
EYEMOUTH PLACE PLAN

2025 - 2035



***“IT IS THE PEOPLE OF EYEMOUTH WHO MAKE
THE TOWN TRULY SPECIAL”***



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 (SBC), Borders Community Action (BCA) and South of Scotland Enterprise (SOSE) have also had an integral role in its development.

Thank you to everyone for your contributions.

Cover picture by David Lough.



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EXECUTIVE SUMMARY

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. Led by the Eyemouth Town Team (ETT), with support from Scottish Borders Council (SBC), and South of Scotland Enterprise (SOSE). The Place Plan ensures that local priorities shape future development. The ETT engagement process started in early May 2024 and was continued by New Practice (NP) who were appointed in Autumn 2024 to assist with delivering the Place Plan, building on existing knowledge and community engagement. The process followed a structured approach, as outlined below:

RESEARCH

- ETT gathering of local insights;
- NP desk-based research including mapping assets, opportunities, and challenges;
- Outcome of research was a clear picture of local needs and aspiration.
- NP carried out further engagement, using the six themes and potential projects to understand local aspirations for the next 10 years;
- NP engagement activities included the delivery of digital and printed promotion, a dedicated web landing page, online and paper surveys, a community exhibition, booklets and other in-person events.

COMMUNITY ENGAGEMENT

- Scottish Future Trust Introductory Workshops;
- ETT engagement activities included surveys, focus groups, and outreach to young people - the outcome was a series of priorities and potential projects for Eyemouth;
- NP analysed the outcomes and grouped potential interventions into six overarching themes, as follows:
 - » Spaces for People and Leisure
 - » Celebrating Culture and Creativity
 - » Connectivity and Movement
 - » Supporting Tourism and Local People
 - » Town Regeneration
 - » Retrofit Strategy for Prominent Buildings

EYEMOUTH PLACE PLAN

- Through the analysis of community engagement outcomes, four key objectives were identified which guided the finalisation of the Place Plan and its proposed projects:
 - » Vibrant Local Life
 - » Town Centre & Beachfront Regeneration
 - » Sustainable Growth
 - » Future Legacy
- Each objective includes spatial and non-spatial projects of varying scale and timeframe, with stakeholders and funding sources identified, ensuring both small and large initiatives support Eyemouth’s long-term prosperity.

INTRODUCTION

Eyemouth was selected as one of four towns in the Scottish Borders to benefit from the Borderlands Place Programme. This initiative, backed by government funding, aims to invest in town development and renewal. To access the funding available, each town was required to create a community-led Local Place Plan.

A Local Place Plan helps community identify regeneration priorities and projects, whilst also outlining steps to secure funding and drive progress. The Eyemouth Place Plan sets a vision for the next ten years (2025 - 2035), and aligns with the Borderlands Inclusive Growth Deal's ambition to support town regeneration through the four investment themes of enabling infrastructure, improving places, supporting business, innovation and skills, and encouraging green growth. Funding available could be used for, but are not limited to, the following:

- Land and property acquisition;
- Remediation of vacant and derelict sites;
- Property development and conversion for mixed uses;
- Arts, culture, visitor economy, and community facilities;
- Shopfront and business improvements;
- Upper-floor development for housing and other uses.

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. For more details on the policy context, refer to Appendix 2 - Policy Context.

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.

Once the Place Plan is registered via the Council, and once it is approved by the Place Programme Board, the Town Team can develop a Town Investment Plan, which will focus on the project(s) deliverable under the Borderlands Place Funding.

Whilst there may not be funding available for all the projects under the Borderlands Programme, the Place Plan offers a unique opportunity to identify and group community priorities in one vision document which can be used to apply for further funding streams as well as to make sure community voices are heard in decision-making and planning processes.

PLACE PLAN BOUNDARY

For the purpose of this document, in relation to the criteria and requirements of the Borderlands Place Programme, the boundary for the contents of the Eyemouth Place Plan has been set to the same extents set out for Eyemouth in the Local Development Plan 2 (LDP2) of Scottish Borders Council.

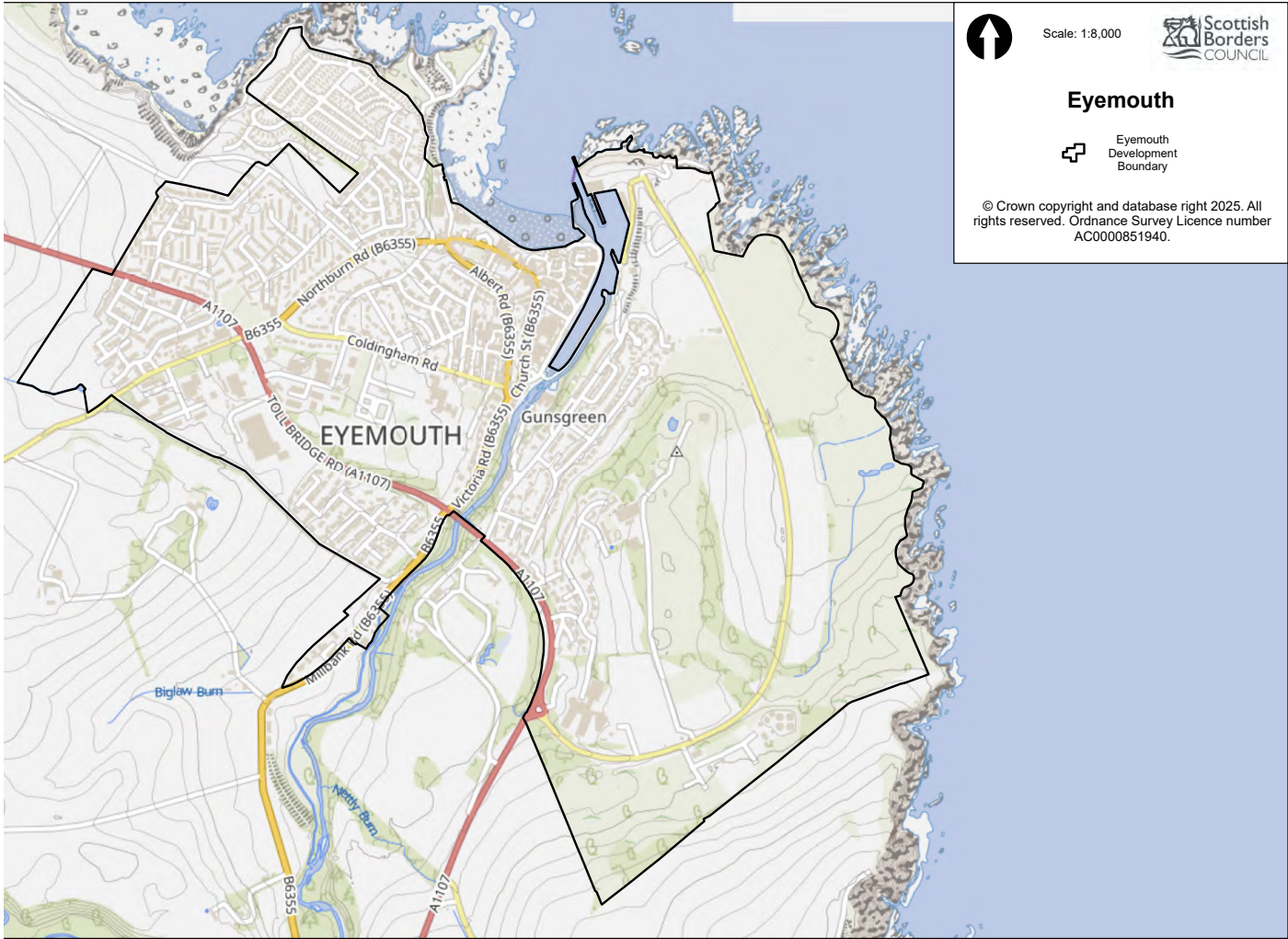


Image Source: Scottish Borders Council

EYEMOUTH IN CONTEXT

REGIONAL CONTEXT

Eyemouth is a small fishing town and civil parish on the east coast of Berwickshire in the Scottish Borders. The town’s name comes from its location at the mouth of the Eye water. The Berwickshire coastline consists of high cliffs over deep clear water with sandy coves and picturesque harbours.

Eyemouth is situated 9 miles north of Berwick Upon Tweed, 51 miles from Edinburgh and 73 miles from Newcastle, and access to the North and Southbound A1 is only 2 miles away. The East Coast rail line operates from the local stations of Berwick Upon Tweed and Reston, which is 5.7 miles away.



HISTORICAL CONTEXT

Eyemouth is literally the place where the mouth of the River Eye meets the sea.

As Berwickshire’s only safe haven it was always an important port. In the 18th century a stone harbour was built to accommodate the many coastal trading ships using Eyemouth. By the 1840s fishing had become the main focus of the town, but a row with the Church of Scotland threatened to destroy the whole industry. Led by Wullie Spears the fishing folk successfully rebelled against the Kirk’s demand for a tax (tithe) on their landings. A statute to Spears and his call of ‘Pay No Tithe!’ proudly stands in the Market Place. Not long after this victory a huge new harbour was being planned, when a dreadful storm broke over the town on 14 October 1881. Half the fleet was destroyed and of the 189 men who were drowned, 129 were from Eyemouth. A third of the men of the town.



Wullie Spears Statue



Disaster Memorial

This became known locally as Black Friday and is commemorated in a memorial located in the auld cemetery. A moving sculpture to the women and bairns who were left behind, is located on the Bantry and a tapestry woven at the centenary of the disaster in 1981 is housed in Eyemouth museum.



Widows & Bairns (Black Friday sculpture)

Every July, the sea faring traditions of Eyemouth are celebrated in the Herring Queen festival, with the crowning of a local girl who is brought into the harbour on board a boat.

But Eyemouth has many other historic strands. Fort Point, which overlooks the bay, was a formidable and heavily garrisoned military base in the mid 17th century, and Gunsgreen House was

built in 1753 for John Nisbet, a merchant who, along with most of the Eyemouth population of the time, was a renowned smuggler.

On a darker note Eyemouth witnessed some of the worst witch-hunts in 16th century Scotland, with many unfortunate women, and some men seized, and many burned along the foreshore.

In 1849 more than a hundred townsfolk died in a cholera outbreak, and the original cemetery, bordering High Street, had to be raised to accommodate the dead. At the side of the entrance is a Watch-House built to guard against body-snatchers who were active in the 1820s.

The town centre and harbour are a designated Conservation Area, preserving their historic character with 64 listed properties. Despite modern expansions, including new housing and a High School, the harbour retains its charm as a working fishing port, supporting local wildlife and attracting visitors. This balance of heritage and progress ensures Eyemouth remains a vibrant coastal community.



Eyemouth Harbour c1900



Fort Point (Dual Cannons)



Eyemouth Herring Queen festival celebrating 80th Anniversary with past Herring Queens

EYEMOUTH TODAY

ASSETS, OPPORTUNITIES, CHALLENGES

Despite the decline of the East Coast fishing industry in the late 20th century, Eyemouth remains an active port. In recent years, the deep water basin supports fishing boats and NNG windfarm vessels, whereas the inner harbour acts as a visitor attraction for diving/angling vessels, leisure crafts and crave boats. Eyemouth Harbour Trust is currently exploring future options for the harbour. The Eyemouth Harbour Masterplan serves as a strategic framework and blueprint for its physical development. Refer to Appendix 3 for further information.

The town has also benefited from a growing tourism industry, drawn to its unspoiled seaside charm and the scenic Berwickshire coastline. However, this growth presents challenges, such as seasonal population fluctuations and increased summer traffic congestion. Eyemouth has long faced the forces of nature, with winter storms and high tides posing risks to the town. The surrounding cliffs, shores, and shallows attract outdoor enthusiasts, while the town’s Royal National Lifeboat Institution (RNLI) station, located in the harbour, operates both an all-weather vessel and an inshore lifeboat. Coastal emergencies are covered and crewed by dedicated volunteers from RNLI, Eyemouth Coastguard, Eyemouth Community Fire Station. Eyemouth is also fortunate to have first responders. Together these create a dedicated “Blue Light” service for Eyemouth.

The community plays a central role in maintaining the town’s vibrant character. Many shops and properties along the High Street still reflect Eyemouth’s historic charm, and local businesses come together with the community to host regular events.

Ultimately, it is the people of Eyemouth who make the town truly special. Their hospitality and strong sense of community spirit ensure that Eyemouth continues to develop as both a working port and a cherished coastal destination.



Eyemouth inner harbour



RNLI Volunteers

Eyemouth Overview

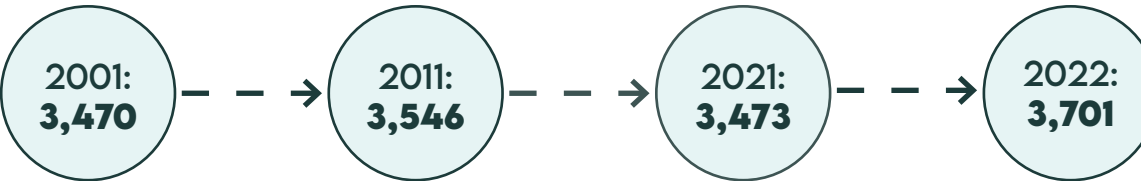
Eyemouth’s population has remained stable, reaching 3,701 in 2022, with an ageing workforce and fewer younger residents. The 2020 Scottish Index of Multiple Deprivation (SIMD) highlights that most of the town falls within average levels of deprivation however, when looking at each Datazone individually, some areas stand out as more deprived in one or more of the key areas - employment, income, health, and education.

Eyemouth faces ongoing challenges related to deprivation, particularly in areas such as employment and income. To support sustainable growth, targeted interventions are needed to attract younger residents, improve local employment opportunities, and address health and educational disparities.

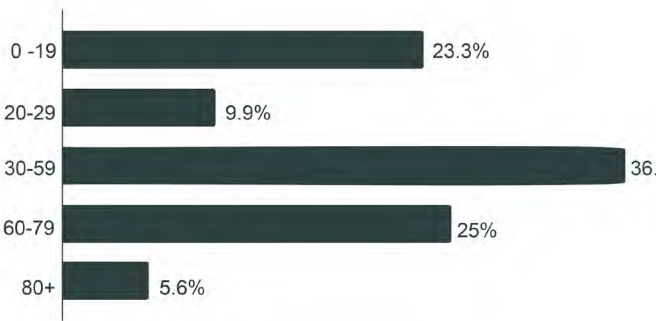
Eyemouth’s economy is primarily driven by its fishing industry, which remains a significant part of its coastal economy, alongside its growing tourism sector. The town is also exploring opportunities in offshore renewable energy, which has the potential to diversify and strengthen its economic base.

Footfall data from the Scottish Borders Council’s Town Centre & Retail Survey suggests that while Eyemouth sees fluctuations in visitor numbers, local retail continues to play an important role in its economy, particularly in providing essential goods and services for both locals and tourists.

Local population



Despite the stable population, middle-aged residents outnumber young adults nearly 2:1. This ageing workforce raises concerns about skills gaps, housing, and job opportunities. To sustain schools, businesses, and services, planning must attract younger residents while supporting an older population.



Employment and Income Deprivation

Eyemouth experiences notable employment and income deprivation, with pockets of economic hardship linked to the decline of traditional industries such as fishing. The town has a higher-than-average unemployment rate compared to the Scottish Borders region, with many jobs being seasonal or low-paid, particularly in tourism, retail, and hospitality. As of December 2023, the unemployment rate in the Scottish Borders was approximately 3.4%. While specific unemployment figures for Eyemouth are not readily available, reports such as the ‘2022 Socio-Demographic Profile of Eyemouth’ indicate that the town experiences elevated unemployment levels. Limited access to higher-paying employment opportunities and reliance on benefits contribute to income deprivation, affecting overall economic resilience. Ongoing projects such as the Eyemouth Harbour Masterplan could boost the local economy, with new employment opportunities.

Education

Eyemouth High School has a university progression rate of 28% over the past four years, which is 14% lower than its virtual comparator. Each year this amounts to an average of approximately 22 students. Despite these challenges, the school has achieved positive outcomes in other areas. The Scottish Borders Council’s Standards and Quality Report for 2023-24 indicates that initial school leaver destinations remain consistently high, with a slight increase to 96.85%, marking the highest rate in five years. Notably, Eyemouth High School was among the institutions surpassing the Scottish Borders average in this regard.

Health

Whilst Eyemouth faces certain health challenges, particularly concerning emergency admissions among older residents and premature mortality, its overall health outcomes are comparable to regional and national trends. The Scottish Borders region, including

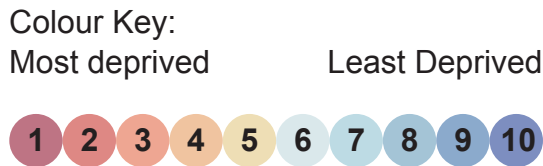
Eyemouth, faces health disparities influenced by factors such as digital connectivity and rural isolation. The “Tackling Health Inequalities in the Scottish Borders 2024-2030” strategy emphasises the need for preventive measures to improve health outcomes.

Tourism

Eyemouth has experienced fluctuations in tourism over the years. The town’s appeal lies in its rich maritime heritage and natural beauty. Attractions such as the Eyemouth Harbour, the Eyemouth Museum, and the “Widows and Bairns” monument draw visitors interested in history and culture. Outdoor enthusiasts are captivated by the Berwickshire coastline, which offers wildlife watching opportunities and scenic landscapes. Tourism growth in Eyemouth can also foster sustainable economic benefits. The Scottish Borders region welcomed 316,000 overnight visitors in 2023, contributing £115 million to the local economy. By positioning itself as a key coastal destination, Eyemouth can capture a share of this market, boosting local businesses and creating employment opportunities. Investment in green tourism initiatives, such as eco-friendly accommodation could further support long-term growth.

Household Estimates

Of the 1,719 dwellings in Eyemouth in 2022, a higher proportion than average are occupied and the proportions that are vacant, long-term empty or exempt (usually due to being vacant) are lower. The proportion of second homes is around average for Scottish Borders. This is a positive sign for the town, as it means that more homes are being used and occupied all-year round by permanent residents. Eyemouth has a slightly higher proportion of single residents, who are usually either younger working-age people or older widowed people. An economically vibrant service centre like Eyemouth would be expected to attract young single workers, which is good for the labour force supply of the town.



The Scottish Index of Multiple Deprivation (SIMD) measures how deprived areas in Scotland are, based on income, employment, health, education, crime, housing, and access to services. Areas with the highest deprivation are ranked in the lower deciles (1-3), and those with the least deprivation are in the higher deciles (8-10). In Eyemouth, the key data zones - Eyemouth Gunsgreen, Eyemouth Seafront/Harbour, Eyemouth Central, Eyemouth South, and Eyemouth North - are highlighted on the map below, showing varying levels of deprivation across the town.



