

**Monmouthshire County Council
Adopted Local Development Plan
2011-2021**

**Infrastructure Plan Addendum
November 2015**

**Planning Policy Service
Enterprise Directorate
Monmouthshire County Council
County Hall
Usk
NP15 1GA
Tel: 01633 644644
Email: planningpolicy@monmouthshire.gov.uk**

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1 Introduction: Purpose of the Monmouthshire Infrastructure Plan Addendum

- 1.1 The Monmouthshire Infrastructure Plan (IP) (2013) considered those items of infrastructure that were necessary to deliver the levels of growth and site allocations put forward in the LDP. It set out specific infrastructure requirements associated with the LDP strategic sites as well as an initial list of general ‘place-making’ infrastructure requirements. The IP also enabled the Council to consider possible mechanisms for delivering the infrastructure identified.
- 1.2 At the time of preparation of the 2013 IP the Council was considering whether to progress with the Community Infrastructure Levy (CIL). The Council has subsequently determined to progress with the CIL and is currently working towards the preparation of the Draft Charging Schedule. For CIL purposes, Councils are advised to ‘use the infrastructure planning that underpinned their development plan to identify a selection of indicative infrastructure projects or types of infrastructure that are likely to be funded by the levy’¹. Accordingly, to satisfy CIL requirements there is a need to update the IP to identify what infrastructure types and schemes are eligible for CIL funding. There is also a need to give further consideration to infrastructure costs and potential sources of funding in order to demonstrate an aggregate funding gap for infrastructure across the County to support the implementation of CIL. This will provide evidence to support the CIL and will assist in the preparation of the Draft Charging Schedule and Regulation 123 List. This addendum therefore supports and updates the Council’s 2013 IP.
- 1.3 The purpose of the IP addendum is three-fold:
- To update the Council’s Infrastructure Plan (IP) (2013) by providing an overview of what categories/types of infrastructure identified in the IP fall within the remit of CIL and what infrastructure will continue to be addressed through other funding sources, including S106 planning obligations. This is considered in Section 2 of this report.
 - To recommend which categories of infrastructure will be included in the Regulation 123 List (paragraph 2.41). The Regulation 123 List is a list of infrastructure categories/schemes which the Council intends to fund, wholly or partly, through CIL. It can be published and revised at any time after the Council has adopted CIL. If an infrastructure category/scheme is included in the Reg 123 List a S106 cannot be negotiated to contribute towards that infrastructure. If an infrastructure category/scheme is not included in

¹ CIL Overview, paragraph 24 (DCLG, 2011)

the Reg 123 List, up to five S106 planning obligations entered into since April 2010 may be pooled to contribute towards its cost. This is to ensure that double charging of developers for infrastructure through using both CIL and S106 is avoided. The Council's Reg 123 List will be published alongside the CIL Draft Charging Schedule. The recommendations also set out those site-specific infrastructure categories where S106 contributions are likely to be the funding mechanism in order to provide transparency on those matters where S106 contributions will continue to be sought (paragraph 2.43).

- To provide an updated list of indicative infrastructure schemes (based on the most up-to-date information available) that would support development proposed in the LDP that could be funded, partly or wholly, through CIL². The timing/phasing, estimated costs, delivery/funding sources, available funding and subsequent funding gap is identified for each scheme where possible. The draft list of CIL eligible infrastructure schemes which fall within the Regulation 123 List categories is set out in Section 3.

² Infrastructure schemes that fall outside of the remit of CIL, such as health and utility provision, are not included in the list of Draft Infrastructure Schemes. These are, however, included in the 2013 IP which should be referred to accordingly.

2 Infrastructure Categories

- 2.1 The Planning Act 2008³ provides a broad definition of the infrastructure that can be funded by CIL and includes:
- Roads and other transport facilities
 - Schools and other education facilities
 - Open spaces
 - Sporting and recreational facilities
 - Flood defences
- 2.2 This non-exhaustive list provides flexibility and enables the Council to determine the types of infrastructure that will be funded through CIL and to prioritise infrastructure delivery. Of note, CIL cannot be used to fund affordable housing – this will continue to be provided through planning obligations.
- 2.3 This section provides an overview of the types of infrastructure that fall within the remit of CIL and could, therefore, be funded in whole or in part through the Levy, and those infrastructure types which will be funded through other funding sources, including S106 planning obligations. In addition to CIL and S106 contributions, it is recognised that there are many other mechanisms for the funding and provision of infrastructure. These include WG funds/grants, Local Transport Funds, prudential borrowing and community budgets. This section subsequently recommends which categories of infrastructure will be included in the CIL Regulation 123 List.
- 2.4 The report follows the structure of the 2013 IP so that each category of infrastructure is considered in turn. It includes all types of infrastructure that would support the LDP objectives and covers three broad categories of development: physical, social/community and green. This addendum does not repeat the detail contained in the IP – rather it clarifies which infrastructure categories fall within the remit of CIL and provides updates on infrastructure provision where relevant. The 2013 IP should be referred to accordingly for further detail. The table at Appendix A provides a quick glance overview of the infrastructure categories that are considered to be eligible for CIL funding.

³ Planning Act 2008 S216(2) as amended

PHYSICAL INFRASTRUCTURE

Transportation

- 2.5 Since the publication of the 2013 IP, the 2015 Monmouthshire Local Transport Plan (LTP) has replaced the 2010 South East Wales Regional Transport Plan (RTP) as the Council's statutory local transport plan. The LTP is an update of schemes and priorities identified in the RTP. The transport schemes identified in LDP Policy MV10 are therefore carried forward to the Monmouthshire LTP and those that are eligible for CIL funding are set out in Table 1 of Section 3.

Improved Public Transport

Bus Service and Network

- 2.6 The Monmouthshire LTP and LDP identify a range of bus service/network improvements across the County over the Plan period and those relevant are included in the Draft List of Infrastructure Schemes (Table 1). It is anticipated that the following types of schemes will be eligible for CIL funding:
- Strategic improvement schemes such as town centre bus station improvements/interchanges
 - Bus service/corridor improvements such new services and bus stop upgrades

Rail Service and Network

- 2.7 The LTP and LDP identify a range of rail station improvements at Severn Tunnel Junction, Abergavenny and Chepstow stations as well as service improvements on the Abergavenny and Chepstow lines, with relevant schemes included in Table 1. It is anticipated that the following types of schemes will be eligible for CIL funding:
- Rail station improvements such as access, parking and interchange upgrades
 - Provision of new rail stations.

It is not expected that such schemes will be completely funded through CIL, however, it is considered that CIL could be used as one of the funding mechanisms to deliver such strategic public transport infrastructure.

