

**KEY**

- Site Boundary
- Development Plot Boundary

**LAND USE:**

- P1 - Pub (Sui Generis) or Office / Research and development / Industrial processes (E g) or Industrial / Warehousing (B2/B8)
- P2 - Hotel (C1) or Office / Research and development / Industrial processes (E g) or Industrial / Warehousing (B2/B8)
- P3 - Office / Research and development / Industrial processes (E g) or Industrial / Warehousing (B2/B8) - Ancillary trade counter as part of the B8
- P4 - Food & Beverage (E b-on premises consumption or Sui Generis - off premises consumption) or Office / Research and development / Industrial processes (E g) or Industrial / Warehousing (B2/B8)
- P5 - Office / Research and development (E g)(i)(ii)
- P6 - Office / Research and development / Industrial processes (E g)
- P7 - Industrial (B2) or Industrial processes (E g)(iii)
- P8 - Office / Research and development / Industrial processes (E g)
- P9 - Industrial (B2) or Industrial processes (E g)(iii)
- P10 - Storage and Distribution (B8)
- P11 - Industrial (B2) or Industrial processes (E g)(iii)
- P12 - Depot (Sui Generis) or Industrial (B2)

**STRATEGIC LANDSCAPE:**

- Proposed Tree
- Existing Tree
- Existing Hedgerows Retained
- Indicative Wet Attenuation
- Indicative Dry Attenuation
- Existing Vegetation
- Existing Overhead Power Lines
- Diverted Overhead Power Lines
- Cycle Parking (Covered) / Refuse Store
- New public Footpaths
- New public Cycleway (Indicative shared surface)
- Agricultural Access 3.5m width with 1.5m width verge to both sides
- Communal Public Space
- New Bus Stop
- Pedestrian Crossings
- Existing PROW
- Proposed No Build Zone
- Indicative Substation location



**NOTES**

The following Masterplan shows the preferred mix and location of uses based on the potential to achieve a range of employment, landscape, environmental and urban design objectives. However, to increase the chances of timely delivery there is likely to be some flexibility in the LDO on the type of uses that would be permitted on certain plots. Where there is flexibility of uses on plots, the potential 'swing-use' is indicated in the key.

Rev	Description	Date	Dr	App
P033	Agricultural access updated	11.05.2023	MH	BS
P032	Updated potential cycleway, existing PROW and key	04.05.2023	MH	BS
P031	No build hatch added to area below high voltage cables	21.04.2023	NH	NH
P030	Landscape zones increased with the removal of the circular footpath and general planting density increased	17.04.2023	NH	NH
P029	Low voltage existing overhead cables removed	09.01.2023	NH	NH
P028	Planning Submission review	08.01.2023	NH	NH
P027	Redline and landscape corridor amendments	20.12.2022	NH	NH
P026	Pre planning issue	20.10.2022	SW	NH
P025	Key and Note Updated	xx.xx.xxxx	SW	NH
P024	Draft issue for review	06.09.2022	NH	SW
P023	Updated with amendments to south west boundary	21.09.2022	FKL	NH
P022	Updated with latest highways information	05.09.2022	NH	NH
P021	Updated with comments form public consultation	11.08.2022	NH	NH
P020	Key updated	18.05.2022	NH	NH
P019	Key updates	17.05.2022	NH	NH
P018	Updates to key	17.05.2022	NH	NH
P017	Plot P3 amendments	11.05.2022	NH	NH
P016	Plot P10 parking amended	10.05.2022	NH	NH
P015	Plot P3 Updated	27.04.2022	NH	NH
P014	Masterplan Update following Client comments	09.09.2021	NH	NH
P013	Masterplan Update following Client comments	01.07.21	NH	NH
P012	Masterplan Update following DTM	14.06.21	NH	NH
P011	Masterplan updated to reflect client comments	27.05.21	NH	NH
P010	Updated following DRP	24.05.21	NH	NH
P009	Topo Survey added and P3 amended to Rev P07 issue	04.03.21	IDL	NH
P008	Plot P3 Amended to client proposal	14.01.21	IDL	NH
P007	General Update following client comments	10.12.20	IDL	NH
P006	Pre-application submission	08.12.20	IDL	NH
P005	General Update: Food Retail Uses Reduced. Power lines to be diverted under the road.	07.12.20	IDL	NH
P004	Potential Pedestrian / Cycle Access through P5 Updated	13.11.20	IDL	NH
P003	Redline Updated: Layout and Uses updated following client comments	11.11.20	IDL	NH
P002	Uses and general layout updated following client comments	09.11.20	IDL	NH
P001	First Issue	23.09.20	IDL	NH



client name	Bath and North East Somerset Council
project	Somer Valley Enterprise Zone
drawing	Illustrative Masterplan
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rev	P033
issue status	S0

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