

# SETTLEMENT PROFILE

## EDNAM

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

### DESCRIPTION

Ednam is located in the Central Borders Housing Market Area, almost 3 miles north of Kelso. The settlement is located within the Central Strategic Development Area, within the Development Strategy in the Strategic Development Plan. The population of Ednam according to the 2001 Census is 140.

### PLACE MAKING CONSIDERATIONS

Ednam is located along the B6461 and lies north of the Eden Water. The most recent development within the village has been a small scale housing development at the north eastern end of the village at Eden Park.

The Plan provides one housing allocation to the west of the village at West Mill. To the east of this allocation, a site has been allocated to accommodate an expansion of the existing cemetery. The Plan also identifies the Playing Fields at Ednam Primary School as a key greenspace for protection.

The longer term areas for future expansion beyond this Local Development Plan period will be to the north and to the east. The areas for longer term development are indicative only and will require further detailed assessment.

### 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.

The accommodation and facilities at Kelso High School have been identified as being unsuitable for future use particularly when the areas for longer term development are taken onto account. It has been agreed to build a new, modern school nearby the current site. The new school is due to open in 2016. In accordance with developer contribution policy, a contribution towards the additional facilities at the new Kelso High School will be sought, to recoup the capital invested by the Council.

With regards to Waste Water Treatment Works, Ednam uses the pump station at Kelso which 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/Development Briefs where applicable.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEDNA002	West Mill	1.3	12
Site Requirements			
<ul style="list-style-type: none"> <li>• Site is to be accessed via Poppleburn Park</li> <li>• Structure planting required on the western and northern boundary to resist further development to the west and to reinforce settlement edge and reduce visual impact</li> <li>• New appropriate boundary treatment would be required between this site and the allocated cemetery expansion.</li> </ul>			

### CEMETERY

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FEDNA001	Ednam Cemetery Expansion	0.05
Site Requirements		
<ul style="list-style-type: none"> <li>• Suitable boundary treatment to the west is required</li> <li>• Archaeological assessment required.</li> </ul>		

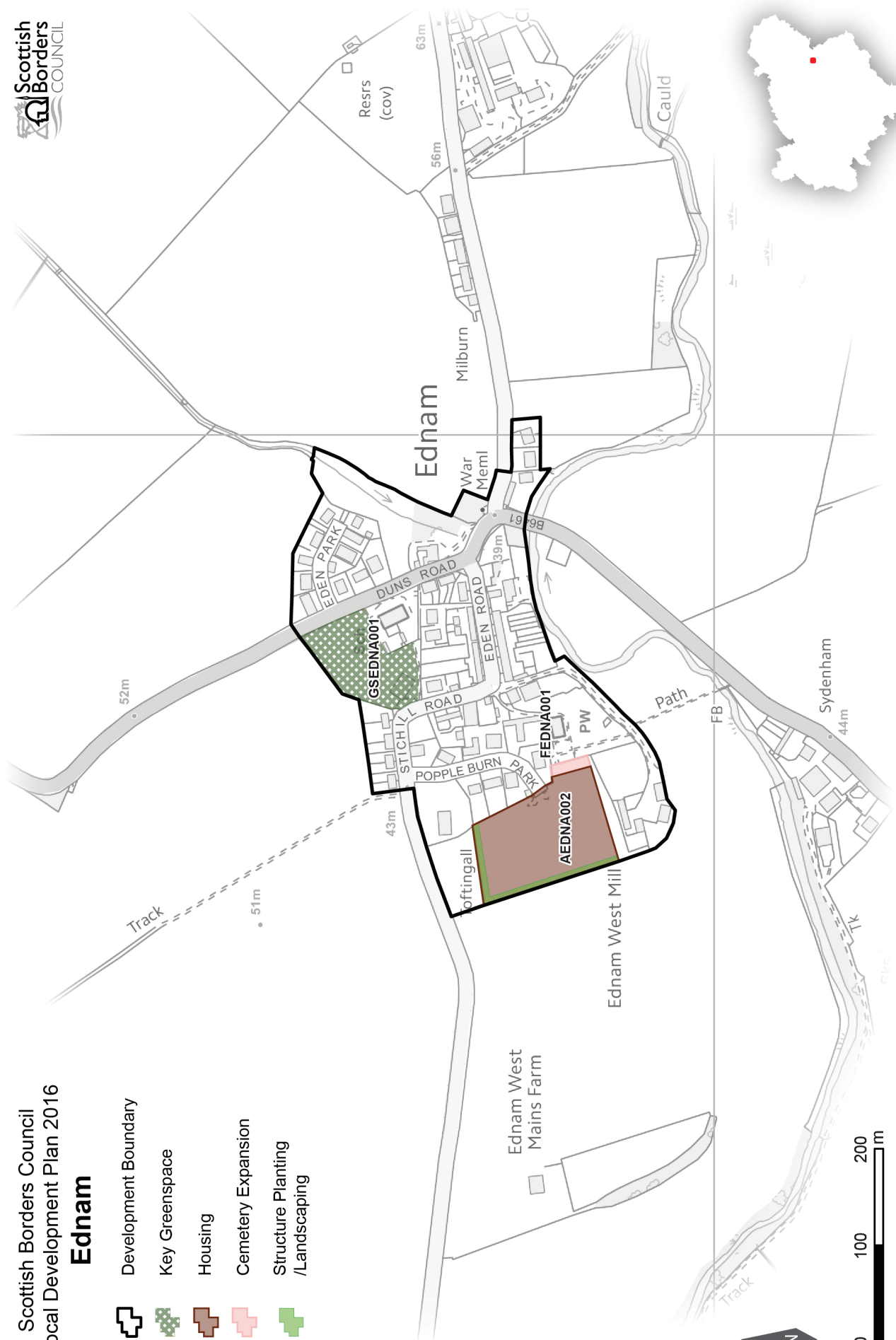
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDNA001	Playing Field	0.8

Scottish Borders Council  
Local Development Plan 2016

**Ednam**

-  Development Boundary
-  Key Greenspace
-  Housing
-  Cemetery Expansion
-  Structure Planting /Landscaping



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