

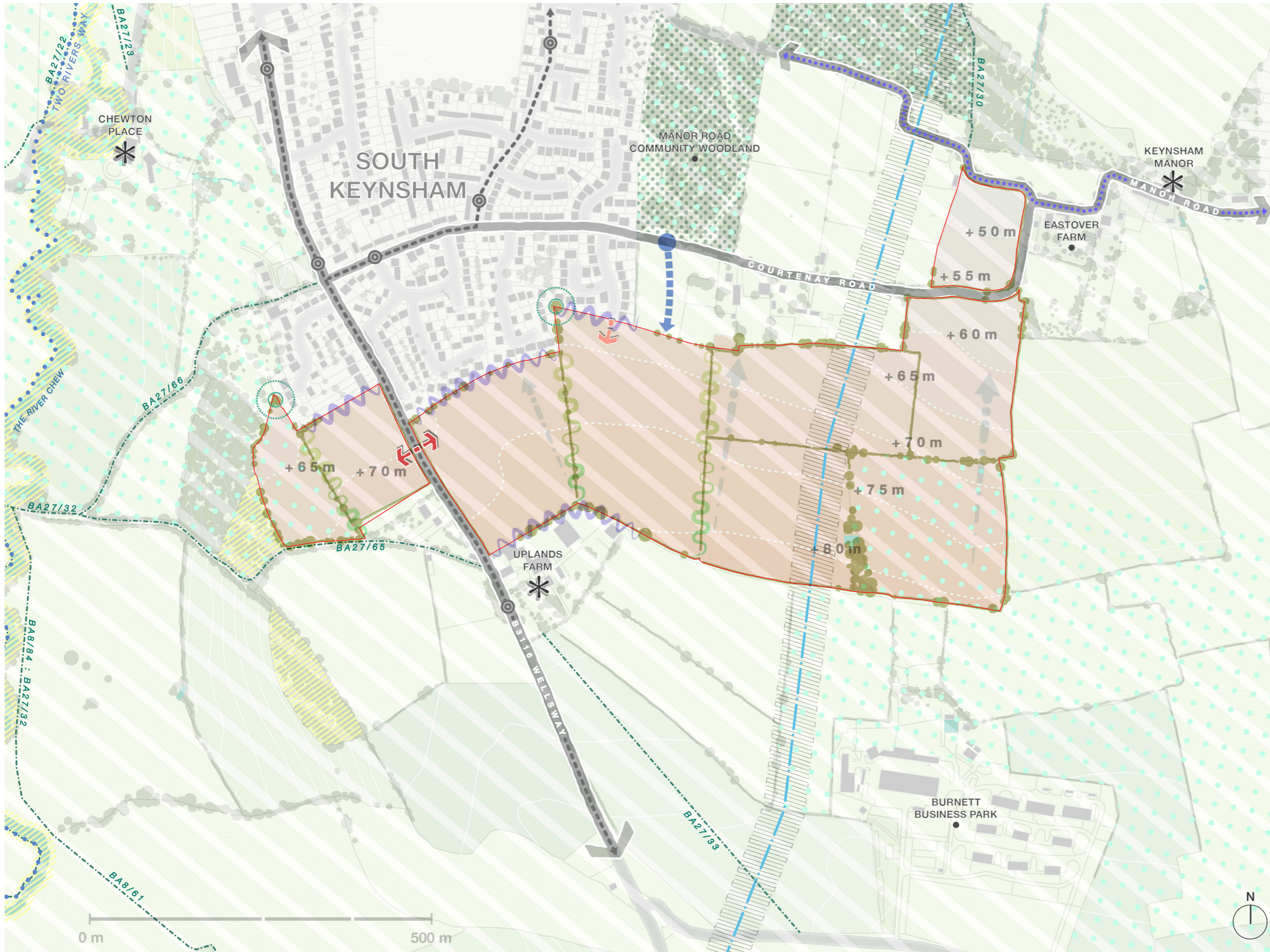
SMITHSGORE























CLIENT
SOCIETY OF MERCHANT VENTURERS

DRAWING TITLE
**Bristol Estate
Uplands Farm**

SCALE 1:3,000 on A1	DRAWING No.
FILE	DATE 6 March 2014

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-  Site Boundary
-  Surrounding Road Infrastructure
-  Existing Bus Routes & Stops
-  Existing Public Rights of Way
-  National Walking Trail
-  Identified Potential Cycle Routes *
-  Potential Main Vehicular Access Point
-  Potential Secondary Vehicular Access Point
-  Potential Additional Vehicular Access Road
-  Existing Site Topography
-  Direction of Slope
-  Existing On-Site Vegetation
-  Tree Preservation Orders
-  Enhanced & Protected Hedgerows
-  Green Belt *
-  Landscape Setting of Settlements *
-  Local Nature Reserves
-  Sites of Nature Conservation Interest *
-  Existing Underground Gas Pipe **
-  Existing Watercourses / Bodies
-  Listed Buildings
-  Existing Urban Edge

