



Landscape

- 1. Multi-functional landscape edge to north, with active travel routes, surface water attenuation, new and retained planting and providing a sensitive setting for Listed buildings and Scheduled Ancient Monument
- 2. North-south green corridor including retained hedgerow, new planting and swales
- 3. Community allotments and orchard
- 4. Neighbourhood Equipped Area of Play (NEAP)
- 5. Local Equipped Area of Play (LEAP)
- 6. New sports pitch sitting adjacent to existing pitches
- 7. Parkland sitting alongside St Athan Park accommodating retained and diverted sections of Public Right of Way (PRoW), retained hedgerow and drainage
- 8. Surface water attenuation within Green Infrastructure
- 9. Multi-functional setting for south-east parcel, including Local Area of Play (LAP) and drainage
- 10. Landscape edge with footpath network and swales
- 11. Retained hedgerows, strengthened with new planting
- 12. Open space with second LEAP and attenuation pond
- 13. Landscape edge with retained hedgerow alongside lane

Development

- 14. Potential St Athan Parkway Railway Station
- 15. Flexible employment provision alongside station, including local retail/commercial use
- 16. An increase in scale and density at key nodes, including feature buildings at the gateway to development
- 17. A range of residential densities across the development to create a varied character and aid placemaking
- 18. Potential mixed use / community uses around focal space
- 19. Built form to face the public realm
- 20. Community building, including toilets for allotment users

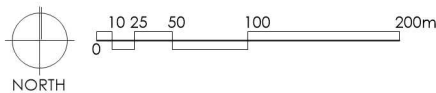
Access

- 21. Roundabout access from B4265 with safe pedestrian crossing
- 22. New foot/cycle path alongside the B4265
- 23. Potential railway station / transport interchange
- 24. PRoW route across footbridge to south
- 25. Tree-lined primary street as part of a distinctive street hierarchy
- 26. Retained PRoW network to support active travel
- 27. Potential improved crossing of railway
- 28. Pedestrian access to lane
- 29. Potential future highway link to proposed Enterprise Zone (Subject to further consideration)
- 30. Retained PRoW access to site
- 31. Network of active travel routes (including diverted PRoW) within landscape edges
- 32. Pedestrian link towards employment area
- 33. New highway connection to (and helping to reduce traffic along the eastern section of) Llantwit Road, providing a better route to existing employment uses
- 34. Internal highway loop to support potential bus service
- 35. Pedestrian access to Llantwit Road
- 36. Foot/cycle link to Llantwit Road
- 37. Retained PRoW access from Llantwit Road
- 38. Pedestrian footway improvements along Llantwit Road
- 39. Improvements to Gileston Road and B4265 Cross Roads
- 40. Potential extension to St Athan Park and green space

Context

- 41. Community Centre with two sports pitches and skate park
- 42. Play area and MUGA
- 43. St Athan Local Centre with a range of facilities
- 44. St Athan Primary School
- 45. Co-op foodstore
- 46. Proposed Enterprise Zone

St Athan: Concept Masterplan



Amendments By Chk'd Date

SITE PROMOTION

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