

SUBJECT:	CASTLE DELL PLAY AREA, CHEPSTOW
MEETING:	CABINET
DATE TO BE CONSIDERED:	2nd MARCH 2022
WARDS AFFECTED:	ALL CHEPSTOW WARDS

1. PURPOSE:

To seek Cabinet approval to commit to the upgrading of the Castle Dell Play Area, Chepstow and to submit an application to the People and Places Programme of the National Lottery Community Fund.

2. RECOMMENDATIONS:

- 2.1 That Cabinet agrees to submit an application to the National Lottery Community Fund for a grant to upgrade the children's play area at Castle Dell, Chepstow, working in collaboration with the Friends of Dell Park Chepstow.
- 2.2 That a reserve commitment of £25,000 is made from the Council's 2021/22 Capital Match Funding budget and that is held pending the necessary external funding sources being secured to enable the scheme to proceed.

3. KEY ISSUES:

- 3.1 The play area at Castle Dell Chepstow has been in situ for many years and whilst the equipment is maintained to the relevant standards by the Council it is dated, has limited play value and is not fully inclusive. The site is close to the town centre, next to the Bank Street car park, giving good access to the play area and the wider open space. The land at Castle Dell is in private ownership and is leased by the county council on a long term basis. The original lease dates back to 1946 and the latest lease (for a period of 25 years) was renewed in 2017.
- 3.2 The Friends of Dell Park Chepstow (FDPC) was set up a few years ago by a group of interested parents with a view to upgrading the play area and has been working for the last three years with a landscape architect to redesign the site. The redevelopment of the play area will require planning permission and Scheduled Ancient Monument consent due to its close proximity to the historic town wall. Pre-application advice has been received from the council's planning section and CADW officials have also been involved in the process. Discussions have also taken place with the town council, which is supportive of the proposals.. These include moving the location of the play area a short

distance away from the town wall and including some interpretation of the local history of the wall and its significance.

- 3.3 Discussions have taken place with the lottery and, as a result, it is intended to submit a bid for funding of £100,000 to help fund the first stage of the redevelopment proposals. The owners of Castle Dell have been given their permission to redevelop the play area, subject to sight of the final layout. The owners will also be formally consulted as part of the planning process.
- 3.4 When the Council undertook an independent assessment of its 110 play areas back in 2019, Castle Dell ranked as poor in terms of play value, with a PV rating of 18 out of a possible total score of 84. FDPC has undertaken a considerable amount of local consultation about the park and its proposed redevelopment and their thoughts and proposals are very much aligned to the Council's revised approach to fixed play provision, agreed by Cabinet in January 2020. This involves moving away from tubular steel equipment towards the use of more natural materials such as sustainable hardwoods, with a significant proportion of inclusive equipment for children with disabilities and other support needs. Attached as **APPENDIX A** are some visual impressions of the new play area.
- 3.5 It is also proposed to carry out a Community Nature Spaces (CNS) project in Chepstow in 2022/23 (similar to the one currently being undertaken in the Rockfield area of Monmouth) and this will involve assessing and improving a number of the green spaces in Chepstow, including Castle Dell as the main public open space in the centre of the town.
- 3.6 At **APPENDIX B** is a Memorandum of Understanding, which is an agreement formalising the collaborative approach between the Council and the Friends of Castle Dell Park to take this project forward.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING)

- 4.1 The EQIA is attached to this report at **APPENDIX C**. This highlights the positive impacts of play and outdoor recreation on children/young people, families and communities.

5. OPTIONS APPRAISAL

Option	Benefits	Risks
Don't approve the report recommendation	None	Should this happen there will be no capital funding available to upgrade the outdated play area at Castle Dell.
Approve the report recommendation	This will enable a lottery bid to be made, to be supplemented by other capital contributions.	The main risk is that the lottery bid will be unsuccessful

6. EVALUATION CRITERIA

- 6.1 Progress will be monitored in September 2022 to review the success (or otherwise) of the lottery application and other funding streams and to develop a programme of installation works if the planning and Scheduled Ancient Monument applications are approved.

7. REASON

- 7.1 This is a continuation of the Council's continued investment in recreation and play to achieve significant community benefits, but there needs to be an approved budget in place to cover the upgrade costs incurred.

