

Response ID ANON-VDDE-RP91-F

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on 2020-11-15 15:55:20

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:

Dr Andrew Leach

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

[REDACTED]

Address line 3:

[REDACTED]

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Sites in Settlements P to Z

Which Site are you commenting on?

Sites P-Z:

Reston: MREST001: Auction Mart: Mixed Use

What are your comments regarding this Site? :

[REDACTED] I, and my wife [REDACTED], are submitting comments with regard to this proposal for mixed use in the local development plan.

We purchased [REDACTED] in August 2019 and were fully aware of the previous planning application - 08/01531/FUL and the subsequent withdrawing of the then applicant, and the possibility that it may one day again be the subject of a further planning application.

In principle we have no objection to redeveloping this land as some of it has become rather an eyesore in the village, chiefly the part nearest Main Street in Reston.

However, we have several concerns that we would raise:

1. We note that the land is now designated for mixed use, rather than just residential use. Mixed use is a very loose term and could mean almost anything being

put forward for planning. We would object strongly if this meant industrial works were planned to be built near our house. Can mixed use be defined more clearly?

2. We note that the number of houses suggested is now 100. It was 111 in 2009. However, we feel that this is a huge number of houses to be accommodated on this piece of land, and the density would be considerable. It appears from the drawings in the LDP that there would not be much room for gardens. Surely this is an important consideration, especially as gardens have been proven to be so important with respect to both physical and mental health? Such density of housing suddenly appearing in this small village - approximately doubling the population - would severely strain the infrastructure. A more reasonable density would be 50 new houses with bigger gardens.

3. We would resist and object most strongly any proposal to build and/or put down concrete or tarmac anywhere near our property boundaries; [REDACTED]. Both these boundaries have mature Lime trees established along them and the branches spread at least 10 meters over the piece of land. The planning officer in 2019, in a separate (and unrelated) planning report described that these trees do contribute to the surrounding landscape and streetscape and hold public amenity value. They are very important to us and local wildlife and birds as well. There are few other trees in the nearby surrounding landscape. We would insist that measures would be taken by any developer to protect these trees.

4. The Briery Burn that runs down the southern side of this piece of land is proposed to be a drainage facility for the development. But this Burn is very small and quickly fills up in any significant rain. The risk of fluvial flooding is very real here. The culvert beneath the road was enlarged a few years ago to help with this, but it is still only just big enough. Also, it is most alarming to read of the proposal to site a detention pond [REDACTED]. This is a risk for overflow flooding, and a very definite risk for children, unless it is securely fenced off. But also, the neighbouring piece of land, SREST001, which is identified for longer term development, is a flood plain. This is totally unsuitable for any development. The proposal to have a pumping station at the detention pond raises questions of noise from this. An up to date flood risk assessment needs undertaking for all of this land.

5. Our property is served by a septic tank, and a separate septic tank serves [REDACTED]. Both these tanks run off into the Briery Burn. So this proposed development would impact on this run off function. Perhaps there should be a condition that any future developer would arrange and pay for connecting us to the main sewer? I understand that access to our neighbours septic tank, which is situated in our rear garden, requires the pump out lorry to drive into the present field and drop the hose over our fence. This situation will have to be investigated further in any future proposals.

6. The access to Reston from the A1 trunk road is the only access from the A1. It is at the best of times a hazardous junction. Sight lines to the north when exiting the village are limited and vehicles are travelling at least 60mph. It is also a staggered crossroad junction with the opposite road going towards Coldingham. This junction will have to be assessed and significant improvements made to make it much safer.

7. In conclusion, we agree in principle to the redevelopment of MREST001, but as described above, to a much more realistic density of housing, and especially a much enhanced drainage and flood risk reduction programme.

We do understand that some of these matters we have raised may be more suitable addressed at any development management stage.

What would you like to do now?

Comment on other Site in P to Z settlements

Comment on Sites in Settlements P to Z - page 2

Which Site are you commenting on?

Sites P-Z:

Reston: SREST001: Reston Long Term 1: Longer Term Housing

What are your comments regarding this Site? :

This site is a flood plain and is totally unsuitable for any development. It should be removed from the LDP.

Which Site are you commenting on?

Sites P-Z:

Reston: zRS3: Reston Station: Railway Station

What are your comments regarding this Site? :

We are supportive of the proposal to build a new rail station on this site, and have already been in consultation with the applicants and submitted our views. Car parking will need careful consideration particularly with regard to surfaces and any future potential flood risk from run off.

Which Site are you commenting on?

Sites P-Z:

What are your comments regarding this Site? :

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What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)