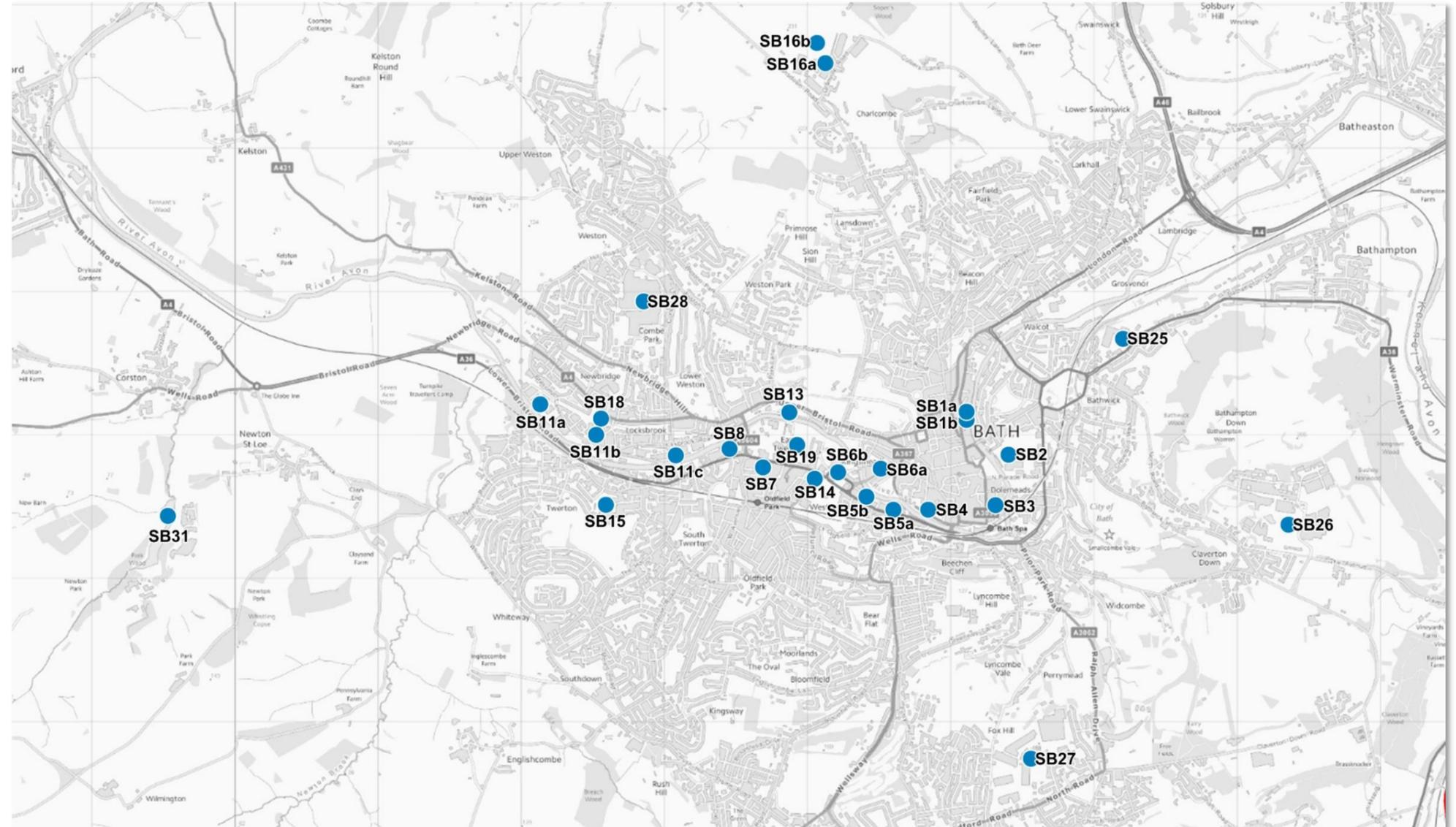


- SB1 Walcot Street / Cattlemarket Site
- SB2 Central Riverside & Recreation Ground
- SB3 Manvers Street
- SB4 North Quays
- SB5a South Quays & Riverside Court
- SB5b South Bank
- SB6 Green Park Station West & Sydenham Park
- SB19 Bath Riverside – Core Area
- SB13 Bath Riverside – North Bank
- SB7 The Bath Press
- SB8 Roseberry Place
- SB11 Locksbrook Road and Brassmill Lane
- SB15 Twerton Park
- SB14 Former Transport Depot, Brougham Hayes
- SB18 Hartwells Garage, Newbridge
- Former Ministry of Defence sites at Foxhill (SB27), Warminster Road (SB25), Enleigh (SB16)
- SB26 The University of Bath at Claverton Down
- SB31 Bath Spa University at Newton Park
- SB28 Royal United Hospital



Placemaking Plan Bath: The Aim

The Placemaking Plan will complement the Council's Core Strategy by setting out in more detail the development aspirations and the planning requirements for the delivery of key development sites in Bath. It will focus on creating the conditions for better places, and on providing greater clarity to enable developments to be delivered. It provides the detail to show how development within the city can benefit and enhance local communities.

Placemaking Plan Bath: The Objectives

There are a series of significant development opportunities within Bath that need to be taken forward with vision and aspiration. The Placemaking Plan advocates a more sustainable approach to city development so that enduring places are created. It can establish the conditions within which such change can take place.

In facilitating the delivery of development opportunities and setting out policies to manage development and change the Placemaking Plan also needs to ensure the functions and quality of the River Avon corridor through Bath are protected and enhanced.

Emerging Design Values

Reinforce a sense of composition and balance	<ol style="list-style-type: none"> The deliberate creation of a beautiful city (WHS). Harmonious and logical integration. Transposition of Palladio's ideas to a city scale. Elegance and Beauty. Proportion. Human scale. Read as one / Unity – part of a complete landscape / visual homogeneity. Importance of historic routes into the city.
Design innovation	<ol style="list-style-type: none"> Building design – unified façade, with individual expression internally, irregular backs. Integrated relationship between buildings and the public realm (including wide flat pavements), facilitating social interaction and activity. Dramatic forms of development that blends and integrates with the landscape. City as theatre set, with visual surprises and open spaces. Contrast between formal front and informal backs. Within a townscape approach, allow and encourage the quirky, unusual, surprising, unconventional. The pursuit of excellence. "The World Heritage Site is not a constraint, but an invitation to excel". Mediocrity is not acceptable in new buildings. Although there should be room for the 'ordinary', as long as it is good quality.

Celebrate Bath's independent spirit

- Bespoke.
- Foster the small scale.
- Many small, fewer big.
- Nurturing growth.
- Encourage and foster the individual and eccentric – entice the radical.

Craftsmanship

- Encourage the Inventive, the progressive and challenging.
- Encourage craftsmanship in natural materials.
- Simplicity, only using embellishment with purpose.
- Evolution or translation of design ideas, not mimicking / slavishly copying.