*Sourced from: The Adopted Bath & North East Somerset Core Strategy (2014) & Placemaking Plan (2017) Online Interactive Planning Policies Map

**Subject to easement

Uplands Farm, Keynsham

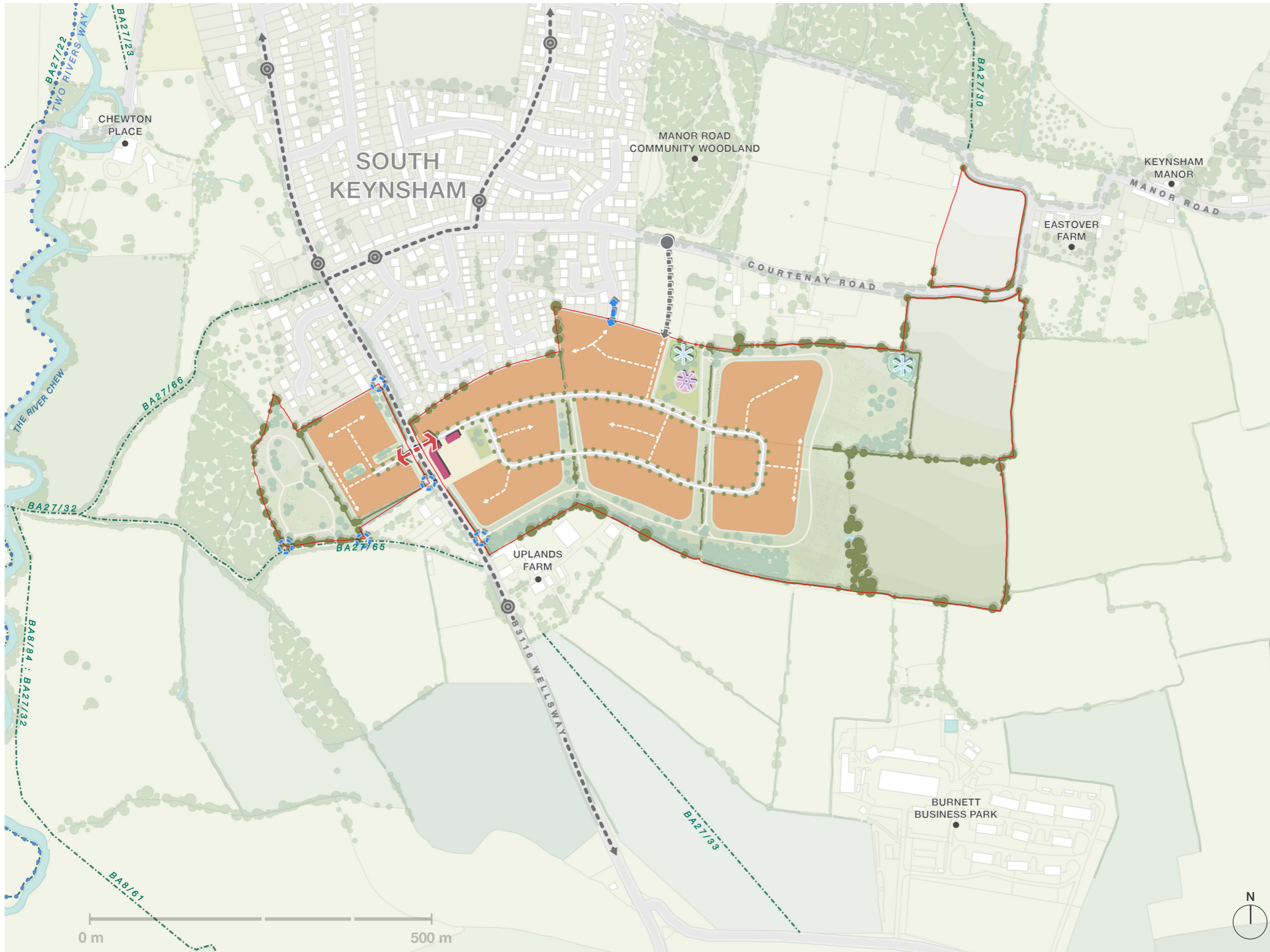
on behalf of Society of Merchant Venturers


















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drawing no.	AP01	drawing	Constraints Plan
revision	-	scale	Refer to Scalebar
drawn by	CJM	checked by	AR
date	February 2021	job no.	-