8. RESOURCE IMPLICATIONS

- 8.1 To enable this scheme to upgrade the play area to proceed, at a total cost of £125,000, external funding of £100,000 will need to be secured. Cabinet is asked to agree that an application to be submitted the National Lottery Community Fund. Furthermore, it is requested that a reserve sum of £25,000 is secured from the Council's 2021/22 Capital Match Funding budget and that this is held pending the necessary external funding sources being secured to enable the scheme to proceed.
- 8.2 There are no other resource implications arising from this report except the cost of the officer time involved and the costs to insure, inspect and maintain the play area, for which there is an existing revenue provision.

9. CONSULTEES

Cabinet	Senior Leadership Team
Chief Operating Officer MonLife	Local Chepstow Members
Chepstow Town Council	

10. BACKGROUND PAPERS

Memorandum of Understanding (copy attached)

11. AUTHOR & CONTACT DETAILS

Mike Moran, Community Infrastructure Coordinator
Email: mikemoran@monmouthshire.gov.uk
Tel: 07894 573834

APPENDIX A
VISUALISATIONS OF THE PROPOSED
UPGRADED PLAY AREA AT CASTLE DELL, CHEPSTOW



Images courtesy of Andy Spargo, The Landmark Practice – March 2022

MEMORANDUM OF UNDERSTANDING

This agreement is made

Between: Monmouthshire County Council (MCC)

And: Friends of Dell Park Chepstow (FDPC)

Hereafter collectively “the Partners”

1. Definitions

1.1. Equipment means such play equipment to be placed on the Park as agreed upon by the Partners

1.2. Collaboration means Collaboration between the Partners to redevelop the Park in accordance with this Memorandum of Understanding

1.3. Park means the children’s play area at Castle Dell, Chepstow

1.4. Steering Group means the representatives of the Partners nominated to oversee the Collaboration. The Steering Group will consist of members (equal in numbers) from FDPC and MCC – and may also include representation from Chepstow Town Council.

2. Purpose and status of this document

2.1. The Purpose of this Memorandum of Understanding is to establish how the Collaboration will proceed and the responsibilities and commitments of each of the Partners

2.2. This Understanding does not intend to create a legally binding relationship between the two organisations

3. Aims of the Collaboration

3.1. MCC and FDPC have agreed to collaborate on the redevelopment of the Park

3.2. The Collaboration aims to provide an inclusive play area for children of all ages and abilities. The Park design will be sustainable and inclusive.

3.3. The Partners recognise the benefits that the Collaboration could bring to the families of Chepstow and are committed to proceeding in an equal and open manner

3.4. The Park is part of a much larger recreational area (3 hectares) which is owned privately by the Denny family and leased on a long term basis by MCC.

This provides assurance that the area will remain a community asset and cannot be sold or redeveloped without the consent of owner.

4. Timescale

4.1. This Understanding will remain in place from the start of the Collaboration and for the life of the Equipment (anticipated 20 year) unless agreed otherwise in accordance with clauses 11 below.

5. Communication

5.1. Both organisations will agree upon the use of the same consistent message in any communication issued by or about the Collaboration. This will be based around a mutual understanding and agreement by both parties about the direction and implementation of the project.

6. Roles and responsibilities

6.1. The Partners' roles and responsibilities will evolve as the Collaboration matures. At the commencement of this Understanding the Partners agree that:

6.1.1. Monmouthshire County Council will:

6.1.1.1. Act as the lead organisation and report back to the Steering Group as required.

6.1.1.2. Assist FDPC and its landscape architect with advice on Park planning

6.1.1.3. Be solely responsible for maintenance and operation of the Park and the Equipment from the date it is installed in the Park until each individual item of equipment is declared no longer safe to use or repairable (anticipated life time 20 years).

6.1.2. The Friends of Dell Park Chepstow will:

6.1.2.1. Fundraise to assist with the cost of procuring the new Equipment

6.1.2.2. For the life of the Collaboration act as a monitor to ensure that the Equipment is maintained and that use of the Park remains coherent with the spirit of this Understanding.

6.1.2.3. Report back to the Steering Group as required.

6.1.3. The Partners will perform and fulfil on time the tasks assigned to them as agreed by the Steering Group

7. Meetings

7.1. The Steering Group will meet as required but no less frequently than 4 times a year.

7.2. Meetings will be recorded by the FDPC in the form of decisions and actions

8. Decision Making

8.1. Decisions will be made by nominated representatives at Steering Group meetings

8.2. It is understood and agreed that MCC shall have the right to override any decisions made by the Steering Group which in their opinion will adversely affect

8.2.1. its ownership of the Park or the adjoining property

8.2.2. any policy decisions made by it in respect of its leisure facilities and open spaces.

8.2.3. its budgetary considerations – no decisions will be made by MCC without prior consultation with FDPC.

