



- 1 Cowbridge Road
- 2 Surface Water Attenuation Area
- 3 Secure Area For Access To Pump Station
- 4 Informal Public Open Space
- 5 LAP - 100 Sq.m
- 6 LEAP - 400 Sq.m
- 7 NEAP - 1000 Sq.m
- 8 Archaeological Feature - With 10m Buffer Zone
- 9 Footpath Link
- 10 Existing Residential Development
- 11 Existing Pump Station With Right Of Way Through Development
- 12 Existing Stream
- 13 Road Improvement Works
 - Pedestrian Crossings
 - Speed Limit Transitions Relocated
 - 4.5m x 4.3m Visibility Splays
- 14 Main Access
 - Roundabout Access
 - 3.5m Cycleway Link To Second Access (Matched)

General Notes

- LEGEND
- Development Boundary
 - Indicative Residential Proposed Built Form
 - Dual Aspect
 - Focal Building
 - Vehicular Access Point
 - Proposed / Diverted Public Right Of Way
 - Primary Vehicular & Pedestrian Movement
 - Secondary Vehicular & Pedestrian Movement
 - Existing Buildings
 - Flood Zone
 - Existing & Proposed Hedge Buffer
 - Proposed Trees
 - Existing Trees To Be Retained
 - Existing Trees / Hedge To Be Removed
 - 3.5m Foot/Cycleway Link
 - Future Path Link

F	16.01.18	DA	Roundabout Position revised
E	13.06.17	DA	3.5 Gravel Path Link removed
E	13.06.17	DA	Possible 3.5m extension of footway adjacent to existing Com Centre
D	23.05.17	DA	NEAP & LAP handed, PROW route relocated, 3.5m gravel path from main entrance to West boundary
C	05.05.17	DA	Roundabout To Main Entrance
B	22.11.16	DA	Layout Replanned / NEAP relocated
A	09.11.16	DA	Access to Pump Station revised
A	09.11.16	DA	Units added adjacent to PS
Rev	Date	By	Comment
			Modular treatment tank replaced with pump station, layout updated

RESIDENTIAL DESIGN
PLANNING
CIVIL ENGINEERING DESIGN

Hammonds Yates

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Client

Edenstone Homes

Project Title

**Cowbridge Road
St Athan**

Drawing Title

Illustrative Masterplan

Drawing Status

Drawn By
DA

Scales
1:1000

A1

Date
September 20

Job No.
1617

Drawing No.
100

Rev.
F

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Possible Extension To Footway / Cycleway
Subject To Land Being Formally Dedicated
As Adopted Highway By Vale Of Glamorgan Council