Walking and Cycling

- 2.8 The Active Travel (Wales) Act 2013 requires local authorities in Wales to produce active travel maps and deliver year on year improvements in active travel routes and facilities. It requires highways authorities in Wales to make enhancements to routes and facilities for pedestrians and cyclists in all new road schemes and to have regard to the needs of walkers and cyclists in a range of other highway authority functions.
- 2.9 In accordance with the Active Travel (Wales) Act 2013, the LTP identifies Active Travel Network schemes for each of the County's towns. These propose the development and implementation of active travel plans for these areas which may include the following schemes:
- New/improved cycle lanes/paths/contraflows
 - New/improved footpaths
 - Junction/crossing facilities
 - Cycle parking/storage
 - Route signage

It is anticipated that Active Travel Network schemes, as well as those cycling and pedestrian schemes identified in the LDP (Policy MV10) will be eligible for CIL funding. These are listed in Table 1 Draft CIL Eligible Infrastructure Schemes.

Highway Improvements

- 2.10 The LTP and LDP identify a number of highway schemes to improve the functioning of the highway network in Monmouthshire. It is not expected that such schemes will be completely funded through CIL, however, it is considered that CIL could be used as one of the funding mechanisms to deliver such strategic highway infrastructure. CIL eligible highway schemes are set out in Table 1.
- 2.11 S106 planning obligations will continue to be used where local transport infrastructure is necessary to remove site specific obstacles to planned development, including highway infrastructure associated with the LDP Strategic Sites. Such matters as also covered by Section 278 of the Highways Act (1980).

Utilities

- 2.12 As utility companies have a duty to fund and provide strategic infrastructure to serve new development, the funding of any improvements to utilities will not be dependent on CIL funding. Local connections will be funded and provided by developers on a site-by-site basis.

Surface Water and Flood Risk Mitigation

- 2.13 Surface water drainage is an integral part of new development schemes and as such will be provided directly by the developer. Off-site drainage works which are necessary as a consequence of new development schemes, will continue to be funded by S106 obligations. Accordingly, it is not anticipated that work to the strategic drainage network will be funded through CIL.
- 2.14 Similarly, flood risk mitigation measures are the responsibility of the developer and will be undertaken as an integral part of individual development schemes. As such it is not anticipated that flood risk management measures connected to a development site will be funded through CIL.

Energy - Electricity and Gas

- 2.15 As set out in the IP, Western Power have not identified any further requirements in terms of upgrading the electricity network to support new development arising from the LDP. Similarly, no major infrastructure requirements have been identified in terms of gas supply in Monmouthshire.
- 2.16 Energy companies (Western Power and National Grid in Monmouthshire) have a duty to provide necessary improvements to the electricity and gas network. Accordingly, it is not anticipated that any improvements to the network for electricity/gas supply will be dependent on CIL funding.

Water Resources

Potable Water

- 2.17 Dwr Cymru Welsh Water (DCWW) is the statutory undertaker providing water supply and sewerage infrastructure for Monmouthshire and as such has a duty to fund and provide strategic infrastructure to serve allocated sites. Local connections are funded by developers. In terms of potable water, as noted in the IP, there is adequate capacity in the existing network and therefore at the strategic level

there is no constraint on development. However, local network upgrades may be necessary. The requirement for these and associated costs will be determined by developers on a site-by-site basis (either directly or through S106 obligations). Accordingly, such provision will not be dependent on CIL funding.

Sewerage Treatment

- 2.18 Developments in both towns and rural areas of Monmouthshire will require upgrades to sewerage treatment works. Where these are not included in DCWW's current asset management plans the developer will need to pay towards the cost of the required upgrade (either directly or through S106 obligations). As such, improvements to sewerage treatment works will not be dependent on CIL funding.

Telecommunications

Mobile Operators

- 2.19 As with other utilities, telecommunication companies have a duty to fund and provide strategic infrastructure to serve allocated sites, whilst local connections are funded by developers. Accordingly, such provision will not be dependent on funding raised through CIL.

Broadband

- 2.20 A key issue in Monmouthshire relates to broadband speeds required for uploading and downloading information with some areas of the County, particularly rural areas, having relatively poor broadband availability. It is recognised that the provision of superfast broadband is essential to the County's economy, particularly in terms of enabling business development and it is important that this is delivered to enable the Council to drive forward digital advancement, enterprise and inclusion.
- 2.21 The provision of such services is generally self-financing and prioritised to those areas where there is either a sufficient customer base to pay for the upgrade or public sector grant is available. Broadband provision is typically provided by service providers with WG also playing a role in ensuring inclusive access across Wales. However, as stated in the IP, there is concern that broadband upgrades in Monmouthshire will not happen without public sector subsidy given the County's relatively small customer base. In view of this, consideration should be given to the use of CIL funding to enhance access to superfast broadband across the County and to allow key projects to progress e.g. Super-connected Cities.

Strategic Flood Defences

- 2.22 At the time of preparation of the 2013 IP, the Environment Agency indicated that there were no requirements for strategic flood risk mitigation measures in Monmouthshire. However, the Council is currently in the process of preparing a Flood Risk Management Plan for waters that are its responsibility and it is recognised that strategic flood defence infrastructure requirements could potentially be identified in the County. It is anticipated that such strategic infrastructure could be eligible for CIL funding.

Household Waste and Recycling

- 2.23 As noted in the IP, the Council has traditionally managed its own recycling and waste services through a range of facilities. Subsequent to the publication of the IP 2013, the Council has identified a requirement for a community amenity site upgrade in the County. It is anticipated that any such future improvements to the Council's waste infrastructure could be eligible for CIL funding.

Public Realm/Town Centre Improvements

- 2.24 The Council's Whole Place Plans set out a range of public realm improvements (as listed in Table 1). Such schemes include improvements to the pedestrian environment and streetscapes in the County's main towns. It is anticipated that such schemes will be eligible for CIL funding.
- 2.25 As an exception to this, a number of public realm schemes associated with the redevelopment of the Cattle Market in Abergavenny and with the new supermarket in Caldicot Town Centre have been omitted from Table 1 as they are reliant on funding from Section 106 agreements that have already been entered into in connection with existing planning permissions.

Heritage Assets

- 2.26 The County has a large number of conservation areas and listed buildings and these, as well as being of intrinsic interest in themselves, add to the general quality of the environment both in town centres and rural areas. In this respect, funding might be needed to carry out conservation area enhancement schemes alongside the public realm/town centre schemes referred to above. In addition, of the 2,200 listed buildings in the Monmouthshire Local Planning Authority area at the time of the adoption of the LDP, 176 were identified as being at risk, having a detrimental effect on the general environment and, in some cases, potential tourism assets. It is an objective

of the LDP to protect and enhance the built environment and heritage, for their own sake and to maximise benefits for the economy, tourism and social well-being. It is anticipated that improvements to such heritage assets could be eligible for CIL funding.