For more SIMD data refer to Appendix 5 - Socio-demographic data.

EYEMOUTH ASSETS (2025)

The map highlights Eyemouth's existing assets, providing a snapshot of the town's current strengths and resources.

EDUCATION

- 1. EYEMOUTH HIGH SCHOOL
- 2. EYEMOUTH PRIMARY SCHOOL & NURSERY
- 3. THE HIGHWAY DAY NURSERY
- 4. SEASHELLS NURSERY

SPORTS, LEISURE & RECREATIONAL SPACES

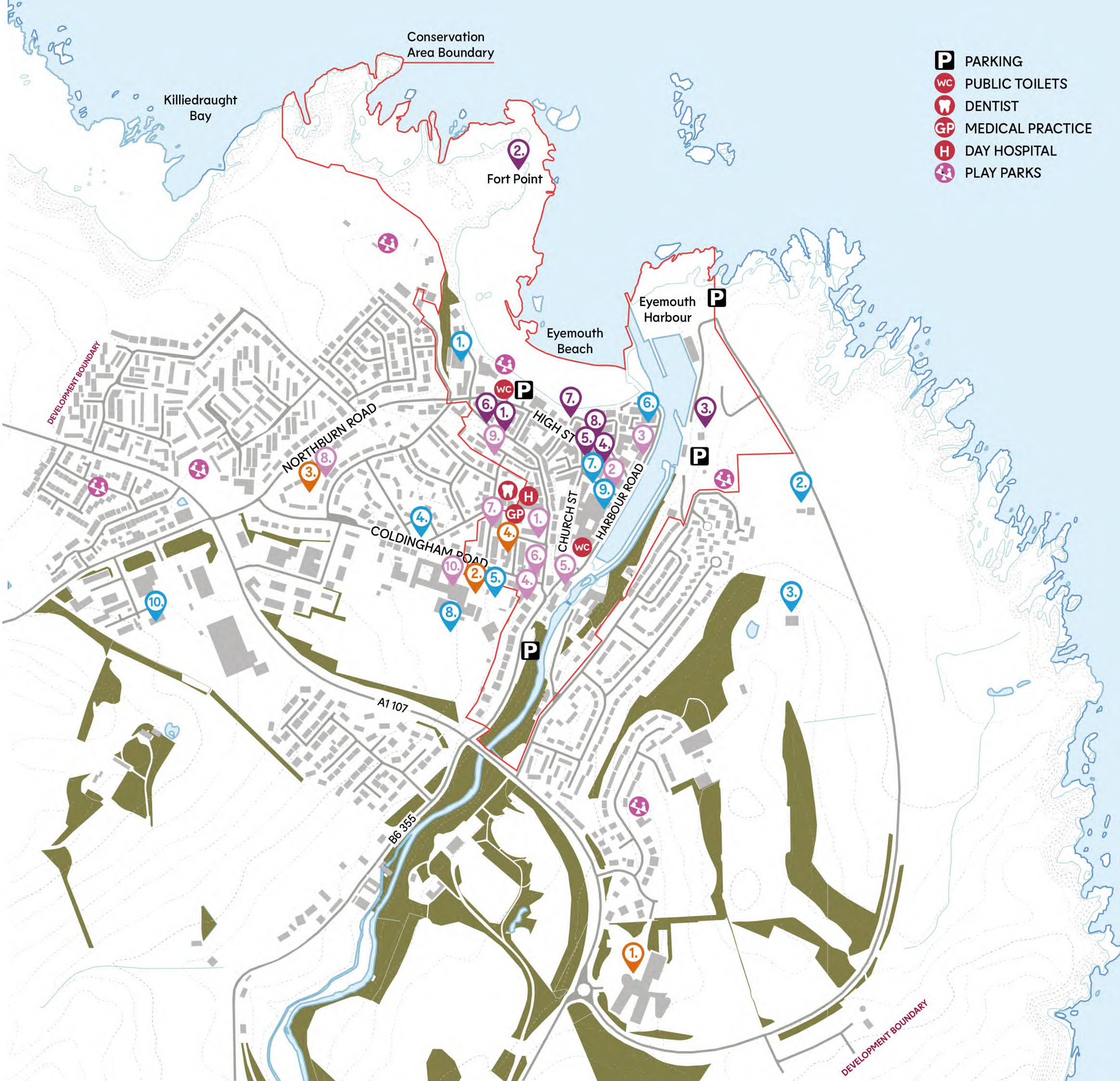
- 1. EYEMOUTH LEISURE CENTRE
- 2. EYEMOUTH FOOTBALL CLUB
- 3. EYEMOUTH GOLF CLUB
- 4. TENNIS COURTS
- 5. EYEMOUTH BOWLING CLUB
- 6. EYEMOUTH COASTAL ROWING
- 7. CYCLE SHACK
- 8. EYEMOUTH PARK RUN
- 9. FITNESS SUITE
- 10. GYMS

CHURCH HALLS, FAITH & COMMUNITY SPACES

- 1. COMMUNITY CENTRE
- 2. LIBRARY
- 3. HIPPODROME
- 4. EYEMOUTH PARISH CHURCH
- 5. ST. ANDREW CATHOLIC CHURCH
- 6. EYEMOUTH UNITED CONGREGATIONAL CHURCH
- 7. EYEMOUTH BAPTIST CHURCH
- 8. HIGHWAY CHURCH
- 9. ST. EBBA'S EPISCOPAL CHURCH
- 10. EYEMOUTH OLD HIGH SCHOOL HALL

HERITAGE & LOCAL LANDMARKS & TOURISM

- 1. AULD CEMETERY
- 2. FORT POINT (DUAL CANNONS)
- 3. GUNSGREEN HOUSE
- 4. EYEMOUTH MUSEUM
- 5. LODGE ST. EBBA NO. 70
- 6. DISASTER MEMORIAL
- 7. WIDOWS & BAIRNS (BLACK FRIDAY SCULPTURE)
- 8. WULLIE SPEARS STATUE



Education

Eyemouth offers a range of educational facilities from early years to P7. The town is also home to Eyemouth High School, which relocated to a modern new building in 2009. The school provides an enhanced learning experience with a wider range of facilities to support students’ educational and extracurricular development.

Despite these opportunities, there is a lack of development pathways for young professionals and those seeking apprenticeships. Expanding options in sectors like construction, renewable energy and tourism could help retain local talent and support career growth.



“Britain’s most extraordinary hole” A still no ken

Sport, leisure and recreational spaces

Eyemouth offers a range of sports and leisure facilities that serve both residents and visitors. The Eyemouth Leisure centre provides key amenities including a swimming pool and gym. This is supplemented by two other gyms in the town. In addition, there are a wealth of clubs that support the town’s health and wellbeing through various different activities and sports.

In addition, Eyemouth has public tennis courts that, while currently in need of repair, have the potential to become a valuable resource for the whole community with appropriate investment and maintenance. Similarly, the town features several children’s play parks, though many are in need of modernisation to better meet the needs of families and young people. Although Eyemouth enjoys significant natural beauty in its seaside, harbour and coastline, there is currently no provision for a central town park. Existing recreational/play park facilities are scattered, poorly maintained and outdated.

For golf enthusiasts, Eyemouth Golf Club offers a standout leisure opportunity. Its challenging 18-hole championship course, perched on the dramatic Berwickshire coastline, is the only coastal course in the Scottish Borders and one of the few

that offers year-round play. This includes the dramatic 6th hole where you hit across the sea. This has won several awards including “Britain’s Most Extraordinary Hole”. Eyemouth Bowling Club founded in 1895 is the oldest bowling club in this area and supports local charities.

Despite these existing assets, there are clear opportunities to expand and enhance Eyemouth’s leisure offerings. Improving existing facilities and introducing new recreational options could help support the town’s growing population and attract more visitors, strengthening Eyemouth’s appeal as a vibrant and active destination.

Church Halls, faith and community spaces

Eyemouth has a range of different community space offerings that focus on providing opportunities for creativity, support, culture and educational activities.

One of the towns’ most popular venues is the Eyemouth Community Centre, hosting a range of activities, meetings, and events. With disabled access, toilets, and on-street parking, it is easily accessible by public transport. It also houses the registrar, citizens advice and banking hub.

The old Eyemouth High School hall serves as a community hub, hosting various local theatre productions. The Eyemouth Variety Group and its Youth Theatre frequently stage performances there, including pantomimes. This venue continues to be a focal point for nurturing local talent and providing entertainment to the community. However, the building is now run-down and may no longer be fit for purpose, raising concerns about the future and the lack of a dedicated multi-use hall for the community in Eyemouth.

Despite limited opening hours, the Eyemouth Library offers Bookbug sessions, reading and writing groups, and access to printing and computer facilities, supporting both leisure and learning.



Eyemouth Community Centre

There are various church halls and faith spaces that host events that bring the community together by catering to all age groups. There are also a number of private businesses in the town that have venues available for hire.

All these spaces promote Eyemouth’s strong sense of identity, driven by residents passionate about making the town a vibrant and welcoming place through events, workshops, and initiatives.

Heritage, Local Landmarks and Tourism



Eyemouth Museum

Eyemouth offers a rich array of tourist attractions, combining stunning built heritage with natural beauty. Landmark sites include Gunsgreen House, a striking example of the town’s heritage, and Eyemouth Museum, which offers a fascinating glimpse into the town’s deep-rooted fishing history. As a scenic coastal destination, Eyemouth is an ideal place to stay, with a variety of picturesque walking routes that connect to nearby towns and villages, including Ayton, Burnmouth, Cockburnspath, Coldingham, Cove, and St Abbs. Visitors can enjoy the Berwickshire Coastal Path, woodland trails, riverside walks, and sites of historical interest. The town’s sandy beach is a major highlight, while a walk to the Fort Point viewpoint offers breathtaking panoramic views over Eyemouth and the sea.



Gunsgreen House

Eyemouth is the East Coast destination of the Kirkpatrick Coast to Coast (C2C) 256mile cycle route from Stranraer to Eyemouth. It will also be the final destination for the Borders Greenway proposed shared access path from Tweedbank to Eyemouth. It is anticipated that these will attract an increasing number of visitors to the town. This steady influx of visitors presents a significant opportunity to expand the town’s

accommodation options. Eyemouth’s offerings include Parkdean’s Resort and privately owned rentals, suggesting potential for community-led accommodation offerings that will meet growing demand.

Eyemouth harbour has an abundance of sea related sporting activities including rib trips, diving, rowing and sea angling. Berwickshire Marine Reserve was founded in 1984 by the local community to protect habitats and species found here as the coastal waters are home to a remarkable and truly unique mix of marine life.

Opportunities

- Community and cultural development
- Expand leisure offer for local wellbeing
- Heritage and cultural preservation
- Enhanced marine and coastal tourism

Challenges

- Ageing population and need to retain young people
- Decline and lack of community spaces, infrastructure and housing
- Limited public transport connectivity
- Seasonal tourism



Cycling Without Age Scotland Trishaw Rides



Harbour red railings



Rib Trips

PLACE PLAN PROCESS

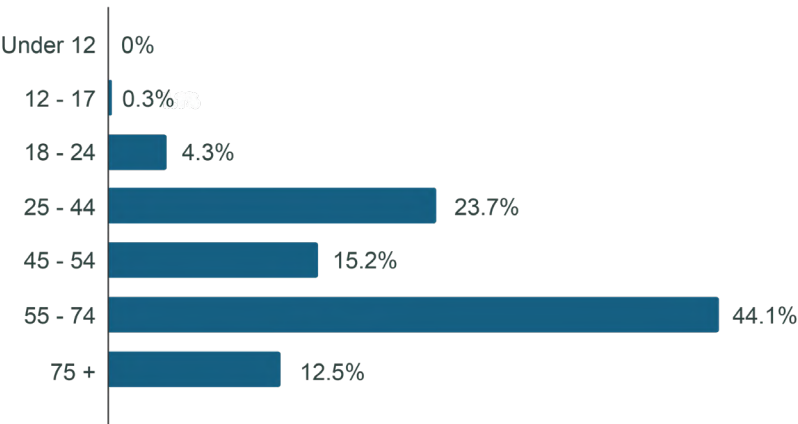


PLACE PLAN PROCESS
ENGAGEMENT - PHASE 1

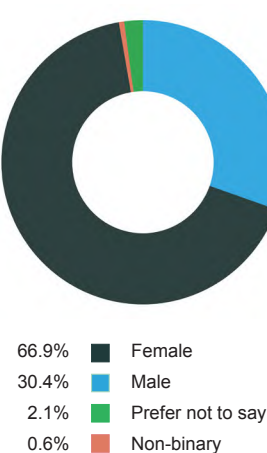
364 RESPONSES FROM RESIDENTS



AGE GROUP



GENDER



BUSINESS CATEGORY



- 9.1% Accountancy & Financial Services
- 4.5% Agriculture, Forestry & Fishing
- 9.1% Building, Construction & Planning
- 13.6% Business Services
- 22.7% Charities, 3rd Sector & Social Enterprise
- 13.6% Food & Drink
- 22.7% Leisure, Tourism & Hospitality
- 4.5% Retail

23 RESPONSES FROM BUSINESSES

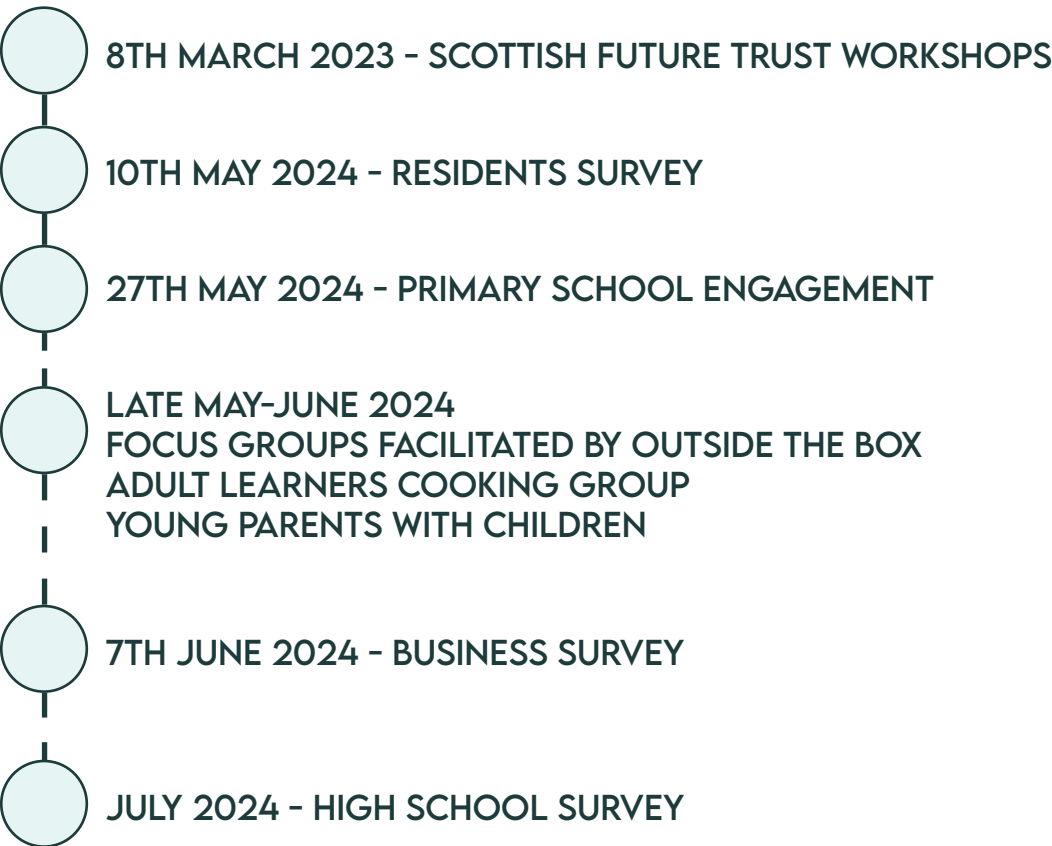


Community-led insights

The Place Plan is fundamentally a community-driven process, ensuring that project proposals are shaped by the voices of those who live and work in Eyemouth. 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.

PHASE 1 ENGAGEMENT TIMELINE



Resident Survey

To ensure broad community engagement, a comprehensive outreach effort was undertaken in Eyemouth. In May 2024, a household survey was distributed to all 1,719 households in the town, ensuring every resident had the opportunity to participate. To maximise reach, the survey was also promoted on the local community Facebook group, extending engagement beyond direct mail.

Respondents could complete the survey online via a QR code or submit paper copies to conveniently placed collection boxes located throughout the town. The Town Team had 364 returns from the household survey. These questions were based on the SBC Place Standard Tool to align community feedback with potential funding.



Resident survey distribution by ETT

The Eyemouth Town Team (ETT) played a key role in encouraging participation, actively promoting the survey to community groups and the wider public. Further details on the survey methodology, distribution process, and response rates can be found in Appendix 4 - Engagement Report.

Business Survey

In June 2024, a business survey was distributed to all local businesses, leveraging contact lists compiled from sources such as the local business directory, Companies House, SBC, Community Action, and SOSE, who also shared it with their networks. The survey was further promoted to community

groups, with ETT members actively supporting distribution within their respective organisations, as discussed and agreed at Town Team meetings. The Town Team had 23 returns from the business survey.

Data analysis and reporting

Borders Community Action provided data training to support the analysis of survey responses and focus group feedback. Emerging themes, along with both large- and small-scale project ideas, were identified and presented through graphs, tables, and reports. The findings were carefully compiled and verified to ensure accuracy, forming a strong foundation for the next stages of the project. Key insights from the survey data, with extended results, are available in Appendix 4 - Engagement Report.

Primary School Engagement

On 27th May 2024, the Eyemouth Town Team carried out engagement sessions with primary school pupils from P3, P4, P6, and P7 to gather their perspectives on the town using the Place Standard Tool. A total of 108 pupils participated, with discussions highlighting key priorities around housing, social spaces, public safety, transport, and recreational opportunities.

Both P6 and P7 pupils emphasised the need for more affordable, family-sized housing and accessible indoor social spaces such as youth clubs and cinemas. Concerns about antisocial behaviour, poor lighting, and unclean public areas were raised, alongside a desire for better-maintained parks, upgraded sports facilities, and a cleaner, safer town centre. While P6 pupils focused more on imaginative play spaces, affordable housing, and town upkeep, P7 pupils highlighted practical improvements such as better public transport, improved cycling routes, and expanded adventure and water sports opportunities.

