

Figure 9

BA19 Broadmead Lane, Keynsham

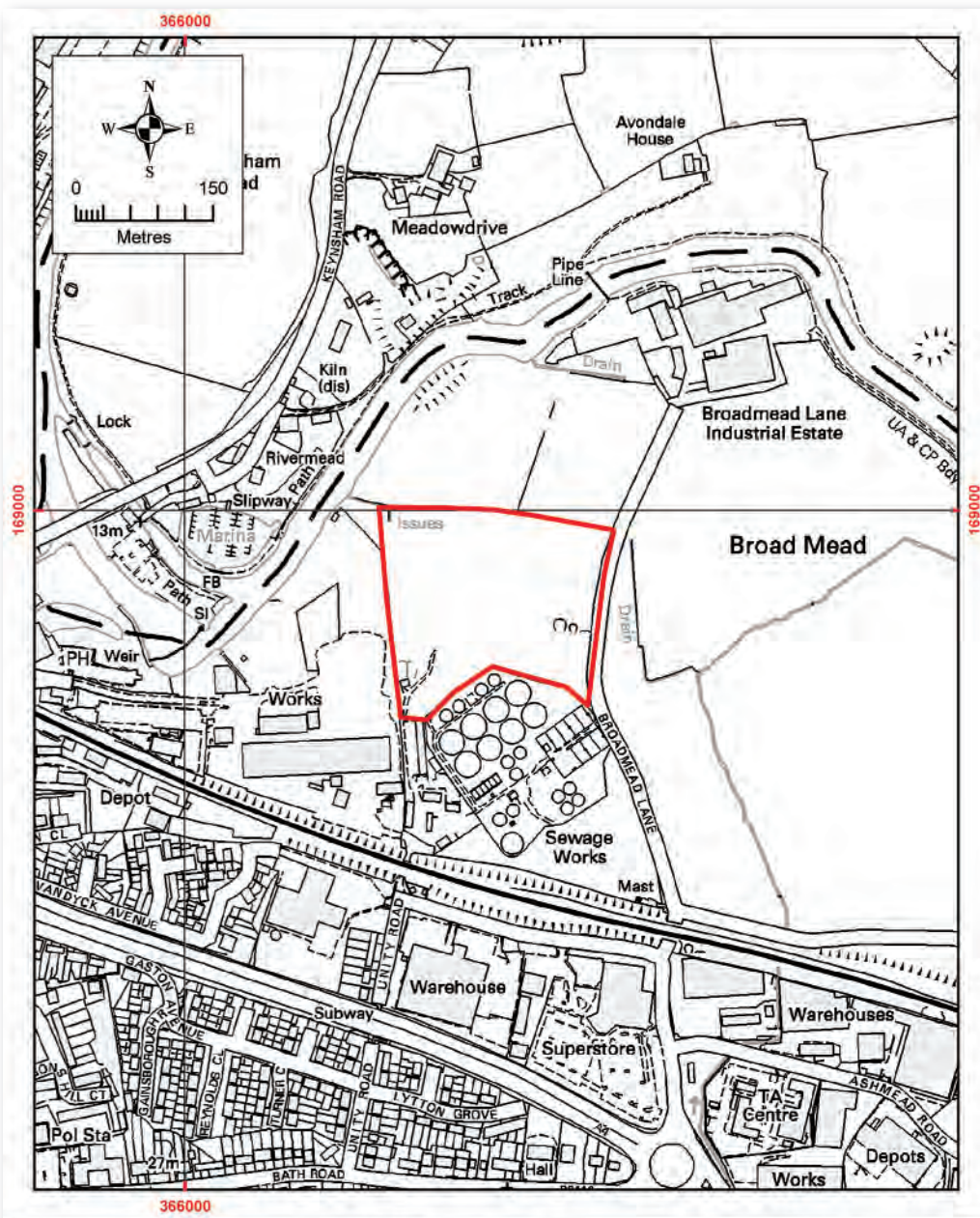
Identified for Policy Policy 5

Site Area 4.49 ha

Key Development Criteria

- Access: The existing access is inadequate. Any proposal should incorporate improvements to the access to allow HGV movements under the railway bridge or provide alternative appropriate access. Any changes to the carriageway in the vicinity of the site must also take into account the needs of pedestrian movements.

- Strategic Flood Risk Assessment: Any proposal should refer to the boundary change recommendations and flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Land contamination: Any proposal should consider potential land contamination and land instability (due to the site's historic use as a refuse tip) and appropriate remediation.
- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats Regulations Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report.



KEY: Boundary of Site Area Considered	CLIENT: West of England Partnership	TITLE: Site BA19: Broadmead, Keynsham
	<small>ERM</small> Erton House Watlington Court North Hinksey Lane Oxford, OX2 0QS Telephone: 01865 384800 Facsimile: 01865 204932	<small>ERM</small>
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