SOCIAL AND COMMUNITY INFRASTRUCTURE

Education

- 2.27 As stated in the IP, whilst there are unlikely to be requirements for new school places in the short and medium term, there are infrastructure requirements for new and improved schools as a result of demand for more Welsh Medium schools and a need to replace the existing building stock as it becomes less fit for purpose. It is important that new development contributes to this refurbishment program as it will help support the growth in terms of providing facilities fit for purpose.
- 2.28 The Council has been pursuing a long-term programme of work in recent years in order to bring its schools up to a suitable standard and to balance the need for school places. The programme will continue into the foreseeable future with significant development at the County's mainstream secondary schools and further work on the primary school estate.
- 2.29 This development programme aligns with the 21st Century Schools' programme being developed by the Welsh Government across the whole of Wales and, at the time of the 2013 IP, a £79.5m programme of work had been approved by them for 50% match funding.
- 2.30 The Council also has a programme for the refurbishment and redevelopment of a number of primary schools across the County, as set out in Table 1.
- 2.31 Given the limitations with pooling of more than 5 planning obligations to make provision for a specific infrastructure project or type, it is considered that CIL funding could be used alongside other funding sources (WG 21st Century Schools Programme, Council's Capital Programme) to fund such education provision in Monmouthshire.

Health Care

- 2.32 Primary and acute health care services in Monmouthshire are currently provided by the Aneurin Bevan Health Board (ABHB). As set out in the IP, although there are some requirements for new health care provision in the County, the health board is responsible for providing facilities across the area to meet the future requirements of residents. Accordingly, funding is not required from

development as it is sourced from a various other streams (e.g. third party development, WG grant). Accordingly, it is not anticipated that such provision will be funded through CIL.

Emergency Services

- 2.33 Emergency service facilities are provided by the relevant ambulance, fire and police bodies. As set out in the IP, there are no current requirements for new police or fire and rescue facilities over the plan period. In terms of ambulance services, there is a need to redevelop the ambulance station in Monmouth although there are no firm commitments from providers to bring forward a new site. In view of alternative available funding mechanisms, there is no need for CIL funding to be used for the provision of emergency services facilities. Accordingly, it is not anticipated that such provision will be funded through CIL.

Crematoria and Burial Grounds

- 2.34 The 2013 IP did not identify any requirements for expanded or new crematoria/burial grounds in Monmouthshire. It is, however, considered that should the need arise for such facilities CIL funding could be used to contribute to their provision under the broad infrastructure category of community facilities.

Community Centres/Village Halls

- 2.35 Community centres and village halls are important facilities in the County's settlements. At present there is an identified requirement for new village/community halls at Raglan and Magor/Undy (as detailed in Table 1). It is considered that CIL funding could be used to contribute towards the provision of such facilities.

Sport and Leisure

- 2.36 The Council does not have a statutory requirement to provide sports and leisure facilities. As set out in the IP, on-site play provision is provided by developers on-site, whereas adult outdoor recreation space is generally provided off-site funded through S106 contributions. However, it is intended that such provision should be considered on a more strategic basis with schemes identified in advance in the IP and with recreation and community facilities considered in conjunction with other 'place-making' projects. A range of sport/leisure schemes are detailed in the draft list of CIL eligible infrastructure schemes (Table 1).

- 2.37 Given the strategic nature of such provision and the need to ‘pool’ any contributions, it is considered that CIL funding could be used to contribute towards the provision of new/ improved sport and recreation facilities to meet additional demand generated by proposed development.
- 2.38 The need to provide a contribution towards off-site sport/recreation facilities does not, however, remove the need for adequate open space to be provided on-site as an integral part of new development schemes. This element of direct on-site provision, including on-site play provision, should continue to be provided by the developer funded through S106 contributions where they meet the statutory tests set out in CIL Regulation 122.

GREEN INFRASTRUCTURE

- 2.39 The Monmouthshire GI SPG identifies the requirements for green infrastructure in the County. A number of potential GI projects are detailed in the draft list of CIL eligible infrastructure schemes and include:
- New/enhanced accessible natural greenspace
 - Habitat creation and management
 - Development of walking routes and links

Given the strategic nature of green infrastructure it is considered that CIL funding could be used to contribute towards such provision.

- 2.40 As with off-site sport and leisure provision, the need for adequate GI on-site should continue to be provided by the developer as an integral part of new development schemes through S106 contributions.

Recommendations

- 2.41 This section has provided an update on the categories of infrastructure and their various funding sources, identifying those that will fall, wholly or partly, within the remit of CIL and those that will be funded by other sources.

Draft Regulation 123 List

- 2.42 It is subsequently recommended that the infrastructure categories identified below are eligible for CIL funding (wholly or partly) and included in the Draft Regulation 123 list which will be published alongside the Draft Charging Schedule.

Physical Infrastructure:

- Sustainable transport improvements (including sustainable transport, walking/cycling and strategic highway improvements)
- Public realm/ town centre enhancements
- Broadband (upgrade/provision)
- Strategic flood defences
- Recycling and waste facility enhancements
- Heritage assets

Social and Community Infrastructure:

- Education
- Community facilities
- Sport and recreation facilities

Green infrastructure:

- Strategic green infrastructure

2.43 The CIL Regulations do not prevent the Council spending CIL funding on categories of infrastructure that have not been identified at this stage provided they are subsequently added to the Reg. 123 List, following a consultation process. Similarly, the identification of schemes proposed for the Draft Reg 123 List at this stage does not necessarily mean that they will be included in the first published Reg 123 List – they are dependent on public consultation and circumstances at the time of the Examination.

Exclusions from the Draft Regulation 123 List

2.44 It is recommended that the following types of infrastructure will be excluded from the Draft Reg 123 List and will be funded through S106 planning obligations where they meet the statutory tests set out in CIL Regulation 122:

- Affordable housing
- On-site play provision
- Site specific biodiversity mitigation and enhancement
- Site specific green infrastructure
- Site specific infrastructure requirements necessary to overcome obstacles to the development of a site, including the requirements set out in LDP site allocation policies SAH1 to SAH6.

3 CIL Eligible Infrastructure Schemes

- 3.1 This section provides an updated indicative list of infrastructure schemes, which potentially could be delivered within the Regulation 123 List categories, that would support development proposed in the Monmouthshire LDP and which could be funded, wholly or partly, through CIL. Further detail is also provided on the costs and available funding associated with the schemes which assists in demonstrating an aggregate funding gap for infrastructure across the County to support the implementation of CIL. Infrastructure schemes that fall outside the remit of CIL are not included in this table but are detailed in the 2013 IP which should be referred to accordingly.
- 3.2 The infrastructure schemes identified are based on a variety of sources, including:
- MCC Infrastructure Plan (2013)
 - Council and infrastructure provider service plans / strategies, including the Council's Whole Place Plans
 - Informal consultation with Council departments
- 3.3 For each infrastructure scheme, the draft list identifies the relevant infrastructure type, area/settlement, estimated timing/phasing, cost estimates, delivery/funding sources, available funding and funding gap where possible. CIL can be used to partly fund the schemes listed meaning that it can be used in combination with other funding sources to deliver relevant schemes.
- 3.4 The infrastructure requirements set out are based on the best available evidence and are as comprehensive as possible. However, it should not be read as an exhaustive list. There will inevitably be more changes to the infrastructure list as it is an evolving document - it will be reviewed /revised regularly to ensure that it includes the most up to date information. There remains some weaknesses in the information provided where some detailed information on infrastructure costs and available funding has not been readily available. As such, identified costs and available funding are based on the best available information at the time of preparation. As the date of delivery of the infrastructure schemes progress it is expected that document will be refined with more robust cost and funding estimates.
- 3.5 As previously stated, whilst it is possible to categorise the infrastructure, it is not considered appropriate to suggest that some types of infrastructure are more important than others as all are required to make the successful communities that the Council seeks. However, the Council recognises that whilst it may wish to secure the delivery of all infrastructure items, prioritisation may be required

depending on the availability of public and private sector funding sources and service priorities at that time. These priorities are likely to change over time as and when funding sources are available.

