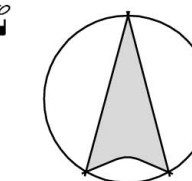


10 20 30 40 50



THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL, OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCLUDING FOUNDATIONS) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

- 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

- 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 4.5m Visibility Splays
- 14 Main Access
  - Roundabout Access
  - 3.5m Cycleway Link To Second Access (Hatched)

G	04.05.18	DA	Roundabout design revised
F	16.01.18	DA	Roundabout Position revised
E	13.06.17	DA	3.5m 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

**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	Scales	A1	Date
DA	1:1000		September 20

Job No.	Drawing No.	Rev.
1617	100	G

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Land To Be Offered For Adoption  
By The Highway Authority

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