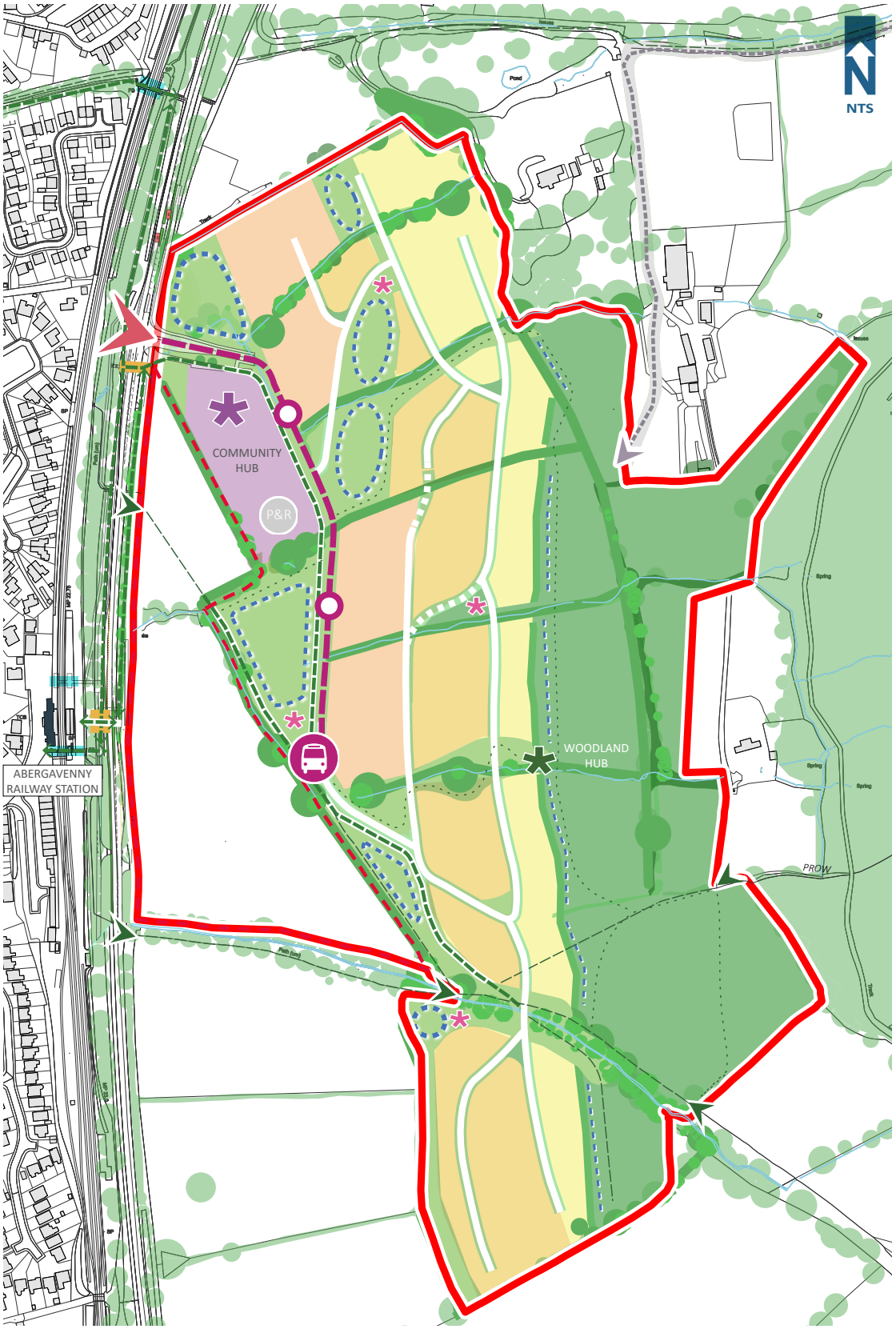
HA1: LAND TO EAST OF ABERGAVENNY

Emerging Concept Masterplan: Illustrating how the Awen site can be brought forward as a Policy HA1 compliant, standalone development



ACCESS & MOVEMENT KEY:

- RLDP HA1 Site Boundary & Awen (MHA) Planning Application Site Boundary
- Land within the HA1 RLDP Boundary under the control of Colebrook Estates
- Existing & Proposed site access - RLDP HA1 / Awen Site
- Proposed Active Travel Route (ATR) Access PRoW Access onto A465
- Public Right of Way (PRoW) access
- Future Bus Route
- Bus Turning Area / Future Bus Gate
- Park & Ride facility
- Crossing Area
- Strategic ATR / Indicative Link
- PROW
- Informal Woodland Trails
- Emergency Access
- Existing Railway Bridge

GREEN INFRASTRUCTURE (GI)

- Multifunctional GI & Open Space Network
- Existing Trees / Vegetation to be retained
- Watercourse / Ditch
- Blue/Greenway Corridor
- SUDS attenuation / Drainage feature
- Indicative location of Woodland Hub
- Indicative Community Play / Community Food Growing Space

LAND USE:

- Residential Development - Approx 500 homes (50% Affordable, varying densities, with high densities focused on western & central location and key attractors
- Community Hub - Mixed-Use Neighbourhood centre, Residential, Business Enterprise, P&R