Table 1: Draft Infrastructure Schemes Eligible for CIL Funding (November 2015)

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
PHYSICAL INFRASTRUCTURE							
Transport							
Public Transport	Abergavenny	Abergavenny rail station DDA footbridge	From 2016/2017	£1,750,000	Potentially WG Metro ⁴ , DfT AfA ⁵	None. Potentially all	£1,750,000
Public Transport	Abergavenny	Abergavenny rail station car parking extension	From 2016/2017	£1,550,000	None secured. Potentially WG Metro	None. Potentially up to £1.395m	£1,550,000
Public Transport	Abergavenny	Abergavenny rail station facilities improvements	From 2016/2017	£360,000	None secured. Potentially WG Metro	None. Potentially £324,000	£360,000
Public Transport	Abergavenny	Abergavenny bus station interchange	From 2016/2017	£540,000	None secured. Potentially WG Metro	None. Potentially up to £486,000	£540,000
Public Transport	Abergavenny	Abergavenny bus station improvement	From 2017/2018	£500,000	Potentially WG Metro, MCC Estates	None. Potentially up to 90%	£500,000
Public Transport	Chepstow	Chepstow rail station DDA footbridge	From 2016/2017	£1,750,000	None secured. Potentially WG Metro, DfT AfA	None. Potentially all.	£1,750,000
Public Transport	Chepstow	Chepstow rail station car parking extension	From 2016/2017	£1,500,000	None secured. Potentially WG Metro	None. Potentially up to £1.35m	£1,500,000
Public Transport	Chepstow	Chepstow rail station facilities improvements	From 2016/2017	£550,000	None secured. Potentially WG Metro	None. Potentially up to £495,000	£550,000
Public Transport	Chepstow	Chepstow rail station bus interchange	From 2017/2018	£511,000	None secured. Potentially WG Metro	None. Potentially up to £460,000	£511,000
Public Transport	Chepstow	Chepstow rail station access improvements	From 2016/2017	£27,000	None secured. Potentially WG Metro, WG LTF ⁶	None. Potentially up to £24,300	£27,000

⁴ Welsh Government Metro Programme

⁵ Department for Transport Access for All funding

⁶ Welsh Government Local Transport

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Public Transport	Chepstow	Chepstow park and share and coach stop	From 2017/2018	£200,000	Potentially WG LTF	None. Potentially up to 90%	£200,000
Public Transport	Monmouth	Monmouth coach stop	From 2016/2017	£100,000	Potentially WG Metro, TrawsCymru	None. Potentially up to 90%	£100,000
Public Transport	Monmouth	Monmouth bus station improvement	From 2017/2018	£100,000	Potentially WG Metro, TrawsCymru	None. Potentially up to 90%	£100,000
Public Transport	Sevenside	Severn Tunnel Junction rail station car parking extension	2016	£50,000	None secured. Potentially WG Metro, GWR CCIF ⁷	None. Potentially all.	£50,000
Public Transport	Sevenside	Severn Tunnel Junction rail station further car parking extension	From 2017/2018	£3,300,000	Potentially WG Metro	None. Potentially all.	£3,300,000
Public Transport	Sevenside	Severn Tunnel Junction rail station facilities improvements	From 2016/2017	£45,000	None secured. Potentially WG Metro, GWR CCIF	None. Potentially up to £41,500	£45,000
Public Transport	Sevenside	Severn Tunnel Junction rail station footbridge extension	From 2016/2017	£500,000	Potentially WG Metro, GWR CCIF	None. Potentially all	£500,000
Public Transport	Sevenside	Severn Tunnel Junction rail station active travel access	From 2016/2017	£700,000	None secured. Potentially WG Metro, WG LTF, GWR CCIF	None. Potentially up to £630,000	£700,000
Public Transport	Sevenside	Magor & Undy new rail station	From 2016/2017	£2,500,000	None secured. Potentially WG Metro, DfT new station fund	None. Potentially up to 90%.	£2,500,000
Public Transport	Sevenside	Caldicot rail station improvements	From 2017/2018	£200,000	None secured. Potentially WG Metro.	None. Potentially up to 90%	£200,000
Public Transport	Chepstow/ Sevenside	Chepstow/Caldicot – Newport bus corridor improvement	From 2016/2017	£500,000	Potentially WG Metro, BSSG ⁸	None. Potentially up to 90%	£500,000
Public Transport	County-wide	Bus stop and information improvements	From 2016/2017	£200,000	Potentially WG Metro	None. Potentially up to 90%	£200,000