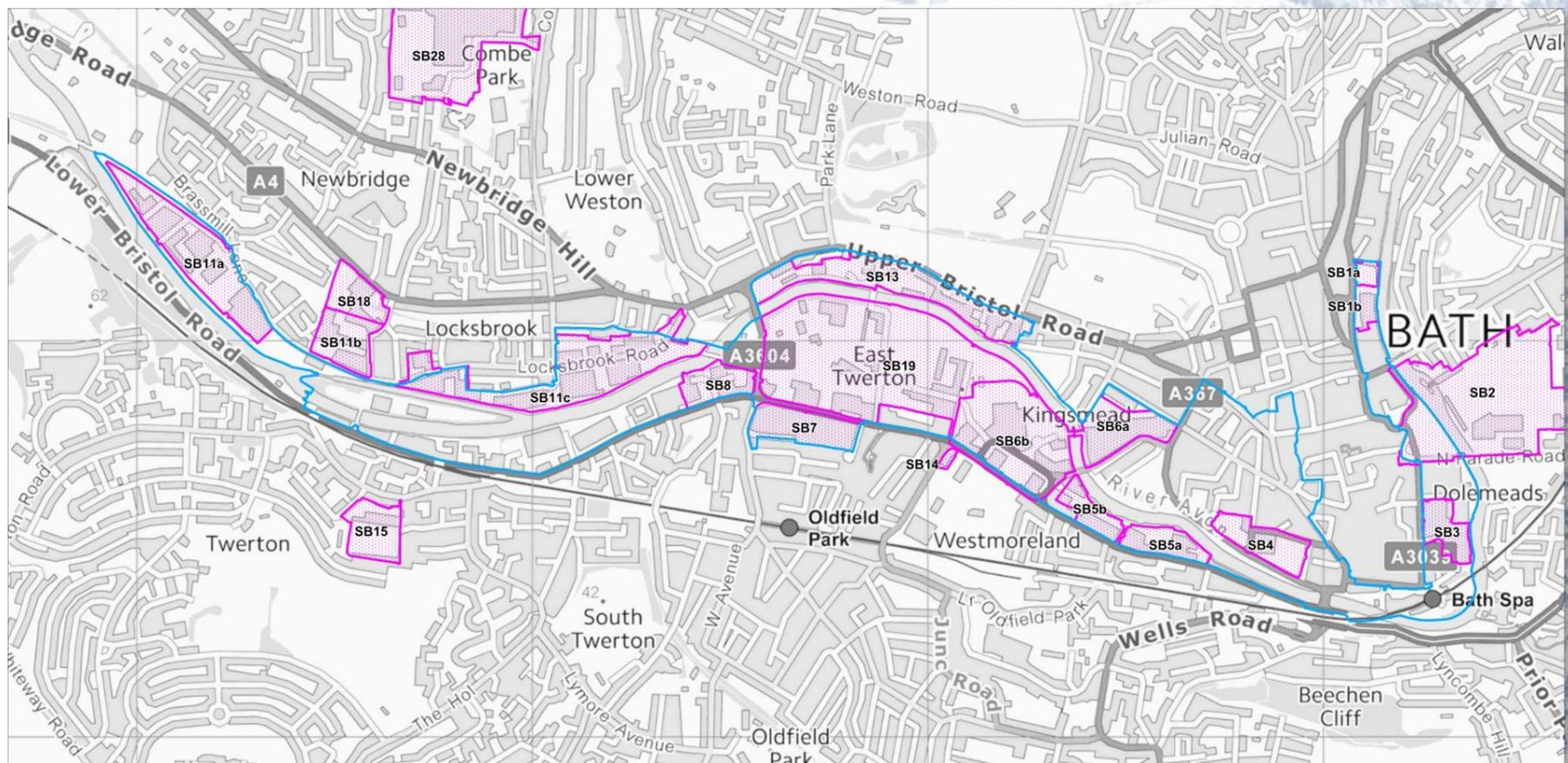
Life enabling

- Intrigue/depth.
- Variety/interest/diversity.
- Relationship of buildings to the public realm, wide pavements (WHS).
- Biophillic benefits of enhanced river corridor and other open space/green infrastructure (masterplan).
- The importance of views.

Looking responsibly to the future

- Low carbon materials.
- Use of natural materials (WHS).
- Energy efficiency and human scale / buildings relate to the pedestrian.
- Protect and further enhance biodiversity value.

Development Sites - Bath



Three overarching spatial strategies (options) governing the allocation of uses for sites within Central Area and elsewhere in the Enterprise Area are presented.

- **Option 1** is an indicative interpretation of the Enterprise Area Masterplan. The most central sites are prioritised for the delivery of about 50,000 sqm GIA of office space. There is consequently a very limited additional retailing role on these sites. Retail is instead directed to a new 'destination' created within Green Park West and the proposed 'Sydenham Park'. This concept assumes the future re-location of Sainsbury's within Sydenham Park.
- **In Option 2** the growth in retailing floorspace (25,000 sqm GIA) is instead focussed on the sites that lie closest to the primary shopping area. About two thirds of the office floorspace allocated in Option 1 on the affected sites is redirected to more peripheral areas e.g. Sydenham Park. Sainsbury's remains in situ in Option 2 with major implications for the future role of the immediate area around Green Park Station.
- **Option 3** is an intermediary concept delivering a more even split of retail and office across the most central sites. As in Option 2 Sainsbury's remains in situ. Only about 40% of the evidenced need for additional retail space is planned for. This option also introduces additional sites not considered in 2 and 3. The consultation will determine whether any of the additional sites are realistic allocations or whether further sites should be considered.

Bath City Riverside Enterprise Area and Masterplan

What is this?

The Bath City Riverside Enterprise Area is land designated as a key zone for economic growth by the West of England Local Enterprise Partnership. It has the potential to deliver more than half of the District's job growth during the Plan period and play a key role in providing much needed accommodation for the area's flourishing high-value business sectors.

The Masterplan sets out a possible strategy for delivering the employment growth as part of the Bristol City Region City Deal. It sets out an overall level of ambition for bringing 'the riverside to life', and focuses on delivery and unlocking funding opportunities to enable the regeneration of riverside development sites.

How does it relate to the Placemaking Plan?

The Masterplan provides part of the context for the preparation of the Placemaking Plan and the various pieces of research commissioned will help to inform the Placemaking Plan. The Masterplan is one means by which the Central Area and River Corridor could be developed. It is however, not a statutory planning document. To be a sound planning document the Placemaking Plan will need to contain the most appropriate development strategy when tested against reasonable alternatives. Therefore, alongside the approach set out in the Masterplan, the Options document sets out two alternative approaches.

Emerging land use Options and Design Principles for Enterprise Area Development Sites

The Core Strategy sets the strategic context for the allocation of sites within the Central Area and Enterprise Area. In combination the site allocations need to 'add-up', in conjunction with projects built or committed since 2011, to deliver the Core Strategy requirements. These sites can also contribute to the achievement of 7,000 dwellings for the city. The land use options presented in this section in respect of the land use mix for each site form part of a package that fits together as a strategic concept for the development of the Central Area.

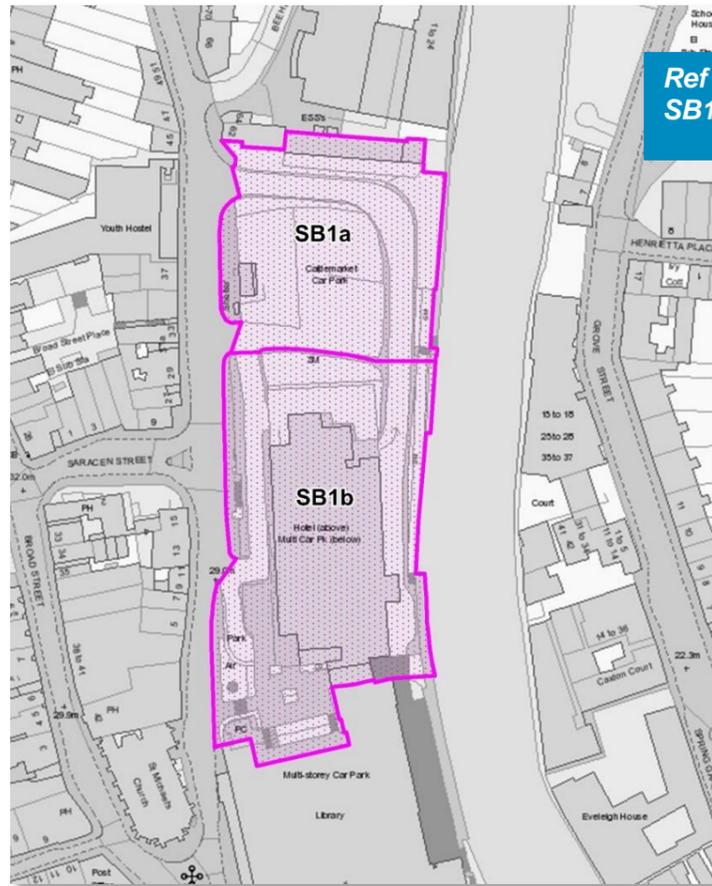
Land use options for each site are presented to explore spatial strategies for allocating sites within the Central Area and Enterprise Area for mixed-use development to deliver some of the key objectives of the Core Strategy. The options illustrate the reasonable spectrum of possibilities and to invite debate and should be read alongside an accompanying data table which presents individual sites assumptions within a wider spatial context.

There is no expectation at this stage that any one of the three options will translate directly to a chosen approach within the Draft Placemaking Plan. The preferred option may be an amalgam or fusion of the options presented here.

Within each option there is a 'base' overall floorspace assumption and in some cases a 15-20% lower capacity. The lower figure is in lieu of proper sensitivity testing that still needs to take place in respect of the base figure e.g. in respect of heritage and associated building height matters. This testing may reveal that the base figure is reasonable or that a lower figure is more appropriate. There may be some sites where further work indicates that a higher capacity is achievable than is currently set out. Evidencing a reasonable capacity for each site (in partnership with Historic England et al) will continue up to the publication of the Draft Plan.

Option 1

Site	Office	Retail	Other	Total
Cartmel	5,000	2,500	0	7,500
Cartmel East	25,000	9,000	0	34,000
Cartmel West	30,000	10,000	0	40,000
City College	0	0	0	0
King'smead	4,500	4,500	0	9,000
King'smead House	0	0	0	0
King'smead West	0	0	0	0
King'smead East	0	0	0	0
King'smead South	0	0	0	0
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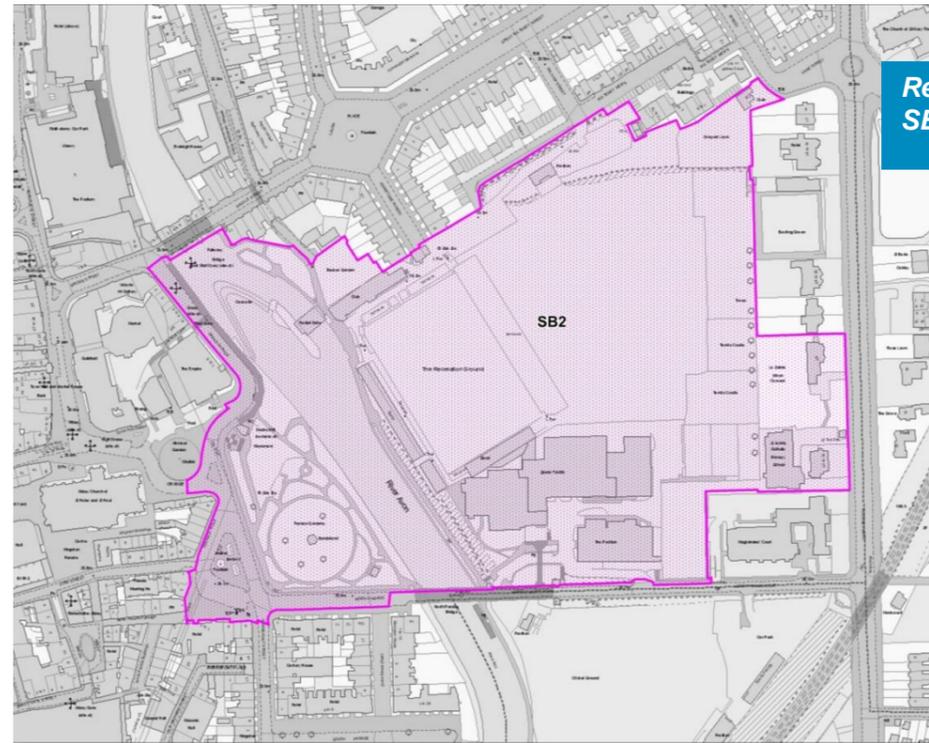


