COLEBROOK CONCEPT MASTERPLAN

Alternative Concept Masterplan
[Source: Colebrook Estates]



1. Attenuation ponds at lowest point on the site - creates attractive green edge to the main road.
2. Development blocks work with the contours of the site to help minimise engineering and retaining elements.
3. Site Access from A465.
4. Non ticketed access to Abergavenny town centre.
5. Ticketed access to train station for residents and Park & Ride.
6. New local centre, with commercial and community uses creates entrance space and strong frontage along A465.
7. Pedestrian and cycle routes link into the wider area via existing and established connections.
8. Existing PROWs retained and incorporated into the scheme.
9. Development does not extend beyond the 110m contour line to minimise visual impact.
10. Existing trees and hedgerows wherever possible.
11. Play spaces integrated into swathes of the land to create a green focused development.