⁷ Great Western Railway Customer and Communities Improvement Fund

⁸ Welsh Government Bus Services Support Grant

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Public Transport	County-wide	Rail-bus link services	From 2016/2017	£1,000,000	Potentially WG Metro, BSSG	None. Potentially up to 90%	£1,000,000
Public Transport	County-wide	TrawsCymru Extensions	From 2016/2017	£1,500,000	Potentially WG Traws Cymru programme	None. Potentially up to 100%	£1,500,000
Public Transport	County-wide	Local bus service enhancement	2016-2021	£6,000,000	BSSG, MCC	Approx. £600k p.a.	£3,000,000
Public Transport	County-wide	Flexible bus services (Grass Routes extension)	2016-2021	£1,000,000	BSSG, MCC	Approx. £100k p.a.	£500,000
Walking & Cycling	Abergavenny	Active Travel Bridge Abergavenny and Llanfoist	2015-2017	£888,000	WG LTF	£85,000 to date. Potentially up to £800,000	£803,000
Walking & Cycling	Abergavenny	Abergavenny Active Travel Network	From 2016/2017	£500,000	Potentially WG LTF	None. Potentially up to 90%	£500,000
Walking & Cycling	Chepstow	Chepstow Active Travel Network	From 2016/2017	£500,000	Potentially WG LTF	None. Potentially up to 90%	£500,000
Walking & Cycling	Llanfoist	Upgrade of routes from Llanfoist school to provide health walks and education facility for all	Tbc	£8,000	MCC	None secured	£8,000
Walking & Cycling	Monmouth	Monmouth Active Travel Network	From 2016/2017	£1,250,000	Potentially WG LTF	None. Potentially up to 90%	£1,250,000
Walking & Cycling	Monmouth	Walking and cycling route improvements – Monmouth Link Connect	2011 onwards – scheme has started but still requires significant funding to complete	£2,400,000	Sustrans, Big Lottery funding	None secure to date	£2,400,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Walking & Cycling	Monmouth	Refurbishment of Redbrook Railway bridge to accommodate Wye Valley Walk and Cycleway	Subject to detailed feasibility study	£700,000	MCC & GCC and potentially Sustrans/ developer funded	None secured	£700,000
Walking & Cycling	Monmouth	Wye Valley Walk. Engineering assessments have been completed on river erosion/ land slips	Tbc	£23,925 site investigations £5,500 design	MCC	None secured	£29,425
Walking & Cycling	Severnside	Caldicot Active Travel Network	From 2016/2017	£500,000	Potentially WG LTF	None. Potentially up to 90%	£500,000
Walking & Cycling	Severnside	Magor & Undy to Rogiet footpath	From 2016/2017	£480,000	None secured. Potentially WG LTF, WG SRIC ⁹	None. Potentially up to £432,000	£480,000
Walking & Cycling	Severnside	Magor & Undy Active Travel Network	From 2016/2017	£250,000	Potentially WG LTF	None. Potentially up to 90%	£250,000
Walking & Cycling	Severnside	New cycle route along the B4245	Subject to detailed feasibility study	£100,000	MCC, Sustrans and potentially developer funded	None Secured	£100,000
Walking & Cycling	Severnside	Improvements to signage to and from Wales Coast Path from all Severnside towns	Tbc	£20,000	Tbc	None secured	£20,000
Walking & Cycling	Severnside	Reuse of MoD railway line to provide a new greenway linking Caldicot and Caerwent	Subject to detailed feasibility study	£500,000 subject to detailed design and additional costs of	MCC, Sustrans and potentially developer funded	None secured	£500,000

⁹ Welsh Government Safe Routes in Communities Grant

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
				A48(M) overbridge			
Walking & Cycling	Usk	Usk Active Travel Network	From 2016/2017	£1,250,000	Potentially WG LTF	None. Potentially up to 90%	£1,250,000
Walking & Cycling	County-wide	Various schemes relating to access improvements/ upgrades to walking and cycling routes and PRow ¹⁰	2012-2021	£2,500,000+	Tbc	Tbc	£2,500,000+
Highway Improvements	Abergavenny	Abergavenny traffic relief, environmental and road safety improvements	Tbc	Tbc	Potentially WG LTF, trunk road capital programme	Tbc	Tbc
Highway Improvements	Chepstow	Chepstow traffic relief, environmental and road safety improvements	Tbc	Tbc	Potentially WG LTF, trunk road capital programme	Tbc	Tbc
Highway Improvements	Monmouth	Monmouth Wye Bridge improvements	2015-2018	£1,300,000	WG LTF	£90,000 to date. Potentially up to £1,170,000	£1,210,000
Highway & Pedestrian Improvements	Penperlleni/ Llanellen	A4042 traffic relief and pedestrian improvements	Tbc	Tbc	Potentially WG LTF, trunk road capital programme	Tbc	Tbc
Highways	Severnside	Severn Tunnel Junction station new access road	From 2017/2018	£25,300,000	Potentially WG M4 enhancement scheme	None. Potentially all	£25,300,000
Highway Improvements	Usk	Usk traffic relief, environmental and road safety improvements	Tbc	Tbc	Potentially WG LTF	Tbc	Tbc

¹⁰ Details of additional walking & cycling schemes that could be included under this theme and which are yet to be costed are set out in Appendix B Additional Potential CIL Eligible Infrastructure Schemes.

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Highway Improvements	County-wide	Road safety capital schemes	From 2016/2017	£300,000	Potentially WG RS ¹¹	None. Potentially up to 90%	£300,000
Highway Improvements	County-wide	20mph zones across Monmouthshire	From 2015/2016	Tbc	Tbc	Tbc	Tbc
Sustainable Transport	County-wide	Development and implementation of travel plans	From 2016/2017	£500,000	None	None	£500,000
Transport Identified Potential Funding Gap							£37,233,425 (excluding Severn Tunnel Junction Station new access road ¹²) £62,533,425 (including Severn Tunnel Junction Station new access road)
Public Realm/Town Centres							
Public Realm	Abergavenny	Street furniture and planters	2015-2016	Subject to further feasibility and cost assessment	MCC in partnership with Team Abergavenny	Tbc	Tbc
Public Realm	Abergavenny	Signage through interlinking routes to railway, bus station and car parks	2015-2017	Subject to further feasibility and cost assessment	MCC in partnership with Team Abergavenny	Tbc	Tbc

¹¹ Welsh Government Road Safety Grant

¹² This highway improvement could potentially be delivered through WG M4 Enhancement Scheme