Ref No
SB1

Walcot Street/Cattlemarket Site - SB1

Emerging development and design principles (summary)

1. Provide a fine grained, mix of uses that reflect the diverse and varied nature of Walcot Street, containing units of varied size and tenure.
2. Repair the broken street frontage of Walcot Street by re-establishing the historic building line.
3. The frontage building onto Walcot Street should be flanked by two streets: adjacent to the Cornmarket building, and the Hilton Hotel.
4. Undertake associated public realm works to Walcot Street and within the site in accordance with the Bath Pattern Book.
5. Development should not detract from important views over the site and an analysis of viewpoints is required.
6. Conserve and retain the whole of the Cornmarket Building, and provide a public space adjacent to it.
7. Embrace the existing function of the vaults as a bat roost, and deliver imaginative and compatible re-use of the vaults.
8. Have full regard to the impact of development on important longer distance views of the area.
9. Explore opportunities to facilitate the redevelopment or remodelling of the adjacent Hilton hotel site.
10. Restore and enhance the biodiversity value of the river and its edge.
11. Provide improved pedestrian and visual links to the river.
12. Explore the potential of a new pedestrian and cycling bridge over the River Avon
13. Explore the best solution for providing car parking.



Ref No
SB2

Central Riverside & Recreation Ground - SB2

Emerging development and design principles (summary)

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

1. Enable the reuse of current voids with appropriate city centre uses underneath Grand Parade and Terrace Walk, providing opportunities for better access to the riverside, with enhanced access to and activity in Parade Gardens.
2. Improve accessibility to the river edge from Parade Gardens whilst enhancing the view corridor to Pulteney Bridge and the river itself.
3. Connect Terrace Walk to Slippery Lane with low level footway along colonnade.
4. Provide connection from Terrace Walk to Parade Gardens, with a potential new building in front of Terrace Walk.
5. Maintain open views from Grand Parade, Orange Grove and Terrace Walk to the hillsides.

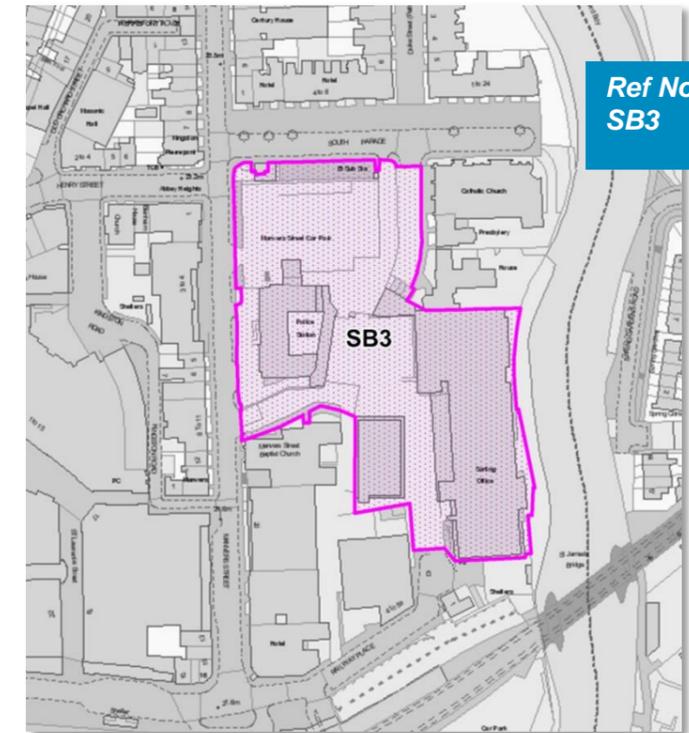
The River

1. The potential removal of the radial gate could improve the ecological function of the river.
2. Increase biodiversity along the river edge.
3. Lighting at this location needs to be SMART and designed to improved ecological function of river corridor.

Riverside East (The Rec, Bath Rugby Club, Sports and Leisure Centre, Pavilion etc.)

1. The green and well treed character of the eastern side of the river corridor should be conserved and enhanced.
2. Enhance and intensify and connect leisure offer i.e. individual sports
3. Explore options for car and/or coach parking in this area or on adjacent sites
4. Improve access to rugby stadium
5. Provide opportunity for the leisure centre to be redeveloped
6. Permanent stadium

Measures should also be introduced that enhance Green Infrastructure, including the biodiversity of the river, and provision of habitats for important species.

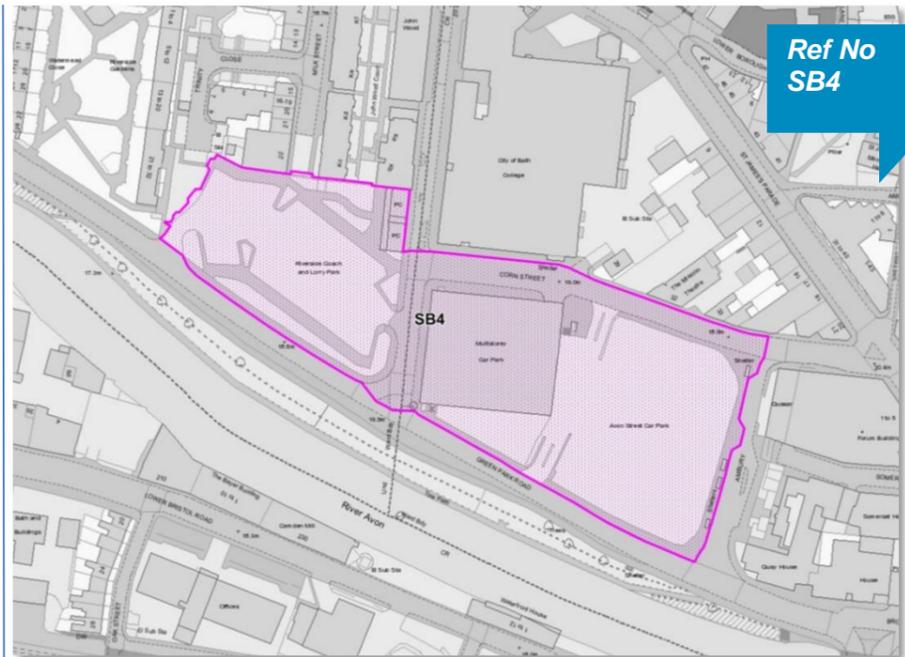


Ref No
SB3

Manvers Street - SB3

Emerging development and design principles (summary)

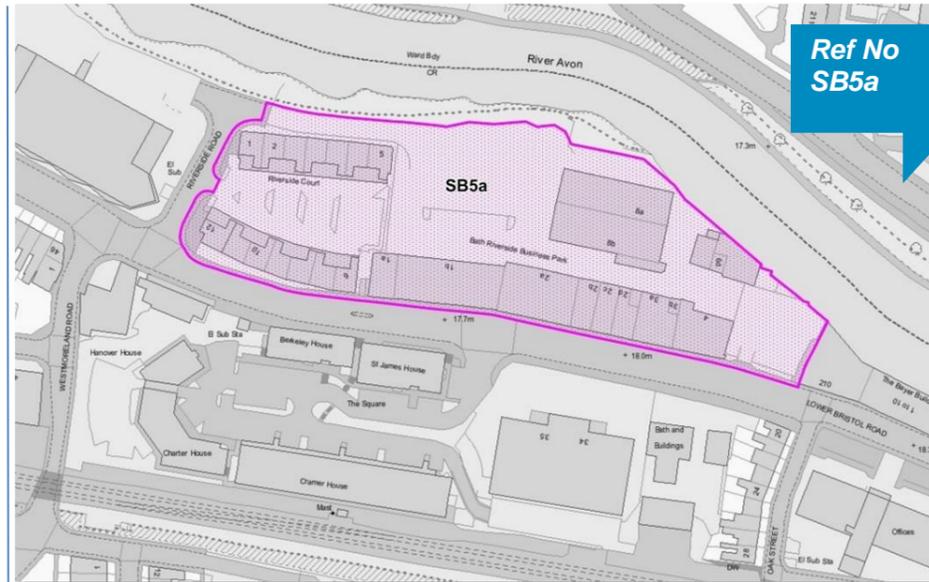
1. A varied, mixed use economic development-led area reflecting the diverse and fine grained buildings within of the city centre.
2. The urban design/architectural approach should respond to the variety of contexts within the site.
3. The design of the development, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
4. The building height of South Parade, and its relationship to the wider landscape should strongly influence the position of buildings and their heights.
5. Bath stone should be the dominant building material in the area.
6. Provide a north-south street s aligned to Duke Street and carried through the site to Railway Place.
7. Provide an east-west axis to connect the current Royal Mail route from Manvers Street to the riverside.
8. Consider a new pedestrian and cyclist bridge to connect this site with the residential community beyond.
9. Provide secondary (more intimate) public spaces/streets within the site, particularly on the riverside.
10. The design of the streets and spaces should respond to the Bath Pattern Book.
11. Enhance Green Infrastructure including measures to restore and enhance the biodiversity value of the river and its edge, and a dark corridor for bats.
12. Car parking related to development will be limited to disability users only/ minimal/operational needs.



