

6. Conserve and retain the whole of the Cornmarket Building, and provide a public space adjacent to it. This public space should relate to, and interact with the ground floor of the Cornmarket building and uses within, and have a positive but sensitive relationship with the vaults beneath part of the Cattlemarket Site, and with the river corridor.
7. Embrace the existing function of the vaults as a bat roost, and deliver imaginative and compatible re-use of the vaults.
9. Restore and enhance the biodiversity value of the river and the river edge by retaining and enhancing the green edge to the riverside, and ensuring the provision of a dark corridor to the river to enhance conditions for bats.
10. Provide a riverside walkway that connects to the existing and adjacent riverside walkways. This will enable the provision of a continuous riverside walkway from Pulteney Bridge northwards. It will require sensitive and appropriate lighting solutions to retain the existing dark corridor.
11. Explore the potential of a new pedestrian and cycling bridge over the River Avon to provide additional choice of routes through the city which will be supported in principle.
12. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

LPPU Policy



SB2 - CENTRAL RIVERSIDE & RECREATION GROUND

Context

118. This area immediately to the east of the city centre, comprises open spaces, buildings and uses that are almost exclusively related to sports, recreation and leisure activities. It is in contrast to the more built up and commercial character of

the city centre; it is a place where people relax and recharge, take exercise, play sport, or watch rugby.

119. The views available are varied, with certain locations providing spectacular views including from:
 - Grand Parade over the river to Widcombe, Bathampton Downs, the folly of Sham Castle, and the green hillsides beyond;
 - from North Parade Bridge to Pulteney Bridge and from the river walk, and
 - from the Recreation Ground to the Abbey.
120. The iconic view of the formal Pulteney Bridge with the river running beneath is a dramatic example of the contrast between the built and natural environments that is an important aspect of the city's character.
121. This area comprises a wide range of historic and modern buildings, land uses and ownership structures. The Council will work with key stakeholders to help to bring forward individual projects that result in positive change; each contributing to the significant potential of the wider area. Emerging projects will be guided by the relevant development requirements and design principles that provide the overarching planning policy framework to manage change.
122. The area falls largely within Flood Zone 3a and 3b and functions as an important storage area during flood events. Therefore any built development proposals would need to ensure that proposals coming forward are safe, do not result in a net loss of floodplain, and do not result in an increased flood risk elsewhere.
123. Policy B1(8)b from the Core Strategy has established the policy context for the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, it will enable the development of a sporting, cultural and leisure stadium.

Vision

There are a number of interrelated projects that have enormous potential to re-energise and re-define the important role and function that this area can play as a recreational heart to the city: A place that will have the river at its centre, and will act as a forum for leisure, sport, recreation, wildlife, entertainment and culture. It can comprise of:

- *A 21st century re-interpretation of the historic 'pleasure garden' of Harrison's Walks (now Parade Gardens);*
- *An inspirational setting for the development of a new sporting, cultural and leisure stadium that safeguards the valued assets and attributes of the World Heritage Site, including key views;*
- *The provision of an enhanced green infrastructure throughout the area, including improvements to the important biodiversity role of the river and the riverside;*
- *Potentially, an enhanced role as a point of access into the central area.*

As part of this, there are significant opportunities to transform the visual and physical connectivity of this area to its surroundings and these will be strongly encouraged provided they protect and enhance the Outstanding Universal Value of the World Heritage Site. Specific measures include:

- *Improving the connections from the streets and spaces of Terrace Walk, Orange Grove and Grand Parade, including the Colonnades into Parade Gardens and to the riverside;*
- *Transforming the existing links from Pulteney Bridge and North Parade Bridge to a remodelled riverside path on the east side.*

POLICY SB2: CENTRAL RIVERSIDE & RECREATION GROUND DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

These will apply to the consideration of development proposals within this area.

Riverside West (Parade Gardens, Terrace Walk, Orange Grove, Grand Parade)

1. The creative reuse of the voids underneath Grand Parade and Terrace Walk including the provision of radically improved public access to Parade Gardens and to the riverside.
2. The potential of an appropriate new building for cultural uses in front of Terrace Walk will be considered, subject to a thorough sensitivity analysis, including the importance of the vista to Sham Castle from Ralph Allen's Town House,
3. Improving access to the river edge from Parade Gardens, enhancing the view corridor to Pulteney Bridge and reinforcing the biodiversity value of the river edge.
4. Connecting the area underneath Grand Parade to Slippery Lane, subject to the consideration of impact on the character of surviving historic fabric,

The River

1. Working with key stakeholders, delivering the removal of the radial gate and facilitating the creation of a high quality public space that enhances the setting of Pulteney Bridge, improves safety for users of the riverside path, and improves the ecological value and function of the river.
2. Development proposals will be expected to protect existing and provide for improved habitats, along the river edge.
3. Lighting at this location must be designed to safeguard the important ecological function of the river corridor, to include the retention of a dark corridor for bats.
4. Improving the experience for pedestrians and cyclists along the riverside, ensuring that access is safe, comfortable and enjoyable.

Riverside East (The Rec, including Bath Rugby Club, Bath Sports and Leisure Centre, the Pavilion, and other associated areas)

1. The preparation of a Development Brief, in conjunction with stakeholders, the local community and statutory consultees, will provide the detailed framework which will enable the development of a permanent sporting, cultural and leisure stadium, in accordance with Core Strategy policy B1(8)b.
2. The design will respond appropriately and creatively to its sensitive context within the World Heritage Site, including the importance of open views for example from Grand Parade, Orange Grove and Terrace Walk to the hillsides beyond, and the iconic view from North Parade Bridge to Pulteney Bridge and Weir. The range of views is to be agreed through the Development Brief and Landscape and Visual Impact Assessment process.
3. Development proposals will enhance and intensify the leisure offer with more variety and year round use.
4. The safety and convenience of access to and from the Rec will be improved.
5. Ensuring landscape, tree planting and public realm enhancements along the river corridor contribute positively to its character, and that development alongside the riverside provides a positive relationship to it.
6. Where practicable, introduce measures that enhance Green Infrastructure including

the biodiversity and character of the river, and the provision of habitats for important species. It is a requirement for a biodiversity study to be commissioned to inform the development of a new stadium, and this should consider the impact of lighting, particularly in relation to bats.

7. Providing the opportunity for the leisure centre to be refurbished and improved.
8. In discussion with landowners explore options for parking in this area or on adjacent sites.
9. Ensure no net loss of floodplain storage
10. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

Placemaking Plan Policy