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Public Realm	Monmouth	Monnow Street improvement to pedestrian environment and streetscape	Tbc	Tbc	Tbc	Tbc	Tbc
Public Realm	Monmouth	Gateway Monmouth Project – environmental improvements to riverside environment/ hardscaping adjacent to Monnow Bridge & Gate	2017-2020	£2,500,000 (£50,000 secured from S106 funding)	Partners to be identified for community delivery	£50,000	£2,450,000
Public Realm	Severnside: Caldicot	Vision Document and Development Plan for Caldicot Town Centre	2016-2020	Costs subject to outputs identified in the Visioning Report/Development Plan	Caldicot Town Team	Tbc	Tbc
Public Realm	Severnside: Caldicot	Caldicot Linkage Scheme – creating an attractive and accessible link between Asda and town centre	2016-2017	£250,000 (£200,000 secured from Section 106 funding)	MCC in partnership with Caldicot Town Team	£200,000	£50,000
Public Realm	Severnside: Caldicot	‘Creative Bubble Project’ – improving occupancy and presentation of vacant shops in the town centre	2016-2017	Costs subject to feasibility assessment	Caldicot Town Team	Tbc	Tbc
Public Realm	Severnside: Caldicot	‘This is Caldicot’ Project – improvements to town centre signage	2016-2017	Costs subject to feasibility assessment	Caldicot Town Team	Tbc	Tbc
Public Realm	Severnside: Caldicot	Development of digital trails linking town centre with tourism routes	2015-2016	Tbc - funded by WG super connected cities and	Caldicot Town Team	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
				existing S106			
Public Realm Identified Potential Funding Gap							£2,500,000
Broadband							
Broadband	County-wide	Enhance access to superfast broadband across the County and to allow progression of key projects e.g. Super-connected Cities.	2013 onwards	Tbc	WG, BT and private providers and MCC?	Tbc	Tbc
Broadband Identified Potential Funding Gap							Tbc
Strategic Flood Defence							
Strategic Flood Defence	Severnside: Portskewett	Blackrock coastal protection blockwork, west and east of Blackrock Picnic Site	Tbc	Initial engineering feasibility study carried out in 2015 but needs further consideration of options and costs. Initial options vary from £0.1m to £1m+	MCC	None secured	£1,000,000
Strategic Flood Defence Identified Potential Funding Gap							£1,000,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Recycling and Waste							
Recycling and Waste	Monmouth	Monmouth Community Amenity site upgrade	Tbc	Indicative costs are £1.5-£2m if built and run by the Council.	Tbc	None secured	£2,000,000
Recycling and Waste Identified Potential Funding Gap							£2,000,000
SOCIAL AND COMMUNITY INFRASTRUCTURE							
Education							
Education	County-wide	Redevelopment/ refurbishment of existing schools to provide a Community Campus in:			Grant of £80m available from Welsh Government for schools refurbishment /redevelopment programme throughout Monmouthshire – match funding to be provided by MCC.		
		Abergavenny	Tbc	Tbc		Tbc	Tbc
		Chepstow	2018 onwards	Tbc		Tbc	Tbc
		Monmouth	2016-2018	£40m		Tbc	Tbc
		Severnside – Caldicot	2013-2016	£30m approx.		Tbc	Tbc
Education	Potentially Monmouthshire	New Welsh medium School required in the south east Wales area – joint provision with Torfaen, Newport and Blaenau Gwent.	2017 onwards	Tbc	This is in Band B 21 st Century Schools Programme but need will be earlier than 2018	Tbc	Tbc
Education	County-wide	Refurbishment/ redevelopment of the	Tbc	Not confirmed but the	Tbc	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
		following primary schools: <ul style="list-style-type: none"> • Castle Park PS Caldicot • Goytre Fawr PS Penperlleni • Thornwell PS Phase II Chepstow • Ysgol Gymraeg Y Ffin PS Caldicot • Llanvihangel Crucorney PS 		estimated cost for the schemes is £55m and includes the build, ICT and sustainable energy solutions			
Education Identified Potential Funding Gap							Tbc
Community Facilities							
Community Facilities	Abergavenny	Abergavenny Community Centre, Park Street – Centre for Wellbeing, Creativity and Community Self-Reliance	2015-2017	£350,000	Abergavenny Community Trust	None secured	£350,000
Community Facilities	Chepstow	Conversion of Old Board School, Bridge Street into a Community Enterprise Hub	Tbc	£650,000	Chepstow and District Mencap Society	None secured	£650,000
Community Facilities	Raglan	New Village Hall	2016-2017	£950,000	Part Lottery funding (50%)	£475,000	£475,000
Community Facilities	Severnside: Magor/Undy	New Village Hall (3 Fields Site)	Tbc	£2,300,000	Community to source funding	None secured	£2,300,000
Community Facilities Identified Potential Funding Gap							£3,775,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Sport and Recreation							
Sport & Recreation	Abergavenny	New 3G pitch for north Monmouthshire (location to be agreed but preferred site is Abergavenny)	2017/2018	£750,000	Part of national 3G strategy – possible external grant £250,000 from Collaboration Group	Potentially £250,000	£750,000
Sport & Recreation	Abergavenny	Changing rooms for new 3G pitch	2017/2018	£350,000	Location to be agreed with 21 st Century Schools	None secured	£350,000
Sport & Recreation	Abergavenny	Install 3G surface on half of MUGA at Abergavenny leisure centre	2017/2018	£50,000	To be procured as part of same contract for similar provision at Monmouth Leisure Centre	None secured	£50,000
Sport & Recreation	Abergavenny	Bailey Park - Multi Use Games Area on part of old tennis courts	Subject to funding being available	£100,000	Potential for Big Lottery funding as part of Abergavenny Green Spaces bid via Town Team/Town Council	None secured	£100,000
Sport & Recreation	Abergavenny	Bailey Park - Extended play area for older youngsters on part of old tennis courts	Subject to funding being available	£50,000	Potential for Big Lottery funding as part of Abergavenny Green Spaces bid via Town Team/Town Council	None secured	£50,000
Sport & Recreation	Abergavenny	Bailey Park - Repair and replacement of perimeter railings and gates	2018/2019	£50,000	£10,000 contribution available from cattle market development	Potentially £10,000	£40,000
Sport & Recreation	Abergavenny	Bailey Park - New replacement pavilion	Subject to feasibility study	£500,000	Potential for Big Lottery funding as part of Abergavenny Green Spaces bid via Town	None secured	£500,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
					Team/Town Council		
Sport & Recreation	Abergavenny	Bailey Park enhancements – new bins, benches, seating, path resurfacing, interpretation boards	20015-2017	Subject to further feasibility and cost assessment	Team Abergavenny	Tbc	Tbc
Sport & Recreation	Abergavenny	Linda Vista Gardens – various enhancements including signage, benches, gates, footpaths; renovation of machine store; refurbishment of toilet block	2015-2017	Subject to further feasibility and cost assessment	Team Abergavenny	Tbc	Tbc
Sport & Recreation	Chepstow	Install 3G surface on half of MUGA at Chepstow Leisure Centre	When funding is available	£50,000	To be procured as part of same contract for similar provision at Caldicot Leisure Centre	None secured	£50,000
Sport & Recreation	Llanfoist	Provision of regional off-road cycling centre	2017/2018	£950,000	Potential grant funding of £250,000 from Welsh Cycling	Potentially £250,000	£950,000
Sport & Recreation	Monmouth	Enhancements to new swimming pool at Monmouth Leisure Centre	2018/2019	£5,168,000	To be delivered as part of provision of new school on site of current Monmouth Comprehensive School. £4m funding confirmed from WG	£4m	Tbc
Sport & Recreation	Monmouth	Install 3G surface on half of MUGA at Monmouth Leisure Centre	2018/2019	£50,000	To be procured as part of same contract for similar provision at Abergavenny	None secured	£50,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
					Leisure Centre		
Sport & Recreation	Severnside: Caldicot	Construct new changing rooms to service the outdoor sports facilities on the School/Leisure Centre site in Caldicot	2018/2019 depends on outcome of the feasibility study and planning permission	£350,000	Severnside 3G pitch is a regional facility for the whole of south Monmouthshire. The proposed new changing rooms need to be delivered linked to the delivery of the new Caldicot School project.	None secured	£350,000
Sport & Recreation	Severnside: Caldicot	Install 3G surface on half of MUGA at Caldicot Leisure Centre	2018/2019	£50,000	To be procured as part of same contract for similar provision at Chepstow Leisure Centre	None secured	£50,000
Sport & Recreation	Severnside: Caldicot	Spine Footpath – upgrade play area to meet current standards	Subject to consultation on play needs in the area	£100,000	MCC funded	None secured	£100,000
Sport & Recreation	Severnside: Caldicot	Secure plots in Caldicot and wider Severnside area to develop incredible edibles scheme	2015	Tbc	Caldicot Town Team	Tbc	Tbc
Sport & Recreation	County-wide	Leisure Centre facilities upgrade – Abergavenny, Caldicot, Chepstow and Monmouth leisure centres	Tbc	£300,000	MCC	None secured	£300,000
Sport and Recreation Identified Potential Funding Gap							£3,690,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
GREEN INFRASTRUCTURE							
Green Infrastructure	Abergavenny	Castle Meadows – extend the existing managed greenspace to Ysbytty Fields to improve linkage to Llanfoist	2012-2021	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc
Green Infrastructure	Abergavenny	Castle Meadows – renewal of river bank protection near Llanfoist bridge with green engineered scheme	2012-2021	£60,000 (subject to detailed assessment)	MCC and potentially developer funded. Potential to link with NRW fish pass project at Llanfoist bridge	None secured	£60,000
Green Infrastructure	Abergavenny	Castle Meadows – enhancing access route from Castle Street including new walkway and rebuilding of retaining wall	2016-2021	£50,000 (subject to detailed assessment)	MCC and potentially developer funded	None secured	£50,000
Green Infrastructure	Abergavenny	Castle Meadows – delivery of Interpretation Strategy	2016-2021	£50,000	MCC and Friends of Castle Meadows and potentially developer funded	None secured	£50,000
Green Infrastructure	Abergavenny	Castle Meadows – creation of sculpture, path repairs	2015-2017	Subject to further feasibility and cost assessment	Team Abergavenny	Tbc	Tbc
Green Infrastructure	Severnside: Caldicot	Caldicot Castle and Country Park: Reconfiguration of site access and car parking; Improving the play and activity offer; new product	Subject to action plan	Reconfiguration of site access and car parking technical	Potential funding applications to the Heritage Lottery Fund and CADW	None secured	£770,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
		opportunities to extend the destination appeal of the castle and country park; optimise the environmental assets of the park		appraisal £20,000, implementation costs unknown; £750,000			
Green Infrastructure	Sevenside/ Chepstow	Wales Coast Path Interpretation	Tbc	Phase 2 excluding costs of sourcing artefacts £30-40,000	Tbc	None secured	£40,000
Green Infrastructure	Whitebrook	Whitebrook Byway	Tbc	£70-80,000	MCC	None secured	£80,000
Green Infrastructure	County-wide: Abergavenny, Chepstow, Monmouth, Sevenside	Seek opportunities to address deficiencies in open space	Ongoing	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc
Green Infrastructure	County-wide: Abergavenny, Chepstow, Monmouth, Sevenside	Development of Action Plan & interpretation of countryside access and wider GI issues showing opportunities for walking and enhanced environment by provision of interpretive materials around routes, improved biodiversity	Subject to detailed action plan	£100,000 (£25,000 per settlement) plus £20,000 (£5,000 action plan per settlement)	MCC	None secured	£120,000