North Quays - SB4

Emerging Development and Design Principles (summary)

1. Comprise **mixed use buildings** to also accommodate other city centre uses, particularly on the ground floors to ensure an active frontage.
2. Development will generally be fine grained, reflecting the dominant **characteristics of the wider city centre**, including a mix of tenures and ownerships.
3. The network of streets and spaces in the area should be a natural **extension of the city centre**. Development must have a positive relationship with the adjacent public realm at ground floor level, especially on key routes through the area.
4. The creation of an **enhanced riverside environment** associated with the implementation of flood conveyance measures with opportunities to enhance biodiversity habitats and connections. Lighting will be a key consideration in relation to bats.
5. **New foot and cycle bridge** to be provided over the river to connect an expanded city centre with the South Quays development and to the significant residential communities to the south.
6. The **design treatment of streets and spaces** in the area is to respond to the relevant typology provided in the Bath Pattern Book.
7. Development should not detract from important views over the site.
8. The **design of the development**, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
9. **Architecture** should seek to define a confident and contemporary identity for this area responding to the existing varied architectural character of adjacent sites and to the wider context of Bath as a World Heritage Site.
10. Solutions for **car parking** should be explored.
11. **Coach drop off** be provided as either an interim measure, or as part of the redevelopment of the wider area.



South Quays and Riverside Court - SB5a

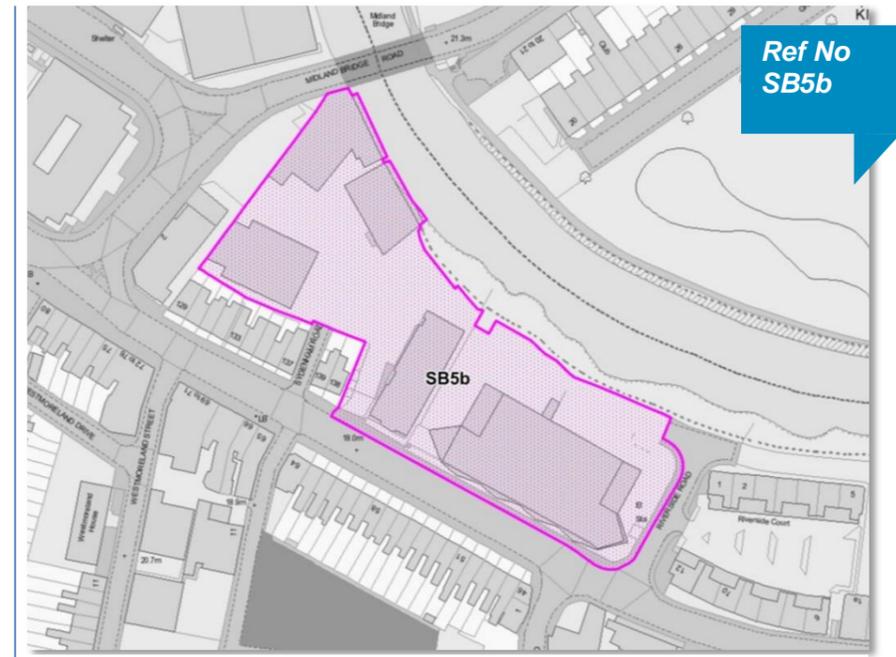
Emerging Development and Design Principles (summary)

Bath Quays South

1. A new **high quality mixed use scheme** comprising a mix of different types of office space, with a significant proportion targeted at the creative industries, and other uses including an element of residential uses to enable delivery.
2. New and refurbished buildings and associated landscape treatment should create a **strong visual and cultural identity** to ensure the commercial success of the development.
3. The **conservation of the historic buildings**, public realm and other industrial heritage on the site should be influenced by an appropriate assessment.
4. The riverside building on the eastern extremity of the site will present a **bold frontage** to the river. Further west, development will be required to be set back from the river edge to accommodate the highly visible tree planting.
5. Development should not detract from **important views** over the site.
6. The **design of the development**, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
7. A **new bridge** to be located and orientated to optimise pedestrian and cyclist movement from neighbouring communities to the city centre.
8. A **publicly accessible pedestrian and cycling route** providing safe access through the site, connecting the bridge to the residential communities to the south.
9. Materials, design and specification of the **public realm** must respond to the historic assets, character and context of the site.
10. **Enhance Green Infrastructure**, restore and enhance biodiversity value of the river and the river edge, including a dark corridor for bats.
11. **Car parking** on the site should be limited to operational requirements and should have minimal impact.

Riverside Court

1. The potential redevelopment of Riverside Court should **comprise a mix of uses**, including B1 office development.



South Bank - SB5b

Emerging Development and Design Principles (summary)

1. **Mixed use**, with a significant proportion of employment space. The retention of the existing business spaces should also be sought.
2. An **analysis of viewpoints** is required to enable an appropriate response, and to influence the height, massing and orientation of buildings.
3. The **design of the development**, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
4. Measures to **restore and enhance the landscape and biodiversity** value of the river and the river edge, including the retention of a dark corridor for bats are required. A biodiversity study is to be commissioned by developers to inform the development of the site. This should include an assessment of the impact of lighting.
5. There should be **public access to the riverside**.





Green Park Station West & Sydenham Park

Generic Design Principles

1. Responding to strategic viewpoints into and across the sites and to the character and sensitivity of valued assets within the World Heritage Site, this area has a significant opportunity to provide a distinct and contrasting built character to the city centre, including different building forms.
2. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. In accordance with the Building Heights Strategy, the heights of new buildings are to be generally consistent with nearby Georgian buildings.
3. Sydenham Park Street will be the central public realm feature of the new development. It is to be a grand gesture, reflecting the architectural presence of Green Park Station, and will be a key green infrastructure corridor that extends the existing avenue of trees at its western end providing a continuous high quality pedestrian and cycle route through to the junction with Brougham Hayes. It will be a pedestrian dominant route requiring development to present an active frontage at ground floor level, but it will also serve as a cycling and public transport corridor, traversing past Green Park Station into the city centre and providing a direct and preferential bus route through the site from the Lower Bristol Road to Green Park Road.
4. Streets and spaces must be designed and orientated to provide safe and direct links through the site, to facilitate pedestrian and cyclist movement. The treatment of the public realm should be inspired by the Bath Pattern Book.
5. The river corridor should be treated as key component of the area, creating a destination and providing generous public access and activity along the riverbank or at key points along it. The trees along the riverbank should be retained and enhanced to strengthen and reinforce its biodiversity and landscape value, and its role as a vital part of the city's green infrastructure, including its role as a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site, and to resolve any potential tension between the design details of public access and habitats for bats.
6. There should be strong visual and green infrastructure links through the area, connecting and integrating neighbouring areas beyond, for example between Norfolk Crescent Green and St James's Cemetery.

Green Park Station West

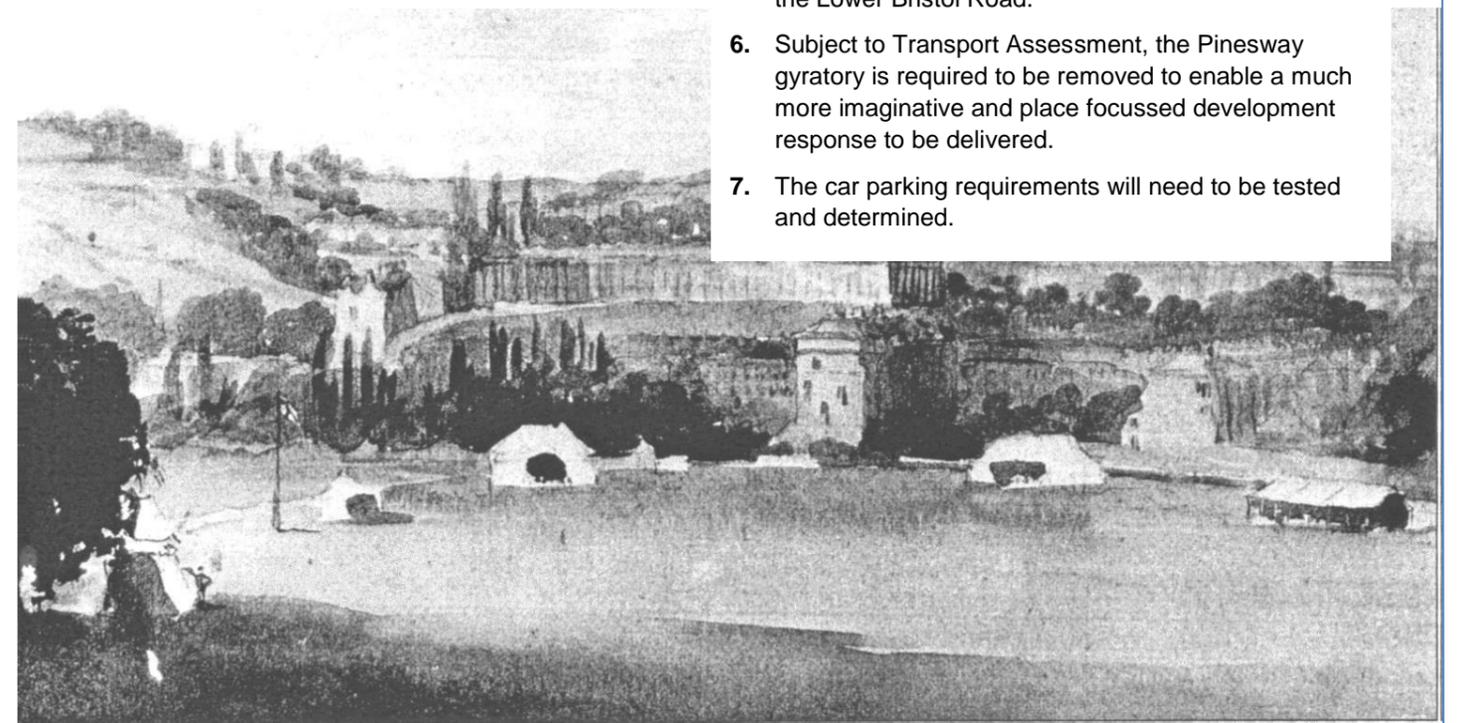
Emerging Development and Design Principles