9. Resources

9.1. The Partners agree that:

9.1.1. FDPC will raise funds to assist with the initial capital expenditure of the Equipment

9.1.2. MCC will support the ongoing revenue costs of maintaining the Park and Equipment subject to paragraph 6.1.1.3 above

10. Confidentiality

10.1. The Partners will make every effort to ensure confidentiality is maintained

10.2. The Partners agree not to disclose any confidential or commercially sensitive information to any other party and not to use such information to the detriment of the Collaboration

11. Termination of the Collaboration

11.1. This Understanding may be terminated by either partner giving to the other at least 2 month's written notice of their intention to dissolve the Collaboration

12. Disputes

12.1. In the event of any dispute or disagreement arising between the Partners such dispute shall in the first instance be dealt with via the Steering Group

12.2. In the event a dispute cannot be resolved by the Steering Group MCC as owner of the Park will make the final decision in accordance with paragraph 8.2 above

13. Amendments to this Understanding

13.1. The terms of this agreement can be altered by agreement of the Steering Group and in writing between persons duly authorised by each of the Partners

14. Contact details

14.1. Monmouthshire County Council County Hall The Rhadyr Usk NP15 1GA

14.2. Friends of Dell Park Chepstow

Chepstow NP16

01291

friendsofthedellpc@gmail.com

Agreed on behalf of Monmouthshire County Council (MCC)

Signature:

Name:

Job title:

Date:

Agreed on behalf of Friends of Dell Park Chepstow (FDPC)

Signature:

Name:

Job title:

Date:

APPENDIX C



monmouthshire
sir fynwy

Integrated Impact Assessment document
(incorporating Equalities, Future Generations, Welsh Language and Socio Economic Duty)

<p>Name of the Officer: Mike Moran</p> <p>Phone no: 07894 573834</p> <p>E-mail: mikemoran@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal:</p> <p>Commit to upgrading Castle Dell Play Area and submitting Lottery application</p>
<p>Name of Service Area: MonLife - Enterprise</p>	<p>Date: 4th February 2022</p>

1. **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.

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	This proposal will have a positive impact on children aged 0-12 years of age and their families – but there are more positive impacts on the wider community in terms of access and community cohesion – families meet, converse and friendships are formed.		We will be aiming to provide a high quality environment with modern inclusive equipment manufactured, where possible, from sustainable hardwoods. The project should have wider benefits in terms of community place making.

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?
Disability	The play area plan includes new and improved access and inclusion opportunities for children with disabilities and other support needs and their families	Although there are no toilets in Castle Dell, there are disabled toilets available close by in the adjacent Bank Street car park.	The inclusion of a wheelchair accessible picnic bench will provide additional positive impacts for disabled children and their families. We will also look to include braille signage.
Gender reassignment	Neutral		
Marriage or civil partnership	Single sex couples with children should feel welcome in this space, as they share a common denominator – children playing, mixing and enjoying themselves - with other single sex couples as well as with heterosexual couples.		
Pregnancy or maternity	Good quality fixed play spaces provide opportunities for women (and men) to meet outdoors with friends, family and others during their maternity or paternity leave. This can assist in helping to maintain a sense of emotional health and well-being.		The site will be designed for ease of access with pushchairs and wheelchairs
Race	The site will be designed for equality of access for individuals and families irrespective of their race or background		

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?
Religion or Belief	The site will be designed for equality of access for individuals and families irrespective of their religion or belief		
Sex	The project will of equal benefit to both males and females		
Sexual Orientation	Neutral		

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to [have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions](#) This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?

Socio-economic Duty and Social Justice	<p>Castle Dell is situated in St Mary's LSOA (Lower Super Output Area), which is rated in the 10-20% of the most deprived for physical environment in Wales (WMID 2019) - so improvements to play provision and green spaces will help to address this inequality.</p> <p>It is also worth noting that access to fixed play provision is free of charge.</p> <p>There is strong evidence from research undertaken during the Covid pandemic that access to good quality open spaces is an important factor in improving the physical and emotional well-being of individuals and families</p>		Continue to promote the benefits of using public open spaces like the Dell for outdoor exercise and recreation.
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How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
<p>Policy Making</p> <p>Effects on the use of the Welsh language</p> <p>Promoting Welsh language</p> <p>Treating the Welsh language no less favourably</p>	<p>The proposal will have a neutral effect on opportunities to use the Welsh language</p>	<p>.</p>	<p>Promote the availability of the site to Welsh language groups in the area</p>
<p>Operational</p> <p>Recruitment & Training of workforce</p>	<p>There are no new or existing posts involved in the proposal</p>		
<p>Service delivery</p> <p>Use of Welsh language in service delivery</p> <p>Promoting use of the language</p>	<p>All site signage and any promotional literature will be produced bilingually, with the Welsh language given precedence.</p>	<p>Users will be advised that if they have any concerns or wish to report an accident they can do so using the Welsh language if they choose to do so.</p>	<p>We will confirm with CADW that interpretive materials relating to the adjacent historic town wall will also be produced bilingually with precedence given to the Welsh language</p>

3. Policy making and the Welsh language.

4. 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. There's no need to put something in every box if it is not relevant!