The feedback from these sessions reflects a strong desire for a town that better supports young people's social, recreational, and safety needs. A full breakdown of their priorities and suggestions is provided in Appendix 4 - Engagement Report.

High School Engagement

High school students were engaged through a survey discussed and distributed online to all pupils. The survey data included 95 responses, but it also reflected a significant number of students who do not live in Eyemouth. This led to some gaps in the data, particularly in terms of local perspectives. As a result, it was identified that further engagement would be necessary to close these gaps and ensure the views of Eyemouth residents were adequately represented. In addition to the survey, targeted meetings were held at Eyemouth High School (EHS) to gather input on the bike trail and bump track proposals, ensuring the students' voices were included in these projects.



Phase 1 Outcomes: Themes and Draft Projects

Through the analysis of Phase 1 findings, key themes and initial draft projects began to emerge. The themes were fundamental in defining the Place Plan ambitions, and in supporting the initial **long-list of projects**, which formed the basis of the Engagement Phase 2.

PHASE 1 OUTCOMES PRIORITIES

The priorities are area of focus that captures aspects important for the community.



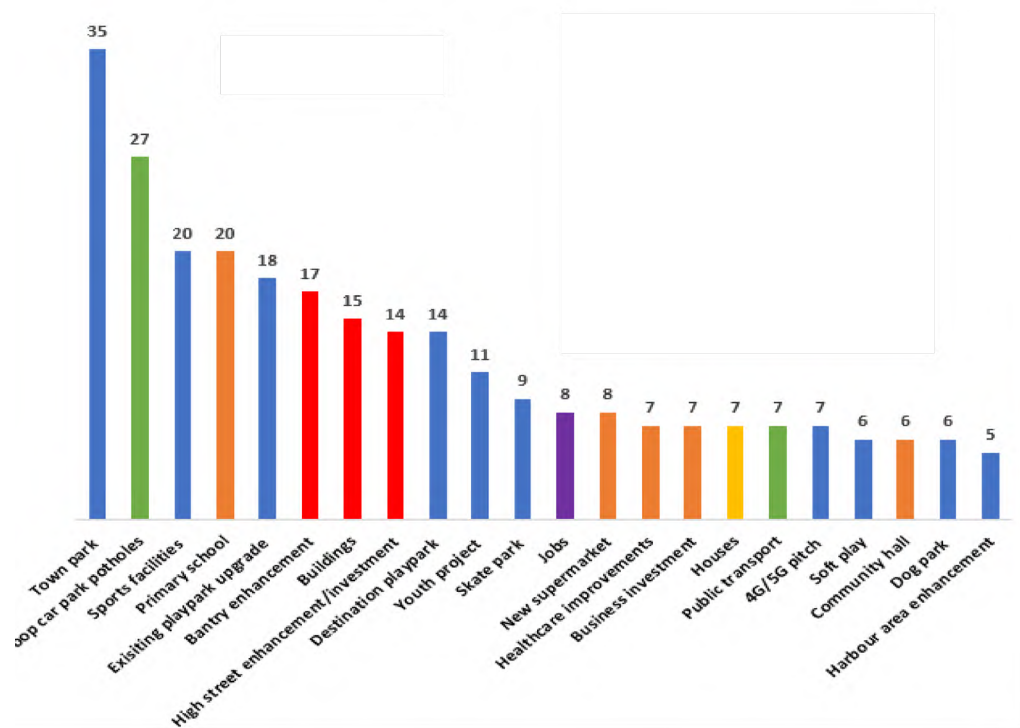
PHASE 1 OUTCOMES

DRAFT PROJECTS

The draft projects below are based on the survey responses. These served as a base for the longlist of projects for Phase 2.

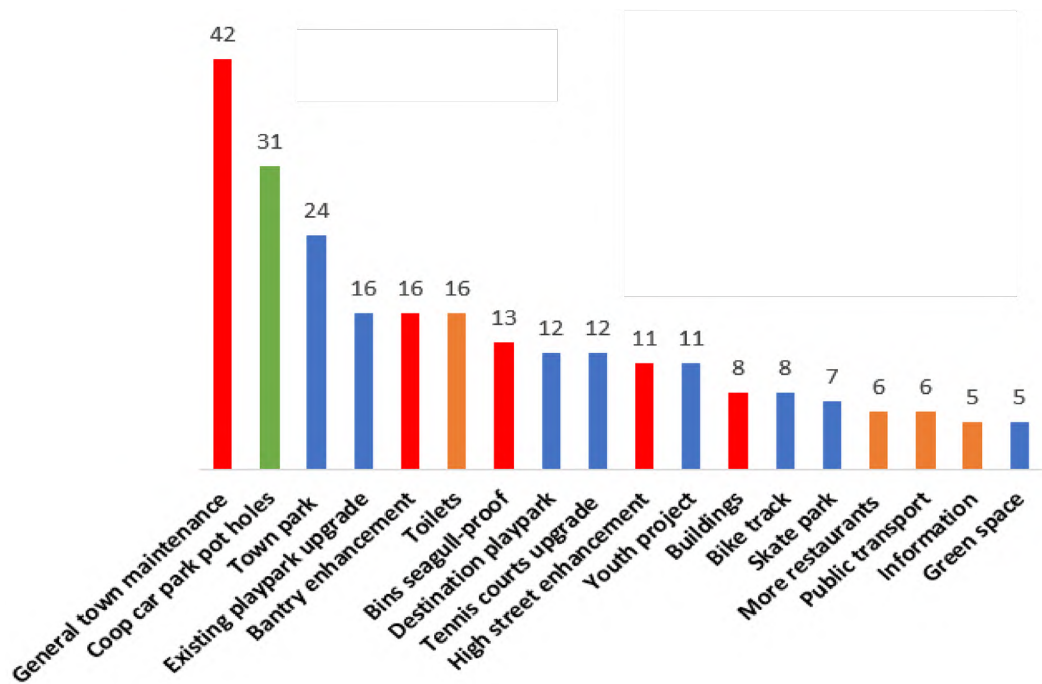
Large-scale project

The graph below shows the most common responses to the Community Survey question: ‘What one large-scale project do you think would most improve Eyemouth?’. Additional information can be found in Appendix 4.



Small-scale projects

The graph below shows the most common responses to the Community Survey question: ‘What one small-scale project do you think would most improve Eyemouth?’. Additional information can be found in Appendix 4.



PHASE 1 OUTCOMES

THEMES

The themes represent long-term goals for the Place Plan. They align with the objectives but are more focussed and actionable.



Spaces for People and Leisure

To enhance Eyemouth’s public spaces, making them more accessible, enjoyable, and equipped for leisure activities. Improvements will focus on creating inviting parks, upgrading recreational facilities, and improving spaces throughout the town for residents and visitors.



Celebrating Culture & Creativity

To strengthen Eyemouth’s cultural and creative spaces by connecting landmarks, revitalising heritage sites, and providing flexible spaces for community-run activities and to celebrate local identity and support creative expression within the town.



Connectivity and Movement

To improve connectivity and movement throughout Eyemouth, making it easier, safer, and more accessible for residents and visitors to navigate the town. Enhancements to walking, wheeling and cycling routes, coastal pathways, and public transport options will support active travel, accessibility, and connectivity across key locations.



Supporting Tourism & Local People

To support tourism and local needs in Eyemouth by enhancing essential infrastructure, diversifying accommodation, and creating helpful resources. Improvements to parking, and public facilities, and the development of an engaging map will benefit both residents and visitors, making Eyemouth a more accessible destination.



Town Regeneration

To regenerate Eyemouth by enhancing store fronts, expanding community facilities, and addressing essential infrastructure needs. These initiatives will help to boost local business, support new housing, and introduce sustainable energy solutions, creating a vibrant and resilient town centre that meets community needs and supports economic growth.



Retrofit Strategy for Prominent Buildings

To revitalise Eyemouth’s prominent buildings, transforming them into versatile spaces that serve community, cultural, and commercial needs. Through repurposing, this initiative will enhance key sites, preserve local heritage and support community development.

WHAT PEOPLE SAID*...

*SELECTED QUOTES

"A skatepark & bike park has been discussed for years and has never materialised."

"Resurfacing the tennis courts and car parks needing attention."

"Sports facilities for community all weather pitches"

Spaces for People & Leisure



THEMES

THEMES

Supporting Tourism and Local People



WHAT PEOPLE SAID*...

*SELECTED QUOTES

"A park and better green space"

"Access to some beautiful coastal walks is great. No parks in Eyemouth for walking to and sitting in"

"Sea front upgraded"

"Eyemouth needs to protect its heritage and culture as that is what makes Eyemouth what it is today – otherwise it will be another featureless town"

"Coastal path could be better maintained in parts and definitely better signposted. Other walks - more info on what/where, more freely available."

Celebrating Culture and Creativity



Town Regeneration



"Looks scruffy. Too many closed shops."

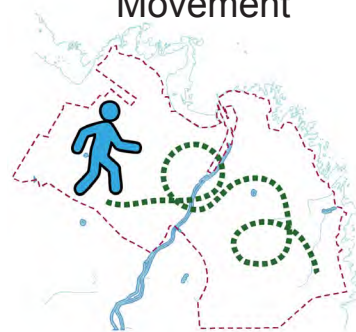
"Great swimming pool and library building but apart from that Eyemouth looks run down and the graffiti is terrible and now no public toilets"

"Some of the 'cut-thru' paths could also do with more regular maintenance, particularly the ones which cut across the playing fields at the back of the primary school/Victoria Road."

"Footpaths need levelling. A lot are not easy for wheelchair users"

"Public transport is not reliable or regular."

Connectivity and Movement



Retrofit Strategy for Prominent Buildings



"Better public toilets, and the ones at the harbour reopened."

"I do think there are a few buildings in Eyemouth that are major eyesores [...] It would be nice if these buildings could be restored and actually serve a purpose for the community."

"Sort out the dreadful state of many buildings in the town."

PLACE PLAN PROCESS

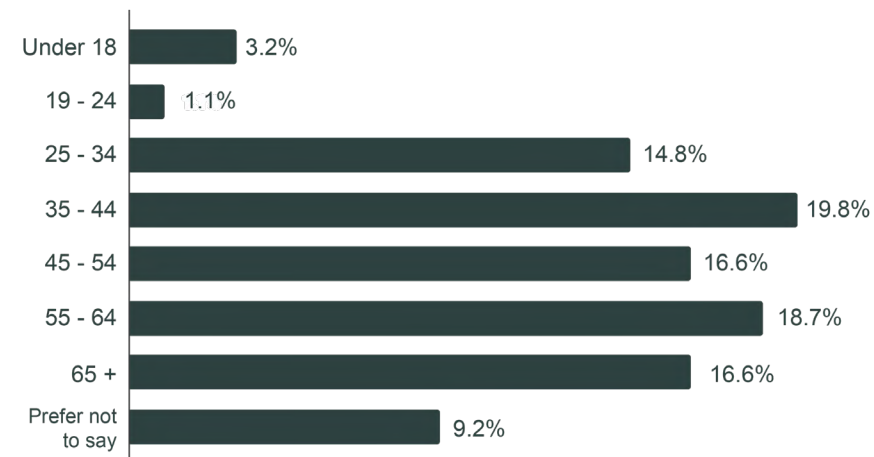


PLACE PLAN PROCESS
ENGAGEMENT - PHASE 2

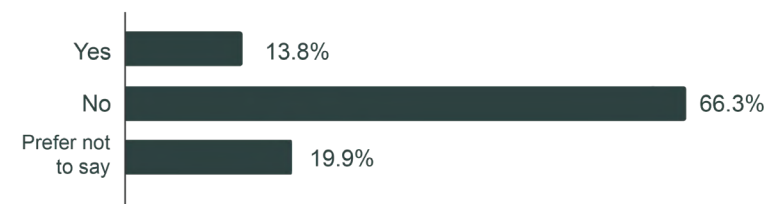
283 RESPONSES*

* This data includes the number of people who responded to the online survey, the paper survey and in-person events.

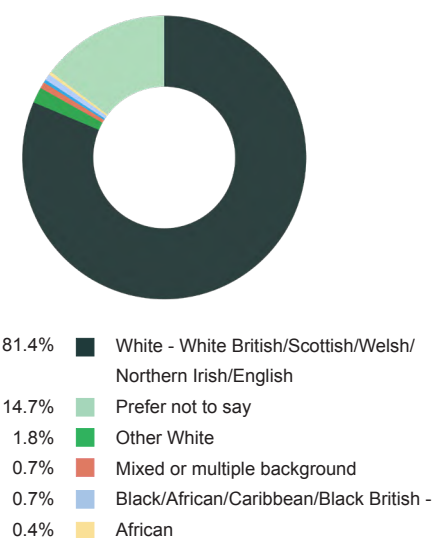
AGE GROUP



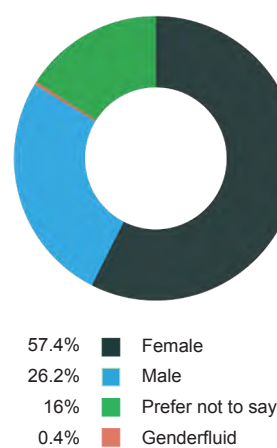
DISABILITY IN THE LAST 12 MONTHS



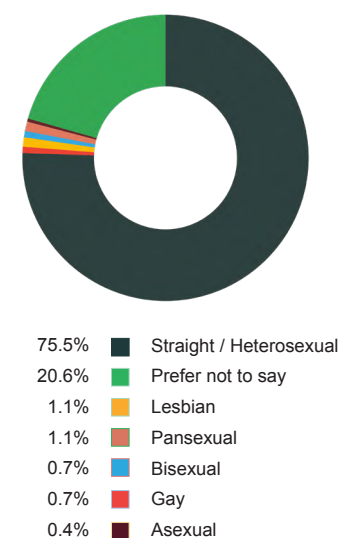
ETHNIC GROUP



GENDER



SEXUAL ORIENTATION



Refining priorities

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.

PHASE 2 ENGAGEMENT TIMELINE



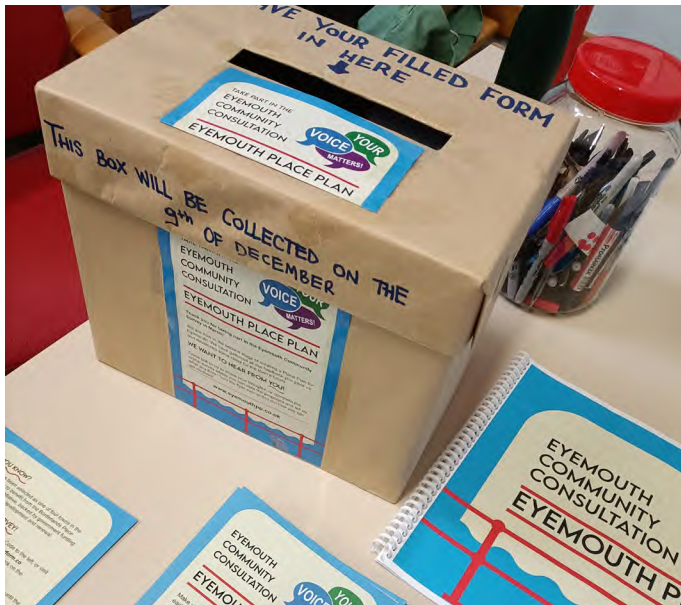
Survey, community exhibitions and pop-ups

On 27th November 2024, a community exhibition allowed attendees to view the longlist of projects and rank them from most important (rank 5) to least important (rank 1). To encourage wider participation, the same survey was available online from 18th November to 8th December. Paper surveys were also distributed at local venues - the Tavern, Community Centre, and Library - and delivered to Saltgreens Care Home to ensure broader reach.

To spread the word, a flyer drop took place in Eyemouth on 28th October 2024, one week before the online survey went live. This was followed by several pop-ups on 26th and 28th November, including Busy Bees in the Church, Scouts, and Splash Café, where flyers with QR codes linking to the survey were handed out, and in-person conversations encouraged participation. Flyers were also distributed to businesses during the Christmas late-night shopping event on 28th November. All survey results - gathered from the online survey, paper submissions, and the community exhibition - were combined to provide a comprehensive view of community priorities, which informed the final findings. Details of the responses to themes and projects are outlined within Appendix 4 - Engagement Report.

High School Workshops

New Practice facilitated a workshop at Eyemouth High School, engaging 30 students in a participatory budgeting exercise, with support from teachers who helped facilitate the session. Participatory budgeting allows citizens to influence how public funds are allocated, and in this workshop, the students were given a set amount of money to assign to various proposed projects. They were tasked with deciding which projects should receive funding, fostering a hands-on approach to decision-making. This collaborative effort gave the students the opportunity to engage with the budgeting process, deepen their understanding of public spending, and contribute their thoughts on shaping the future of their community.