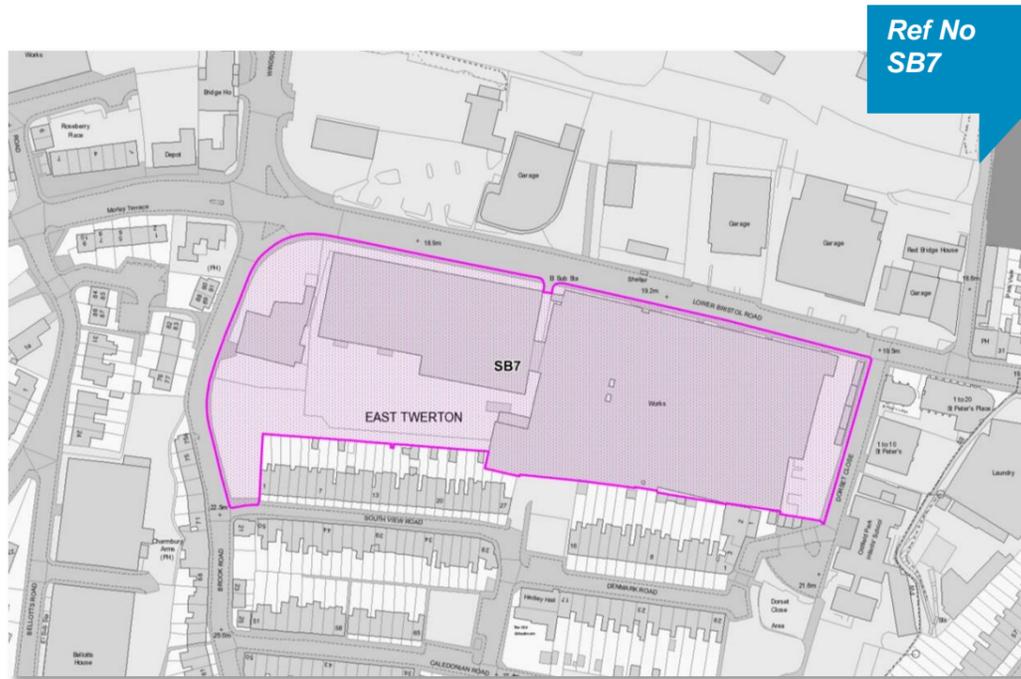
1. The Green Park Station West element of the wider regeneration area is dependent on the aspirations of Sainsbury's. Should they remain in their current location with associated surface level car parking, then there is little scope for physical change over majority of the site.
2. If Sainsbury's relocate to Sydenham Park (or indeed elsewhere), then this area has tremendous potential to be designed to as a mixed use environment, providing for smaller scale uses that complement the city centre environment and help to serve the needs of the new residential community at Bath Riverside.
3. There are opportunities for development at the periphery of the site, and development, including building height and development form, will need to respond appropriately to this part of the conservation area and to neighbouring buildings.
4. The height and position of new buildings must preserve the view corridor to Green Park Station, which should remain dominant in views and height to new development.
5. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development 'the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.' Note that this is a recommendation for the general height only and is subject to modifiers.

Sydenham Park

Emerging Development and Design Principles

1. Focused on Sydenham Park Street, this area will need to be designed as a pedestrian dominant environment, facilitating easy and comfortable movement through the area for the new residents of Bath Riverside, and for the larger pool of existing residents in the outlying areas.
2. Active uses are expected adjacent to Sydenham Park Street, accompanied by a variety of other uses, typically comprising of residential and B1 employment uses.
3. The height and position of new buildings must preserve the view corridor to Green Park Station, which should remain dominant in views and height to new development.
4. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base 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'. Note that this is a recommendation for the general height only and is subject to modifiers.
5. Development to the north of Sydenham Park Street must comprise of a finer grained mix of uses, reflecting its proximity to the river corridor, and its residential context. Larger format uses are to be located to the south of the area where they are able to reinforce the role of the Lower Bristol Road as a key route into the city, and benefit from better transport access. There should be a clearly defined frontage to the Lower Bristol Road.
6. Subject to Transport Assessment, the Pinesway gyratory is required to be removed to enable a much more imaginative and place focussed development response to be delivered.
7. The car parking requirements will need to be tested and determined.

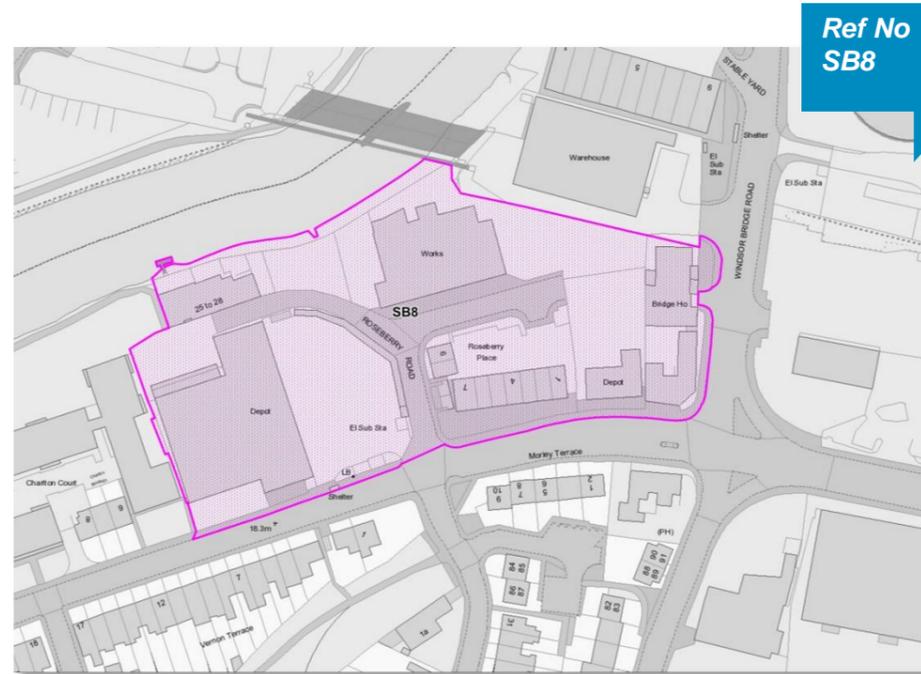




The Bath Press - SB7

Emerging development and design principles (summary)

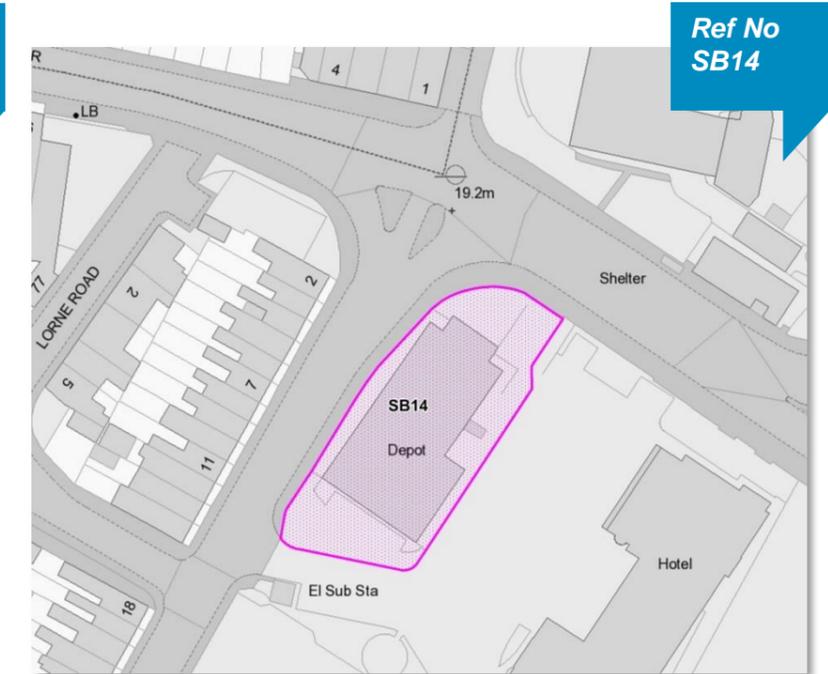
1. The mix of uses comprising employment and residential development, potentially complemented by leisure sector opportunities bulky goods retailing.
2. Retention of the 1920s factory façade and the historically important elements of the building to enhance the Lower Bristol Road and the surrounding area.
3. Development to protect northerly views across the site.
4. Development should not detract from important views over the site and an analysis of viewpoints is required using the Bath Building Heights Strategy to enable an appropriate response, and to influence the height, massing and orientation of buildings.
5. The site lends itself to larger scale building typologies that can offer a different format of business space to more centrally located sites.
6. The built form must create a more engaging and pedestrian friendly response to the key streets surrounding the site, including an active edge to Lower Bristol Road and Brook Road and should help to redefine the identity of the junction of Windsor Bridge Road and Lower Bristol Road.
7. Innovative construction technology and building design to achieve a carbon neutral development creating a new image and identity for the area, and a market for new business space investment.
8. New streets and spaces through the site must provide improved connections to Oldfield Park Railway Station, Moorland Road District Centre, and Victoria Park for neighbouring residential communities.
9. Improvements to the pedestrian and cycling experience along the Lower Bristol Road are required.
10. The creation of a new green infrastructure link to connect with the green link within phase two of the BWR development is required. This will provide a green corridor from Royal Victoria Park, the river, through Western Riverside, via the Bath Press Site and associated streets, into the Oldfield Park area, and could include the potential for green roofs on some elements of the Bath Press site.



