

Meeting Minutes: Caldicot Multi-User Route (MUR) and S106 Funding Discussion

Date: 8th December 2025

Time: 4.30pm

Location: Teams

Chair: Sara Burch

Attendees:

Members & Councillors:

Angela Sandles
Anthony Easson
Carol Carne
Jackie Strong
Jill Bond
John Crook
John Woodfield
Lisa Dymock
Maria Stevens
Paul Griffiths
Peter Strong
Philip Ellwood
Phil Murphy
Rachel Garrick
Sara Burch

MCC Officers:

Colette Bosley
Craig O'Connor
Joanne Chase
Madeleine Boase
Mike Moran
Nick John
Nick Tulp
Phil Sutton
Stacey Jones

Apologies:

- Mark (Caldicot Town Council Clerk)
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Agenda:

1. Apologies and Introductions
 2. Presentation: Funding context
 3. Presentation: Update on the Caldicot MUR
 4. Discussion: Section 106 Allocations, community priorities, legal constraints
 5. Next Steps
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Key Discussion Points:

- **Funding Proposal:**

- C.Bosley outlined the proposal to allocate remaining Section 106 funds from Church Road (£144,456) and proportion from Crick Road (£167,000) to address the £310,000 shortfall required for the MUR.
- Explained planning obligations, funding deadlines, and risks of losing external funds if not spent on time.
- **Update on the Caldicot MUR:**
 - P.Sutton described the route design and connectivity it would provide, results of a public consultation (65% support, 23% neutral, 12% opposed) and key issues raised, and potential for phased construction to match available funding.
 - Emphasized need for construction start in February 2026 to use existing secured funding.
- **Legal Constraints:**
 - J.Chase clarified Section 106 funds must be used for projects identified in the S106 legal document and must be viable and ready to deliver within the funding timescales. If funding isn't used it may have to be given back.
- **Community Priorities & Member Views:**
 - P.Ellwood
 - Queried why there was a funding shortfall at this stage in the project.
 - Queried if the MUR compound had to be reinstated in the first phase of works.
 - No need to compare MUR project with Caldicot town centre regeneration. The town centre regeneration might not be successful in today's climate.
 - Would support the MUR.
 - A.Easson
 - Lack of surety of funding is concerning.
 - Caldicot regeneration should take priority. The MUR should be paired back and the already secured funding used on a reduced scheme until more funding is obtained.
 - Caldicot is dying day by day. A country park route will not benefit Caldicot, there will be nothing there to visit.
 - Caldicot town centre is dead and should be the priority.
 - This is not just for access to the Castle. The S106 agreement includes Caldicot regeneration.
 - J.Strong
 - An accessible MUR is important for disabled people and those with mobility issues.
 - Having lots of conversations on the MUR most days when walks through the country park.

- If the MUR plan is shelved the compound would still need to be reinstated.
 - Really really support the MUR project.
 - The MUR will bring in the RLDP proposed residents into Caldicot.
 - The MUR is the last piece of the jigsaw.
- L.Dymock
 - Need for toilet block improvements at Portskewett and Sudbrook recreation hall. Estimates a cost of £230-250k. They would be accessible to all.
 - Cornfield & football club could benefit.
 - Sudbrook residents feel cut off.
 - Would support PE comments on town centre regeneration.
- J.Woodfield
 - Queried whether there was a date for reinstatement of the compound? If could be left out it could offer more flexibility to what can be built of the MUR.
 - There has not been much spend on west side of Caldicot.
 - Could spend the requested £340k elsewhere in Caldicot and put the MUR project on hold.
 - The Crick care home is equally difficult for Caldicot workers to get to, yet Elderwood has just been built. There may be more employees at Crick care home than Severn View, and yet no safe access for them.
- P.Strong
 - Support full completion of the MUR route that benefits both Caldicot and Portskewett.
 - Agrees with LD on toilet improvements at Portskewett and Sudbrook recreation hall.
 - Raised importance of the required short link to the Severn View care home from the Caldicot Links/Greenway.
 - Can only work within the terms of the S106 agreement. It's recreational money.
 - Skatepark is not within the terms of the S106 agreement.
- M.Stevens
 - Agrees with JS.
 - Fully support this plan.
- J.Bond
 - Really fantastic scheme. Agree with JS and PS, but...
 - Need to prioritise other regeneration projects for Caldicot – town centre, skate park, stopping cycling through town centre, covered way through town.

- Has ideas for the town centre and events to bring people in.

Next Steps:

- The purpose of the meeting was a consultation to gather views on the allocation of Church Road and Crick Road Section 106 funds, no final decision was made at this meeting as it was outside the meeting's remit.
- The feedback from this session will be considered at the Cabinet meeting on 21st January 2026, where a decision will be made on the allocation of the two S106 funds.