

biodiversity value of the river and the river edge. It is a requirement for a biodiversity study to be commissioned to inform the development of the site.

17. 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.

Cycle Parking

18. Development is required to provide well designed, secure, convenient and easy to access cycle parking and storage for the use of occupants.

Placemaking Plan Policy

SB6 - SOUTH BANK

Context

141. Situated to the south of Green Park between the Lower Bristol Road and Midland Bridge Road, the area is immediately to the west of the South Quays site and to the east of Sydenham Park. It is under two principal and separate land ownerships, and currently comprises car showrooms and the Travis Perkins Builders Yard. These uses are important functions within the city, however other uses such as offices and residential that optimise the riverside location, the close proximity to the city centre and the high levels of public transport accessibility, may well come forward within the plan period.
142. This site is primarily FZ3a. The Bath Quays Waterside project is undertaking flood mitigation measures in the area, with the construction of new flood walls and the raising of existing river walls. It is to be funded using West of England Local Enterprise investment. This will affect the relationship of the development site to the river, and the design treatment of the public realm will need to take this into account.
143. A new pedestrian and cyclist bridge is being commissioned that promises to be a beautiful addition to Bath's cityscape. It is to be located and orientated to optimise pedestrian and cyclist movement between this and adjacent regeneration opportunities, neighbouring communities and the city centre. It will serve to better connect, physically and psychologically, the development site in to an expanded city centre. This significant regeneration investment is also being funded using West of England Local Enterprise Funding.

Vision

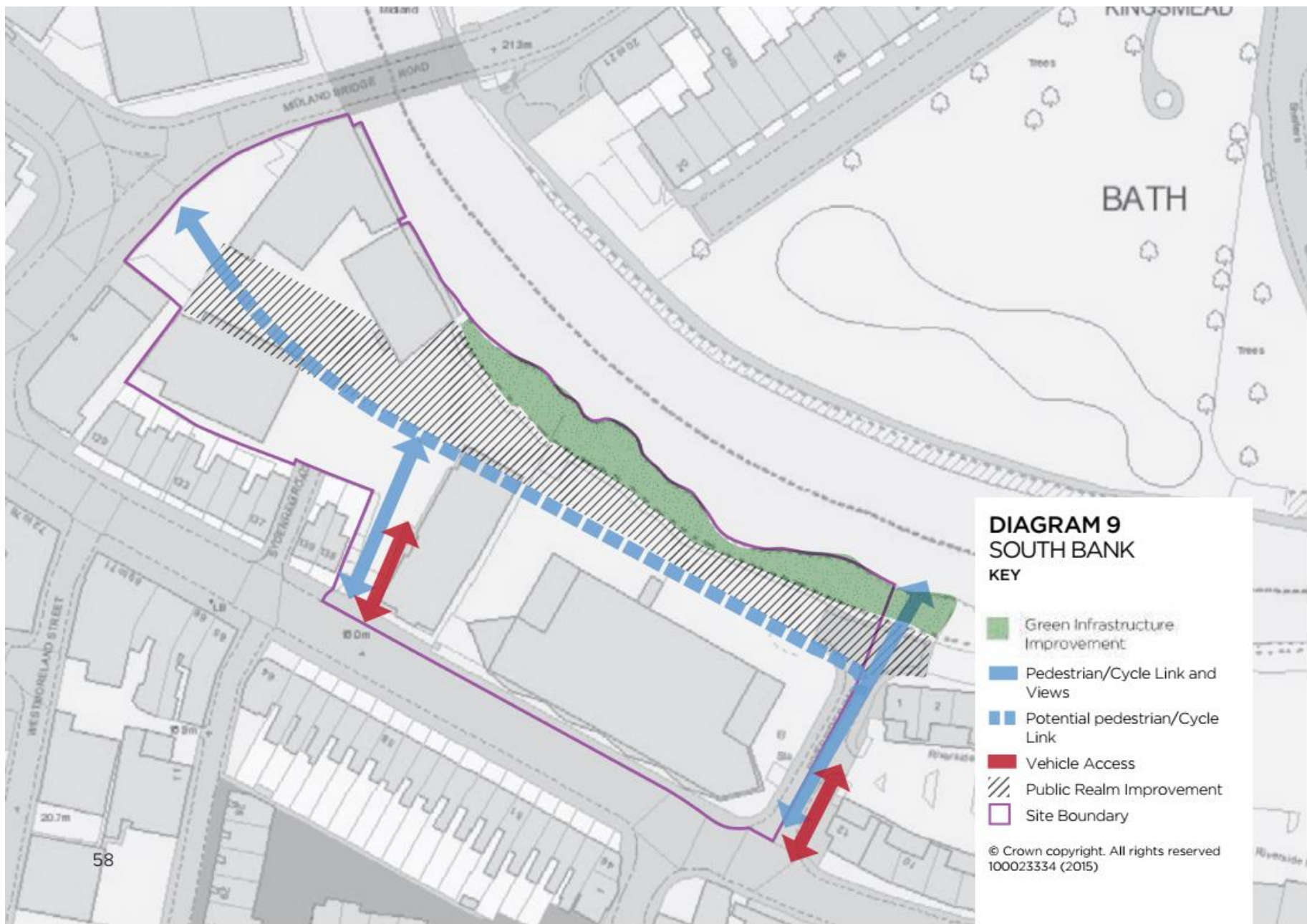
144. The delivery of the new pedestrian and cyclist bridge over the river will significantly improve the accessibility and commercial attractiveness of this area, and assist in its regeneration. There are significant opportunities within the wider area for incremental development to provide a series of mixed use buildings that deliver employment floorspace and new homes.