Roseberry Place - SB8

Emerging development and design principles (summary)

1. Mix of uses to include residential and employment. Other complementary uses such as small scale retail will be permitted where these do not adversely impact on existing retail centres.
2. Windsor Bridge is a high point allowing long views in all directions towards the hillside slopes of the city and development must maintain visual connections to these hillsides.
3. Development should not detract from important views over the site and an analysis of viewpoints is required using the Bath Building Heights Strategy to enable an appropriate response, and to influence the height, massing and orientation of buildings.
4. Provision of a green infrastructure and cycle link that connects Linear Way (two tunnels cycle route) to the safeguarded sustainable transport route (extension of the Bristol/Bath cycle route). There is strong potential to provide new cycling and pedestrian bridges over Windsor Bridge Road and Lower Bristol Road.
5. Enhance green infrastructure and the 'ecological node', taking into account the potential to extend green infrastructure networks, restore and enhance the biodiversity value of the river and the river edge, including the retention of a dark corridor for bats. A biodiversity study is required to inform the development of the site.
6. Provide a defined and active edge to Lower Bristol Road and Windsor Bridge Road to enhance this key entrance into the city.
7. Flexible and robust building forms, enabling changes of use over time
8. Given the context of the site, there is considerable scope for a wider variety of building forms and materials to be used, responding to its mixed use character whilst respecting the homogenous character of the whole city.
9. Facilitate carriageway improvements to the junction, and safeguard/implement the road widening required to enhance highway capacity at this junction.



Former Transport Depot, Brougham Hayes - SB14

Emerging design principles (summary)

The design principles in respect of height, scale and massing have been established through the residential and office planning permission permissions.

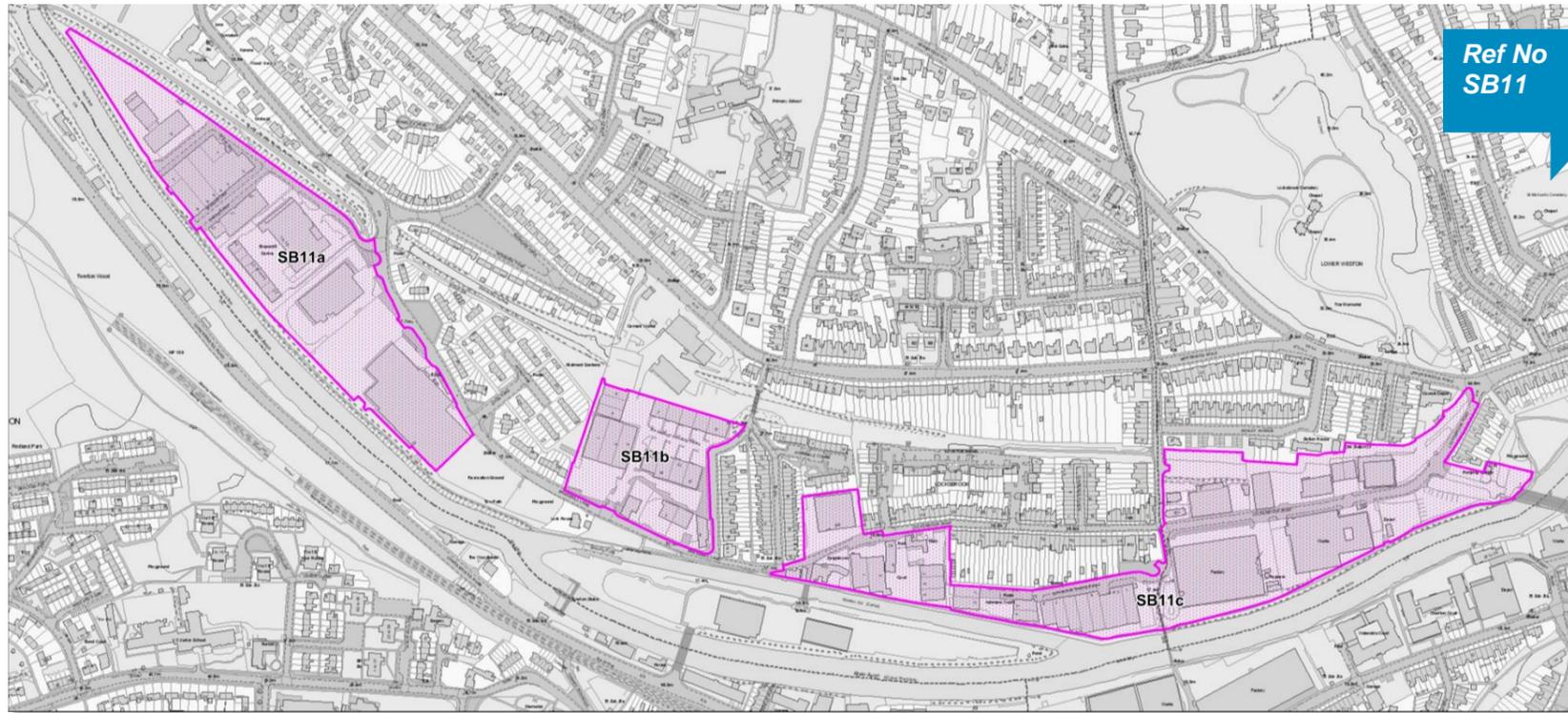
Emerging Land Use Options

Option 1

- Allocate this site for wholly residential or residential-led development to enable employment and modest ground floor retailing uses if developer demand was forthcoming. The site is identified in the SHLAA delivery trajectory as a housing site.

Option 2

- An alternative is student accommodation. This is not the favoured use.



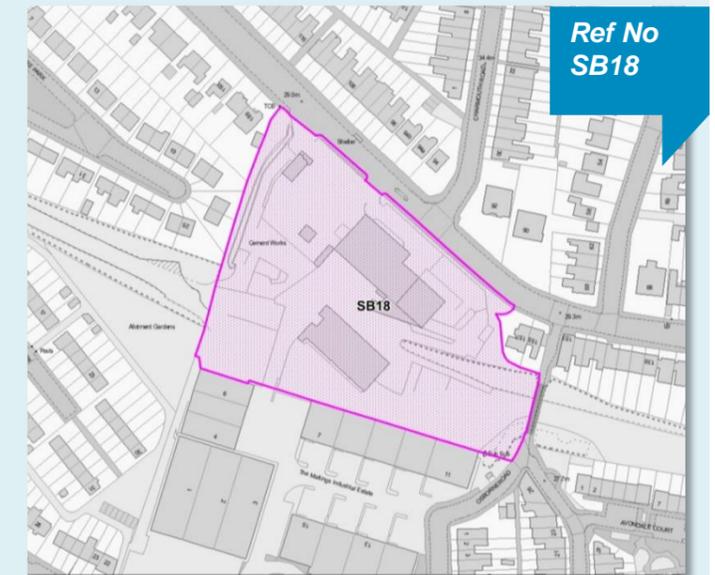
Locksbrook Road and Brassmill Lane - SB11

Emerging development and design principles and land use options

1. Redevelopment opportunities must improve the relationship of the built environment to the riverside, improve pedestrian and cyclist permeability and provide a net increase in business space.
2. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis.
3. Measures should be introduced that enhance Green Infrastructure, and the 'ecological node', with reference made to the Natural Environment Evidence Base [link]. Such measure should take into account the potential of extending green infrastructure networks including the enhancement of the riverside as a green setting and context for the area. This should include measures to restore and enhance the biodiversity value of the river and the river edge, including the retention of a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site.
4. The existing varied context of the area provides for a range of building typologies that can more flexibly respond to occupier and/or market demand. Provided these buildings respond positively to the public realm, respect important views through and over the sites, and respond to other issues of acknowledged importance, there is scope for architectural freedom.
5. The provision of lower cost workspace will be encouraged to support a broader economic offer to the central area.
6. Opportunities to improve accessibility to surrounding communities, in particular connections to local centres of Chelsea Road and Twerton High Street must be achieved wherever practicable.
7. Innovative re-use of listed industrial buildings will be supported.
8. Development proposals will be expected to contribute towards the extension of the Bristol Bath Cycle route along the safeguarded sustainable transport route.



