

SETTLEMENT PROFILE

ROMANNOBRIDGE

This profile should be read in conjunction with the relevant settlement map.

DESCRIPTION

Romannobridge is located 10 miles north west from Peebles. The population of Romannobridge according to the 2001 Census is 175. It is located outwith the Strategic Development Areas as defined in the Strategic Development Plan.

PLACE MAKING CONSIDERATIONS

The village is subdivided into two distinct parts. The southern portion of Romannobridge contains the original village focussed around the Romano Inn and the crossing point of the Lyne Water. This attractive compact group of buildings was later extended to the south west along the western side of the Edinburgh to Moffat road either side of the primary school.

The northern portion of the settlement developed in more recent years between Woodlands House, the cemetery, and Romano House Farm. Development has been along either side of the A701 and more recently the cul-de-sac development at Halmyre Loan.

The Lyne Water which flows alongside and through part of the settlement is designated a Special Area of Conservation. The southern and original part of the settlement also contains a number of listed buildings which include the Old Bridge over the Lyne Water.

The Plan does not propose any allocated land use proposals nor does it identify any areas for longer term development or protection in Romannobridge.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

Peebles Secondary School is forecast by the Director of Education and Lifelong Learning to face some capacity issues from 2016 onwards. Developer Contribution towards school provision within the catchment will be requested, commensurate with the size and type of the development and in accordance with Developer Contribution Policy.

With regards to Waste Water Treatment Works, Romannobridge has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

Scottish Borders Council
Local Development Plan 2016
Romannobridge

 Development Boundary



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