

THE PLANNING BACKGROUND

The previous Local Plan provided for a limited amount of development in Newmill over the plan period. Population estimates indicated little growth and the school roll was anticipated to fall. Land was designated for a Local Authority development on Isla Road, but this has not materialised. Development within the village has been limited to 5 gap sites and backland developments for houses. The primary school roll has actually risen.

Parts of Newmill have a history of flooding and were damaged by the floods of 1997.

CHARACTER OF THE VILLAGE

Newmill is based around a small planned settlement. The original layout of streets and lanes intersecting at right angles is largely intact but many of the stone boundary walls have been removed to provide access to developments in back gardens. New development has been of modern design rather than complementing the original stone built structures with slate roofs which prevail within the village. Newmill needs more of a focal point than the wide and expansive Square which lacks enclosure and appears windswept and open.

OBJECTIVE

To enhance the existing character and environment, but essentially retain Newmill as a residential village.

POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commuted Payments' in Chapter 7 may also apply.

BUSINESS ACTIVITIES

The Local Plan policies for business development are contained in Chapter 1 'Economic Development'.

Opportunity Sites

Opportunity Sites are sites which have the potential for redevelopment for a range of possible uses. The governing local plan policy is L/ED6 in Chapter 1. Other policies may apply pending the nature of the redevelopment proposal.

OPP1 Former Garage

The former garage premises is falling into disrepair and is suitable for redevelopment for alternative commercial or residential use. The site includes 2 large buildings and a large storage area to the rear.

OPP2 The Square

There are a number of derelict buildings in the Square which could be redeveloped for residential uses. These are important frontage buildings and any redevelopment proposals should respect the design and scale of the buildings around the Square.

ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

ENV1 Recreation Ground

This area is reserved for recreation and open space.

ENV2 Newmill Square

In line with the stated objective for Newmill, the Council will examine the feasibility of a comprehensive environmental improvement scheme for the village square, and frontage buildings.

HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply depending on the size and location of the development.

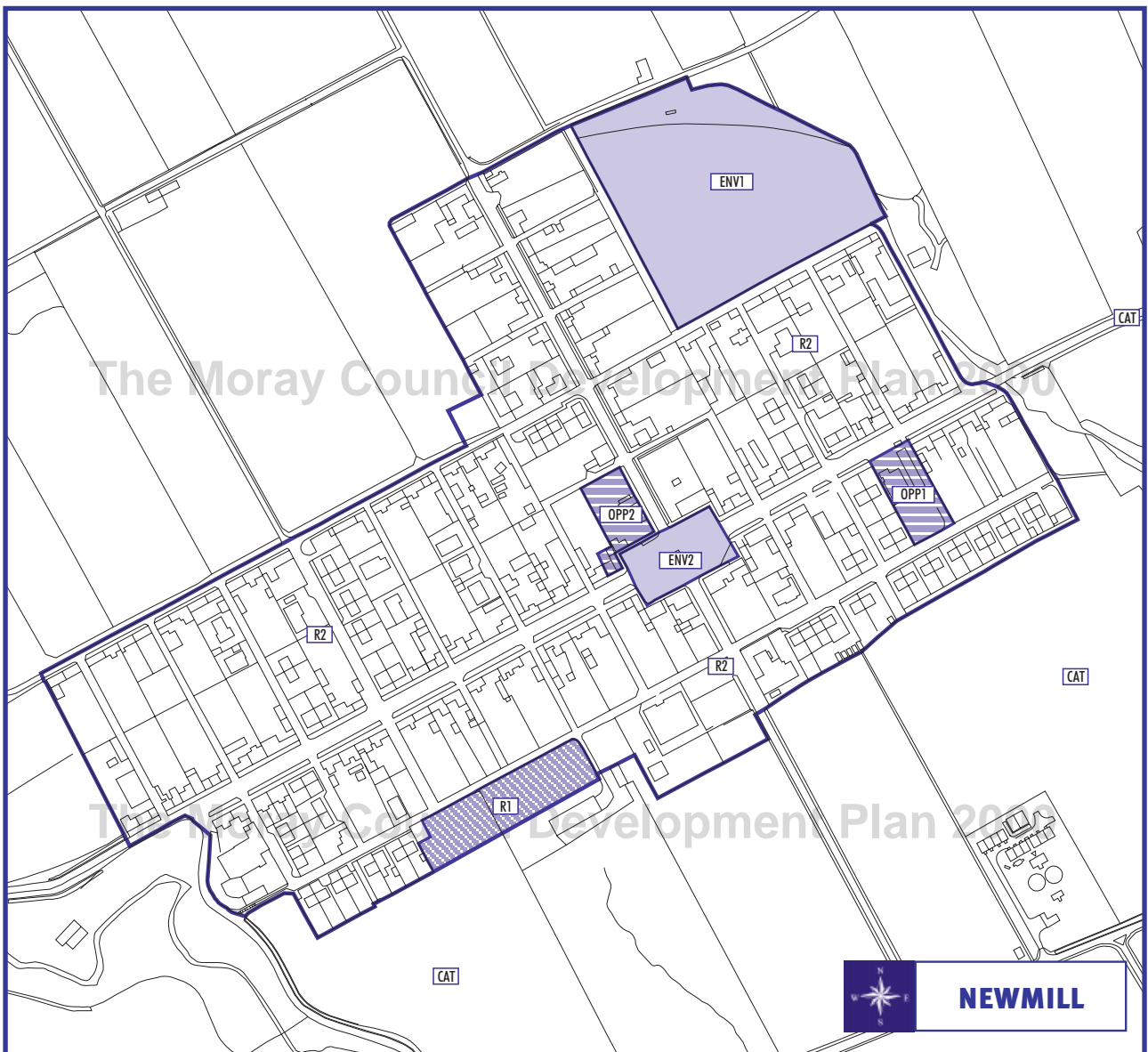
- R1 Isla Road**
An infill site which could accommodate approximately 6 houses. Isla Road should be widened to improve access as part of any planning application. Wastewater sewers are available.
- R2 Gap Site/Sub-Division/Backland Development**
Within Newmill there is a mixture of land uses and building types. Although parts of the village have been marred by unsympathetic buildings much of the original planned settlement remains. Proposals for new development should not break up the street pattern nor lead to unnecessary loss of the remaining stone boundary walls. Where original stone built houses border a development site, the design and materials used in any new building should be in keeping with them.

WASTE WATER TREATMENT

There is adequate capacity to cope with the limited development opportunities present within the village, however the impact on the receiving watercourse requires constant monitoring.

FLOOD PREVENTION

The Moray Council will pursue the preparation of a Flood Prevention Scheme for Newmill under the terms of the Flood Prevention (Scotland) Act 1961 as amended. This scheme will be prepared in line with statutory process under the Act, require extensive hydrological research and will be subject to public consultation and environmental assessment.



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