

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0046		Site Description: Former mill building in a state of collapse after fire damage. Includes some associated land.		
Site Name: Bath Street Mill				
Site Address:  Bath Street Derby				
		Current Use: vacant site		
PUA/Non PUA: PUA		Total site area (hectares): 0.46		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.46	0
Access to services: Access to facilities and services is generally good with the city centre within a reasonable walking distance.		Status: Identified by LPA		
		Planning History: Planning Permission for conversion of mill to apartments (93)		
CONSTRAINTS				
Policy constraints: E29 World Heritage Site, E18 Conservation Areas, EP 11 Existing Business				
Physical constraints (i.e. topography): The physical constraints are rlated to the policy constraints, particularly the requirements relaring to flooding and the World Heritage Site.				
Environmental constraints including flood risk: Issues relating to flooding and the close proximity of the river will need attention. All of the site is in Flood Zone 3				
Access constraints: Access would be from Bath Street and is not expected to be a problem				

**Ownership constraints:**

None known. The site has been promoted for residential development before And had planning permission.

**Other:****SITE VIABILITY****Are the constraints able to be overcome?**

Flooding sequential test, Highquality layout and design

**Economic viability issues:**

Viability is a concern and would be dependant upon resolving a number of factors including flooding and demolition. However developers are confident that the scheme can be delivered.

**DWELLING DELIVERY AND SITE CAPACITY**

**Dwelling delivery timescales  
(number of dwellings per year  
block):**

**1-5**

**6-10**

**11-15**

**16+**

**CAPACITY**

0

70

0

0

**70**

**Site suitable?** Yes

**Site available?** Yes

**Site achievable?** No

**Deliverable dwellings:** 0

**Developable dwellings:** 70

**Summary**

This site is a former mill building and grounds. The building has suffered significant fire damage and partial collapse.

It has previously has planning permission for conversion to a residential apartment scheme which has not come to fruition and is now not possible due to the damage.

The site is just north of the City Centre in a predominantly high density residential area. It has reasonable access to the centre and its facilities including retail, leisure and employment uses.

It is very close to the River Derwent and in an area of high flood risk and the location is also within the UNESCO Derwent Valley Mills World Heritage Site. This and the fact that it is within a designated Conservation Area mean that layout and design of any development will be very important and should not adversely affect the heritage elements.

There is little realistic chance of the building being converted now but a demolition and new build scheme is being promoted. If all of the constraints are able to be overcome this site could contribute to delivering residential uses and flood management assets.. There is developer interest and a scheme of around 70 dwellings including accommodation for older people is being promoted..

This site is included in the Our City Our River project proposals and a developer is on board so it is considered that circa 70 dwellings will be delivered in the medium term..