



Population  
**468**



Households  
**189**



Settlement Hierarchy  
Smaller Towns &  
Villages

### Development Strategy / Placemaking Objectives

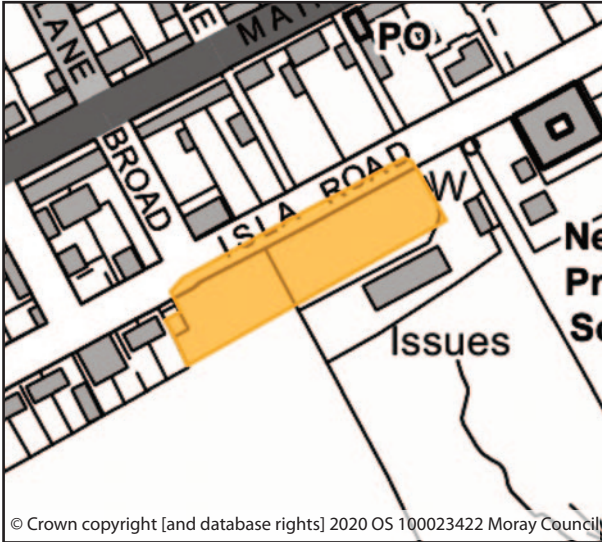
- Promote redevelopment and new housing on designated site



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

**R1 Isla Road 0.36 ha 6 - 10 units**



- Gap site which could accommodate approximately 6 houses. Terraced or semi-detached properties may allow for an increase in numbers but this must not exceed 10.
- Isla Road may need to be widened with a footway and service layby along the frontage of the site with houses set back accordingly.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.

**R2 Gap Sites/Sub Divisions**



- Within the settlement boundary, gap sites/subdivisions will be permitted as a means of providing house sites and upgrading unused and overgrown areas. Sites should have their own road frontage. Shared access to backland sites will be discouraged.
- Proposals must respect the existing street pattern and retain stone boundary walls.
- Flood Risk Assessment (FRA) may be required for any site close to either of the burns.



OPPORTUNITY SITES

**OPP1 The Square** 0.15 ha



**Suitable Uses**

Residential

**Site specific requirements**

- There are a number of derelict buildings in the Square, which could be redeveloped for residential use and help to enhance the amenity of the Square as Newmill’s main focal point.

**ENVIRONMENT/GREEN INFRASTRUCTURE**

Open space that contributes to the environmental amenity of Newmill will be safeguarded from development that is not related to their current use as set out in the table below:

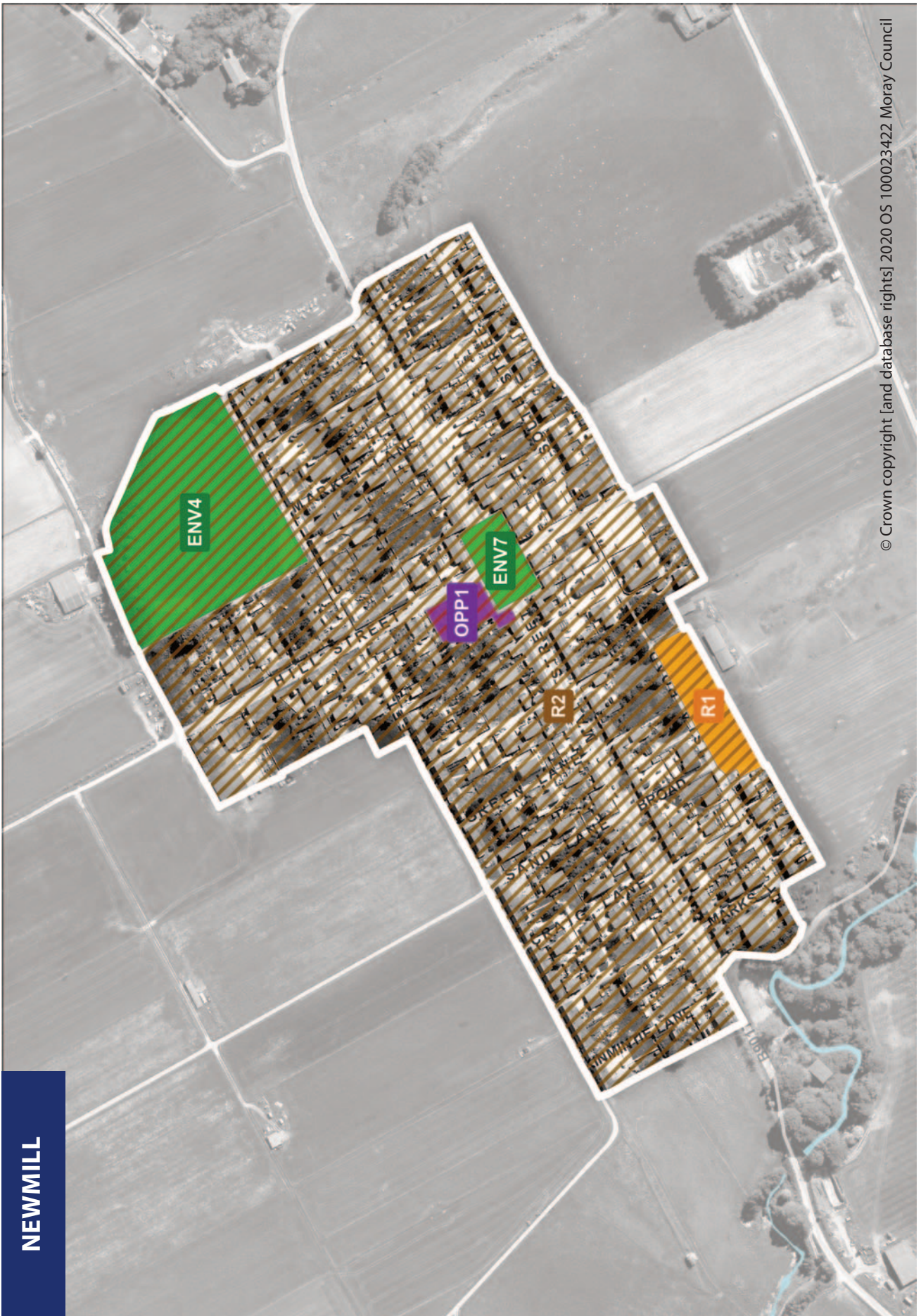
REF	Type of Open Space	Location
ENV4	Sports Areas	The Playing Field
ENV7	Civic Space	The Square

**INFRASTRUCTURE**

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	New Build Health Centre	R1, R2, OPP1





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