

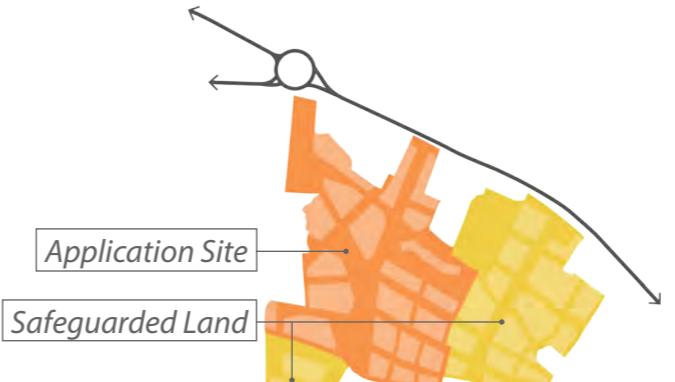


- Existing development**
- A Wellsway Secondary School
  - B Chandag Junior School
  - C Chandag Infant School
  - D Wellsway Sports Centre
  - E Snap Dragons Nursery (Ellsbridge House - Grade II listed)
  - F Waitrose
  - G Existing Play Area
  - Bus stop

- Urban interventions**
- 1 New vehicular access from A4 and pedestrian crossing points
  - 2 Primary School and playground (Phase 1 Development)
  - 3 Primary School and playground (Phase 2 Development)
  - 4 Gateway avenue route
  - 5 New route along location of historic Roman Road
  - 6 Access to neighbouring parcel of land
  - 7 Low density edge - Outward Facing Development
  - 8 Strategic Public Space
  - 9 Emergency access route

- Landscape interventions**
- 11 Wetland with water attenuation ponds
  - 12 Allotments
  - 13 Community squares
  - 14 Woodland buffer planting
  - 15 Play area
  - 16 Public Right of Way Retained
  - 17 Riparian corridor
  - 18 Sports pitches (Phase 2 development)
  - 19 Access to informal footpaths around Manor Road Community Woodland
  - Existing trees retained
  - Proposed trees
  - Green Infrastructure

- Existing building uses**
- Education
  - Retail
  - Industrial
  - Residential
- Street Hierarchy**
- Footpath
  - Homezones
  - Secondary
  - Main Link Road
  - Strategic Cycle Route



- Application Boundary
- Safeguarded Land

East Keynsham  
Concept Masterplan  
150301 L 02 01

M  
WU / DE  
1:2000@A1  
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Drawing Status: **Planning**

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