

APPENDIX 1

Schedule of Infrastructure Provision for Strategic Sites

Please note that this list will be reviewed on a regular basis; please check with the Council that you have the latest available information.

Table 1: Site Specific Requirements Abergavenny/Llanfoist – Deri Farm (Policy SAH1)

Item	Timing / Phasing	Costs Total	Delivery
Junction and/or road alignment improvements	2015-2016	£0.25m	Developer funded
Undergrounding of 132,000 volt overhead line	2015-2016	£4m	Developer funded
Llanfoist Treatment Works improvement	2015	Not specified	Funded (Welsh Water), improvements anticipated to be delivered by April 2015
Recreation and open space	2016-2021	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2021	Not specified	Developer funded
Affordable Housing	2016-2021	Not specified (35% provision subject to viability)	Developer funded
Sustainable Transport Contributions	2016-2021	Not specified	Developer funded

Table 2: Site Specific Requirements Monmouth – Wonastow Road (Policy SAH4)

Item	Timing / Phasing	Costs Total	Delivery
Highway improvements – mitigation measures Wonastow Road/Rockfield Road and Portal Road/Cinderhill junctions	2015-2020	Not specified	Developer funded
Monmouth Treatment Works improvement	2012	Not specified	Funded (Welsh Water), improvements delivered 2012
Off-site foul drainage works	2015-2020	£0.4m (Source: Wonastow Road, Monmouth : Preliminary Infrastructure Feasibility Study, Arup)	Developer funded
Hill Service Reservoir improved storage capacity	Welsh Water unable to provide date	Not specified	Developer funded, unless post 2015, whereby it may be included within next Welsh Water programme
Recreation and open space	2015-2020	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2020	Not specified	Developer funded
Sustainable Transport Contributions (including improved bus services)	2015-2020	Not specified	Developer funded
Affordable Housing	2015-2020	Not specified (35% provision subject to viability)	Developer funded
6.5 hectares of serviced employment land	2015-2020	Not specified	Developer funded
Improved pedestrian access	2015-2020	Not specified	Developer funded

Table 3: Site Specific Requirements Magor and Undy – Rockfield Farm (Policy SAH5)

Item	Timing / Phasing	Costs Total	Delivery
Roundabout improvements to create signalled junctions	2015-2017	£0.1m	Developer funded (jointly with SAH6)
Magor Sewage Pumping Station	2012	Not specified	Funded (Welsh Water), improvements delivered 2012
Recreation and open space	2016-2020	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Sustainable Transport Contributions	2016-2020	Not specified	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2020	Not specified	Developer funded
Enhanced contribution to community facilities	2015-2017	Not specified	Developer funded
2 hectares of serviced employment land	2015-2017	Not specified	Developer funded
Affordable Housing	2016-2020	Not specified (25% provision subject to viability)	Developer funded

Table 4: Site Specific Requirements Magor and Undy – Land at Vinegar Hill (Policy SAH6)

Item	Timing / Phasing	Costs Total	Delivery
Roundabout improvements to create signalled junctions	2015-2017	£0.1m	Developer funded (jointly with SAH5)
Magor Sewage Pumping Station	2012	Not specified	Funded (Welsh Water), improvements delivered 2012
Recreation and open space	2016-2020	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Sustainable Transport Contributions	2016-2020	Not specified	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2020	Not specified	Developer funded
Enhanced contribution to community facilities	2015-2017	Not specified	Developer funded
Affordable Housing	2016-2020	Not specified (25% provision subject to viability)	Developer funded

Table 5: Site Specific Requirements Caldicot/Portskewett – Crick Road (Policy SAH2)

Item	Timing / Phasing	Costs Total	Delivery
Construction of pedestrian route along Crick Road and B4245	2015-2017	£0.12m (figure under review and may rise to £45k to take account of cost of providing footpath at railway bridge)	Developer funded
1 hectare of serviced employment land	2015-2017	Not specified	Developer funded
Recreation and open space	2016-2021	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Sustainable Transport Contributions	2016-2021	Not specified	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2021	Not specified	Developer funded
Affordable Housing	2016-2021	Not specified (25% provision subject to viability)	Developer funded

Table 6: Site Specific Requirements Chepstow – Fairfield Mabey (Policy SAH3)

Item	Timing / Phasing	Costs Total	Delivery
Lowering of road under railway bridge	2015	£1m	Developer funded
Realignment of the Station Road junction with the A48 trunk road	2015-2017	Not known	Part funding by developer. Part funding by MCC (land release?)
Sustainable Transport Measures (e.g. Railway Station parking)	2017-2021	Not specified	Part funding by developer. Part funding by MCC
High Beech roundabout improvements (Source: Consultation responses)	Not known	£1.69m	Part funding by developer. Part funding by MCC
Recreation and open space	2017-2021	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2021	Not specified	Developer funded
Affordable Housing	2017-2021	Not specified (35% provision subject to viability)	
3 hectares serviced employment land	2017-2021	Not specified	Developer funded
Provision of riverside walkway	2017-2021	Not specified (likely to be part of open space requirement as above)	Developer funded

Table 7: Site Specific Requirements Sudbrook – Sudbrook Paper Mill (Policy SAH7)

Item	Timing / Phasing	Costs Total	Delivery
Recreation and open space	2016-2021	Number of dwelling * (£3,920 minus on-site provision) – subject to no change in current policy approach	Developer funded
Sustainable Transport Contributions	2016-2021	Not specified	Developer funded
Biodiversity mitigation and enhancement (subject to detail/future GI proposals)	2016-2021	Not specified	Developer funded
Affordable Housing	2016-2021	Not specified (25% provision subject to viability)	Developer funded