

ILLUSTRATIVE MASTERPLAN



Our vision for Land at Church Farm is to create a new neighbourhood that is a legible extension to the eastern side of St Athan, that respects local distinctiveness and by having a recognisable character and quality centred on a Green Infrastructure and Placemaking strategy.

Key elements to the illustrative masterplan are:

- Attractive gateway into the site with mixed use retail and homes fronting on to spine road
- Expansive central linear park and green corridors provided with further open spaces to the north, south and east to soften edge of development within the wider countryside setting, to include ecology zone, play areas, community food production and open SuDS features;
- Spine road provides a link throughout, connecting all character areas to form a cohesive and legible development;
- Existing hedgerows retained and enhanced buffer planting provided as a strong network of ecological corridors;
- Sustainable drainage features designed to support the multi-functional green infrastructure. Green/blue corridors provides wildlife habitat and car-free space through the development;
- Pedestrian footpaths/cycleways throughout the development link to the wider context, provide opportunities for legible connections; and
- Development parcels designed to ensure a permeable development and car-free connections to surrounding facilities.



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