30 STUDENTS

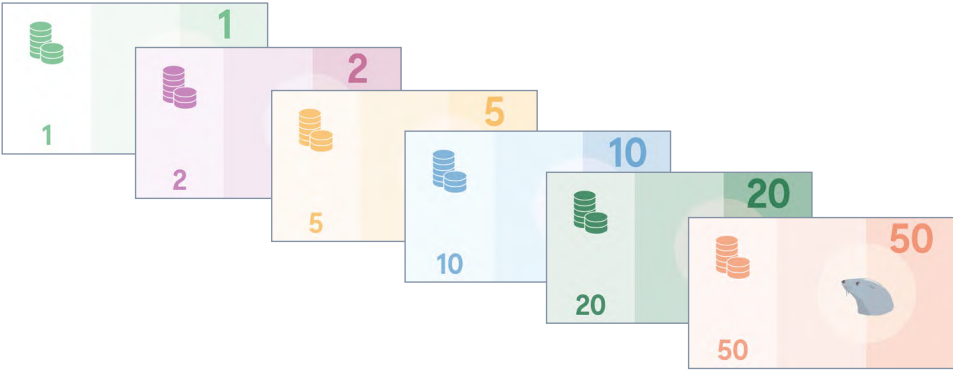
PARTICIPATORY BUDGETING EXERCISE

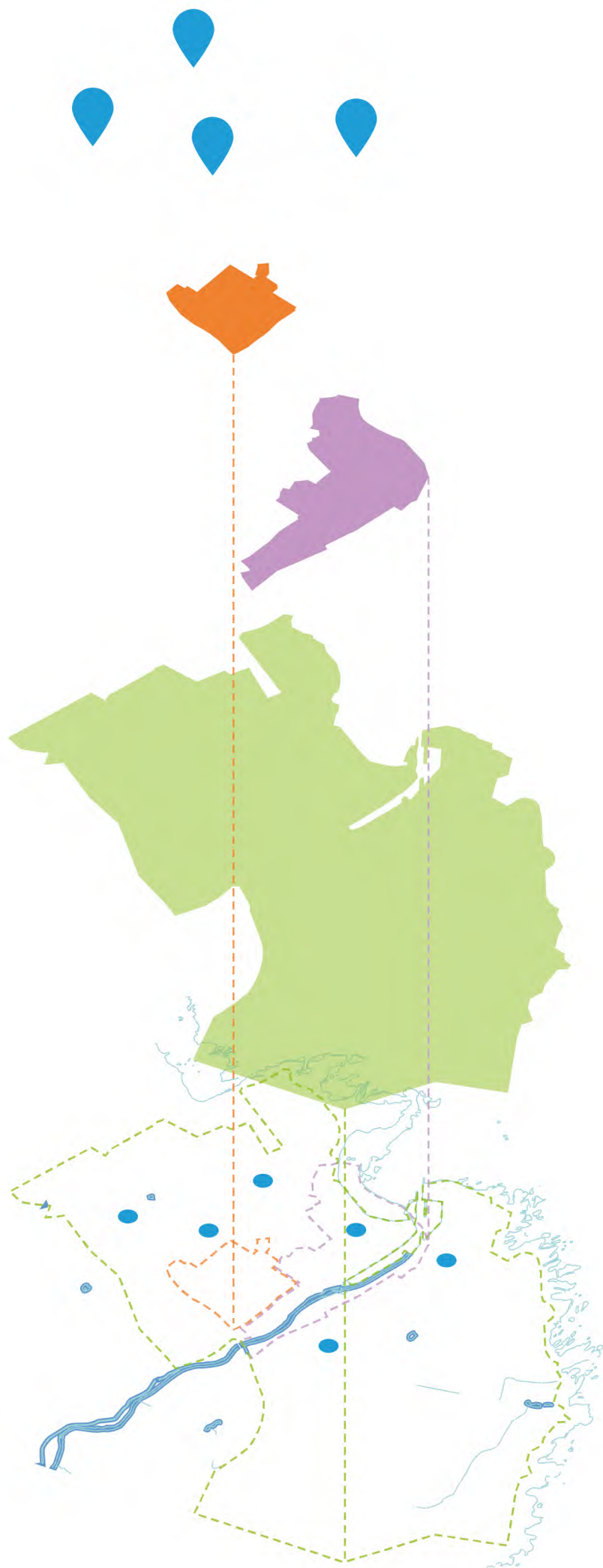


- 1st Place**
£719.00
Project 14: Eyemouth's Bus and Taxis
- Increase frequency
 - Increase number of stops
 - Provide later service

- 2nd Place**
£600.00
Project 2: Centre Town Park
- Meeting place
 - Warm place
 - Skate park

- 3rd Place**
£100.00
Other: Youth Club
- Late opening (after 5pm)
 - Sports club
 - Live music
 - Nightclub
 - Weekend activities
 - Toilets





EYEMOUTH PLACE PLAN OBJECTIVES

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.

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 & BEACHFRONT 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 future-proof 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.

The Place Plan is formed of a total of **17 projects** which have been developed based on the Themes, Ambitions, and Objectives. The projects have been numbered in no particular order.

DEVELOPING EYEMOUTH PLACE PLAN BORDERLANDS STRATEGIC OBJECTIVES

The combination of community-driven insights from Phase 1 and Phase 2, along with statistical data on Eyemouth, provided a clear foundation for shaping the town’s investment objectives. These objectives - Vibrant Local Life, Town Centre & Beachfront Regeneration, Sustainable Growth, and Future Legacy - reflect the priorities identified through engagement and data analysis. Together, they form a cohesive vision for Eyemouth’s future, ensuring that proposed projects align with the needs and aspirations of the community. Each project within the Place Plan is rooted in these objectives, working collectively to create a thriving, resilient, and well-connected town.

In addition to act as a Local Place Plan for planning purposes in the Scottish Borders Council area, the Eyemouth Place Plan also acts as key document for submission to the Borderlands Place Programme. The Place Plan has been prepared in the context of the Borderlands Inclusive Growth Deal; its themes, ambitions, and investment objectives align with the **Borderlands Strategic Objectives** as set out in the table below, and address the key three challenges targeted by the Deal which are: narrowing the productivity gap, increasing the working age populations, and achieving inclusive growth.

Borderlands Strategic Objectives	Place Plan Objectives			
	Vibrant Local Life	Town Centre & Beachfront Regeneration	Sustainable Growth	Future Legacy
S01 - Empowering local communities to imagine and then build long term future for the towns they live in.	✓	✓	✓	✓
S02 -Safeguard existing businesses and attract new business to our towns and town centres.		✓	✓	✓
S03 - Maintain and increase the number of visitors spending money in our towns and town centres, increasing spend per visit and extending the visitor season.	✓	✓	✓	✓
S04 - Safeguard existing employment and deliver new jobs and opportunities for economic and social participation, including education and training opportunities.	✓	✓	✓	✓
S05 - Maintain and increase the number of people living in our towns and town centres.	✓	✓	✓	✓
S06 - Retain and increase the working age population in towns.	✓	✓	✓	✓
S07 - Maintain and raise the quality of the physical environment in our towns and town centres.	✓	✓	✓	✓



WHAT PEOPLE SAID*...
*SELECTED QUOTES

"A large play park area (old high school) picnic benches, BBQ areas, a pond where families can spend time together"

"The town needs a large hall for music, events, theatre, party hire etc not more meeting rooms."

"New primary school is well and truly needed on its existing site."

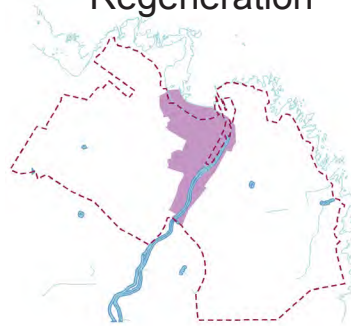
OBJECTIVES

Vibrant Local Life



OBJECTIVES

Town Centre & Beachfront Regeneration



WHAT PEOPLE SAID*...
*SELECTED QUOTES

"The beach and bantry are crucial to Eyemouth's tourism."

"Upgrade the Bantry to make it more appealing, really put some thought into this project as it is the focal point with the view."

"Public toilets are a must for a seaside village and must be a priority."

"Many of the paths in Eyemouth have next to no maintenance and are left to grow wild. It would be nice to see something be done to improve those paths."

"Improvement to bus service is a must for Eyemouth."

Sustainable Growth



Future Legacy



"There should be no further expansion of the cemetery at the current site."

"I'll support anything that reduces the amount of Airbnbs in the town. Absolute scourge. A hostel similar to the recent one that opened in Dunbar (The Dolphin Inn) would be great. A campsite would also be good."

"Priority is a play park. The existing play parks are dated unsafe and dirty."

PLACE PLAN PROCESS



PLACE PLAN PROJECTS & COMMUNITY ASPIRATIONS

PLACE PLAN PROJECTS

The map highlights the spatial projects within the Place Plan. Below, the key provides an overview of both spatial and non-spatial projects that shape the Plan.

VIBRANT LOCAL LIFE

- 1 Community Hall
- 2 Eyemouth Town Park Initiative
- 3 Community Housing (non-spatial)

TOWN CENTRE & BEACHFRONT REGENERATION

- 4 Beachfront and Bantry Improvements
- 5 Improve Public Toilets
- 6 Refresh Town Store Frontages
- 7 Pocket Parks & Areas To Wait and Rest (non-spatial)
- 8 Car Parking Strategy (non-spatial)
- 9 Eyemouth's Built Heritage (non-spatial)

SUSTAINABLE GROWTH

- 10 Walking, Wheeling and Cycling Infrastructure
- 11 Coastal Walking Route Surfaces and Signage Improvements
- 12 Community-led Bus Service (non-spatial)
- 13 Community Energy Project (non-spatial)

FUTURE LEGACY

- 14 Upgrade Existing Play Parks
- 15 Community-led wayfinding and maps (non-spatial)
- 16 Tourist Accommodation (non-spatial)
- 17 Museum & Heritage Network (non-spatial)





This chapter outlines shortlisted project proposals for Eyemouth, numbered without priority. Spatial projects involve physical changes to the town, considering location, scale, and extent of intervention. Non-spatial projects are illustrated through images and descriptions.

Each project proposal includes information on project scales:

XS	0 to 6 months
S	6 to 24 months
M	2 to 3 years
L	3 to 5 years
XL	5+ years

A section on 'outputs, outcomes and benefits', highlights the most relevant benefits of each project. While all projects contribute to community spirit, investment, or local culture, this section focuses on their most distinctive impacts, ensuring key values are clearly identified.

In addition, through community engagement, several essential public services were identified as potential projects, including the new primary school, future cemetery provision, and enhancements to the health centre. These services fall under the statutory responsibilities of SBC and NHS Borders, rather than the community. Consequently, they have been incorporated into this chapter as 'Community Aspirations' to ensure the community's perspectives are accurately represented.

The next chapter includes an Action Plan with suggested key players/partners to each of the project, potential funding streams, delivery risks, and suggested next steps to move forward each one of the project - refer to Action Plan pp. 74-77.

Additional complimentary initiatives can be seen in the table in Appendix 3: On-going investments, that shows current and planned investment in Eyemouth.

COMMUNITY ASPIRATION NEW PRIMARY SCHOOL

This is a capital investment project, and is currently being reviewed by SBC.

Through the inclusion of this aspiration in the Place Plan, the ETT requests that the Town Team are included with the ongoing development of these aspirations, to ensure the views expressed by the community as part of the extensive Place Plan engagement process are adequately addressed.

Aspiration Description:

To explore the community's aspirations regarding the new Primary School focusing on its location within the town, its size and the comprehensive scope of this aspiration.

Outputs, Outcomes and Benefits

- Coordinated approach to development within Eyemouth
- Population retention



Earlston Primary School, Concept Design



PROJECT 1: COMMUNITY HALL

Project Description:

This project explores transforming the Old High School Hall site, which currently hosts the annual pantomime but is no longer fit for purpose, with no working toilets and limited facilities. The proposal will assess the feasibility of retrofitting and expanding the existing hall versus a new-build option to create a larger, multifunctional space. The new (expanded, and or purpose built extension or new build) hall would support live events, private hires, and indoor sports, enhancing Eyemouth's cultural and social opportunities while meeting community needs.

Outputs, Outcomes and Benefits

- Community hub that is fit for purpose
- Cultural enrichment and improved facilities
- Sustainable approach exploring retrofit vs new-build
- Economic growth by attracting visitors and boost local economy through rentals
- Local demonstration of potential retrofit and reuse project



Retrofit: Kinning Park Complex, New Practice



Above: Sands Community Centre, MAE Architects
To the left: old High School, Eyemouth



PROJECT 2: EYEMOUTH TOWN PARK INITIATIVE

Project Description:

The development of a community-led design masterplan for a key central area within Eyemouth, to provide the community with a multi-functional park, designed to serve all ages, genders, abilities and interests. The masterplan will promote local and sustainable living, and will include:

- 4G football pitches (M)
- Improvements to tennis and basketball courts via resurfacing and adding colour (S)
- Accessible play areas, picnic spots, a dog park, and a BBQ area (S)
- A skate park (S)
- Bike racks (S)
- A space with a café, toilets, and kitchen (L)
- Walking and cycling paths (M)
- Destination Play Park (S)
- Improved access to and across the park to better integrate into the town (S - M)
- Open green space / events space (M)
- Tree-lined path around periphery of park (S)

Outputs, Outcomes and Benefits

- Inclusive play areas
- Improved well-being and spaces for exercise
- Spaces for community gatherings



Walk-Up Avenue community park, New Practice



Larne Town Park



Site as existing



Site as proposed - Community aspiration



PROJECT 3: COMMUNITY HOUSING

Project Description:

The project aims to pursue new housing developments in Eyemouth, including both social and private options, while exploring innovative models such as community housing or co-housing. A key focus is on creating opportunities for young adults, adults requiring supported living, and over-55s housing, helping to ensure that people can continue to live and thrive in the town. The project will also look at ways to prioritise current housing allocation to local residents and ensure the need for improved services before new developments are undertaken.

Outputs, Outcomes and Benefits

- Diverse housing options
- Tackling housing deprivation
- Community integrity
- Supported living solutions
- Improvement of town with potential redevelopment of vacant buildings/land to residential



Castle Crescent, Closeburn, Dumfries



The Old Police Station, Langholm



PROJECT 4: BEACHFRONT AND BANTRY IMPROVEMENTS

Project Description:

This project aims to improve Eyemouth’s beachfront by focusing on accessibility and enhancing the overall appearance of the area. This proposal also highlights the importance of regular cleaning of the area, and sand removal to ensure that the beach remains tidy for everyone who uses it. Interventions could include:

- Accessible surfaces (M)
- Accessible seating (S)
- Improving ground surfaces and repairing wall (L)
- Sea-gull proof bins (XS)
- Planters (S)
- Attraction such as: mini golf, splash park (M)
- Upgrade of existing play park (S)

Outputs, Outcomes and Benefits

- Improved accessibility to the beach
- Cleanliness of the area
- More attractions for locals and visitors



Fylde Promenade, seating



Above: Bantry, Eyemouth
To the left: current access to the beach, Eyemouth



PROJECT 5: IMPROVE PUBLIC TOILETS

Project Description:

Bring Eyemouth public toilets up to standards, providing accessible facilities that meet the needs of both residents and visitors. This could include, for example, refurbishing old ones or building new ones. The renovation will improve hygiene, update fixtures, introduce inclusive design features and be free for all to use. Feasibility study will be carried out to explore refurbishment vs new-build.

Outputs, Outcomes and Benefits

- Enhanced accessibility
- Local pride
- Improved tourist and local experience



Ford & Etal Estates toilets



Existing Eyemouth public toilets



PROJECT 6: REFRESH TOWN STORE FRONTAGES

Project Description:
Support businesses in enhancing and maintaining their frontages to preserve Eyemouth’s unique character. These improvements will not only boost the town’s visual appeal but also foster local economic growth and create job opportunities, contributing to a vibrant community atmosphere.

- Outputs, Outcomes and Benefits
- Brightening the area
 - Local business support



North Berwick shop front



Bergerac, France



Eyemouth town centre



PROJECT 7: POCKET PARKS & AREAS TO WAIT AND REST

Project Description:
This project proposes identifying small “pockets” throughout the town centre to create pocket parks and resting areas. These green, inviting spaces will offer residents and visitors spots to relax, wait, or meet, brightening the town and improving pedestrian experience.

- Outputs, Outcomes and Benefits
- Brightening the area
 - Increased biodiversity
 - Community-led initiative
 - In-town greening



Portable “Parklet”, London



Pocket parks, Derby



PROJECT 8: CAR PARKING STRATEGY

Project Description:

This project focuses on improving parking facilities in Eyemouth. Initially a feasibility study should be carried out to assess whether improvements can be made to existing car parking infrastructure in Eyemouth and to fully understand the current parking usage. Some potential outcomes could be a car park created to serve the Eyemouth Town Park (refer to Project 2), possible new motor homes parking, or improvements to the parking area adjacent to the Co-op (seating, planters, etc.). The assessment should also include disabled parking on Eyemouth’s High Street and offer better access for disabled community members.



Car park improvements, Milan

Outputs, Outcomes and Benefits

- Enhanced accessibility
- Improved pedestrian experience
- Diverse parking options



PROJECT 9: EYEMOUTH’S BUILT HERITAGE

Project Description:

This project’s aim is to revitalise Eyemouth’s prominent buildings, transforming them into versatile spaces that serve community, cultural, and commercial needs. Through re-purposing, this initiative will enhance key sites, preserve local heritage, and support community development. Each building will require a feasibility study and cost plan to progress to the next stages, ensuring that the potential for transformation is fully realised, although the project is well underway with Gunsgreen House. Through this project it would be possible to identify key buildings for retrofit, the opportunities for each building and outline a path for their development into sustainable, future-proofed spaces that benefit Eyemouth’s residents and visitors. Potential assets would probably be within the conservation area and might also be listed building(s).



Whale Hotel



Gunsgreen House



Burgh Chambers

The pictures above are an example of heritage buildings within the conservation area.

This project is closely connected to Project 17: Museum and Heritage Network, with both playing a vital role in maximising benefits for the community and local heritage assets.

Outputs, Outcomes and Benefits

- Supporting sustainable community development
- Protecting Eyemouth built heritage
- Community spaces for vacant sites



PROJECT 10: WALKING, WHEELING AND CYCLING INFRASTRUCTURE

Project Description:

This project aims to enhance Eyemouth's cycling infrastructure, creating shared pathways and connecting the town centre with the High School. This will promote active travel, improve safety, and support health, sustainability, and tourism, benefiting both residents and visitors.

Establish key pedestrian routes that connect Eyemouth's key locations, such as: residential areas, the school, and the riverside walk & fairy trail. Enhancements will include pathway resurfacing, better accessibility features like handrails, and improved signage.

Outputs, Outcomes and Benefits

- Promote active travel
- Support health
- Sustainability
- Tourism
- Improve ground surfaces around Eyemouth
- More accessible for disabled community members



Shared pathway, York



Green Loop, Whitehill Town Council.



PROJECT 11: COASTAL WALKING ROUTE SURFACE AND SIGNAGE IMPROVEMENTS

Project Description:

Improve coastal walking routes to enhance accessibility for people with mobility disabilities. This includes widening pathways, adding smooth surfaces, and installing rest areas with seating. Improvements to include enhanced visitor interpretation and facilities along the route, including litter management.

Outputs, Outcomes and Benefits

- Promote active travel
- Support health
- Improved ground surfaces around Eyemouth
- More accessible for disabled community members
- Improved visitor experience
- Improved access for locals and visitors



Port Macquarie Wayfinding, Australia



View on coastal walks, David Lough



PROJECT 12: COMMUNITY-LED BUS SERVICE

Project Description:

This project aims to improve transport links in Eyemouth by enhancing the local bus service, upgrading bus shelters, and ensuring better connections and road routes. It will assess the key routes that require additional support, particularly the route from Eyemouth to Reston train station, to Berwick, to the Borders General hospital, and propose the introduction of a community bus service to run along these routes. The service will align with train times at Reston, providing a seamless connection between the town and rail services. The proposal suggests applying for capital funding to support the introduction of this service, helping create a more integrated and accessible transport network that better serves the community's needs.



Previous Community Bus Berwickshire

Outputs, Outcomes and Benefits

- Support local mobility
- Later bus service to accommodate varied schedules



PROJECT 13: COMMUNITY ENERGY PROJECT

Project Description:

This project will explore opportunities for community ownership of renewable energy generation in Eyemouth, with a particular focus on offshore energy production. It will also assess viable sites for solar arrays to contribute to local energy production, promoting sustainable energy solutions and community empowerment as well as considering options to integrate community solar arrays into new community assets.

