, so that once the evaluation is completed there is a quick overview of whether it was delivered on budget or if the desired level of savings was achieved.</p> <p>The total budget for the four projects is £197,392 of which £44,709 is S106 funding – costs will be measured against the overall budget.</p>



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Future Generations Evaluation
(includes Equalities and Sustainability Impact Assessments)

Name of the Officer: Mike Moran Phone no: 07894 573834 E-mail: mikemoran@monmouthshire.gov.uk	Decision on inclusion of funding in 2019/20 capital budget Decision on funding allocations from Section 106 balances
Name of Service: Enterprise	Date completed: 20 th August 2019

NB. Key strategies and documents that may help you identify your contribution to the wellbeing goals and sustainable development principles include: Single Integrated Plan, Continuance Agreement, Improvement Plan, Local Development Plan, People Strategy, Asset Management Plan, Green Infrastructure SPG, Welsh Language Standards, etc.



- 1. Does your proposal deliver any of the well-being goals below?** Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal.




Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Positive - the projects will be funded from S106 balances provided by developers of residential and commercial sites in the county, so there is no call on the Council's core capital budget.	

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Positive – the sites involved are important community spaces - the projects will involve landscape improvements and biodiversity enhancements, making the most of the natural environment.</p>	
<p>A healthier Wales People’s physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive - the proposals in this report will make a positive contribution towards the improvement of peoples’ physical and mental well-being. In addition to their natural landscape value, the sites are well used informal recreation areas.</p>	
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>The proposals will contribute to the safety and cohesiveness of the local communities in which they are located and will lead to better connectivity with other public open spaces.</p>	
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>The availability of good quality and accessible open spaces in the local community means that local people do not have to travel to other areas by car or by public transport, thereby contributing to a reduction in harmful nitrogen dioxide emissions</p>	
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>All signage and literature provided as a result of these proposals will be produced bilingually and the improvements proposed will encourage more participation in outdoor recreational activities.</p>	<p>Continue to encourage the use of the Welsh language in on-site signage – bilingual noticeboards will promote the Welsh language and encourage Welsh language speakers to use the sites.</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>The improvements will encourage improved access for and participation by disabled people and people with other support needs – also by all sections of the community regardless of their background or ability</p>	

2. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Long Term Balancing short term need with long term and planning for the future</p>	<p>The sustainability of the sites has been assessed and officers are confident that the investments proposed will be sustainable in the longer term.</p>	<p>Funding is proposed from existing S106 balances to cover the cost of the works proposed.</p>
 <p>Collaboration Working together with other partners to deliver objectives</p>	<p>The project involves working closely with other parties and user groups to deliver improved facilities and better access for to the natural environment.</p>	

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Involvement Involving those with an interest and seeking their views</p>	<p>The views of Cabinet members, local county council members, the community councils and user groups have been sought and they are supportive of the recommendations in the report.</p>	
 <p>Prevention Putting resources into preventing problems occurring or getting worse</p>	<p>The projects involve the enhancement of facilities, as per the intention of the Section 106 Agreements from where the funding has arisen. Problem prevention is not the basis upon which the funding has been given but investing in the improvement of existing facilities will help to prevent problems occurring.</p>	
 <p>Integration Considering impact on all wellbeing goals together and on other bodies</p>	<p>The projects will have a positive impact on the health & well-being of people living in the areas covered by the report's recommendations.</p>	

3. Are your proposals going to affect any people or groups of people with protected characteristics? Please explain the impact, the evidence you have used and any action you are taking below. For more detailed information on the protected characteristics, the Equality Act 2010 and the Welsh Language Standards that apply to Monmouthshire Council please follow this link: <http://hub/corporatedocs/Equalities/Forms/AllItems.aspx> or contact Alan Burkitt on 01633 644010 or alanburkitt@monmouthshire.gov.uk

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	No employment/training issues identified but some of the work will be carried out by community volunteers working under supervision. The proposals will benefit residents of all ages living in the local areas	There may be some restrictions on access at some of the sites, but this will be for a temporary period whilst the works are carried out - and the longer term benefits will far outweigh any short term disruption	Continue to consider the needs of people with protected characteristics when formulating proposals.
Disability	The improvements proposed will be designed to be accessible to people with disabilities/mobility issues wherever possible		
Gender reassignment	Neutral		
Marriage or civil partnership	Neutral		

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Pregnancy or maternity	The sites will be designed for ease of access with pushchairs and wheelchairs		
Race	Neutral		
Religion or Belief	Neutral		
Sex	The projects that are the subject of this report are of equal benefit to both males and females		
Sexual Orientation	Neutral		
Welsh Language	Neutral	Although the recommendation is considered to be neutral it does nothing specifically to promote the use of the Welsh language, other than the use of bilingual signage and literature	It may be possible in the future to encourage applications that actively promote the Welsh language

4. Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities?

	Describe any positive impacts your proposal has on safeguarding and corporate parenting	Describe any negative impacts your proposal has on safeguarding and corporate parenting	What will you do to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	Positive: all of the proposals are designed to increase participation by local people, irrespective of their backgrounds		
Corporate Parenting	Neutral		

5. What evidence and data has informed the development of your proposal?

- Local population figures taken from the 2011 Census data, updated
- Site usage data and feedback from local managers and user groups

6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

Positive Impacts

- The proposals comply with the statutory tests relating to Section 106 funding
- The schemes will have a positive impact upon the health and well-being of local residents
- People with protected characteristics will benefit from the improvement projects

Negative Impacts

- It is difficult to demonstrate that the project will have a meaningful benefit for promoting the Welsh language

The above impacts have not materially changed the recommendations contained in the report.

7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible	Progress
Include the works proposed in forthcoming work programmes	Following the decision of Cabinet and over the next 12-18 months	Colette Bosley, Green Infrastructure Manager	To be reported

8. MONITORING: The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.

The impacts of this proposal will be evaluated in: September 2021	To be reported to the Section 106 Working Group
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9. VERSION CONTROL: The Future Generations Evaluation should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1	S106 funding balances accrued over a number of years	2014 - 2019	
2	Consultation with community councils	Ongoing through 2019	Recommendations formulated at this stage
3	Consultation with Cabinet and Senior Leadership	August 2019	No amendments made at this stage
4	MCC Cabinet Meeting	4 th September 2019	Decision sought on allocation of funding and on the inclusion of funding in the 2019/20 capital budget

