



- KEY**
- Site Boundary
  - P1 - Pub (Sui Generis)
  - P2 - Hotel (C1)
  - P3 - Trade Counter Distribution (B8)
  - P4 - Food and Beverage (E b-on premises consumption or Sui Generis-off premises consumption)
  - P5 - Office (E g)
  - P6 - Flexible Work Space (E g)
  - P7 - Industrial (B2)
  - P8 - Flexible Work Space (E g) / Industrial (B2)
  - P9 - Industrial (B2)
  - P10 - Storage and Distribution (B8)
  - P11 - Industrial (B2)
  - P12 - Depot (Sui Generis)
  - Plot boundary/fence line

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
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
original by	date created	approved by		
IDL	28.08.2020	NH		



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rev	P020
issue status	S0

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- Proposed trees
- Existing trees
- Existing hedgerows retained
- Indicative Wet Attenuation - 3437m<sup>2</sup>
- Dry Attenuation - 1370m<sup>2</sup>
- Existing Vegetation
- Existing Overhead Power Lines
- Diverted Overhead Power Lines
- Cycle Parking (Covered)
- New public Cycleway/footpaths
- Communal public space
- New bus stop
- Pedestrian crossings
- Existing PROW