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-  Site Boundary
-  Existing Bus Routes & Stops
-  Existing Public Rights of Way
-  National Walking Trail
-  Existing On-Site Vegetation (to be retained)
-  Potential Main Vehicular Access Points
-  Potential Future Vehicular Access from Courtenay Road
-  Potential Pedestrian & Cycle Access to Hardington Drive
-  Indicative Pedestrian & Cycle Access Points
-  Potential Primary Access Road
-  Potential Residential Development Areas
Approx. 12.41ha / 30.66 Acres
-  Indicative Secondary Access Roads
-  Potential Local Centre
-  Proposed Open Space & Strategic Landscaping
-  Potential Location of SuDS
-  Indicative Recreational Footpath Network
-  Proposed Children's Play Area

0 m 500 m



Uplands Farm, Keynsham

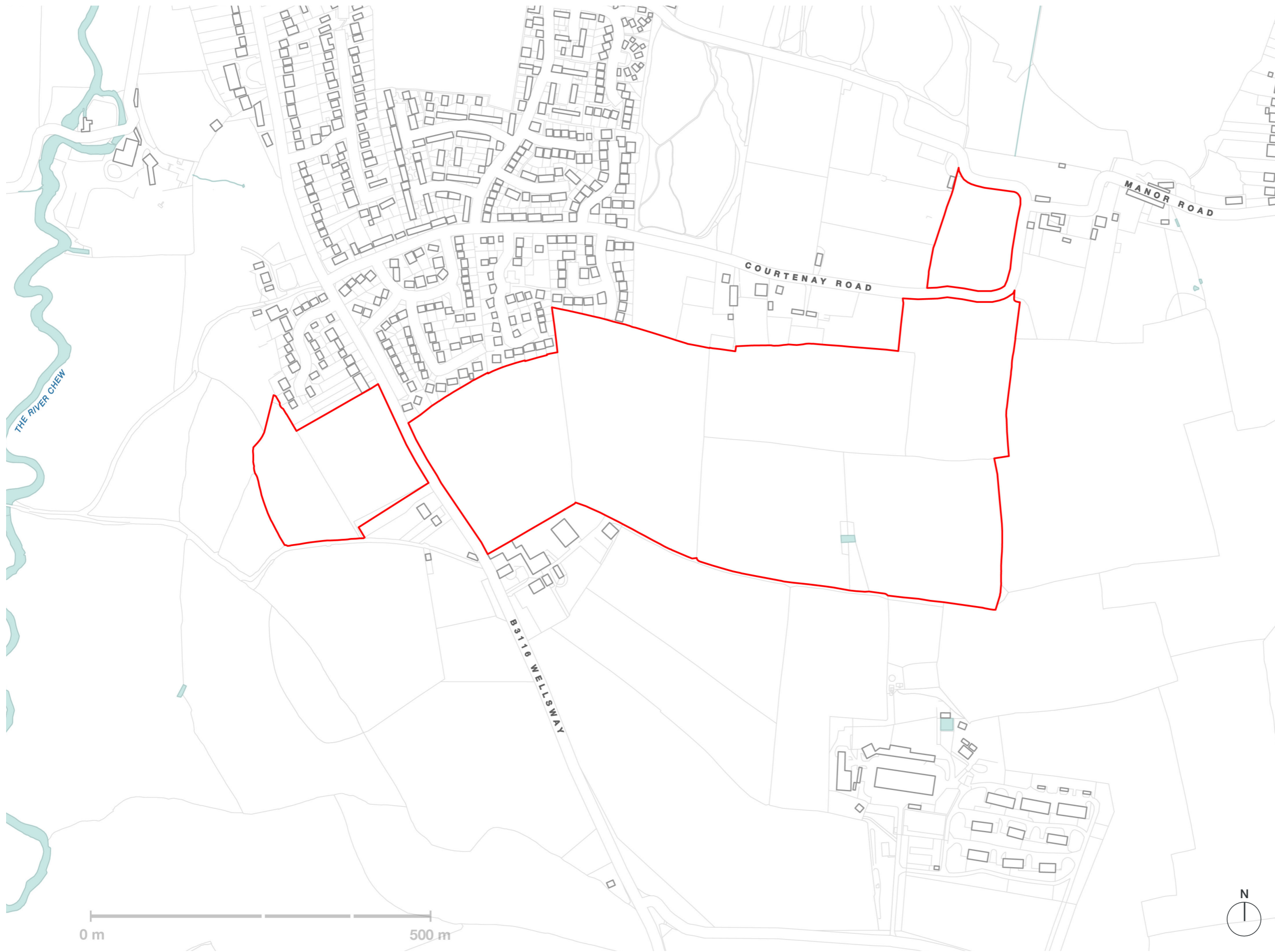
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drawing no.	MP01	drawing	Concept Masterplan
revision	-	scale	Refer to Scalebar
drawn by	CJM	checked by	AR
date	February 2021	job no.	-

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Site Boundary

Uplands Farm, Keynsham

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drawing no.	RL01	drawing	Site Location Plan
revision	-	scale	Refer to Scalebar
drawn by	CJM	checked by	AR
date	February 2021	job no.	-

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