

Supporting Statement for Eyemouth Local Place Plan

Prepared by: EYEMOUTH TOWN TEAM

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Introduction

This Supporting Statement forms part of the Local Place Plan submission to Scottish Borders Council and is accompanying the Eyemouth Local Place Plan dated 04/10/2025

The development of the Eyemouth Place Plan has been a community-led process, driven by the Eyemouth Town Team, and prepared in partnership with New Practice, with input from Ekosgen (GC insight) consultants. While the majority of input has come from individuals and organisations within the community, Scottish Borders Council, Borders Community Action Plan and South of Scotland Enterprise have also had an integral role in its development.

The Eyemouth Place Plan 2025 – 2035 sets out a ten-year vision for the town's growth, developed through a community-led, government-supported process. In addition to collecting community visions and aspirations for the town's development, the Local Place Plan also responds to the Borderlands Place Programme requirements, as Eyemouth was one of the four towns in the Scottish Borders selected to benefit from the Borderlands Place Programme.

The Place Plan also aligns with further national, regional and local development frameworks such as the Scottish Government's National Planning Framework 4 (NPF4), the Scottish Borders Council's Local Development Plan 2 (LDP2), the Berwickshire Locality Plan, and others. These frameworks focus on sustainable development, community wellbeing, and environmental growth, shaping Eyemouth's future in a

socially and environmentally responsible way. By aligning local priorities with broader strategic goals, the Plan ensures Eyemouth continues to meet the needs of its residents.

Contact details

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Regard given to the Local Development Plan

The Local Development Plan 2 (LDP2) sets out planning policies and land use proposals to guide sustainable development across the region. Adopted in August 2024, LDP2 covers a 10-year period, shaping housing, infrastructure, economic growth, and environmental protection.

The Eyemouth Place Plan has taken onboard specific regard to the Local Development Plan, as noted below:

- Policy PMD2 Quality Standards, which aim is to ensure that all new development, not just housing, is of a high quality and respects the surrounding environment
- Policies ED3 and ED4, which recognise the importance of enhancing the role of town centres to improve social wellbeing and cohesion, through the provision of easy-to-access key services
- Policy EP12, which focuses on the importance of green networks, and where Eyemouth is identified as key location for a series of Key Green Networks to protect the natural environment whilst improving quality of life
- The supplementary Planning Guidance document, Placemaking & Design has also been taken into regard

There are existing briefs in the LDP2 for Eyemouth, which are:

- Former Eyemouth High School, Eyemouth
- Gunsgreenhill, Eyemouth
- The Steadings Acredale Farm, Eyemouth

The Eyemouth Local Place Plan sets out an alternative vision for the Former Eyemouth High School site, differing from its current allocation in LDP2. This revised approach reflects a strong community desire to see the site transformed into a central Town Park. Such a development would not only align with the relevant policies listed above, but also contribute meaningfully to long-term wellbeing in Eyemouth. Details of

amendments been sought to the LDP2 are given in the 'Reasons for amendments being sought to the Local Development Plan' chapter below.

The wider Eyemouth Place Plan should be considered in the next LDP process once registered as a Local Place Plan, as it sets out community aspirations and identifies a series of projects for the development or use of land and buildings within Eyemouth.

The Place Plan projects, and community aspirations are set out on pages 45 - 69 of the Eyemouth Place Plan.

Regard given to the National Planning Framework

The National Planning Framework 4 (NPF4) is a strategic document issued by the Scottish Government and adopted in 2023. It sets out national policies and priorities for land use in Scotland. NPF4 integrates planning policies with climate and environmental considerations, aiming to promote sustainable and inclusive growth, and supports Scotland's commitment to achieving net-zero carbon emissions by 2045.

The Eyemouth Place Plan aligns with the ambitions of NPF4 by promoting sustainable development, enhancing community wellbeing, and supporting a resilient local economy through the four overarching objectives:

- **A Vibrant Local Life:** A series of projects that provide Eyemouth with accessible and vibrant spaces to enhance leisure, education and community life. Improvements will focus on creating inviting parks, upgrading recreational facilities, providing new gathering spaces and social infrastructure to foster connections, ensuring lasting value for residents and visitors alike.
- **Town Centre and Beach Regeneration:** A series of interconnected projects designed to enhance Eyemouth's town centre, and boost local economy. From improving accessibility at the beachfront and public toilets to revitalising shopfronts and historic buildings. Ensuring the economic growth of the town.
- **Sustainable Growth:** A series of projects that aim to drive sustainable improvements that futureproof Eyemouth, supporting the town's journey toward national net-zero targets. The overarching objective is to enhance Eyemouth's resilience and ensure its long-term sustainability whilst also promoting healthier lifestyles.
- **Future Legacy:** A vision for Eyemouth's lasting improvements that enhance community pride and set the stage for a brighter future that deals with community expansion. To ensure a future that celebrates local culture, encourages visitors, strengthens the town's appeal, and fosters a sense of ownership among residents.

