



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
C Access updated	13.03.24	KT	AT

- Site boundary
- Development area 4.41ha
- Potential Hotel / Commercial Use 1.44ha
- Vehicular access
- Potential pedestrian/cycle access
- Primary Street
- Side Street
- Indicative pedestrian/cycle route
- Existing National Cycle Route
- Potential pedestrian/cycle improvements to St Lawrence Ln
- Public Right of Way
- Existing bus stop
- Potential location for new bus stop
- Indicative frontage
- Gateway Space
- Potential location for Community Hub
- Potential areas for play
- St Lawrence House (Grade II listed building)
- Land safeguarded for Highbeach Roundabout improvements
- Potential development area to be excluded for Highbeach Roundabout improvements
- Existing contours (5m)
- Existing vegetation to be retained
- Opportunity for vegetation enhancement
- Roadside Swale
- Indicative SuDS feature

Project
Moun-ton Road, Chepstow

Drawing Title
Concept Plan

Date 07.02.24	Scale 1:2500@A3	Drawn by KT	Check by AT
Project No 31133	Drawing No BL-M-11	Revision C	

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