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 project will substantially be funded from external sources if the lottery application is successful.	
A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)	Positive – the proposal includes enhancing the ecology and biodiversity of the park and its immediate surrounds.	Proposals are also in hand to undertake a community nature spaces project in Chepstow, including the area of Castle Dell, in 2022/23.
A healthier Wales People’s physical and mental wellbeing is maximized, and health impacts are understood	Positive - the proposals in this report involve improving peoples’ physical and emotional wellbeing. The play area will create a focal point for children and families.	
A Wales of cohesive communities Communities are attractive, viable, safe and well connected	The proposal will contribute to the safety and cohesiveness of the local community and the wider Chepstow area.	
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	The availability of good quality & accessible facilities in the local community means that local people do not have to travel to other areas by car or by public transport.	
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and	There are no specific proposals in this report to protect the Welsh language, but the improvements proposed will encourage	Encourage the use of the Welsh language in on-site signage – bilingual noticeboards and publicity materials will promote the

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?
protected. People are encouraged to do sport, art and recreation	more participation in outdoor recreational activities.	Welsh language and help to encourage Welsh language speakers to use the site
A more equal Wales People can fulfil their potential no matter what their background or circumstances	The improvements will encourage improved access and participation by disabled children and people with other protected characteristics – also by all sections of the community regardless of their background.	

5. 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>Balancing short term need with long term and planning for the future</p>	The sustainability of the site has been assessed and officers are confident that the investment proposed will be sustainable in the longer term.	There is an existing revenue budget in place for ongoing maintenance of the site.

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>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The project involves working closely with other parties to deliver a much improved facility that has been identified as a council priority through an independent play value assessment carried out in 2019.</p>	
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>The views of elected members of the county council, the community council, CADW – Welsh Historic Monuments, potential users and the local community have been sought in the drafting of the report and the recommendations it contains.</p>	
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The project involves the major upgrade of an existing town centre play area. If the site is not improved then problems would occur with the deteriorating condition of the existing play equipment and its eventual removal from the site.</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 data-bbox="237 587 376 619">Integration</p> <p data-bbox="203 647 539 746">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="589 344 1312 496">The project will have a positive impact on the health & wellbeing of people living in the local community and people visiting the site from the wider Chepstow area.</p>	

6. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	The proposed new play area includes the provision of more accessible equipment for children with disabilities and other types of support need.		The landscaping around the new play area will be improved to create a more welcoming and pleasant environment for children to play and will include elements of sensory planting
Corporate Parenting	The proposal does not deliver positive impacts specifically for looked after children, but it does provide positive opportunities for these children to mix with their peers and to form friendships more easily with other children in the local community.		

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

- Outcome of play value assessment of the site carried out by an independent inspector in 2019
- Feedback from 2019 Playmaker Conference with Year 5 children regarding fixed play provision and use of outdoor green spaces
- Census data for school-aged children in Chepstow
- Consultation with the Friends of Dell Park Chepstow over the last four years
- Feedback from potential users at public engagement sessions held at the site

8. 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?

This section should summarise the key issues arising from the evaluation. This summary must be included in the Committee report template

The main positive impacts of this proposal are the significant improvements in play value that the new play area will deliver, a more accessible site for people with protected characteristics and a better environment for individuals and families to enjoy.

It's not a negative impact of this particular proposal as such, but there is a realisation that there are many more fixed play areas in the county that require capital funding for improvements.

9. 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
Submit planning and Scheduled Ancient Monuments applications	Following Cabinet meeting	MonLife/FDPC
Submit lottery application	Following Cabinet meeting	MonLife/FDPC
Work with the Friends of Dell Park to implement the proposal	Following lottery approval	MonLife/FDPC

10. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1	Public consultation	October 2019	
2	Landowner Consent	January 2020	
3	Stakeholder Meetings	Dec20- Sept 2021	
4	Cabinet Meeting	2 nd March 2022	Decision sought commitment and on lottery funding

