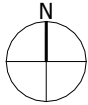




## Appendix D – Illustrative Masterplan





LEGEND

- Application boundary
- Proposed buildings
- Proposed primary street
- Proposed secondary streets
- Private amenity space
- Public open space
- Retained trees
- Retained hedgerow
- Fallen trees, potentially to be retained
- Green amenity spaces
- Proposed new play spaces
- Proposed primary ped-cycle path
- Proposed mown path
- Potential ped-cycle connection
- Proposed swale
- Proposed verge
- Proposed trees in open space
- Proposed orchard
- Proposed street trees
- Proposed trees in parking areas
- Proposed drainage basin  
Occ. including standing water

Project  
Mounon Road, Chepstow

Drawing Title  
Illustrative Masterplan

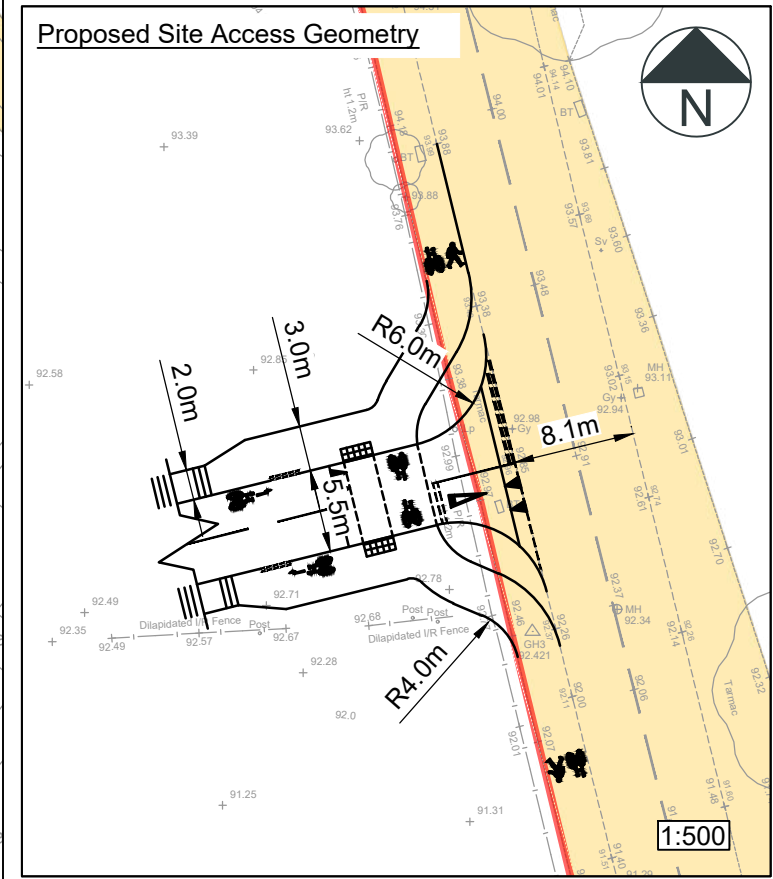
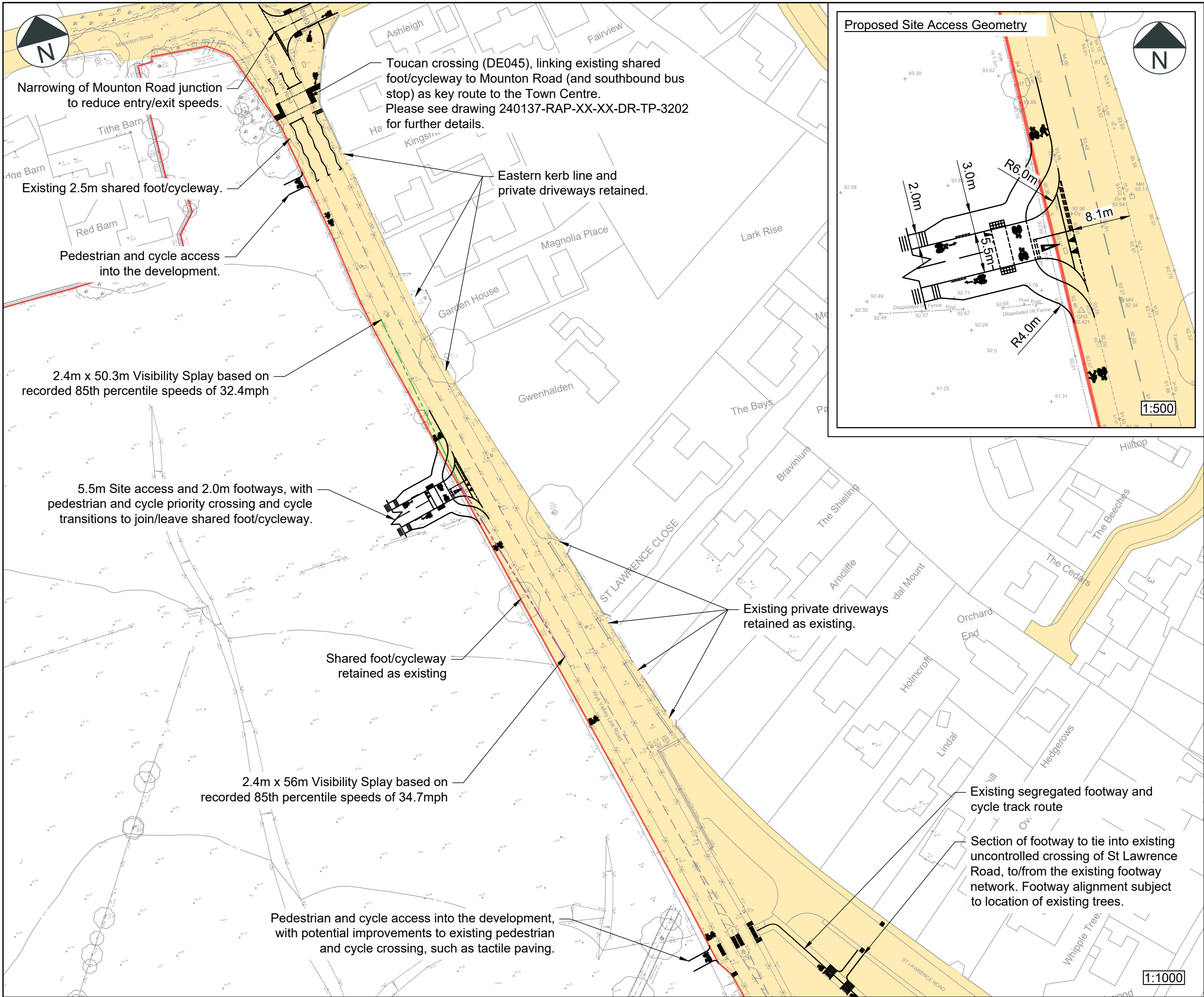
Date	Scale	Drawn by	Check by
28.11.2024	1:2,500 @A3	LP	AT
Project No	Drawing No	Revision	
333100472	Ai-M-08	C	