Outputs, Outcomes and Benefits

- Local ownership of renewable energy
- Sustainable approach to energy
- Advancing clean energy solutions
- Boosting local resilience
- Creating employment opportunities for the area



Burntisland Community Energy Masterplan, Fife



COMMUNITY ASPIRATION IMPROVEMENTS TO THE HEALTH CENTRE

This is a capital investment project, and is currently being reviewed by NHS Borders.

Through the inclusion of this aspiration in the Place Plan, the ETT requests that the Town Team are included with the ongoing development of these aspirations, to ensure the views expressed by the community as part of the extensive Place Plan engagement process are adequately addressed.

Aspiration Description:

Engage with the Eyemouth Medical Practice/ NHS Borders to assess the potential to increase access to existing services. The centre could also incorporate social work and home care services, and a new online appointment service, ensuring accessible healthcare for all residents. The study should address parking issues by reallocating staff parking to other areas or including more parking spaces during any refurbishments.

Outputs, Outcomes and Benefits

- Comprehensive health care
- Addresses concerns over town expansion



Health Centre, Eyemouth



COMMUNITY ASPIRATION CEMETERY EXPANSION

This is a capital investment project, and is currently being reviewed by SBC.

Through the inclusion of this aspiration in the Place Plan, the ETT requests that the Town Team are included with the ongoing development of these aspirations, to ensure the views expressed by the community as part of the extensive Place Plan engagement process are adequately addressed.

Aspiration Description:

Implement a long-term approach to cemetery development, ensuring that the expansion is well-thought out and does not impact other developments within Eyemouth. This should be a collaborative approach that includes the community of Eyemouth.

Outputs, Outcomes and Benefits

- Coordinated approach to development within Eyemouth
- Increased bio-diversity



New cemetery expansion, Eyemouth



PROJECT 14: UPGRADE EXISTING PLAY PARKS

Project Description:

This project focuses on upgrading Eyemouth's existing play parks, like other Borders towns, and promoting regular upkeep of the area by grass cutting, litter picking and general maintenance. Key interventions could include:

- Painting and making good existing equipment (XS)
- Improved lighting (S)
- Installing a multi-use games area (MUGA) at the Deanhead Play Park (M)
- Installing new equipment (S)
- Additional seating - Picnic tables, accessible seating, benches (S)
- Additional waste bins (XS)

Outputs, Outcomes and Benefits

- Making locals feel safer
- Cleaner environment
- Family-friendly spaces
- More accessible
- Improved well-being



Cottanham Park Playground Upgrade



Existing Eyemouth play park



PROJECT 15: COMMUNITY-LED WAYFINDING AND MAPS

Project Description:

To co-design a map of Eyemouth with the local community to inform an innovative wayfinding and signage strategy to connect the town's key assets, curating a sequence of must-see sites for visitors and residents. This could be an engagement piece with local young people where a set of map assets, like illustrations of local buildings and landmarks could be designed.

Outputs, Outcomes and Benefits

- Easier to get around Eyemouth
- Access to information
- Community initiative
- Celebrating and taking pride in Eyemouth



Creative signage in Milngavie for West Highland Way, Page/Park



PROJECT 16: TOURIST ACCOMMODATION

Project Description:

Address the rise in holiday lets by promoting a wider range of accommodation options (hotels, hostels and motor home and camper van) to cater to tourists and locals alike. A feasibility study would be carried out to assess potential opportunities within Eyemouth. This could also include camping and bunk houses for walkers and cyclists. Innovative budget options for single night stay.

Outputs, Outcomes and Benefits

- Diverse accommodation options
- Economic growth
- Tourism growth



Dolphin Inn, community hostel Dunbar



PROJECT 17: MUSEUM AND HERITAGE NETWORK

Project Description:

Eyemouth's rich heritage includes many historical buildings, all situated within the conservation area, including Eyemouth Museum and Gunsgreen House. With the town facing significant structural and cultural shifts, including green energy investments and port redevelopment, there is an opportunity to establish a collaborative heritage and museums network. This initiative would strengthen partnerships, secure funding, and develop a unified strategy to preserve and promote Eyemouth's tangible and intangible heritage. Key outcomes include improved resilience, enhanced visitor experiences, stronger regional partnerships, and increased community engagement with local heritage.

Outputs, Outcomes and Benefits

- Strengthen community ties to local heritage
- Foster collaboration and reduce competition among heritage organisations
- Enhances Eyemouth's appeal as a heritage destination
- Create partnerships with sector leaders
- Provides training opportunities in heritage and conservation
- Offer engaging events/exhibitions



Eyemouth Museum

NEXT STEPS

MANAGEMENT AND GOVERNANCE

The Eyemouth Place Plan has been shaped by the local community to guide future improvements in the town. It sets out a shared vision and key projects to make Eyemouth a better place to live, work, and visit.

It is imperative that the momentum and community engagement that has been created is maintained, and that concrete results are seen within a short period. To that end it is recommended that the community focuses on one or two projects in the next 12 months. This will help encourage local involvement, and make real progress. Projects will be prioritised as funds become available, and depending on their status. Some projects will require statutory consents, planning permission or specialist support to undertake feasibility studies prior to applying for further funding and to move projects forward. Decision-making will be informed by ongoing community engagement, ensuring local voices shape priorities and project development.

Bringing the plan to life will require collaboration between local groups, businesses, Scottish Borders Council, and other partners. The Action Plan within the next pages outlines key players/ partners, potential funding opportunities, and next steps for delivery.

The delivery of the Eyemouth Place Plan will be overseen by Eyemouth Town Team, with support from key players/partners. If required, further sub-groups / steering groups will be formed to deliver parts of the Place Plan. Clear roles will help ensure projects stay on track, with regular updates and community involvement throughout.

MONITORING

Progression of the Eyemouth Place Plan will be monitored periodically by the Town Team, with project leaders giving updates on project development when relevant. The Action Plan is a live, dynamic document which will be monitored and reviewed at regular intervals.

Projects that require a feasibility study to begin with will likely identify more specific, detailed projects which can be added to the Action Plan as they emerge. Key milestones and project outcomes must be agreed upon during the early stages of project development, to ensure these projects remain focussed on delivering the key priorities identified in the Eyemouth Place Plan, as well as those included in wider policy context, both local and national.

Effective and regular communication will be crucial to the successful delivery of the Eyemouth Place Plan. This will involve the Town Team and all relevant constituent organisations. Feedback from residents and local businesses will be actively sought to assess the impact of projects and identify any emerging challenges or opportunities.

Periodic reviews of the Place Plan will allow achievements to be evaluated, update priorities and refine the Action Plan as needed, ensuring the Plan remains responsive to the evolving needs of Eyemouth. Most importantly, it must engage the people of Eyemouth, ensuring they can track progress, participate where necessary, and celebrate any and all achievements, big or small.



Eyemouth, by David Lough

**BY WORKING TOGETHER,
EYEMOUTH CAN CREATE A
STRONG FUTURE FOR THE
TOWN.**

THANK YOU!

ACTION PLAN

Project		Strategic Objectives (Borderlands Place Programme)							Cost (based on consultant experience and assumptions)	Timescale (based on consultant experience and assumptions)	Status	Key Players / Potential Partners (these are initial suggestion to be further developed by ETT)	Potential Funding	Delivery risks & constraints	Next Steps	
Vibrant Local Life		SO1	SO2	SO3	SO4	SO5	SO6	SO7								
1	Community Hall	1			4	5		7	£500K - £2mil	3-5 years		Not started / Aspiration	Community Groups, SOSE, SBC	Borderlands, SOSE	<ul style="list-style-type: none">- Unexpected costs related to building conditions- Time uncertainty (funding, statutory permissions, etc.)- Manage community's expectations	<ul style="list-style-type: none">- Feasibility study to identify best way forward (retrofit or new build), including financial viability of two options, and finding of suitable locations for new build- Liaise with partners- Develop design concept proposal to attract further funding
2	Eyemouth Town Park Initiative	1		3	4	5		7	£2 mil - £10mil	3-5 years		In progress / Early Stages	Community Groups, SOSE, SBC Parks and Environment, SBC Sports Development, SBC Active Travel, Local sports groups	Borderlands, SBC, SOSE, Sustrans, ClubSport, Sport Scotland	<ul style="list-style-type: none">- Financial constraints, related to funding available and phasing of project- Physical site constraints, unknown site conditions- Statutory permissions- Stakeholders coordination and community engagement- Ongoing maintenance costs for assets	<ul style="list-style-type: none">- Liaise with SBC (ongoing) - conversation to also focus on wider development, to discuss business plan, enterprising activity e.g. community cafe, operation, etc.- Fund a community-led costed feasibility study to secure further funding for implementation
3	Community Housing	1				5	6	7	£500K - £1.5mil	5+ years		Not started / Aspiration	Housing Associations, SBC	National Gov, Scottish Gov, SBC	<ul style="list-style-type: none">- Funding public or private housing can be challenging- Identify suitable land- Affordability concerns- Managing expectations regarding innovative housing models like co-housing, which may require cultural shifts or education	<ul style="list-style-type: none">- Liaise with BHA and Eildon Housing to understand existing plans and what support they can offer- Ensure the community is involved in decision-making processes through the creation of a Community-led Design Code- Explore new ways of living via the preparation of a Strategic vision/Action Plan for co-housing, intergenerational living, etc.- Contact SOSCH (South of Scotland CommunityHousing) to discuss potential options
Town Centre & Beachfront Regeneration																
4	Beachfront and Bantry Improvements	1	2	3		5		7	£2.5mil - £20mil	3-5 years		In progress / Early Stages	Community Groups, SOSE, SBC Parks and Environment	SBC, Sustrans, Borderlands	<ul style="list-style-type: none">- Environmental and maintenance challenges- Financial constraints, related to funding available and phasing of projects	<ul style="list-style-type: none">- Identify funds to cover funding gap liaising with potential partners- Feasibility study- Engage with local groups to see what work they may have planned to assist with accessibility issues
5	Improve Public Toilets	1	2	3				7	£50K - 100K	1-6 months		In progress / Early Stages	SOSE, SBC	SOSE	<ul style="list-style-type: none">- Long-term maintenance, regular cleaning and upkeep- Vandalism and anti-social behaviour- Unexpected costs to refurbish existing facilities- Identify suitable location for new ones- Ensure accessibility and inclusive design	<ul style="list-style-type: none">- Funding awarded to reopen FMA car park toilets: monitor progress of pilot project- Liaise with SOSE and SBC, understand ongoing discussions and plans for current facilities- Feasibility study (retrofit vs new build) for upgrading facilities and/or building new ones
6	Refresh Town Store Frontages	1	2	3	4	5	6	7	£250K - 500K	2-3 years		Not started / Aspiration	Local businesses, SBC	Borderlands, SBC, SOSE	<ul style="list-style-type: none">- Ongoing maintenance costs- Disruptions during renovations- Statutory permissions	<ul style="list-style-type: none">- Assess store frontages, engage with the local business owners, liaise with Eyemouth and District Chamber of Trade, secure support from community and carry out a feasibility study
7	Pocket Parks & Areas to Wait and Rest	1				5		7	£20K - £50K	1-6 months		Not started / Aspiration	Community Groups, SBC	SBC, Sustrans	<ul style="list-style-type: none">- Identify suitable locations- Statutory permissions- On-going maintenance- Ensuring long-term community involvement for upkeep	<ul style="list-style-type: none">- Identify key locations, assess viability through feasibility study and carry out community engagement through workshops- Further engagement to understand local appetite for community growing facilities
8	Car Parking Strategy	1	2	3				7	£100K - £750K	2-3 years		Not started / Aspiration	SBC, landowners	Sustrans, Transport Scotland, SBC	<ul style="list-style-type: none">- Identify suitable locations- Ongoing maintenance of new or upgraded facilities- Changes to parking layouts or locations could be met with resistance from businesses, residents, or visitors	<ul style="list-style-type: none">- Commission a Parking Survey, explore options to provide improved parking solutions and reduce car reliance- Investigate additional spaces and improved facilities for motorhome- Explore provision of EVs Chargers- Transform car park to be more people-friendly
9	Eyemouth's Built Heritage	1	2	3	4	5		7	£1mil - £10mil	2-3 years		In progress / Early Stages	Community Groups, Local Landowners, SBC, SOSE	Borderlands, SBC, SOSE, Historic Environment Scotland	<ul style="list-style-type: none">- Restoration costs for historic or listed buildings- Statutory permissions- Discussions with landowners	<ul style="list-style-type: none">- Identify potential assets for restoration, attain funding to carry out feasibility studies to cost and assess viability of potential retrofit projects

ACTION PLAN

Project		Strategic Objectives (Borderlands Place Programme)							Cost (based on consultant experience and assumptions)	Timescale (based on consultant experience and assumptions)	Status	Key Players / Potential Partners (these are initial suggestion to be further developed by ETT)	Potential Funding	Delivery risks & constraints	Next Steps
Sustainable Growth															
10	Walking, Wheeling and Cycling Infrastructure	1		3		5		7	£250K - £5mil	3-5 years	In progress / Early Stages	Community Groups, Sustrans, SBC Active Travel	SBC, Sustrans, Transport Scotland	- Ongoing maintenance - Change in behaviour, conflict from drivers - Environmental challenges	- Assessment of current routes to identify routes, engage landowners, secure funding for feasibility study and phased approach to implementation
11	Coastal Walking Route Surfaces and Signage Improvements	1		3				7	£250K - £5mil	2-3 years	Not started / Aspiration	Community Groups, SBC	SBC, National Lottery Community Fund	- Ongoing maintenance - Change in behaviour, conflict from drivers - Environmental challenges	- Consult with SBC, find local partners, apply for funding to identify routes and plan of action
12	Community-led Bus Service	1	2	3		5	6		£50K - £200K	6-24 months	Not started / Aspiration	Community Groups, SBC	SBC	- Operating costs - Coordination with other local services - Underuse	- Liaise with SBC, to keep updated on Levelling Up Fund outcomes and next steps - Explore viability of community-owned / led bus services - Assess routes and stops to understand details of service
13	Community Energy Project	1	2		4			7	£500K - £15mil+	5+ years	In progress / Early Stages	Community groups, SBC, SOSE Net Zero	SBC, SSE Funds, Scottish Power Funds, CARES Scheme	- Ongoing operational and maintenance costs - Identify suitable sites - Statutory permissions	- Identify priorities, obtain funding and implement actions
Future Legacy															
14	Upgrade Existing Play Parks	1		3				7	£50K - £100K	2-3 years	Not started / Aspiration	SOSE, SBC Parks and Environment	SBC	- Ongoing maintenance costs - Unknown site conditions, and unexpected costs relating to site preparation - Temporary disruptions to community	- Assess play parks, engage the community to understand their needs, secure support from local stakeholders, and carry out a feasibility study - Liaise with SBC Parks and Environment
15	Community-led Wayfinding and Maps	1	2	3		5		7	£25K - £75K	1-6 months	Not started / Aspiration	Community Groups, SBC	Borderlands, SBC, Sustrans	- Community participation - Installation and maintenance	- Identify location, narrative and storytelling opportunities for community-led initiatives via a town-wide wayfinding strategy
16	Tourist Accommodation	1	2	3	4	5			-	-	Not started / Aspiration	Local businesses, SBC, caravan parks	-	- Identify suitable location - Statutory permissions - Increased parking requirements	- Liaise with SBC and local stakeholders, including caravan parks in and around Eyemouth, understand gaps in provision, develop a whole-town business plan approach, engage local community and secure funding
17	Museum & Heritage Network	1		3	4			7	£2.5K - £10K	1-6 months	In progress / Early Stages	Community Groups	SBC, SOSE	- Local competition for limited funding - Stakeholders coordination	- Assess current visitor offer, identify potential for improvements and develop business plan, apply for funding and engage community

EYEMOUTH PLACE PLAN

APPENDIX 1

EYEMOUTH GROUPS



The image to the left is a slide which featured in the presentation, and shows the groups and organisations in and around Eyemouth.



EYEMOUTH PLACE PLAN

APPENDIX 2

POLICY CONTEXT



POLICY CONTEXT

Eyemouth is a key coastal town in the Scottish Borders, with a rich maritime heritage and a strong community identity. Its strategic context includes its coastal environment, economic activities, and alignment with regional planning policies. The Eyemouth Place Plan reflects national, regional, and local policy objectives, ensuring these are shaped by community priorities and needs. It provides guidelines to ensure future developments contribute to broader strategic goals while supporting the town’s long-term prosperity and wellbeing.

National Context

National Planning Framework 4

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
- Town Centre and Beach Regeneration
- Sustainable Growth
- Future Legacy

National Transport Strategy 2 (NTS2)

The NTS2, published in 2020, sets out an ambitious vision for Scotland’s transport system for the next 20 years, aimed at implementing a sustainable, inclusive, safe and accessible transport system to help delivering a healthier, fairer and more prosperous Scotland for communities, businesses and visitors. The NTS2 guides regional and local transport strategies, ensuring transport contributes to Scotland’s climate, economy, and social goals.

Eyemouth faces unique transport challenges due to its geographic location. Improvements to Eyemouth local transport would support achieving the broader objectives set out in the NTS2, particularly those related to improving connectivity, reducing inequalities, and promoting sustainable transport options.

Regional Context

Borderlands Inclusive Growth Deal: Place Programme

The Borderlands Inclusive Growth Deal: Place Programme aims to support economic growth and community regeneration. It focuses on revitalising towns by investing in local assets, infrastructure, and business development to create sustainable, thriving communities.

The Eyemouth Place Plan aligns with the Borderlands Inclusive Growth Deal: Place Programme by providing a community-led framework that identifies local priorities and development opportunities. It ensures that Eyemouth can benefit from targeted investment by addressing the following challenges:

- Demographic Change
Supporting initiatives that enhance Eyemouth’s attractiveness will help tackling population decline by providing the community with improved amenities, public spaces, and services
- Low wages and productivity
Encouraging economic growth through tourism development and infrastructure improvements
- Outmigration of young people
Creating opportunities for young people by providing vibrant social and cultural spaces

The above will also address the key three challenges directly addressed by the Deal which are:

- Narrowing the productivity gap
- Increasing the working age population
- Delivering inclusive growth, by addressing digital exclusion; the earnings gap and access to quality jobs and access to education

South of Scotland Regional Economy Strategy (RES)

Led by the South of Scotland Regional Economic Partnership, this strategy sets out a vision for the South of Scotland to be **Green, Fair and Flourishing** by 2031, focusing on six key themes:

- Skilled and Ambitious People
- Innovative and Enterprising
- Rewarding and Fair Work
- Cultural and Creative Excellence
- Green and Sustainable Economy
- Thriving and Distinct Communities

While the RES does not mention Eyemouth specifically, the strategy’s themes are designed to benefit all communities within the South of Scotland, including Eyemouth. The focus on a “Green and Sustainable Economy” could support Eyemouth’s tourism sectors by promoting sustainable practices. Additionally, the emphasis on “Thriving and Distinct Communities” aligns with initiatives aimed at preserving and promoting Eyemouth’s unique cultural heritage and identity, and aligns with the broader objectives of the Place Plan.