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
		connectivity, opportunities linked to open space and amenity mitigation where required.					
Green Infrastructure	County-wide: Abergavenny, Chepstow, Monmouth, Severnside	Delivery of Action Plan projects encompassing GI benefits including biodiversity connectivity and enhancements, place making, and open space benefits and circular routes around towns and villages linking to health tourism and heritage.	Tbc	£80,000 (£20,000 per settlement)	MCC and developer funded	None secured	£80,000
Green Infrastructure	County-wide	New/enhanced access to natural greenspace and various GI opportunities across the County ¹³	Tbc	Tbc	Tbc	Tbc	Tbc
Green Infrastructure Identified Potential Funding Gap							£1,250,000
Total Identified Potential Funding Gap							£51,448,425 (excluding Severn Tunnel Junction station new access road) £76,748,425 (including Severn Tunnel Junction station new access road)

¹³ Details of additional green infrastructure schemes that could be included under this theme and which are yet to be costed are set out in Appendix B Additional Potential CIL Eligible Infrastructure Schemes

4 Conclusion

4.1 The total identified estimated infrastructure funding gap is currently £52,973,425 (excluding the Severn Tunnel Junction station new access road¹⁴)/ £78,273,425 (including the Severn Tunnel Junction station new access road). This is a significant amount and clearly exceeds the amount of CIL revenue projected to be generated during the Plan period. The costs associated with certain schemes, including education and broadband, are yet to be determined meaning that this figure is likely to rise further. However, it is also recognised that as more detailed cost information and available funding sources are confirmed it may be that the total funding gap is reduced. As previously stated, the Infrastructure Plan is an evolving document and will be regularly reviewed/ revised as more up-to-date cost information becomes available.

¹⁴ This highway improvement could potentially be delivered through WG M4 Enhancement Scheme

APPENDIX A

Overview of CIL Eligible Infrastructure

Infrastructure Category	CIL Eligible	Notes
Physical Infrastructure		
Improved Public Transport <ul style="list-style-type: none"> • Bus service and network • Rail service and network • Walking and Cycling 	✓ ✓ ✓	It is not expected that such infrastructure schemes will be entirely funded through CIL, however, it is considered that CIL could be one of the funding mechanisms to deliver such schemes.
Highway Improvements	✓	It is not expected that such infrastructure schemes will be entirely funded through CIL, however, it is considered that CIL could be one of the funding mechanisms to deliver such schemes. S106 contributions will continue to be used where local transport infrastructure is necessary to remove site specific obstacles to planned development e.g. access improvements
Utilities <ul style="list-style-type: none"> • Surface water and flood risk mitigation • Energy – electricity and gas • Water resources – potable water and sewerage treatment • Telecommunications – Mobile operators • Telecommunications – Broadband 	X X X X ✓	Utility companies have a duty to provide/fund strategic infrastructure to serve new development and as such the funding of improvements to utilities will not be dependent on CIL funding. The exception to this is the provision of broadband - given that its provision is heavily reliant on a sufficient customer base and it is of strategic importance to the County's economy, it is considered appropriate to use CIL funding towards the provision of broadband.
Strategic Flood Defences	✓	

Household Waste and Recycling	✓	
Public Realm/Town Centre Improvements	✓	
Heritage Assets	✓	
Social and Community Infrastructure		
Education	✓	In view of the need to 'pool' contributions, it is considered that CIL funding could be used alongside other funding sources to fund education provision in Monmouthshire.
Health Care	X	As primary and acute health care is funded from various sources (e.g. third party development, WG grant) it is not anticipated that such infrastructure will be eligible for CIL funding.
Emergency Services	X	Emergency service facilities are provided by the relevant bodies and as such is it not anticipated that these facilities will be eligible for CIL funding.
Crematoria and Burial Grounds	✓	
Community Centres/Village Halls	✓	
Sport and Leisure facilities	✓	Given the strategic nature of sport/leisure facilities and the need to 'pool' any contributions, it is considered that CIL funding could be used to contribute towards such provision. However, on-site provision needed as an integral part of new development schemes (e.g. on-site play) will continue to be funded through S106 contributions.
Green Infrastructure		
Strategic Green Infrastructure	✓	Given the strategic nature of much GI and the need to 'pool' any contributions, it is considered that CIL funding could be used to contribute towards such provision. However, the provision of adequate on-site GI should continue to be provided by the developer as an integral part of new development schemes.