## Appendix E – Simple Priority – Site Access Junction Drawing



- Notes:**
- Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
  - The topographical survey was received from Greenhatch Group, drawing number 49312\_T, dated 5-7 December 2023.
  - Highway boundary information has been provided by Monmouthshire County Council, 16/02/2024, and has been overlaid by Rappor onto the Ordnance Survey on a best fits basis.
  - Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence 100019279.
  - Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
  - The layout is subject to detailed design, capacity testing, ground investigations & earth modelling, road safety audit, utilities & services and confirmation of land ownership.
  - Use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations.
  - Pedestrian and cycle symbols shown for indicative purposes only.
  - Tactile paving shown for indicative purposes only.

- Key:**
- Indicative Site Boundary
  - Adopted Highway Boundary
  - 2.4m x 50.3m Visibility Splay based on recorded 85th percentile speeds of 32.4mph
  - 2.4m x 56m Visibility Splay based on recorded 85th percentile speeds of 34.7mph

P02	14.10.25	Amended Title Block	DC	ES
P01	24.09.24	Toucan crossing provided	PC	NT
Rev	Date	Details	By	Chkd


CLIENT:

Barwood Land

PROJECT:

Mouton Road, Chepstow

TITLE:

Proposed Simple Priority Site Access Junction

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
As Shown	05.03.24	SB	PC	NT

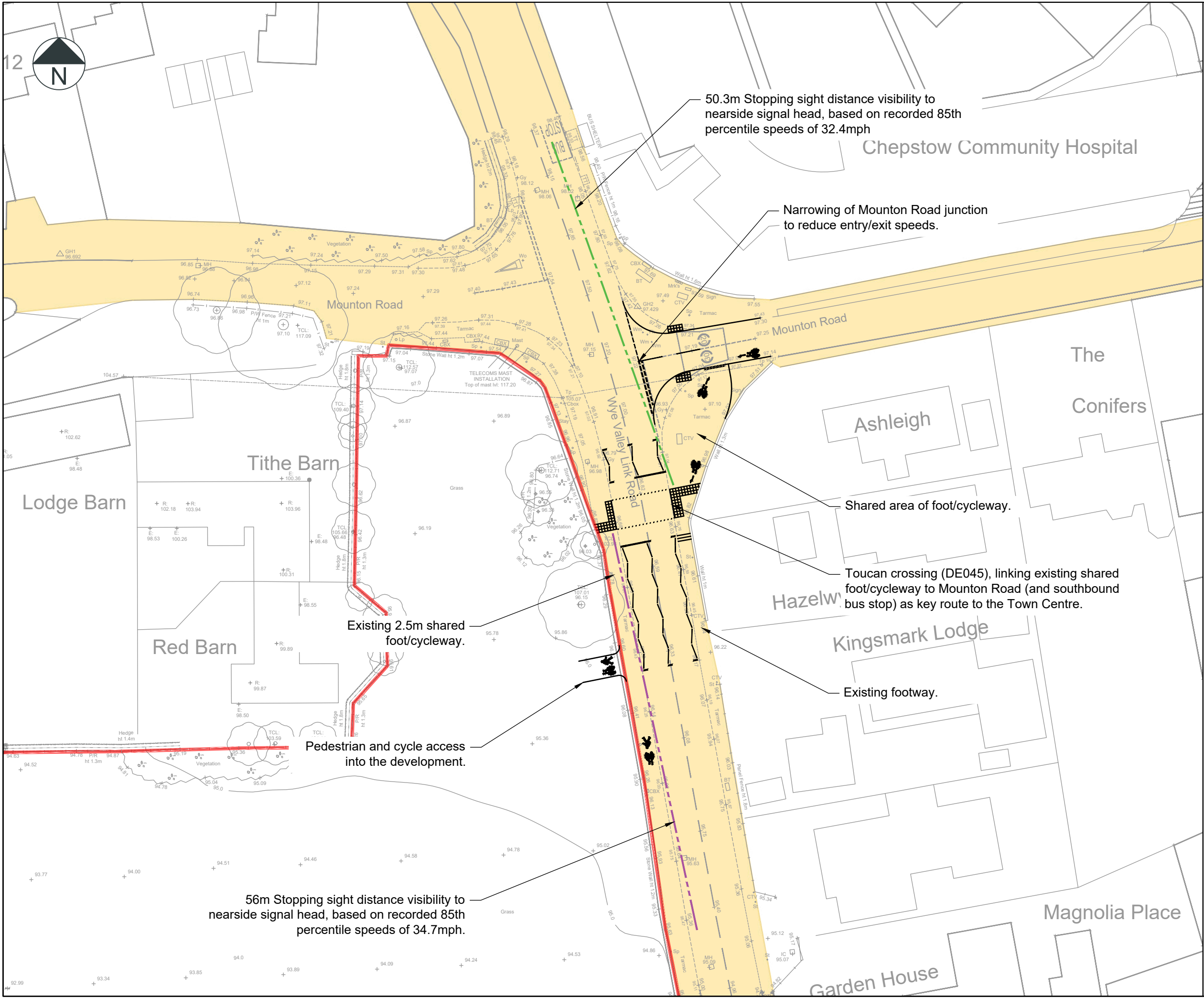
STATUS:

INFORMATION

DRAWING NO:	REVISION:
240137-RAP-XX-XX-DR-TP-3200	P02



## Appendix F – Potential Toucan Crossing on Wye Valley Link Road Drawing



**Notes:**

- Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
- The topographical survey was received from Greenhatch Group, drawing number 49312\_T, dated 5-7 December 2023.
- Highway boundary information has been provided by Monmouthshire County Council, 16/02/2024, and has been overlaid by Rappor onto the Ordnance Survey on a best fits basis.
- Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence 100019279.
- Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
- The layout is subject to detailed design, capacity testing, ground investigations & earth modelling, road safety audit, utilities & services and confirmation of land ownership.
- Use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations.
- Pedestrian and cycle symbols shown for indicative purposes only.
- Tactile paving shown for indicative purposes only.

**Key:**

- Indicative Site Boundary
- Adopted Highway Boundary
- 50.3m Stopping Sight Distance Visibility to nearside signal head, based on recorded 85th percentile speeds of 32.4mph
- 56m Stopping Sight Distance Visibility to nearside signal head, based on recorded 85th percentile speeds of 34.7mph

Rev	Date	Details	By	Chkd
P01	14.10.25	Amended Layout	DC	ES

**rappor**

rappor.co.uk

CLIENT: Barwood Land

PROJECT: Mounton Road, Chepstow

TITLE: Potential Toucan Crossing on Wye Valley Link Road

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	25.09.24	PC	-	NT

STATUS: INFORMATION

DRAWING NO: 240137-RAP-XX-XX-DR-TP-3202

REVISION: P01

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