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)
- B — Existing footbridge (Rail Station & Firs Road) - Proposed new/improved foot/cycle bridge
- R — Planned Network Rail Bridge: Stepped/Lift access to platforms
- C — New Crossing
- Existing A465 downgrading / Public realm enhancement
- PS — Pump Station

REV.	DESCRIPTION	DATE

CLIENT
Monmouthshire Housing Association

JOB TITLE
Abergavenny East

DRAWING TITLE
Strategic Site:
Development Framework Masterplan

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