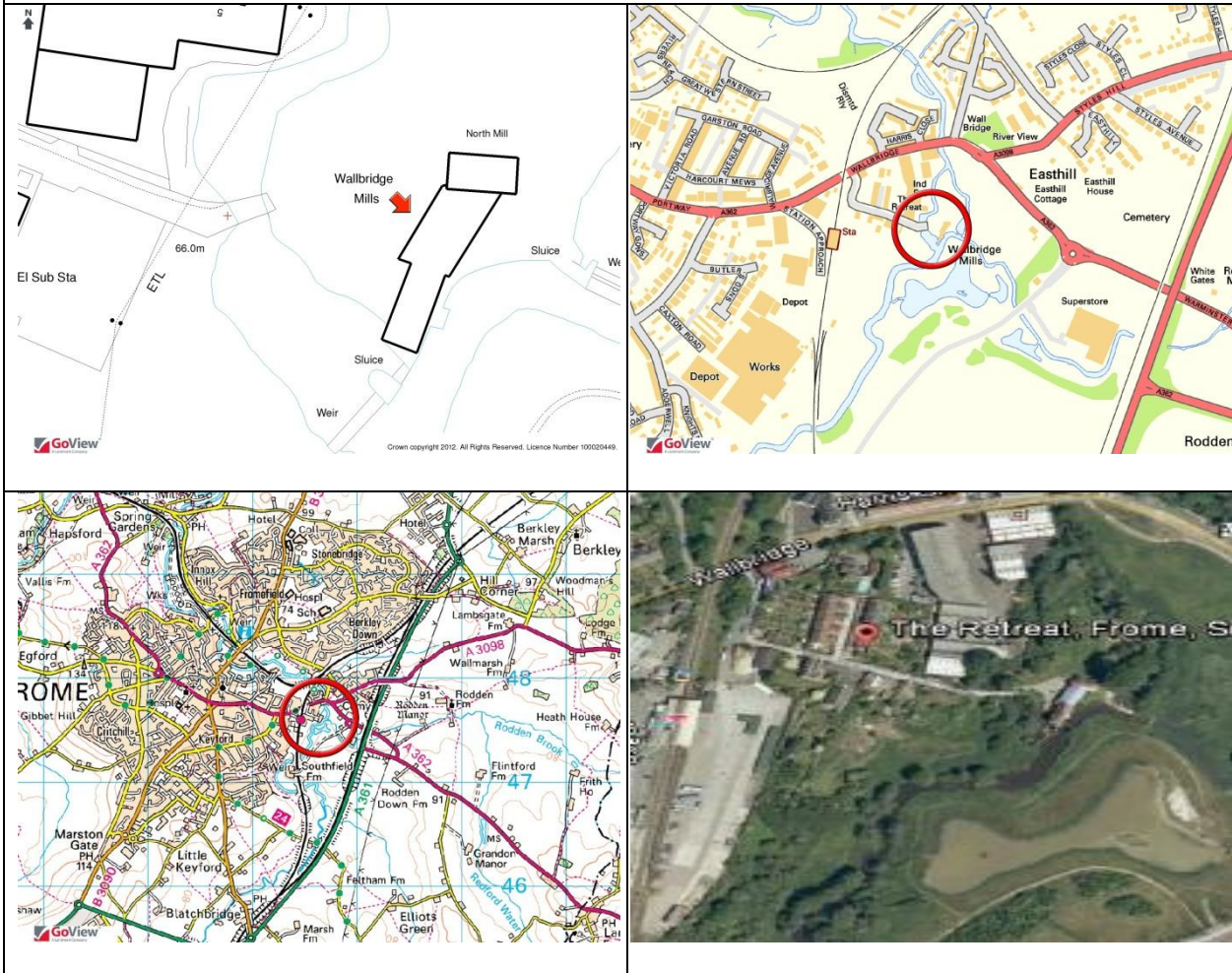


Site No 11 The Retreat and Wallbridge Mills



Location

The Retreat is a single carriageway road situated off the A362 Wallbridge Road east of Frome town centre and serves housing and small workspace together with open storage land on former railway land. Wallbridge Mills are converted listed Mill buildings situated on an 'island site' on the confluence of the River Frome and Rodden Brook at the end of The Retreat. This site is located approximately 1.1 miles to the Town Centre and 0.2 miles to Frome train station.



Site No 11 The Retreat and Wallbridge Mills



Description

Wallbridge Mills comprises three listed buildings of the 16th, 19th and 20th centuries which have had restoration work undertaken to provide residential over offices. Flood liability necessitates occupancy of the upper floors only. The water turbine at ground level has been restored to working order and adapted to generate electricity.

Land off The Retreat comprising former railway land is being used for self storage containers . Approximate area of site is 2.4 acres/ 0.98 hectare (104544 sqft). Approximate site cover 3085sqft (<2%)



Site No 11 The Retreat and Wallbridge Mills



Ownership

No investigation into ownership of the subject site has been made.

Planning

Subject Site History

No live applications on or near to subject site.

Only application within 5 years is for requesting permission for the installation of roof light and internal staircase. (Approved January 2008).

Application 093006/005 Requesting permission for the demolition of lean to sheds, and the repair and conversion of mill building to dwelling and office, and associated works. (Approved October 1999).

Subject Site Policy

The Mendip District Council current Local Plan shows the property to be in an area of established employment use. The Mill buildings are Grade II listed ref 284/7/10010.

The Mendip District Local Plan 2002 identifies the sites to fall within Policy EN15 Floodplains where development will not be permitted where it would be at risk of flooding.

Nearby Sites

Application 108402/019 concerning land adjacent to the South of subject site. Flood mitigation scheme, incorporating wetland areas, angling platforms and public access.

Highway access and services

The Retreat is an adopted no through road which bridges the River Frome at the Wallbridge Mills entrance.

Ground conditions or contamination issues

The sites fall within the floodplain and there has been periodic flooding. The former railway land may contain contamination from previous use. Further investigations required.

Site No 11 The Retreat and Wallbridge Mills



Employment Suitability Comments

The site has a long established employment use and is situated adjoining Wallbridge Trading Estate just off the A362. Whilst the location is prone to flooding the Mill buildings have been successfully adapted for live work use.

There is a large tract of land accessed off The Retreat which comprises former railway land now used for container storage which may have some modest development potential subject to flood alleviation.

SWOT Analysis	
Strengths <ul style="list-style-type: none"> • Restored Mill buildings • Accessible container storage • Located close to A362 and station • Adjoins Wallbridge Trading Estate 	Weaknesses <ul style="list-style-type: none"> • Flood risk • Listed status restricts adaptability • Poor access
Opportunities <ul style="list-style-type: none"> • Small scale development on container site subject to flood alleviation and access improvements 	Threats <ul style="list-style-type: none"> • Non employment use proposals on container site.

Conclusions regarding site employment potential

The listed Mill buildings have been restored to live work accommodation. There may be scope for small scale employment development on the container storage although this will need to be sympathetic to the listed buildings.

Assessment **