Ref No
SB11



Hartwells Garage, Newbridge - SB18

Design principles

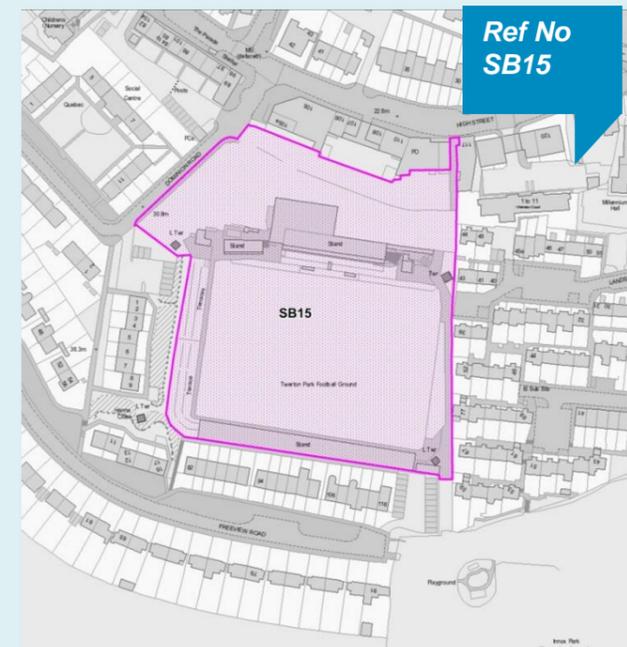
Design principles are to be established, but will focus on the appropriate response to the split levels within this site. The officer report on the current planning application will be utilised for this purpose once available.

Option 1

1. Allocate the site for wholly residential or residential-led development. The site is identified in the SHLAA delivery trajectory as a housing site.

Option 2

2. An alternative is student accommodation. This is not the favoured use.

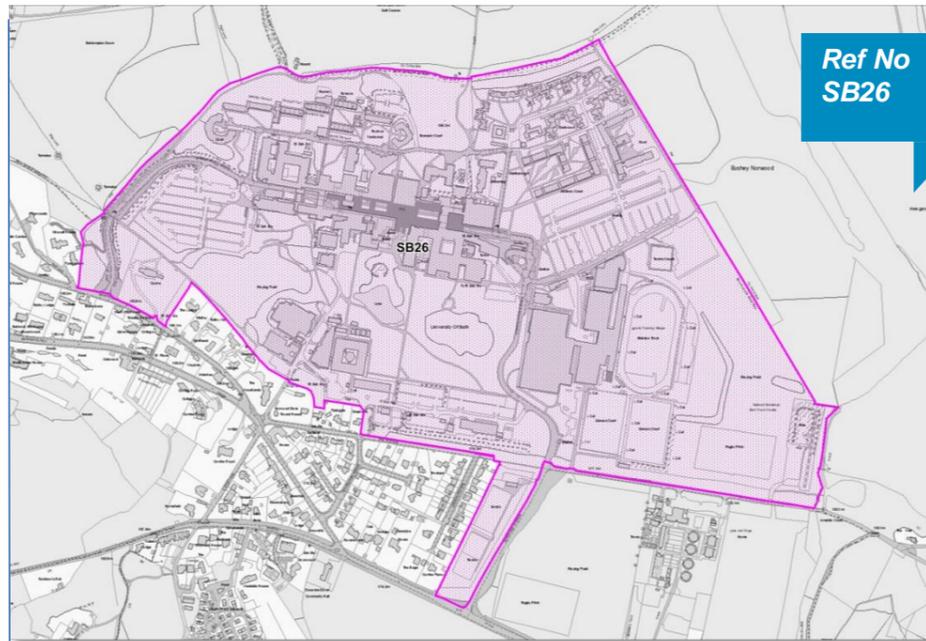


Twerton Park - SB15

Emerging development and design principles and land use options

Regardless of whether the club stays relocates or folds, any significant development at Twerton Park should seek to enhance the Twerton High Street area as a local centre, where possible, by enhancing local retail or commercial leisure provision. There is also significant scope for the associated residential redevelopment of the site.

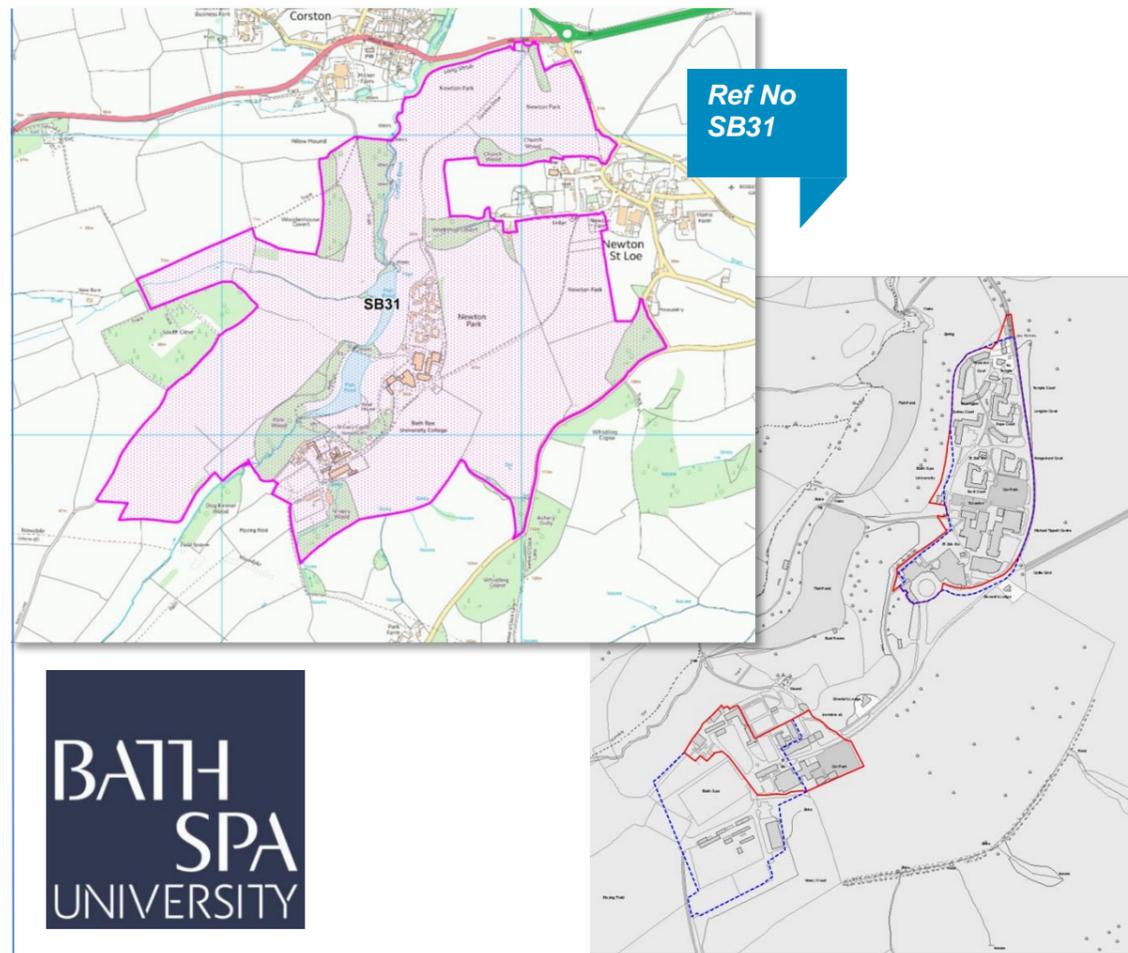
- Views through site, pedestrian routes through the site and building heights will be key design parameters requiring guidance in the draft Plan
- The retail evidence base identifies a small additional need for additional convenience food shopping from 20xx. Does this site to provide an opportunity for meeting that need, given that it is one of the few developable sites adjoin a local centre?