Local Context

Berwickshire Locality Action 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. It outlines planned activities across various sectors, including economy, health, and environment, aiming to enhance local services and infrastructure. The plan was last updated on January 2020 and lasts for five years.

SBC Local Transport Strategy

While there isn’t a transport policy exclusively for Eyemouth or the Berwickshire area, the Scottish

Borders Council oversees regional transport planning, which encompasses Eyemouth and Berwickshire. The SBC's Local Transport Strategy outlines objectives and actions to enhance transportation infrastructure and services across the region. This strategy addresses various modes of transport, including public transit, road networks, and active travel initiatives. Additionally, the SBC collaborates with local communities to identify and implement transport improvements tailored to specific areas within the Scottish Borders.

that may affect the SLA will need to take cognisance of the requirements of Policy EP5.'

Policies ED3 and ED4 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 focuses on the importance of green networks, and Eyemouth is identified for a series of Key Green Networks which will protect the natural

environment and improve quality of life. There are existing briefs in the LDP2 for Eyemouth, which are:

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

These will guide planning applications for these sites.

Eyemouth's town centre, harbour, and a series of old fortifications dotted along the coastline are included in

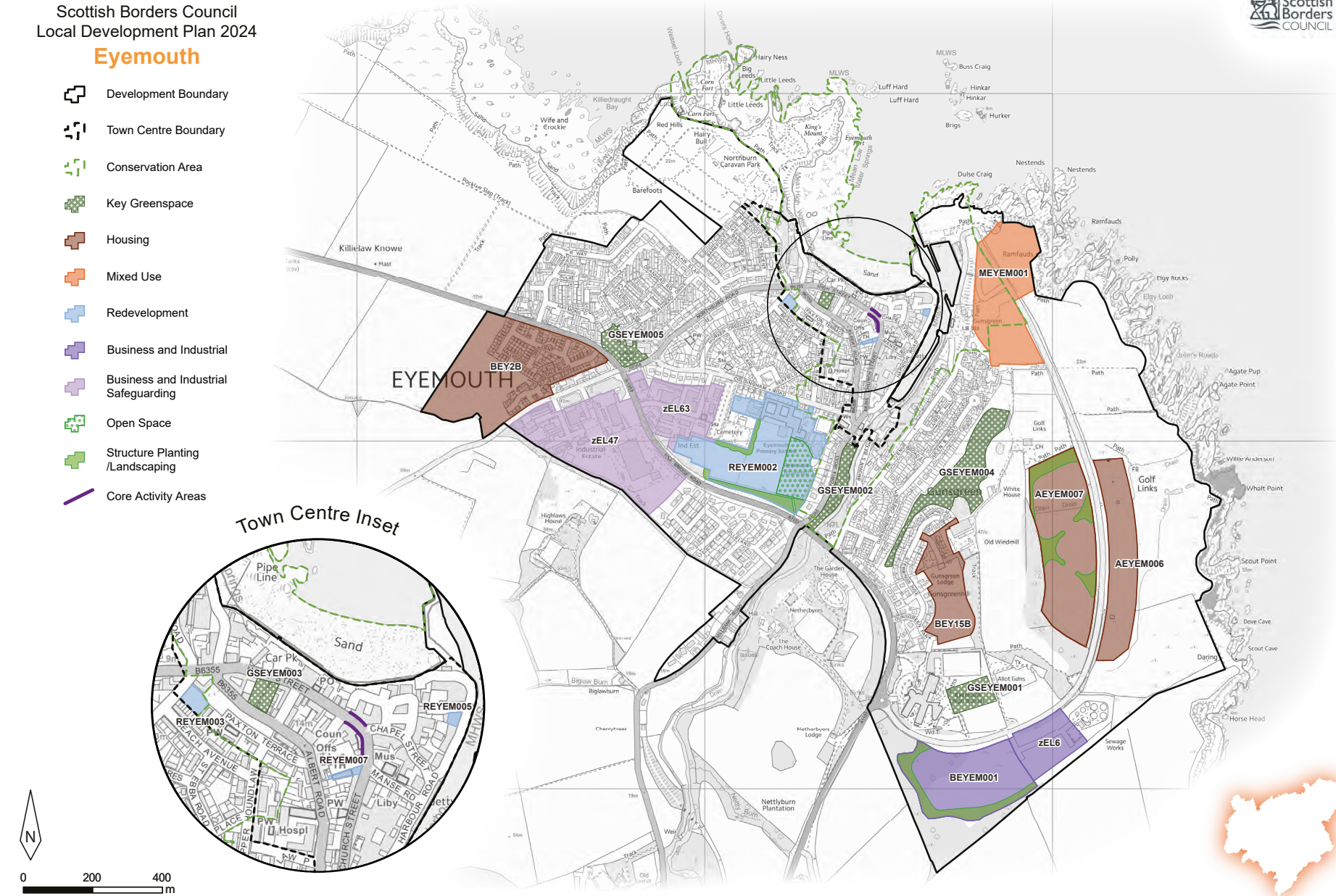
the Conservation Area. The build and natural environment within the Conservation Area need to be protected and preserved as they contribute to the character of the place and it is linked to its history. The Eyemouth Place Plan complements LDP2 by providing a community-led vision. Whilst LDP2 sets out broad policies and land allocations for growth, the Place Plan focuses on local priorities, detailing specific projects and initiatives that address Eyemouth's community needs.

The Scottish Borders Local Development Plan 2

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. It provides a framework for decision-making on planning applications and aligns with national and regional strategies.

In LDP2, Eyemouth is part of the Eastern Strategic Development Area and is recognised as a key growth location. Its importance depends from its role as a working fishing port and a major tourism hub. The town's coastal economy is crucial to the local area, with future growth potentially boosted by the dualling of the A1. In recent years, Eyemouth has also become a strategic site for offshore renewable energy projects, opening up new economic opportunities.

'Eyemouth sits on the Berwickshire coastline, which is designated as a Special Landscape Area (SLA) and covers the rocky coastline of the Borders. Any proposal for development



For further information, including help reading this document, please contact: Planning Policy & GIS, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 825010. Email: localplan@scotborders.gov.uk
Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information. © Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number AC0000851940.

EYEMOUTH PLACE PLAN

APPENDIX 3

ONGOING INVESTMENT



The table below has been provided by SBC to inform of ongoing and planned investment in Eyemouth. The table is not exhaustive.

These projects and funding were developed outwith the scope of Eyemouth Town Team.

Investment	Lead(s)	Funder	Value	Date of completion
Current Investment and Development				
Winter Warmer Programme	Berwickshire Swap	Scottish Borders Council Community Led Local Development (CLLD) funding	£4,535	Spring 2025
Seashells Nursery – bathroom upgrade	Seashells Nursery	Scottish Borders Council CLLD funding	£5,000	Spring 2025
Community Led Environmental Action for the Berwickshire Coast	Berwickshire Marine Reserve	Scottish Borders Council CLLD funding	£5,138.67	Spring 2025
Happy Swimmers Initiative	Happy Swimmers	Scottish Borders Council CLLD funding	£8,402.80	Spring 2025
Building Creative Futures: Empowering Berwickshire, One Stitch at a Time	ReTweed	Scottish Borders Council CLLD funding	£16,180	Spring 2025
Community-Led Traditional Skills Training: Feasibility Study	Scottish Historic Buildings Trust	UK Government Shared Prosperity Fund	£31,990	Spring 2025
Fundraising consultant	Gunsgreen House Trust	UK Government Shared Prosperity Fund	£55,000	Spring 2025
International Tartans	ReTweed	UK Government Shared Prosperity Fund	£80,000	Spring 2025
Facilitation of Borderlands Place Plan and Town Investment Plan	Scottish Borders Council	UK Government Shared Prosperity Fund	Approx. £55,000	March 2025
Eyemouth Harbour Masterplan	Eyemouth Harbour Trust	UK Government Shared Prosperity Fund	£165,000	Spring 2025
Technical survey work associated with the Eyemouth Harbour Masterplan	Scottish Borders Council	Community Regeneration Partnership (CRP)*	£1.8m	TBC
Planned Investment and Development				
Destination play park and skate park	Scottish Borders Council	Scottish Borders Council	£486,000	Winter 2025/2026
New Primary school	Scottish Borders Council	Scottish Borders Council	£16m	Early 2028
Active Travel Audits (ARUP)	Scottish Borders Council	SESTrans	TBC	TBC
Eyemouth Family Centre	Scottish Borders Council	Community Regeneration Partnership (CRP)*	£400,000	Early 2028
New Industrial Units	Scottish Borders Council	Community Regeneration Partnership (CRP)*	£1.6m	TBC

*Formerly Levelling Up Partnership

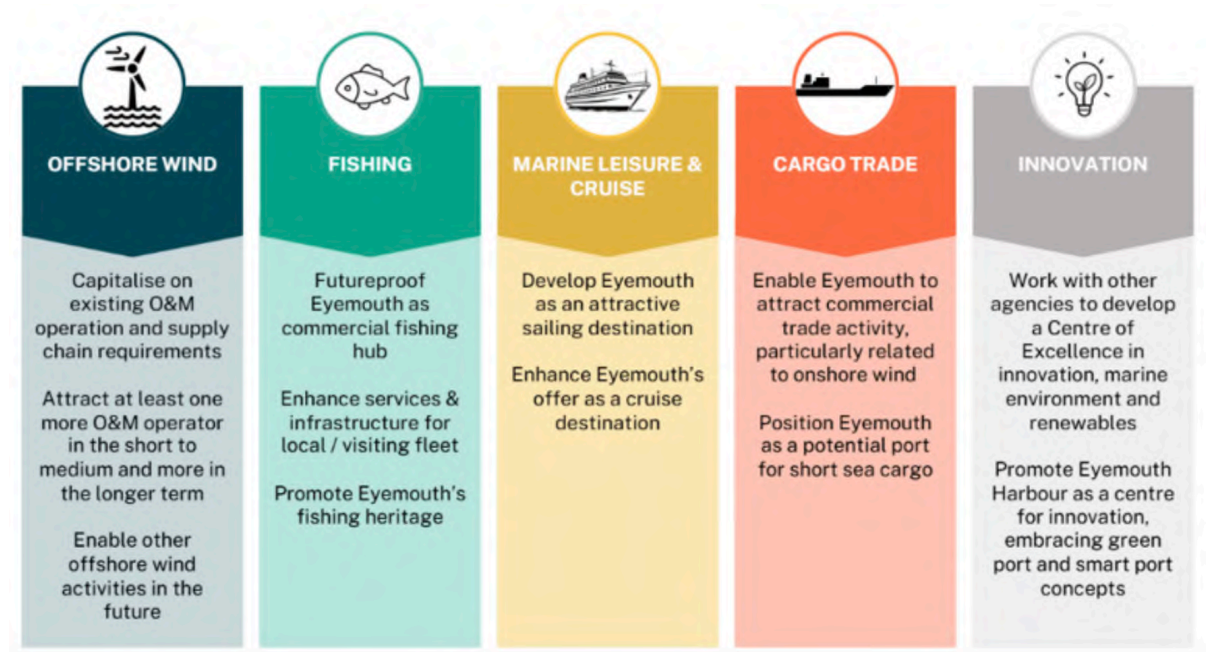
EYEMOUTH HARBOUR MASTERPLAN

Eyemouth Harbour Trust (EHT) is a Trust Port managed by a Board of Trustees comprising volunteers. It is a statutory independent organisation that exists for the purpose of operating and developing Eyemouth Harbour on behalf of its stakeholders and the wider Eyemouth and East Berwickshire community.

The Eyemouth Harbour Masterplan serves as a strategic framework and blueprint for its physical development; anticipated to futureproof the economic and social fabric of Eyemouth and the wider region for the next 50 years and more.

The Masterplan proposals focus on the development of new harbour infrastructure that will provide better protection for the existing harbour as well as additional berths, quayside space and deeper water. Other proposals focus on improving the existing harbour and facilities. These proposals will enable Eyemouth Harbour to safeguard and attract business across a range of economic sectors. The Masterplan is only the first step, with much work around technical and environmental feasibility to determine proposals in more detail.

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Based on findings from stakeholder engagement, the Masterplan identifies several 'non-operational proposals'; while outwith the sole remit of EHT these proposals will benefit the wider community and play a role in enabling economic growth in Eyemouth. Indeed, these initiatives may fit comfortably within the Local Place Plan context.

The Eyemouth Harbour Masterplan can be accessed [here](http://www.eyemouth-harbour.co.uk/masterplan/) (www.eyemouth-harbour.co.uk/masterplan/).

EYEMOUTH PLACE PLAN

APPENDIX 4 ENGAGEMENT REPORT





ENGAGEMENT PHASE 1

RESIDENTS SURVEY OUTCOMES

Residents were asked to answer questions using a scale rate 1 - 7, where 1 is low and 7 is high as shown in the image to the right. Responses are shown as average.



1. How easy is it for you to walk or cycle around Eyemouth using good quality routes?	4.6
2. How well does public transport in Eyemouth meet your needs?	3.0
3. Please rate how traffic and parking affects how you move around Eyemouth.	3.7
4. How attractive and easy to get around do you find Eyemouth's buildings, streets and public places?	4.0
5. How easy is it for you to regularly enjoy Eyemouth's natural spaces? (e.g. parks, woodlands, coastline)	4.7
6. How good do you feel the spaces for play and recreation are in Eyemouth? (for children, young people, adults and older people)	2.9
7. How well do Eyemouth's facilities and services meet your needs? (e.g. learning, healthcare, library, social care, community groups)	4.0
8. How good do you feel the opportunities are in Eyemouth for work, training or volunteering?	3.7
9. Does the housing in the area meet your needs? (i.e. is there a good mix of housing types, are these areas attractive and well maintained, are there any challenges)	4.2
10. How good is the range of opportunities in Eyemouth which allow you to meet and spend time with other people?	4.4
11. To what extent do you feel Eyemouth has a positive identity that supports a strong sense of belonging?	4.6
12. How safe do you feel living in Eyemouth?	5.1
13. How well do you feel Eyemouth is looked after and cared for?	3.3
14. How well do you feel listened to and included in decision-making when things happen in Eyemouth?	3.0

SELECTED DIRECT QUOTES FROM HOUSEHOLD SURVEY

The old high school hall is in a shocking condition and Eyemouth deserves a good-sized public hall that the rest of Border towns enjoy. We have no town hall.

We need a big hall that is fit for purposes like these the town and groups are crying out for it!

No public hall.

Seems to be a good range of activities for all ages - need to make sure there is a good venue for this to happen.

Recreational sports facilities and large hall for town.

A large park area, (old high school) picnic benches, BBQ areas, pond where families can spend time together.

A proper public park like Duns and Hawick have.

The creation of a public park.

A huge park with green space skate park and areas groups of people can meet and enjoy our town.

A multi-functional recreational space/public park in the centre of the town.

Having a green park to hold activities and celebrations and festivals.

Enhance the old high school site to include the new primary school, the promised play park, a 4G pitch and associated sporting facilities. Also improve the tennis courts.

Create a community park on the old school playing fields with a café and include a facility that is unique to the area, like a climbing wall, which provides a leisure facility for locals of varying ages and also brings in visitors, further improving the town as a leisure destination.

A skate park and bike park has been discussed for

years and has never materialised. Eyemouth needs a multi functional town park like Wilton Park.

New stand alone primary school is needed.

Primary school is too small, and in need of serious improvement. Nursery's are needed making bigger or more of, very limited availability for the amount of children.

New primary required at same location. The primary school desperately needs to be done.. the school is bursting at the seams and is not fit for purpose.

New primary school where it is.

Deciding the locality of the primary school will allow other projects to happen as at the moment, this is holding up the use of funding waiting to be used for play park.

No supported accommodation availability for Adults with Complex Needs. This need should be a priority.

Should be more consideration given to retirement and care homes.

Allocation of LA housing needs to be addressed low-income single people or couples with no children have no chance in getting a property.

We do not want to turn into a commuter town or a town with too many second homes and air bnb's.

Need more 3/4 bedroom houses and 1 bedrooms.

Not enough local people get allocated houses.

No more new builds needed until we improve the facilities for locals already here; Doctors, healthcare, play parks, primary school, parking restraints.

The proliferation of holiday lets is reducing accommodation for residents and is probably pushing up prices, making both purchase and renting more difficult. There is probably a shortage of lower cost housing.

We need more private housing in Eyemouth not enough to bring new people to live here. There is lots of social housing which is needed so more houses for buying would be a good thing.

Feel like I'll be living at home forever as no social housing for locals without kids/addiction.

There is virtually no prospect of young people being able to live independently as rental property would take up half of a full time living wage.

An alarming amount of holiday lets, taking away accommodation for locals. More sanctions for these please.

Desperate for more one bed bungalows for ageing population and free up 2/3 bed houses. Would be great also if local people were given priority for houses, think they done this for new housing scheme in Chirnside.

Not enough small houses for elderly, retired people who would downsize.

Difficult for local to purchase houses due to second homes.

The bantry needs a massive uplift.

Bins which are gull proof. The seagulls make the most mess in Eyemouth, pulling rubbish from the bins and fouling everywhere.

Money to be spent on bantry - flowers etc. rubbish bins which are gull proof.

An aesthetic upgrade to the bantry with more rubbish bins (gull proof) better seating and picnic tables, nice planters (this has been down successfully in a lot of other seaside towns) This project could then be extended to include a mini golf area.

Upgrade the Bantry to make it more appealing. Really put some thought into this project as it is the focal point with the view, the beach etc. a trampoline / water park".

Upgrade of bantry area - more seating, flower boxes, more re-cycling bins at middle and at either end. Small playpark needs seating. Do something with the shelter behind co-op.

More public toilets.

TOILETS that are OPEN, CLEAN. Toilets that are graffiti free and OPEN.

Public toilets are a disgrace.

We need new toilet blocks where they can be used free of charge especially during holiday time for visitors.

Lack of public toilets and not sure if there is sufficient access for wheelchair users.

We need new toilet blocks where they can be used free of charge especially during holiday time for visitors.

