

**2001 Population.....452***(Source 2001 Census)***Households.....177**

## Objectives

- Promote new house building on gap sites and disused areas
- To retain services and facilities

## Proposals

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### Water and Drainage

Scottish Water is committed to provide growth when required at their water and waste water assets that serve this settlement. Scottish Water will work with developers to provide the requisite funding and capacity at their assets. It is essential that Developers should contact Scottish Water at an early stage.

Foul drainage must be connected to the public sewer.

### Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

### Housing

#### **R1 Isla Road (0.36 ha)**

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A gap site in the road frontage which could accommodate approximately 6 plots, although semi-detached houses would also be appropriate. The maximum number of units should not exceed 10. Isla Road may need to be widened to improve access with a footway and service layby along the frontage of the site. Housing will need to be set back accordingly.

#### **R2 Gap Sites/Sub Divisions**

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Within the built up area, gap sites/sub divisions will be permitted as a means of providing house sites, and upgrading unused and overgrown areas. Sites should have their own road frontage and shared access to backland sites will be discouraged.

Proposals for new development should respect the existing street pattern, and retain any remaining stone boundary walls. Design and materials should be in keeping with surrounding properties.

### Opportunity Sites

#### **OPP1 The Square**

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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

The following sites are identified as open spaces which contribute to the environment and amenity of Newmill. The over-riding policy E4 applies to each of these sites.

### **ENV5 Sports Areas**

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The playing field

### **ENV7 Civic Space**

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The Square

**NEWMILL**  
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