University of Bath at Claverton Down 2011 - 2026 - SB26

Emerging policy approach

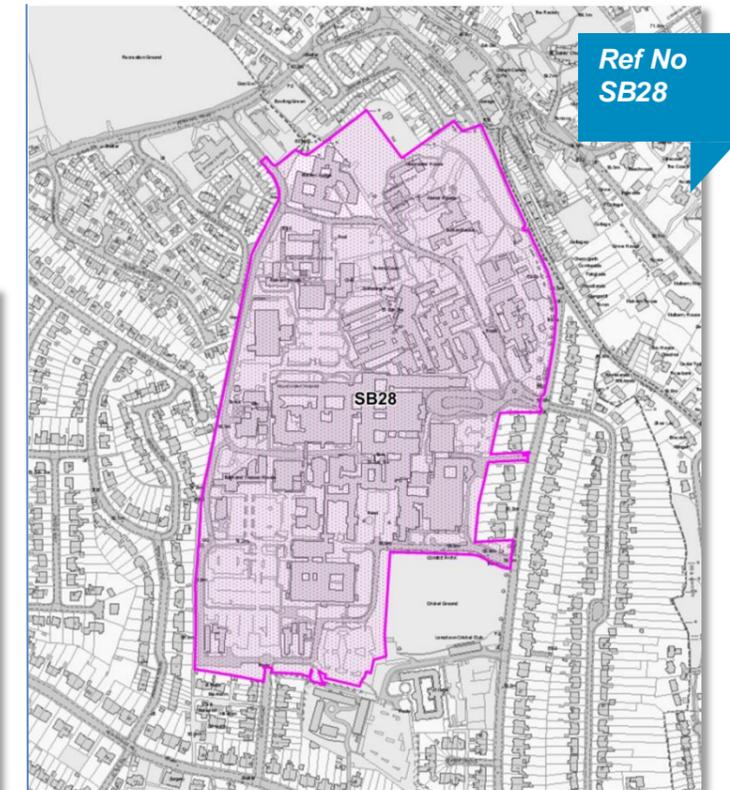
1. A **comprehensive scheme** expressed within a university-wide development framework for the estate, adopted at each iteration by the development control committee for development management purposes, providing for:
 - a) approx. 43,250 sqm GIA (gross internal area) or 60,000 sqm GIA of **additional university-related non-residential development** for uses including learning, research and allied business incubation and knowledge transfer; conferences; university administration and IT; and sports, health, creative arts, social, recreational and catering purposes
 - b) approx. 58,000 sq.m. GIA (2,000 bedrooms) or 70,000 m2 GIA (2,400 bedrooms) of **additional student residential accommodation**.
 - c) the **landscape and ecological management** of the campus that precisely identifies a central landscaped area, within a broadly east-west green infrastructure corridor, and other visually and ecologically important planted areas and landscape screens.
 - d) adequate and suitable replacement on or off-site of any displaced existing **sports pitches**.
 - e) On and off-site **transport infrastructure** necessary to deliver an integrated transport solution, including decking part of the west car park
 - f) **High quality design and landscaping** that responds positively and sensitively to the Cotswolds AONB designation and ensures that development on the campus has much-improved visual and landscape relationship with neighbouring land, particularly Bushey Norwood.
 - g) **Phasing** criterion to be established relating to the delivery of on-campus bedrooms to the approval of academic space.



Bath Spa University Newton Park Campus - SB31

Emerging policy approach

1. Development at the Newton Park Campus should be made within the provisions of paragraph 89 (final bullet) of the NPPF. The **previously developed area at the campus** within which paragraph 89 applies is defined on the Policies Map and reflects the implementation of phases 1 and 2 of the University's master plan to 2030.
2. **Development beyond this area** will require very special circumstances to be demonstrated. These should be presented with the context of a Strategic Framework for the University's entire estate and should show that there is no reasonable and deliverable alternative outside the Green Belt, as well as assessing the degree of harm that would be caused to the Green Belt.
3. In all circumstances regard should be had to the **optimum arrangement of development** within the Newton Park Historic Park & Garden and in respect of maintaining or enhancing the significance of heritage assets, including Newton Park Historic Park & Garden. Any rearrangement of uses, utilising land in the Green Belt, that would have a significant positive effect on the significance of heritage assets may form part of a very special circumstance case of itself.



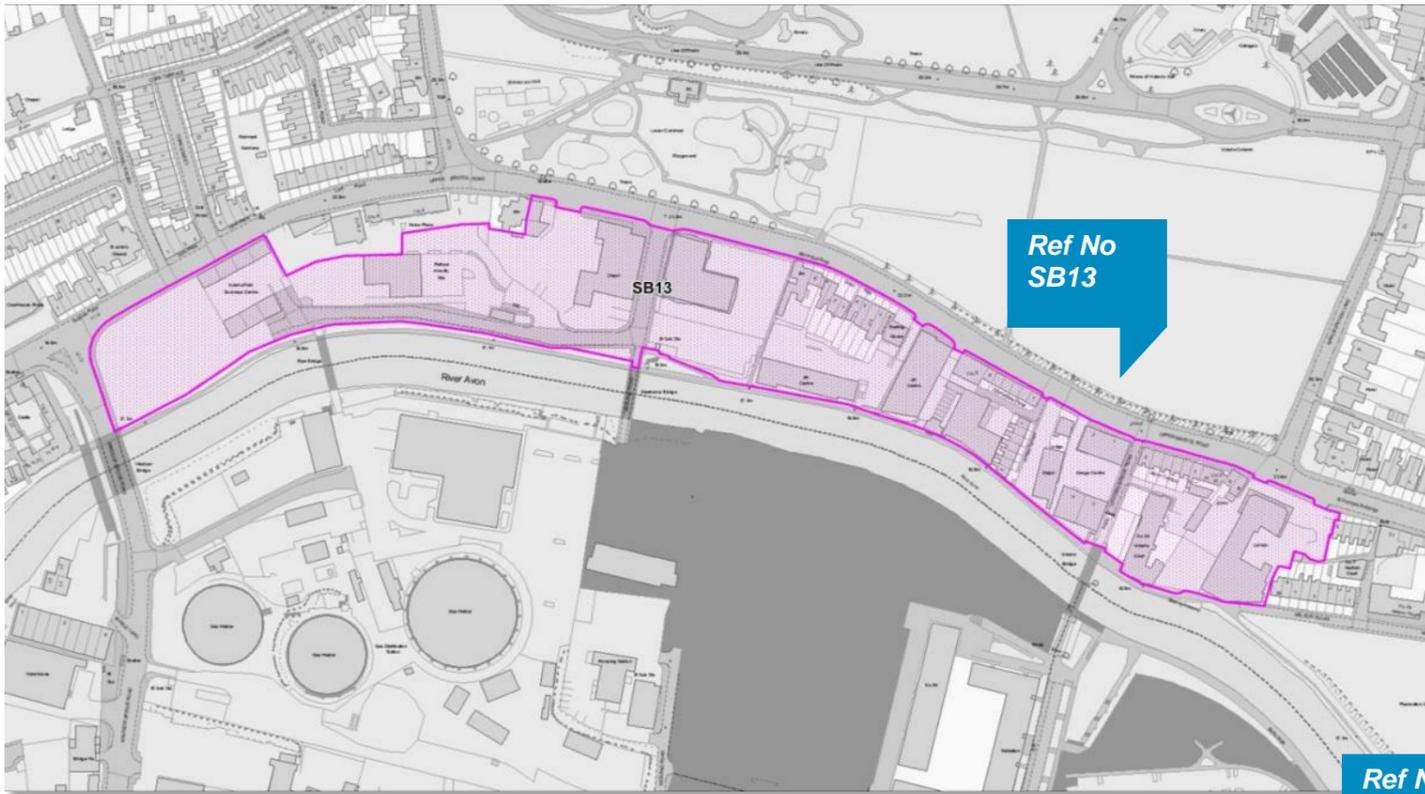
Royal United Hospital - SB28

Emerging policy approach

1. At this stage the principle of policy criteria relating to **parking and alternative uses** is being considered as an option. The detailed wording of such criteria requires further consideration.
2. The development of the RUH should maintain a **suitable level of parking provision**, by retaining the existing level and increasing it where development will increase patient numbers.
3. **Proposals for non-healthcare uses** on former RUH land should provide evidence that the land will not be required for healthcare provision or parking during the Plan period.



Royal United Hospital Bath
NHS Trust



Bath Riverside - North Bank - SB13

Emerging design and development principles

These are as set out in the Bath Western Riverside Supplementary Planning Document (2008) in the form of a series of **Design Codes**. These are presented as a set of three dimensional, site-specific design rules for Western Riverside that covers all aspects of the built form and public realm.

In addition the Placemaking Plan proposes to

1. Provide an **active building frontage** (building entrances) to Lower Bristol Road, Windsor Bridge Road, and the riverside.
2. Create an appropriate townscape relates to the scale of the Lower Bristol Road, rather than seeking to create a 'gateway' buildings.
3. Ensure that development does not detract from important **views** over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings.
4. Relative to neighbouring sites should be considered to **optimise vehicular access**.



Bath Riverside – Core Area - SB19

Emerging design and development principles

These are as set out in the Bath Western Riverside Supplementary Planning Document (2008) in the form of a series of **Design Codes**. These are presented as a set of three dimensional, site-specific design rules for Western Riverside that covers all aspects of the built form and public realm.

Land Use Options

Residential-led development, with no additional student accommodation above that already granted planning permission. No other options have been identified.

Former Ministry of Defence sites at Foxhill, Warminster Road and Ensleigh

Outside the river corridor the most significant opportunities for development within the city are the three former Ministry of Defence (MoD) sites. **Concept Statements** were prepared in September 2012. These Concept Statements outline the planning policy framework for and key requirements in redeveloping the sites primarily for housing led mixed use redevelopment.

The Concept Statements are material considerations in the determination of planning applications. They were prepared in advance of disposal of the sites by the MoD. Since that time all three sites have now been sold, planning applications have been submitted in relation to all three sites and part of the Ensleigh site has been granted planning permission for residential development.

Core Strategy Policy B3C also identifies land owned by the Royal High School adjoining the Ensleigh MoD site for the development of 120 dwellings during the Plan period. The Core Strategy confirms that the Placemaking Plan will allocate the site comprising the Ensleigh MoD site and the land adjoining it for comprehensive residential led mixed use development. The planning requirements relating to land adjoining the MoD site are set out in Policy B3C.

It is intended that the three MoD sites will be **allocated for development within the Draft Plan**. The development and design principles for the sites will be taken from and closely reflect the Concept Statements. If development of any of the three sites has been substantially implemented before the Draft Plan is prepared and approved by Cabinet they will not be allocated in the Plan.