APPENDIX B

Additional Potential CIL Eligible Walking/Cycling and Green Infrastructure Schemes

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
PHYSICAL INFRASTRUCTURE							
Transport							
Walking & Cycling	Chepstow	Access improvements to the River Wye	Tbc	Tbc	MCC, developer funded	Tbc	Tbc
Walking & Cycling	Chepstow	Improvements to WWV Piercefield Furniture	Tbc	Tbc	MCC	Tbc	Tbc
Walking & Cycling	Abergavenny/ Llanfoist	Access improvements between Abergavenny/ Llanfoist and the BIWHS	Subject to feasibility study	Subject to feasibility study	MCC and potentially developer funded	Tbc	Tbc
Walking & Cycling	Monmouth	Walking and horse riding access improvements on the PRow network	Subject to action plan	Subject to action plan	MCC and potentially developer funded	Tbc	Tbc
Walking & Cycling	Monmouth	Wyesham to Redbrook cycleway	Subject to detailed feasibility assessment	Subject to detailed feasibility assessment	Sustrans /developer funded	Tbc	Tbc
Walking & Cycling	Monmouth	Improvements to footpath furniture and signage from Wonastow Road to Kings Wood	Tbc	Tbc	MCC assessment required from CAMS	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Walking & Cycling	Severnside	Access improvements to the PRow network	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc
Walking & Cycling	Severnside	Wales Coast Path improvements including links and circular paths and improvements to the Black Rock picnic site	Subject to action plan	Subject to action plan	Subject to action plan	Tbc	Tbc
Walking & Cycling	Severnside	Potential for a route linking Sudbrook to Caldicot/Portskewett and Caldicot Greenway	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, Sustrans and potentially developer funded	Tbc	Tbc
Walking & Cycling	Usk	Usk to Mamhilad railway path – new shared use/ cycle route	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC and potentially Sustrans	Tbc	Tbc
GREEN INFRASTRUCTURE							
Green Infrastructure	Abergavenny	Seek opportunities to open up access to currently inaccessible natural greenspaces	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC	Tbc	Tbc
Green Infrastructure	Chepstow	New/enhanced accessible natural greenspace in the new development north of the motorway	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc
Green infrastructure	Chepstow	New/enhanced accessible natural greenspace in the centre of Chepstow adjoining	Subject to detailed feasibility	Subject to detailed feasibility	MCC and potentially developer funded	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
		the River Wye	study	study			
Green Infrastructure	Monmouth	Provision of accessible natural greenspace to the north of the town/ provision of access to currently inaccessible natural greenspace	2014-2020	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc
Green Infrastructure	Severnside	Nedern Catchment Landscape Partnership Scheme	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, NRW	Tbc	Tbc
Green Infrastructure	Severnside: Magor	Provision of Tier 2 accessible natural greenspace to the east of Magor	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc
Green Infrastructure	Severnside: Rogiet	Improvements to Rogiet Countryside Park	Subject to detailed feasibility study	Subject to detailed feasibility study	Not known	Tbc	Tbc
Green Infrastructure	Severnside	Gwent Shril Carder Bee Habitat Project	Ongoing	Subject to detailed feasibility study	Gwent Wildlife Trust	Tbc	Tbc
Green Infrastructure	Severnside	Living Levels	Tbc	Tbc	RSPB, GWT, NRW	Tbc	Tbc
Green Infrastructure	Severnside: Sudbrook	Sudbrook habitat creation and management	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC and potentially developer funded	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Green Infrastructure	Tintern	Old Station Tintern, Abbey Tintern Furnace and Wire Works. A Management Plan is currently being developed for all three sites	Awaiting publication of plan	Awaiting publication of plan	Awaiting publication of plan	Tbc	Tbc
Green Infrastructure	Usk	Usk Island – improve access in association with the possible use of the adjacent redundant railway track and ex railway bridge over the River Usk which has been identified by Sustrans as a potential multi-purpose route	Subject to detailed feasibility study	Subject to detailed feasibility study	Tbc	Tbc	Tbc
Green Infrastructure	Wye Valley AONB	Contribution to the delivery of actions within the AONB Management Plan	Subject to action plan	Subject to action plan	MCC, AONB Unit, landowners/managers	Tbc	Tbc
Green Infrastructure	County-wide	Development of circular routes/links off the Offa's Dyke Path in and around key settlements/to key GI assets and community facilities	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, Sustrans and potentially developer funded	Tbc	Tbc
Green Infrastructure	County-wide	Development of circular routes/links off the Usk Valley Walk in and around key settlements/to key GI assets and community facilities	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, Sustrans and potentially developer funded	Tbc	Tbc
Green Infrastructure	County-wide	River restoration project including the Wye, Monnow, Trophy and Usk	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, AONB Unit, Canal and River Trust and potentially developer funded	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Green Infrastructure	County-wide	Provision of new and/or enhancement to existing GI and access along river corridors (e.g. Redbrook bridge, Monmouthshire and Brecon Canal towpath improvements)	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, Canal and River Trust and potentially developer funded	Tbc	Tbc
Green Infrastructure	County-wide	Enhancements between water catchment areas	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, NRW and landowners/managers	Tbc	Tbc
Green Infrastructure	County-wide	A and B Road Pollinator Project	Ongoing	Tbc	MCC, Wildlife Trust	Tbc	Tbc
Green Infrastructure	County-wide	Where appropriate, seek opportunities to enhance accessible natural greenspace provision, e.g. through provision of access to currently inaccessible natural greenspaces and/or improving management of existing sites to increase biodiversity value/'naturalness' (nb: County already generally well provided for in terms of accessible natural greenspace)	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC, existing land owners/managers	Tbc	Tbc
Green Infrastructure	County-wide	GI provision/retrofitting in relation to existing or new road corridor (e.g. A40, M4)	Subject to detailed feasibility study	Subject to detailed feasibility study	MCC and Highways	Tbc	Tbc

Infrastructure Category	Area	Infrastructure Scheme	Timing/ Phasing	Estimated Cost	Delivery/ Funding Sources	Available Funding	Estimated Potential Funding Gap
Green Infrastructure	County-wide	Contribution towards the delivery of the PRow Improvement Plan	Subject to Action Plan	Subject to Action Plan	MCC and potentially developer funded	Tbc	Tbc
Green Infrastructure	County-wide	Interpretation and Improved signage on and linking to three Castles Walk, Monnow Valley Walk, Usk Valley Walk	Tbc	Tbc	Tbc	Tbc	Tbc
Green Infrastructure	County-wide	Identification of least restrictive access routes in all major towns/villages and improvements to furniture from or near Doctors surgeries	Tbc	Tbc	Tbc	Tbc	Tbc