



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

Amendments

By Chkd

Date

SITE PROMOTION

Job No/Drawing No 22553/3006	Job Title Land West of St Athan
Scale Date Drawn Chkd 1:5000 02/24 MD JE @ A3	Drawing Title Concept Masterplan
All Dimensions to be checked on site OS Licence No: 100022432	
pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com	

St Athan: Concept Masterplan

