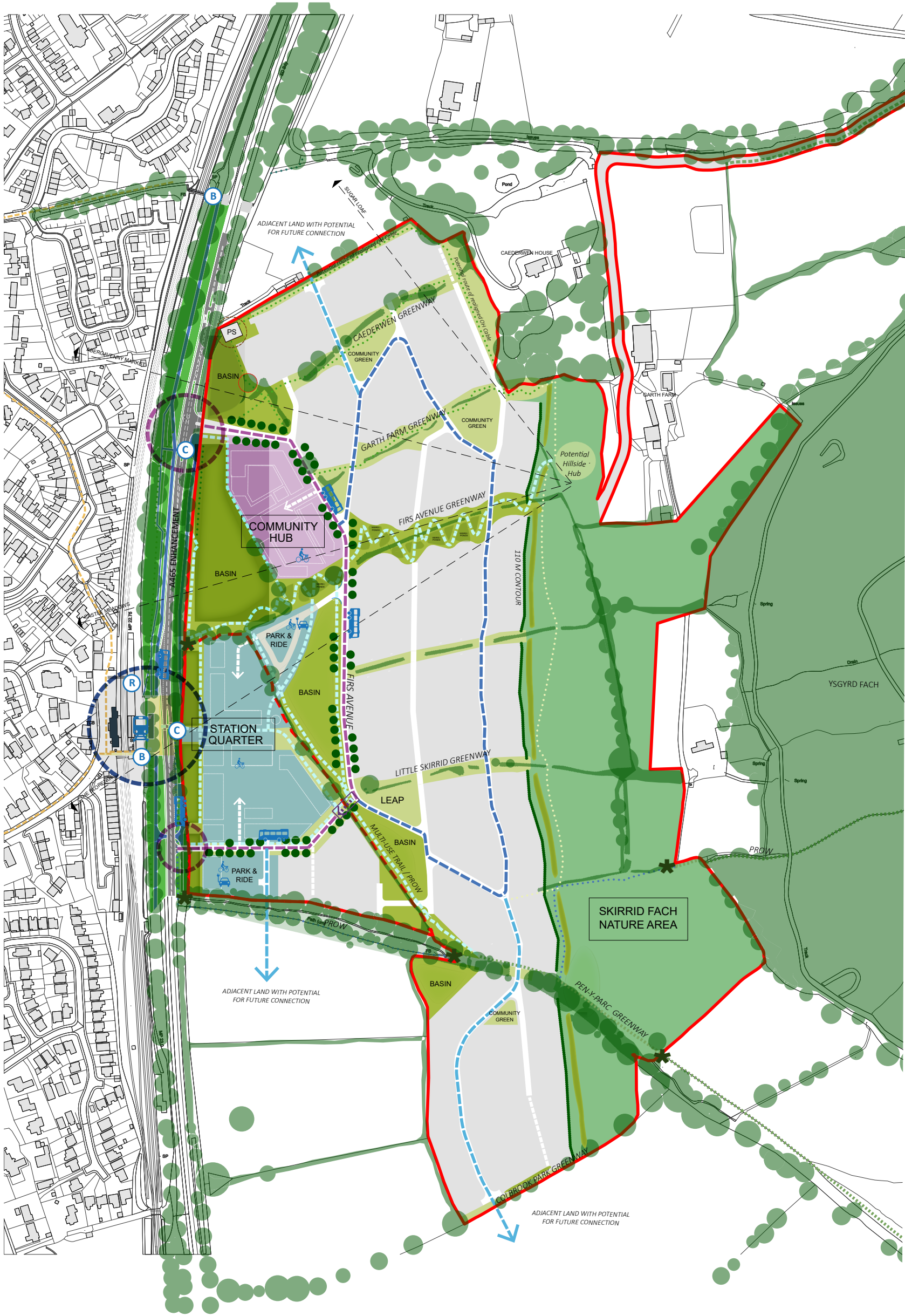


Abergavenny East Strategic Site Development Framework Masterplan



- Strategic Site
- Promoted Red line

Separate ownership boundary
- Development
- Residential (varying densities)

Station Quarter (transit hub, mixed uses, civic)

Community Hub (neighbourhood uses, business enterprise, community)

Potential Hillside Hub opportunity
- Access & Movement
- Primary access

Station Quarter access

Park & Ride / Bus Access

Active Travel Route (ATR) Access

Principal Movement Corridor & Bus Route

Secondary Movement Corridor

Busway / Bus Gate

Potential Emergency Access Route if required

Indicative street network

Principal ATR network

PROW (existing/realigned)

Indicative recreational trails

Potential informal trail

Multifunctional Green Infrastructure

Open Space

Watercourse

Blue-Greenway

Potential informal attenuation feature

Nature Park

Existing / enhanced planting

Avenue planting
- Strategic Transit Connections
- Abergavenny Rail Station

Bus Stop

Park&Ride (Bike/Scooter/Car)

Cycle / Car Hire / EV Charging

Existing ATR connection (walking/cycling)

Active Travel Routes (walking, cycling, wheeling)

Existing footbridge (Rail Station & Firs Road) - Proposed new/improved foot/cycle bridge

Planned Network Rail Bridge: Stepped/Lift access to platforms

New Crossing

Existing A465 downgrading / Public realm enhancement

Pump Station

REV.	DESCRIPTION	DATE
CLIENT		
Monmouthshire Housing Association		
JOB TITLE		
Abergavenny East		
DRAWING TITLE		
Strategic Site: Development Framework Masterplan		
SCALE @ A3	DATE	DRAWN BY
1:4000	Dec '24	GB
JOB NO.	DRAWING NO.	REVISION
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