Tidy up town centre.

Less empty shops.

Major improvements to the high street.

Eyemouth Harbour and area looks nice but come into the high street and behind total dump.

Tidy up the High Street and get all shops open and busy.

Painting the buildings on the Main Street.

A couple of businesses take pride in their premises.

The planters etc are a nice feature. Hanging baskets would be nice along the high st.

There are more and more empty units pulling the town down. There are also others such as Lough's and occasions that take great pride in their shops Open more facilities to eradicate the boarded up shops and turn them into small businesses, It would also enhance the appearance of the street main town.

Beach area is beautiful but the areas of parks and beddings are neglected and left to the goodwill of locals to try and maintain.

More seating for elderly.

There are not really any green parks or woodland areas with proper paths or walks. I would love more of that. More picnic areas would be nice.

Graveyard opposite Coop could be a lovely garden / seating/picnic area with shelter walls built.

Play parks need upgraded and more seating elderly Invigorate Kirk square and the big empty buildings.

Not sufficient parking during summer months.

Parking can be tricky along the harbour, need to pay to park. Always go to coop car park however full of potholes and needs repaired.

Parking facilities are reasonable in the area but can be challenging for Blue badge holders at times.

Better parking facilities overall would have a big positive impact on town.

There is a severe lack of parking and the condition of the car park outside the coop is terrible.

Parking is an issue at both the medical practice & also around the schools during drop off/pick up time. I'll also be interested to see how the recent changes to Harbour Road affect traffic along the harbour- not sure what the reason behind that change was.

Car parking would benefit from painting parking space around the town.

Better parking at health centre School drop off and pick up chaotic maybe a walking bus.

Timed parking on town centre. Drop off at school's time should be limited. Health centre does not have nearly enough spaces.

Town can't get busy weekends and holidays

which is good. I would usually walk into town on times like this. Parking in housing estates can be overcrowded.

Do something with old Town Hall and Whale Hotel Large empty buildings - owners should be made responsible for their upkeep.

All the empty buildings need filled or repurposed Public buildings are a disgrace take old high school building and council contact office Old Bank of Scotland. The empty shop in the Market Place. The old Whale on harbour road Dundee House near the harbour All these buildings could either be brought up to standard or demolished in some cases.

Eyemouth is a beautiful place but there are a number of rundown buildings that could be used for other activities.

There are a lot of rundown buildings that the owners are not maintaining This makes the area look unappealing.

Some building need upgrading especially the empty ones along the harbour as they look tired and run down. A lot of other buildings are getting renovated The town has some attractive buildings, but it is a shame some of them are being allowed to deteriorate e.g. the old council buildings, the town hall.

On foot there are lots of hills to negotiate particularly if you have limited mobility which can be especially challenging for elderly people too.

Seating where people can stop for rest, handrails in certain areas, mobility aids.

Most roads are not fit for bikes to rough and pot holes.

Easy to walk although they're a number of areas that need the paving slabs realigned. Cycling could be difficult with the potholes.

Hard to leave the town by bike/cycling without having to go on a main road. More facilities for cycling Road conditions (potholes) make cycling a

bit of a lottery. Only one designated cycle lane from school to Acredale.

Cycle routes clearer marked and distance markers/ colour codes.

Fortunately, we live in an area with natural environmental areas, beach and coastal walks to St Abbs or Burnmouth/ Berwick, Netherbyres, lovely riverside walks, golf course maintain and upkeep of these walks/ areas.

Eyemouth has a lot of lovely spaces but the coastal path in winter is terrible. This year many people had to stop walking it as it was so muddy. We need to copy the Northumberland coastal path with a properly laid and maintained path.

Lovely coastline and coastal walks although overgrown in places. Needs strimming at least once a year. Also signage at Hawkness and places of interest required.

More signage needed. There is nothing really good as the paths are terrible and again no decent map/ signage for coastal routes

Increased public transport. Especially to the Berwick and Reston train station, and Edinburgh Getting a decent and reliable bus service for around town and to Berwick.

The public transport is shocking especially if you need to travel to the BGH. It can take 4 hours and 3 bus changes and you also need to make sure you can be back in Berwick for the last bust at 5.30 There are a number of buses but could offer more services to other places to encourage others to come to Eyemouth.

It would be fantastic for there to be buses to and from Reston to align with train timetables."

Buses don't link with train times. No late buses to and from Berwick or Edinburgh. No late trains from Edinburgh on a Saturday.

I think it's difficult for young people getting to and from college etc more affordable trains from Reston would be helpful.

Support with renewable energy and electric car use/ or set up a community renewable project. Community green energy generation.

A community-owned sustainable energy project. We are surrounded by wind farms yet we still are being forced into paying exorbitant electric prices. Eyemouth has the potential to become an independent, sustainable town. It would take a lot of money but I can't think of a project that would benefit ALL the residents more than having cheap, clean and secure energy.

Revamp of all play parks to better suit needs of children being the future of the town. Dean head football area is a complete hazard.

Existing play parks are at best adequate and at worst dreadful they are not maintained regularly and instead of replacing broken equipment it is just removed and not replaced or left boarded over, so it is no longer fit for purpose.

Poor dated parks for kids.

Parks in need of upgrade. Seem to be forgotten about. All rusty and dangerous.

Main play area at Deanhead is ok & well used - grass cutting is not great as trimmings not picked up - unsightly and messy!! Could do with more investment in up to date equipment.

Football area is very messy but again well used. Toddler park at Acredale awful.

Could do with better play area across the water. The playparks around Eyemouth look tired and are lacking compared to those elsewhere in the Scottish Borders and our neighbouring council of East Lothian.

All need updating made safer more in different areas.

Our play areas are in dire need of refurbishment, the Bantry play area needs the exterior fence and gates fixed and a fresh play surface.

Day hospital is an under used hospital asset of the town.

Currently meet our family's needs but it is worrying as the population grows how the structure of things like doctors/dentists and even schools will cope if they do not grow too.

Doctors' surgery is very difficult to get an appointment.

Need more Dr as can never get an appointment. Health centre needs more flexible opening times. More outreach services needed in healthcare. Health centre not suitable for size of town.

Eyemouth Cemetery is a disgrace compared to others in the Borders - we need a cleaner and tidier cemetery.

Cemetery is not well maintained.

Beach and harbour easier to see but there are good walks that could be shown.

Collab with high school art students to design maps of the town and point out shops, cafes, pubs as well as places of interest and little history facts. Dunkeld in Perth have a map like this, it looks really nice, better than a basic map.

Some of the coastal path could be better signposted.

We live in a lovely part of the country but footpaths need maintained and routes need advertised. We don't have a park or green space as such. The river walk could be more accessible and improved in places. Do tourists even know much about it? We are blessed with a lovely coastline however some parts are dangerous and need improved.

The natural environment around the town is outstanding, but the infrastructure, paths, signage etc is limited/dated, uncared for. Refresh existing route signage and develop new walking/ wheeling routes.

Whale Hotel - Town has none of the accommodation

to help keep the windfarm workers in the town. Park for Camper Vans

must think outside the box for tourists.

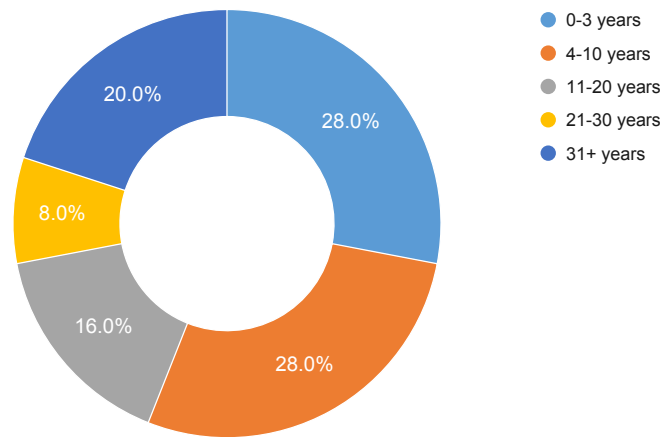
Open Museum to Eyemouth Residents.

The library and museum are all that I am aware of and appear to be good. However, if there are other services it would be good to see those advertised better.

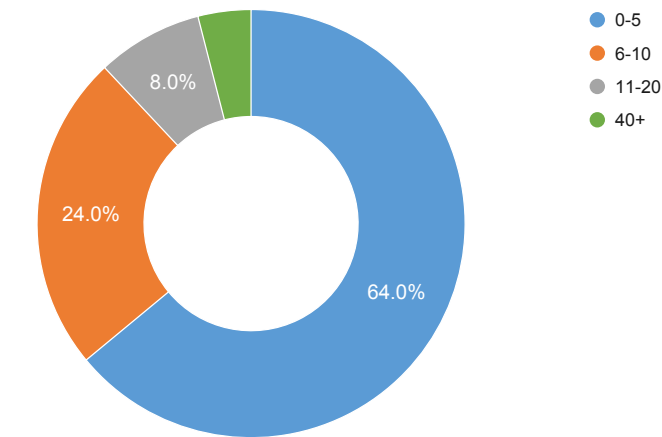
Improved marketing and promotion and collaboration between visitor accommodation, services and attractions.

BUSINESS SURVEY OUTCOMES

How long has your business been trading in Eyemouth?



How many people does your business employ in Eyemouth?

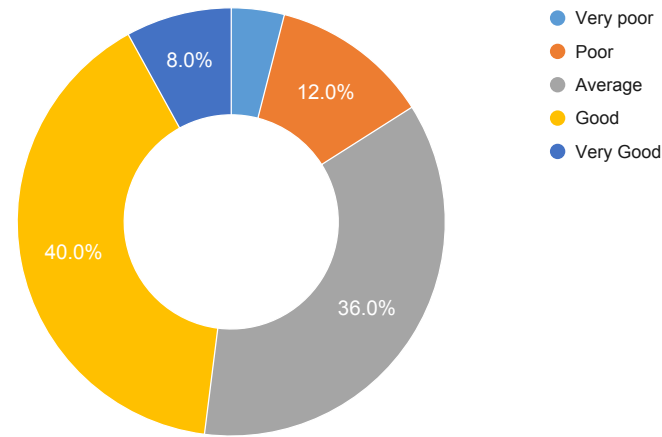


Thinking about the town today, please score the following things using a rating scale 1-7, where 1 = very poor and 7 = very high:

- Moving Around
- Public Transport
- Traffic & Parking
- Streets & Spaces
- Natural Space
- Play and Recreation
- Facilities and Services
- Work & Local Economy
- Housing & Community
- Social Interaction
- Identity & Belonging
- Feeling Safe
- Care & Maintenance
- Influence & Sense of Control

- 4.5
- 2.6
- 2.9
- 3.1
- 4.2
- 2.4
- 3.1
- 3.4
- 3.8
- 3.6
- 3.9
- 4.8
- 2.8
- 2.8

Over the past 12 months how have you found business/trading conditions in Eyemouth?



Please tell us more about your answer...

- Fishing and marine tourism has remained stable and offshore wind business has grown.
- Minimal local trade
- people are just day trippers & not spending
- We have been fully booked as a self catering cottage
- Eyemouth golf club continues to enjoy increased visitor and member numbers
- Own Sparta Gym Eyemouth.Have a full membership with waiting list to join.
- We are dependent mainly on tourists and the

numbers visiting us are much the same as last year.

A very poor winter season

We provide services to other businesses so really depends on business requirements

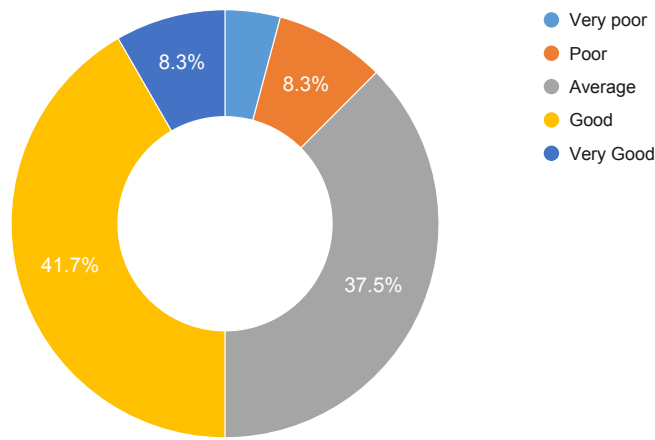
Visitor numbers down on previous year due to variable summer.

Our self catering accommodation has recorded encouraging levels of booking compared to previous years

We offer kennel boarding and doggy daycare. We are pretty much busy all year.
The weather has affected the trade

Client numbers and fee income have grown significantly and continues to grow. Moving to new premises in a few months

How confident do you feel about business prospects in Eyemouth over the next 12?



Please tell us more about your answer...

- I believe offshore wind will continue to grow as the offshore wind farm comes into operation.
- Fishing looks like it will contract further with vessels for sale and skippers retiring but not being replaced by younger fishers coming into the industry.
- With the new KC2C route, I would expect tourism businesses to benefit although the marine tourism side is less buoyant (excuse the pun!)
- No major investment, Small tourism trade, Fishing

becoming more difficult

S*** outlook at the moment with no help for most of us

Worried re the Scottish short term let licence and the tax changes

Trends are all upward on recent years

Business going from strength to strength

I think Eyemouth benefited from the after affects of Covid as people tended to holiday at home. I am not sure this still the case.

We finally seem to be getting over the after effects of Covid. Seeing a lot more visitors to the town
For it to benefit consultants there needs to be more of a use of local service providers from larger businesses
No significant changes/developments to attract new/ additional visitors

Advance bookings for self catering in our property are strong and support for our local events programme has been excellent

The town is struggling for any other businesses out with fishing and tourism

Could do with more work

Lots of new business opening on our high street/ market place

Trading conditions have been very slow over winter.

This does normally happen but the time frame has extended so instead of a quiet couple of months it has been more like 5 or 6 months over winter/ Spring.

Growth has never slowed in the first 5 months of 2024 client numbers have increased by a further 40%

What do you think would most improve the town for your business, and others in general?

Youth activities, Better parking, Cater for businesses rather than tourism, Investment in local facilities to



cope with capacity

Thats a hard one some places seem to get help ie funding & waste the money

Sadly you need to go out of town for good chip shop & Chinese

Lived in Eyemouth all my life never seen things so bad & now there going put cameras all round harbour & charge for parking on an app this will chase away my customers for sure.

EHT just got £95k so they surely dont need parking apps in Eyemouth

Having some money spent on infrastructure such as toilets, pot holes. Replacing banks.

Advertising

Better maintenance of public spaces.

Improved public access via public transport.

Increased marketing of existing town facilities.

Focus on unique heritage of our town

Our business would benefit from grants to cover issues we face. The town also needs a face lift - existing buildings brought back into use, the High Street painted and cleaned up, Eyemouth needs attractions to bring people off the A1, and things for people to do once they are here. Many locals go to Berwick for their shopping and further afield for clothes, etc. we need shops that will make locals shop more in Eyemouth.

Get something done with The Whale Hotel ! It is an eyesore on the harbour front. The building is in a serious state of repair and the concrete bollards are horrendous and ridiculous. Why is the owner getting away with this ?

As above, more businesses using local service providers

Enhanced environment. Improved marketing and promotion and collaboration between visitor accommodation, services and attractions.

A clear vision focussed on one or two key projects

that would make Eyemouth a place to visit and stay longer

Better public services

More shops in the town / more opportunity for people to have rental space to try new business ventures.

Better toilets.

I believe we need to have more access to public bathrooms, enhanced use of our natural resources (marine sports and activities etc.), and more facilities for children and young adults (further education closer to us, social spaces and activities, access to creative programmes).

Encouraging involvement with renewable energy business with connections to further education and apprenticeships.

“Aesthetic improvements to town centre and surrounding area to make it more appealing for locals and visitors.

Review of current parking . Road repairs”
General appearance of the town and more small business shops on the High Street to attract weekend visitors.

Have our local elected officials do much more for our needs now can't just wait for Borderlands promise. SBC's out if sight out of mind has led to the continuing delay of our new Primary school, destination playpark, along with the urgent need for parking and road repairs all of which are a disgrace

Directing any funding to making Eyemouth better for its local residents and the smaller local independent businesses.



HIGH SCHOOL OUTCOMES - SUMMARY

How easy is it for you to walk or cycle around Eyemouth using good quality routes?

Most students find walking and cycling in Eyemouth easy, but improvements like fixing potholes, widening paths, adding more cycle trails, and better public transport could enhance accessibility.

How well does public transport in Eyemouth meet your needs?

Public transport in Eyemouth is generally good, but improvements like more frequent and later-running buses, especially to Berwick and surrounding villages, would better meet people's needs.

How does traffic and parking affect how you move around Eyemouth?

Traffic in Eyemouth generally doesn't affect most students, but parking can be limited in certain areas, especially during tourist season, and some suggest improving car park surfaces and adding more spaces.

How attractive and easy to get around do you find Eyemouth's buildings, streets and public places?

Eyemouth is generally easy to get around, but opinions on its attractiveness vary, with some finding it pleasant while others suggest better cleaning, updated signage, and improvements to certain areas.

How easy is it for you to regularly enjoy Eyemouth's natural spaces?

Enjoying Eyemouth's natural spaces is generally easy, especially the beach, but some find it boring, difficult to access, or in need of better maintenance, more trees, and cleaner surroundings.

How good do you feel the spaces for play and recreation are in Eyemouth?

Play and recreation spaces in Eyemouth are generally seen as okay, but many suggest improvements like better parks, more sports facilities (e.g., astroturf, bike tracks, tennis courts), and upgrades to existing areas.

How well do Eyemouth's facilities and services meet your needs?

Responses indicate that Eyemouth's facilities and services generally meet needs, with healthcare needing improvement, more youth clubs and shops, and better access to appointments or urgent care.

How good do you feel the opportunities are in Eyemouth for work, training or volunteering?

Responses suggest that Eyemouth has some opportunities for work, training, and volunteering, but many feel there are not enough options, especially for younger people, and that better promotion and more variety could improve the situation.

How well does the housing in the area meet your needs?

Responses indicate that Eyemouth has a mix of good and bad housing, with some areas well-maintained and others needing improvement, but many respondents don't live there and thus can't provide detailed insights.

How good is the range of opportunities in Eyemouth which allow you to meet and spend time with other people?

Responses suggest that while Eyemouth offers some opportunities to meet and socialise, such as spaces to hang out, there is a need for more activities, especially for younger people, and some feel there are limited options or a lack of

interest.

To what extent do you feel Eyemouth has a positive identity that supports a strong sense of belonging?

Responses suggest that while some feel Eyemouth has a positive identity, particularly due to its history, others do not feel a strong sense of belonging, with suggestions for improvement focusing on inclusivity and safety.

