

**SUBJECT: CHURCH ROAD CALDICOT SECTION 106 FUNDING**

**MEETING: CABINET**

**DATE: 4<sup>th</sup> May 2016**

**DIVISION/WARDS AFFECTED: FIVE ELECTORAL WARDS IN CALDICOT**

**1. PURPOSE:**

1.1 To decide on the use of Section 106 balances available from the Church Road Caldicot Section 106 Agreement dated 4<sup>th</sup> April 2012 with Harvington Properties Limited and Taylor Wimpey UK Ltd.

**2. RECOMMENDATIONS**

It is recommended to Council that

2.1 a capital budget of £91,788 be created in 2016/17 to carry out the projects set out in 2.2 below and that this is funded from a corresponding contribution from the Section 106 balances held by the County Council in respect of the Church Road site in Caldicot;

2.2 the Section 106 balance of £91,788 from the Church Road, Caldicot Section 106 Agreement be utilised to carry out upgrading and improvement works to the play areas at Caldicot Castle and Cas Troggy.

**3. KEY ISSUES:**

- 3.1 The housing development at Church Road Caldicot carried out by Taylor Wimpey UK Ltd (planning application reference DC/2011/00256 for 56 dwellings) yielded an off site recreation contribution of £162,288 to be spent in the local area. Cabinet agreed previously that £69,500 of this contribution should be used towards the cost of the new Severnside 3G pitch in Caldicot. This leaves a sum of £91,788 to be used on projects of a local nature.
- 3.2 It is proposed to use this funding to upgrade the existing play areas at Caldicot Castle and Cas Troggy (also known locally as the Hall Park Open Space or the Spine Footpath), as both play areas have deteriorated in recent years to such an extent that the remaining equipment is out of date and in very poor condition. Neither of these sites was provided with a commuted sum for ongoing maintenance.
- 3.3 The five Caldicot local members have been consulted, three of who responded and they are all supportive of using the funds to upgrade the two play areas in question.
- 3.4 Caldicot Town Council was also consulted and, whilst supporting the upgrading of these two play areas, it pointed out that there are also other play areas that require upgrading, namely Longfellow Road and Birbeck Road. The Town Council also confirmed that it does not wish to contribute towards the upgrading works proposed. Officers in the Landscape Section, including the Council's playground inspector, have examined the condition of the Longfellow Road and Birbeck Road play areas and found them to be in a good condition, compared to the condition of the play areas at Caldicot Castle and Cas Troggy. There is plenty of equipment and benches at Birbeck and no room to install any

more unless the fencing is extended. The Council recently installed a toddlers slide at Birbeck for the local friends group with a grant they had received. The equipment there is still in a good condition as it wasn't installed that long ago. Longfellow Road has room to install more equipment but the existing equipment is in good condition and it is also not that old.

- 3.6 It is therefore proposed that the Section 106 funding currently available is used to upgrade the two play areas at Caldicot Castle and Cas Troggy.

**4. REASONS:**

4.1 The Council's Capital Budget for 2014/15 has already been approved and any proposal to add to or vary the Capital Budget requires a decision to be made by full Council.

4.2 The two play areas in question require substantial upgrading works to bring them up to a satisfactory standard.

**5. RESOURCE IMPLICATIONS:**

There are no resource implications, as the expenditure recommended in the report will be met in full from the S106 contributions already paid to the authority by the developer.

**6. FUTURE GENERATIONS AND EQUALITY ASSESSMENT**

See **Appendix A**

**7. CONSULTEES:**

County Council Members for Caldicot Castle, Dewstow, Green Lane, Severn & West End  
Members of the Severnside Area Committee

Caldicot Town Council

Strategic Leadership Team

Cabinet Members

Monitoring Officer

Head of Legal Services

Assistant Head of Finance/Deputy S151 Officer

**8. BACKGROUND PAPERS:**

Section 106 Agreement dated 4<sup>th</sup> April 2012 between Monmouthshire County Council, Harvington Properties Ltd and Taylor Wimpey UK Ltd relating to residential development at a site in Church Road, Caldicot

**9. AUTHOR:**

Mike Moran, Community Infrastructure Coordinator

**Contact Details:**

**Tel:** 07901 854682

**Email:** [mikemoran@monmouthshire.gov.uk](mailto:mikemoran@monmouthshire.gov.uk)