145. The river and the riverside environment will be enhanced as a key landscape and biodiversity asset to the city and as a positive setting for proposed development.

POLICY SB6: SOUTH BANK

DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

1. Subject to the appropriate response to the context of the site, the total development in this area should deliver a minimum of 5,000 sq.m. (GIA) of office floorspace, and a minimum of 100 dwellings. If the two parts of the site are to be delivered at separate times, then each part is expected to deliver an approximately even mix of uses. Purpose built student accommodation in this area is not acceptable as this would impede the delivery other Council objectives.



2. Prior to any redevelopment of the site, the relocation of the existing uses to appropriate alternative locations elsewhere in the city is required, unless it can be demonstrated that there is no longer a need for these uses within the city. It is recognised that it is not obvious which sites may be available and suitable for this relocation, and therefore this site may not come forward for redevelopment within the plan period or comprehensively.
3. As a result of its mixed ownership, it is likely that development of different parts will be delivered separately. This is accepted on the basis that each part of the site delivers a mixed use scheme (or that the land owners work together to deliver a joint mixed use scheme) and that an east west pedestrian and cycling route is delivered. This route will connect with the route provided at Riverside Court, providing an attractive connection from the new pedestrian and cycling footbridge at Bath Quays South, through to Midland Bridge Road.
4. Additional pedestrian, cycling and vehicular access points onto the Lower Bristol Road should be provided, including public access to the riverside, and alongside the river's edge.
5. Development should not detract from important views over the site and should respond appropriately to the general characteristics of buildings heights within the city. An analysis is required to enable an appropriate response, and to influence the height, massing and design of buildings. The Bath Building Heights Strategy should be used as part of the evidence base and starting point for this analysis. This identifies this site as being within zone 3 – the Valley Floor, and recommends that for new development 'building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable'. This is a recommendation for the general height only and is subject to modifiers. It could be, following analysis of the context of the area, that a lower height building is considered more appropriate.
6. The design of the development, in particular its roofscape must be sensitive and responsive to its prominence when seen from Beechen Cliff and from other surrounding hillsides, including during hours of darkness. There are opportunities for roofs to be used for rainwater storage and capture, for solar cooling, power and for edible gardening, and this mix of functions can help to reduce a monolithic appearance.
7. Development proposals must be set back from the river's edge to protect, reinforce and provide space for a tree planting close to the river edge. This will enhance the biodiversity value of the river edge and reinforce its important contribution to wider cityscape views.
8. Measures should be introduced that enhance Green Infrastructure, taking into account the potential of extending green infrastructure networks, including measures such as wall/edge planter, trailing planters and vegetation rafts to restore and enhance biodiversity value of the river and the river edge. It is requirement for a biodiversity study to be commissioned to inform the development of the site.
9. 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.
10. The finished floor levels of development will need to be raised to above safe flooding levels. This will require careful design solutions to maintain appropriate relationships between buildings, the adjacent public realm and the riverside environment.
11. The flood mitigation measures to be undertaken in this area as part of the Bath Quays Waterside Project will involve the construction of new flood walls and the raising of existing river walls. The construction of these will affect the relationship of the

development site to the river. The design treatment of the public realm will need to take this into account, ensuring a positive relationship between the public realm and the river is achieved, and that the objectives of maintaining the quayside character and achieving new tree planting are delivered.

12. Additional flood mitigation and/or conveyancing measures (over and above those provided by the Bath Quays Waterside Project) that optimise the opportunities to improve the city's flood conditions, are also required to be put in place. These can either be on or off site.
13. A sufficient margin along the river edge should be provided to enable access for the Environment Agency. The required specification will be arrived at through early engagement with the EA.
14. Development is required to provide well designed, secure, convenient and easy to access cycle parking and storage for the use of occupants.
15. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

Placemaking Plan Policy

SB7A - GREEN PARK STATION WEST & SB7B - SYDENHAM PARK

Context

This area comprises:

- **Green Park Station West (SB7A):**
 - Green Park Station, the units facing James Street West, Sainsbury's
- **Sydenham Park* (SB7B):**
 - Bath Riverside East: Homebase, its car park and overflow Sainsbury car park
 - Pinesway: Pinesgate offices and the associated road gyratory
 - Pinesway Industrial Estate

**A note on the name: An historical study was commissioned into this area which identified that it was previously called Sydenham Meadow. It was where the 'Sydenham Cricket Ground' was located and on which one of the world's most famous cricketers, W.G. Grace, played several times. The name 'Sydenham Park' is proposed to capture that area currently occupied by a variety of uses and buildings, and which currently lacks a clear identity as a place. The 'Park' is a reference to the neighbouring 'Green Park' and 'Oldfield Park', whilst creating a strong green identity for the area, emphasising the importance of enhancing the green infrastructure throughout.*

146. This is a complex area, with a variety of site ownerships and a diversity of uses (see diagram 11 – land ownerships). Some of the uses are on leases that are due to expire before the end of the plan period. There is a great degree of uncertainty over whether leases will be renewed, or whether certain businesses such as Sainsbury's will remain in their current location or seek to relocate as suggested by their planning application in 2011, which was subsequently withdrawn. What is