

SETTLEMENT PROFILE

RESTON

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

DESCRIPTION

Reston is located 6 miles west of Eyemouth. The population of the village according to the 2001 Census was 335. Reston is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan.

PLACE MAKING CONSIDERATIONS

Reston sits in the rolling lowland landscape associated with the Eye Water which flows to the north of the settlement. The settlement follows a linear form running east to west and the surrounds are made up of arable and pasture fields. Reston was formerly a stop on the East Coast Main Line and the western end of the village is split by the tracks. The settlement is mainly residential in character with more modern housing towards the eastern and western ends and traditional row housing, of various elevations, fronting on to the Main Street.

Reston does not have a Conservation Area but contains 8 Listed Buildings.

Reston is well placed to contribute land towards housing targets. The Consolidated Local Plan identified two housing allocations and a redevelopment allocation. The Local Development Plan (LDP) continues to identify the two housing allocations but the redevelopment allocation is changed to a mixed use allocation; it should be noted that there is an existing permission for housing on this site as well as an approved Development Brief (Reston Auction Mart). These allocations are sufficient to meet identified demand.

There is likely to be longer-term demand for housing in Reston, particularly if a railway station is reinstated. As a result two areas are identified, SREST001 and SREST002. The Development Brief for Reston Auction Mart gives guidance on these sites, as well as the land safeguarded for a railway station (zRS3).

As longer-term development is proposed to the south of Reston, development in other directions will be resisted. The north of the settlement is also constrained by flood risk, while the fields over the railway are designated as prime agricultural land.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

The Director of Education and Lifelong Learning has advised that there are severe capacity issues in Reston. The existing school is constrained and is not suitable to be extended therefore a suitable replacement site will need to be found. There are potential opportunities related to the sites allocated for housing, mixed use and the indicative longer term housing areas. A contribution towards Eyemouth High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

With regards to Waste Water Treatment Works, Reston 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 and Planning Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BR5	West Reston	1.0	20
Site Requirements			
<ul style="list-style-type: none"> Planting on the south-eastern boundary to provide enclosure to the site and define a settlement edge, and on the south west edge to protect amenity of neighbouring property Retain the hedge planting on the north west edge where appropriate Vehicular access off the B6438 in line with advice from the Council's Roads Planning team Pedestrian access from the B6438 Investigation of possible archaeological links on the south east boundary of the site. 			
BR6	Rear of Primary School	1.6	16
Site Requirements			
<ul style="list-style-type: none"> Planting on the western boundary to help provide a settlement edge and enclosure to the site Retain hedges on northern and southern edges where appropriate Cognisance of the amenity of the existing residential property on the site Provision for vehicular access from the B6438 in agreement with the advice of the Council's Roads Planning team Pedestrian access through the site from the B6438 and on to the unclassified road to the north Take advantage of the southerly aspect and views from the site A flood risk assessment is required to inform the site layout, design and mitigation. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SREST001	Reston Long Term 1	3.9	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Reston Auction Mart), which shall be updated to consider the need for flood risk assessment. 			
SREST002	Reston Long Term 2	2.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Reston Auction Mart), which shall be updated to consider the need for flood risk assessment. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MREST001	Auction Mart	4.0	100
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Reston Auction Mart). 			

TRANSPORTATION

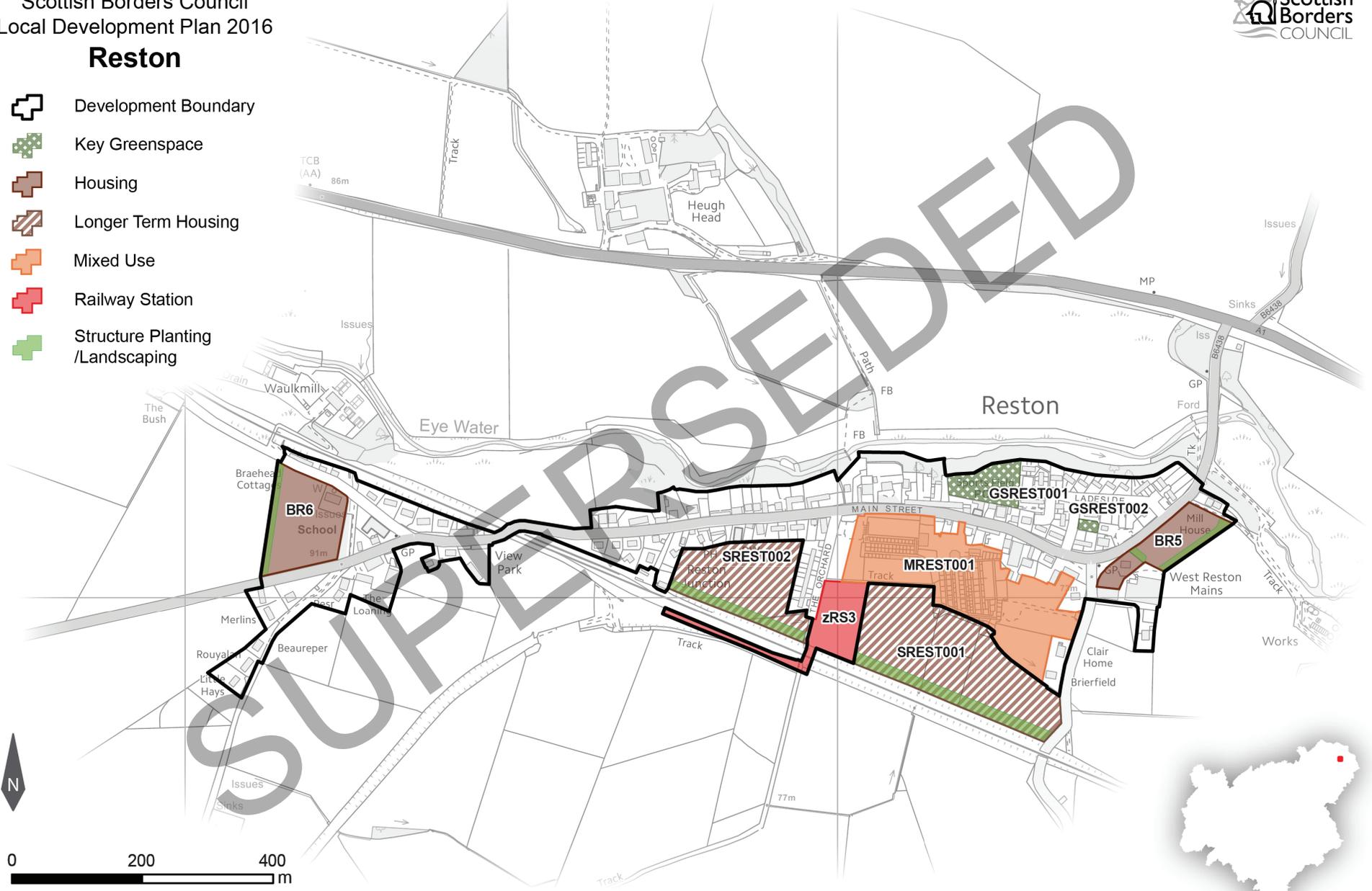
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zRS3	Reston Station	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Reston Auction Mart). 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSREST001	Sports Field	0.6
GSREST002	Play Area	0.1

Reston

-  Development Boundary
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Railway Station
-  Structure Planting /Landscaping



Reston

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