Regard given to the Locality Plan

The Berwickshire Locality Action Plan is a strategic document developed by the Scottish Borders Council to address the specific needs and priorities of the Berwickshire area. The Eyemouth Place Plan aligns with the Berwickshire Locality Plan 2020 as set out in the table below:

Berwickshire Locality Plan 2020 Priority	Eymouth Place Plan Objectives	Eymouth Place Plan Projects
Improve the connectivity within and out with Berwickshire, including: - Transport (infrastructure and service provision)	<ul style="list-style-type: none"> • Sustainable Growth 	10. Walking, wheeling and cycling infrastructure 11. Community-led bus service
Support and make the most of existing Tourism opportunities	<ul style="list-style-type: none"> • Town centre & beachfront regeneration • Future Legacy 	4. Beachfront and Bantry improvements 11. Coastal walking route surfaces and signage improvements 16. Tourist Accommodation
Increase the range of affordable and accessible housing options available across the locality	<ul style="list-style-type: none"> • Vibrant Local Life 	3. Community Housing
Invest in and create community facilities and spaces.	<ul style="list-style-type: none"> • Vibrant Local Life 	1. Community Hall 2. Eyemouth Town Park Initiative
Work with local communities on regenerating and reimagining their local places (town centres, village halls, play areas etc.)	<ul style="list-style-type: none"> • Town centre & beachfront regeneration • Future Legacy 	6. Refresh Town Store Frontages 9. Eyemouth's Built Heritage 14. Upgrade Existing Play Parks

Reasons for amendments being sought to the Local Development Plan

The Former Eyemouth High School site is currently allocated for housing in the existing Local Development Plan (LDP2) and the accompanying Planning Brief. However, through

the development of the Eyemouth Local Place Plan, the community has identified a different and more locally aligned vision for this site.

The Place Plan recognises this centrally located land as a unique opportunity to meet long-standing community aspirations. Rather than housing, the site is seen as the most appropriate and strategic location for a central town park, something the community has consistently expressed a strong desire for. Creating a green, accessible space in Eyemouth would not only support the Plan's wider objectives around wellbeing, connectivity, and placemaking, but also act as a catalyst for community-driven regeneration.

In collaboration with Scottish Borders Council (SBC), the Eyemouth Town Team has initiated early conversations and produced initial sketches to explore how the site could be transformed to better serve local needs. Further detail on this proposal can be found on pages 51–52 of the Eyemouth Local Place Plan.

Community support for the Local Place Plan

The Place Plan is fundamentally a community-driven process, where proposals and aspirations were shaped by the voices of those who live and work in Eyemouth. Community engagement took place through two phases.

The first phase of community engagement was led by the Town Team, who conducted surveys, focus groups, and dedicated sessions with young people to explore their aspirations for Eyemouth's future. This process provided a wealth of insights, which was then analysed to identify key themes, trends, and emerging needs. Phase 1 outcomes were instrumental in shaping the ambitions and initial longlist of potential projects, forming the foundation for the next stages of the Place Plan's development.

Building on the insights gathered in Phase 1, the second phase of community engagement focused on narrowing down the longlist of 32 potential projects. With clearly defined ambitions and proposals emerging from the initial engagement, this phase aimed to understand which projects were the highest priorities for the community. Residents and stakeholders were invited to provide feedback, helping to shape the shortlist of projects that would form the foundation of the final Place Plan.

Details on Community Engagement, and how this informed the Eyemouth Place Plan, can be found on pages 24 – 43 of the Place Plan.

Evidence of compliance with Regulation 4

The proposed Local Place Plan and information notice were sent on 04/07/2025 to:

List of Councillors to whom the proposed Local Place Plan was sent

Aileen Orr (Aileen.Orr@scotborders.gov.uk)

Carol Hamilton (Carol.Hamilton@scotborders.gov.uk)

James Anderson (James.Anderson2@scotborders.gov.uk)

List of Community Councils to whom the proposed Local Place Plan was sent

Burnmouth CC (burnmouthcc@gmail.com)

Ayton CC (AytonCommunityCouncil@gmail.com)

Coldingham CC ([REDACTED] / coldinghamcommunitycouncil@outlook.com)

Appendix