How safe do you feel living in Eyemouth?

Responses indicate that many feel safe in Eyemouth, though some mention concerns about certain areas or issues like anti-social behaviour, with improvements needed in safety for specific locations or groups.

How well do you feel Eyemouth is looked after and cared for?

Responses suggest that while some feel Eyemouth is well cared for, many express concerns about litter, lack of maintenance, and poor infrastructure, with calls for better cleanliness and more consistent upkeep.

How well do you feel listened to and included in decision-making when things happen in Eyemouth?

Responses indicate that many feel they are not well included or listened to in decision-making in Eyemouth, with some feeling ignored or disconnected, while others report being listened to, particularly in school-related contexts.

What one project do you think would most improve Eyemouth?

Responses suggest a variety of ideas for improving Eyemouth, with popular suggestions including more recreational spaces like youth clubs, MTB trails, and 3G pitches, as well as better public transportation, more bins, improved parks, and more activities for young people to prevent boredom. Some also mentioned the need for more coastal walks, tourist attractions, and local businesses.



PRIMARY SCHOOL OUTCOMES

P6

Q1 What I need to live well

- Somewhere cheap to meet friends and family indoors
- Cinema
- Free Public Toilets
- Longer opening hours at the library, more facilities, but keep the quiet
- space. Needs to be bigger. It was a welcoming space when younger
- Now needs a better range of books for older children/young people
- (currently only great range for wee children)
- More houses and larger houses for larger families. Cheaper rents/
- house prices ie more affordable houses
- Training area for dogs also a dog walking park (could be part of a new
- park)
- Youth Club for P6 (need a youth space)
- Volunteering: helps when older to get a job. Work experience.
- Some already do – helping with coffee mornings, church summer club,
- Eyemouth junior park run, community litter picks etc.

Q2 How I Feel and How I Care

- The town is not looked after.
- Houses don't look good – boarded up houses Eyemouth needs
- Improved/tidied up. Empty houses are getting used by gangs.
- Some of the class are scared of drug users. Drugs taking a problem –
- people get sent to Eyemouth after prison, It keeps streets unsafe.
- More security cameras (especially at the parks) – antisocial behaviour
- is an issue (the students are aware of what is happening in Eyemouth
- ie. Many are aware of anti social incidents at night time).
- Many aware of dogs not being properly looked after and out of control.
- Dark and gloomy high street and alleyways. Many unlit areas and run
- down buildings – they do not feel safe around these
- Spaces are run down and not cared for – High Street. Renton Terrace
- is really scary.

- Public toilets are disgusting and you need to pay – rebuild
- Make things cheaper – many can't afford

Q3 How I get from one place to another

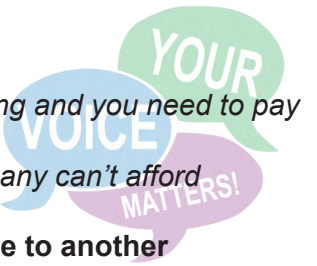
Only 2 in the year group use public transport as it's a poor local bus service. Students felt they need a car as buses not good. 2 use buses, 5 cycle. And most get driven to where they want to go.

They would like:

- Electric scooter and bike hire
- Better pedestrian crossings
- Better bike lanes, separated from cars. Could we have shared
- paths/pavements ie. cycling and pedestrian?
- Cycle routes – offroad and official bike trail – good to cycle to Berwick
- by the coast. Traffic – can't get to some areas as parents don't like it
- so they would like safer bike routes away from roads.
- More walking areas
- Wheelchair/disabled = someone got stuck on their mobility scooter.
- Cars park over the pavement drop. Perhaps we could get signage to
- educate about dropped kerbs.
- More things to help people get around e.g. direction maps (inc. braille)
- maps to help people with dementia and mobility issues.
- More traffic lights – let kids cross roads safely. Zebra crossings.
- Train station – need to be better connected to transport

Q4 Where I go and what I do

- Free Access 3/4G Football pitch – rugby pitch – most of the class said
- this throughout the hour
- Better nets on the existing football pitches
- Parks get muddy and you can't play on them
- Safer access to parks, road crossings etc
- Affordable gymnastics + more clubs
- More walking routes
- Downhill cycle track
- A safe area to swim on the beach - Beaches need cleaned – with safe
- area for jumping in as Harbour Trust ban it. Swimming area at sea –
- safe area.
- Skate park – Perhaps High School Area or old



- High School/playing fields area
- Climbing wall or bouldering wall – even develop safe natural rock area
- Better park with zip line and variety of equipment for all ages. Existing
- Parks – the equipment is too childish, they need more challenging
- equipment. The Avenue had its climbing frame removed. The idea of a
- new park was popular, with a zip line, places to build dens, exciting
- equipment, pitches, etc.
- Trampolines
- Waterpark with watersports – Fox Lake type venue
- A larger swimming pool with more fun slides, etc. This was mentioned a
- lot*
- KFC, McDonald's – this is a place to meet with family and friends
- Dog parks

P7

Q1 What I need to live well

- Cinema
- More shops and services – too many expensive shops, need
- alternatives
- Bike shop and mechanics shop
- More youth club nights – needs more options
- Nowhere to go when it rains – just go under a tree. Need somewhere
- down the street or at the garage
- Alternative activities – trampoline park, watersports, adventure park,
- skatepark, ice skating
- Restaurants -more like Pizza Hut, Frankie + Benny, MacDonalds

Q2 How I Feel and How I Care

- Town looks old and worn out – Whale Hotel needs renovated
- Scared of the dark streets and alleys – and riverside.
- Somewhere bright to go at night
- Scared of drug users – issue with this at the park. Many are aware of
- issue with drugs and vaping – don't like these
- Antisocial behaviour – smashing windows, etc (very aware of this)

- More bins – they are overflowing, litter an issue
- Control the seagulls as they are am issue – scary and hostile!
- Coop carpark needs to be better organised for cars, people and bikes.
- Also restrict parking so people cant stay all day
- More services, clothes/shoe shops

Q3 How I get from one place to another

- Safer cycling routes – Better pavements to cycle: cycling on roads not
- safe and that included cycle lanes. Need shared pathways – cycling and
- pedestrian. Could there be a safe pathway from Burnmouth to
- Eyemouth as no easy access? Better cycling signage
- Uncontrolled parking restricts access on footpaths -
- Better access between town and surrounding villages The bus service
- not good – buses + pingo are too busy – take too long, dirty. One boy
- can't meet his friends in Eyemouth after school as he lives in
- Burnmouth
- Pedestrian precincts – not have cars everywhere
- Could we use Young Scot cards for cycle or e-scooter hire?

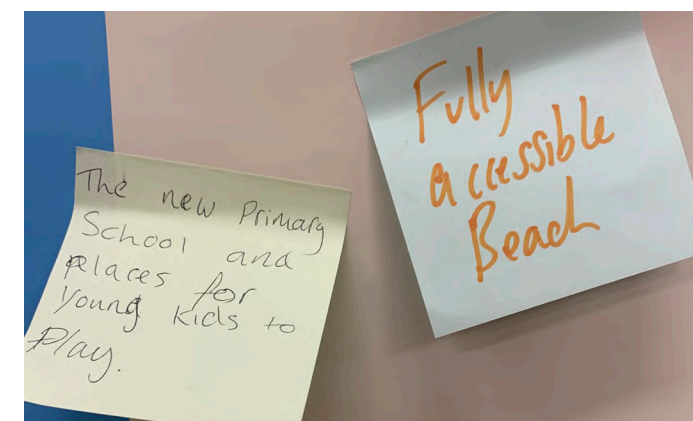
Q4 Where I go and what I do

- Free Access 3G Football pitch and a place for a mix of sports. Tennis,
- badminton, hockey, rugby – multisport area
- Tennis courts need major upgrade
- Skate park
- Water sports – paddleboards, kayaking
- Trampolines
- Freely accessible activities with no need to book
- Better facilities at the swimming pool, more fun!
- Need community space
- Cinema

ENGAGEMENT PHASE 2 OUTCOMES

Residents of Eyemouth were invited to share their thoughts on the longlist of projects either via a paper survey or an online survey. A shorter version of the survey was also available to be filled in and dropped at key locations. Participants were asked to rate each ambition and each proposed project on a scale 1 to 5 as shown in the key below. Responses are shown by percentages of people ratings with accompanying selected quotes.

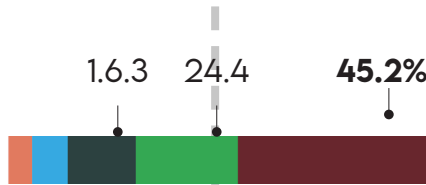
KEY



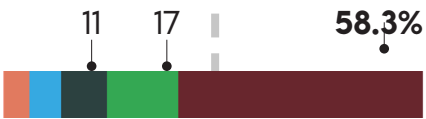
THEME 1: SPACES FOR PEOPLE & LEISURE

Rate the following projects based on how important you think they are for the future of Eyemouth. Rate out of five stars; five stars is the highest rating:

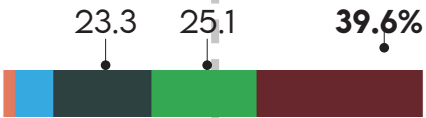
Project 1
Beachfront and Bantry Improvements



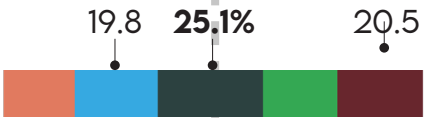
Project 2
Eyemouth Town Park



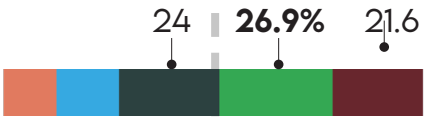
Project 3
Upgrade Existing Play Parks



Project 4
Pocket Parks and Areas to Wait/Rest



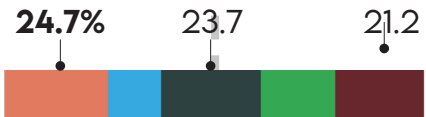
Project 5
Improvement to Tennis & Basketball Courts



Project 6
Multi-sports Facility for Community Use



Project 7
Supporting a Thriving Sea Garden



How important do you think Theme 1 is for the future of Eyemouth?



The beach and bantry are crucial to Eyemouth's tourism. The harbour road and bantry are very uneven making it dangerous for partially sighted and wheelchairs. The bantry wall is in a poor state in places.

The 'Town Park' site needs a community engaged masterplan. [...] A masterplan could show how a mixed use could be achieved with school, sports facilities with a service building, housing and flexible parking for town and visitors.

Priority is a play park the existing play parks are dated unsafe and dirty.

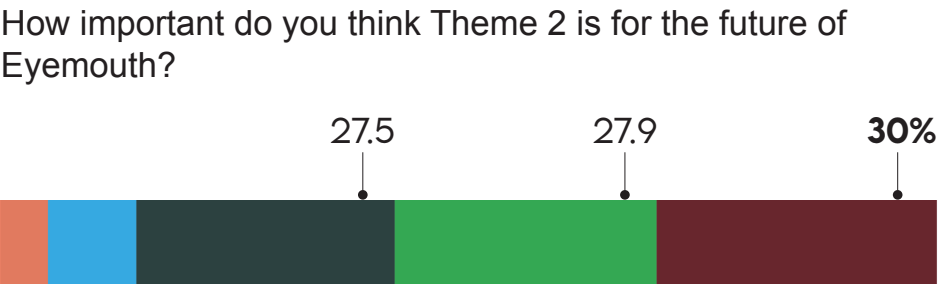
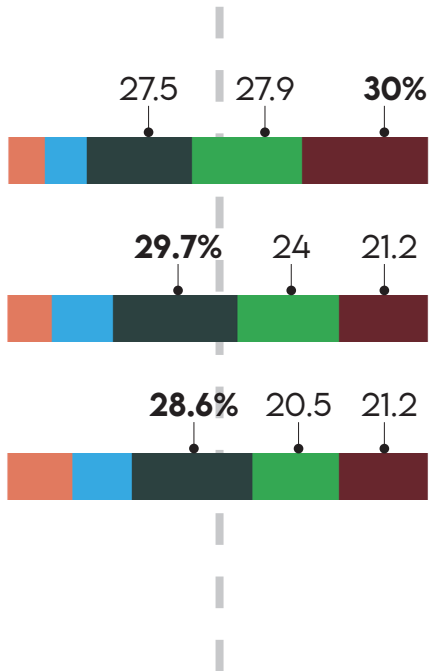
The creation of an Eyemouth town park for the community is the single most important project and should be made the main priority for the town team to pursue.

While all are important, my priority is a town park with accessibility for everyone.

THEME 2: CELEBRATING CULTURE & CREATIVITY

Rate the following projects based on how important you think they are for the future of Eyemouth. Rate out of five stars; five stars is the highest rating:

- Project 8**
Expansion to Community Centre
- Project 9**
Museum & Heritage Regeneration
- Project 10**
Renovation of Disused Shop Units



Many people comment that they miss the live music that used to be such an integral part of Eyemouth.

There is nothing on here about a community venue suitable for all groups in Eyemouth to use. Many groups use the school hall because of the stage and size of it. What will happen when the primary school (if) when it moves location?

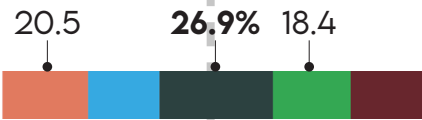
The town needs a large hall for music, events, theatre, party hire etc not more meeting rooms.

Eyemouth needs to protect it's heritage and culture as that is what makes Eyemouth what it is today- otherwise it will be another featureless town.

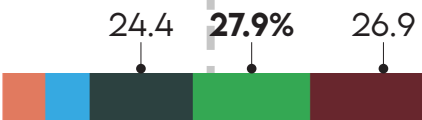
THEME 3: CONNECTIVITY AND MOVEMENT

Rate the following projects based on how important you think they are for the future of Eyemouth. Rate out of five stars; five stars is the highest rating:

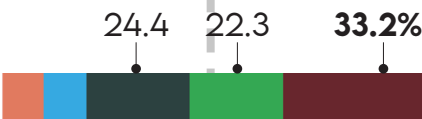
Project 11
Improved Cycling Routes & Bike Parking



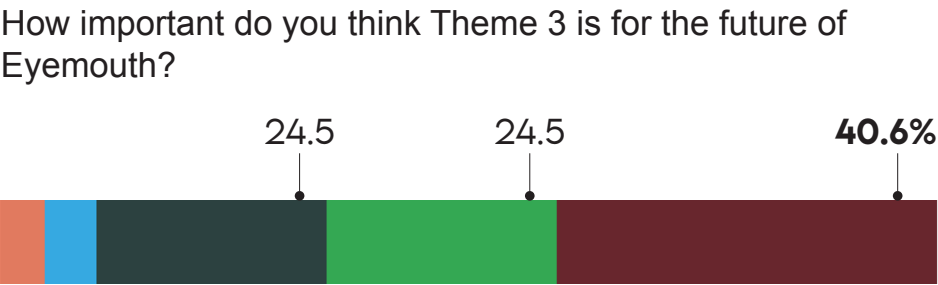
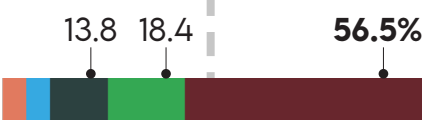
Project 12
Improve Walking and Wheeling Routes



Project 13
Coastal Walking Routes Improvements



Project 14
Eyemouth's Bus & Taxis



Any enhancement of cycle routes must not cause more confusion for motorists as the current cycle lanes do on the Old Toll and Gunsgreen Hill roads. Eyemouth needs proper infrastructure to accommodate the increase in cyclist expected with the promotion of the C2C route.

Many of the paths in Eyemouth have next to no maintenance and are left to grow wild. It would be nice to see something be done to improve those paths

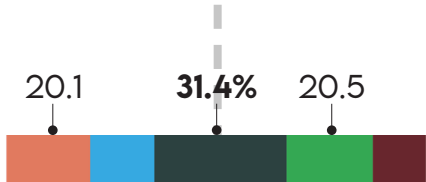
Improvement to bus service is a must for Eyemouth.

Later buses to and from Berwick is the very minimum that should be provided.

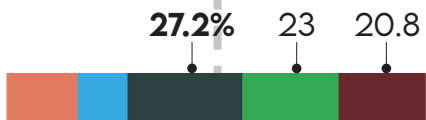
THEME 4: SUPPORTING TOURISM & LOCAL PEOPLE

Rate the following projects based on how important you think they are for the future of Eyemouth. Rate out of five stars; five stars is the highest rating:

Project 15
Community-led Wayfinding and Maps



Project 16
Tourism & Accommodation



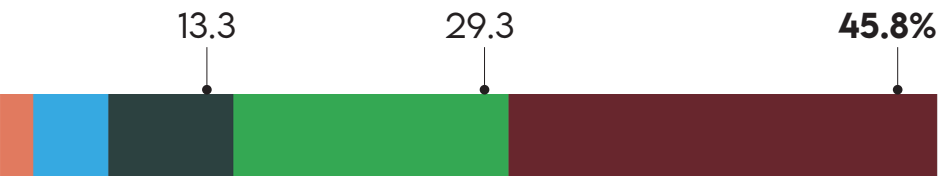
Project 17
Car Parking Strategy



Project 18
Refurbish Public Toilets



How important do you think Theme 4 is for the future of Eyemouth?



There needs to be better maintained public toilets in Eyemouth. The car parks need to be resurfaced and there should be more parking spaces created in the town centre. There should be more directions and signage to guide people. There needs to be more historical information signs & monuments, Eyemouth should be selling itself off its rich history. The gardens opposite the co-op car park should be reimaged and created into an inclusive green space.

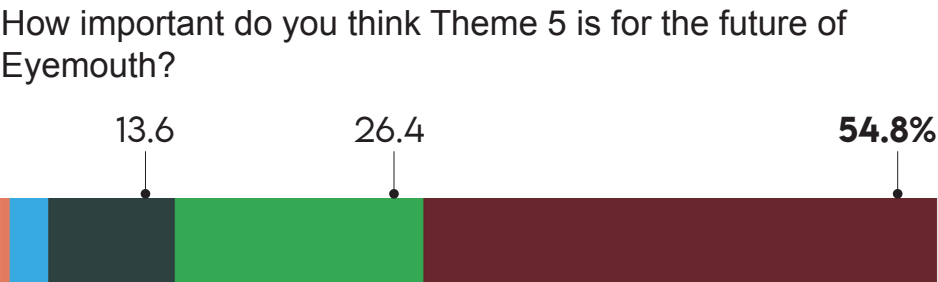
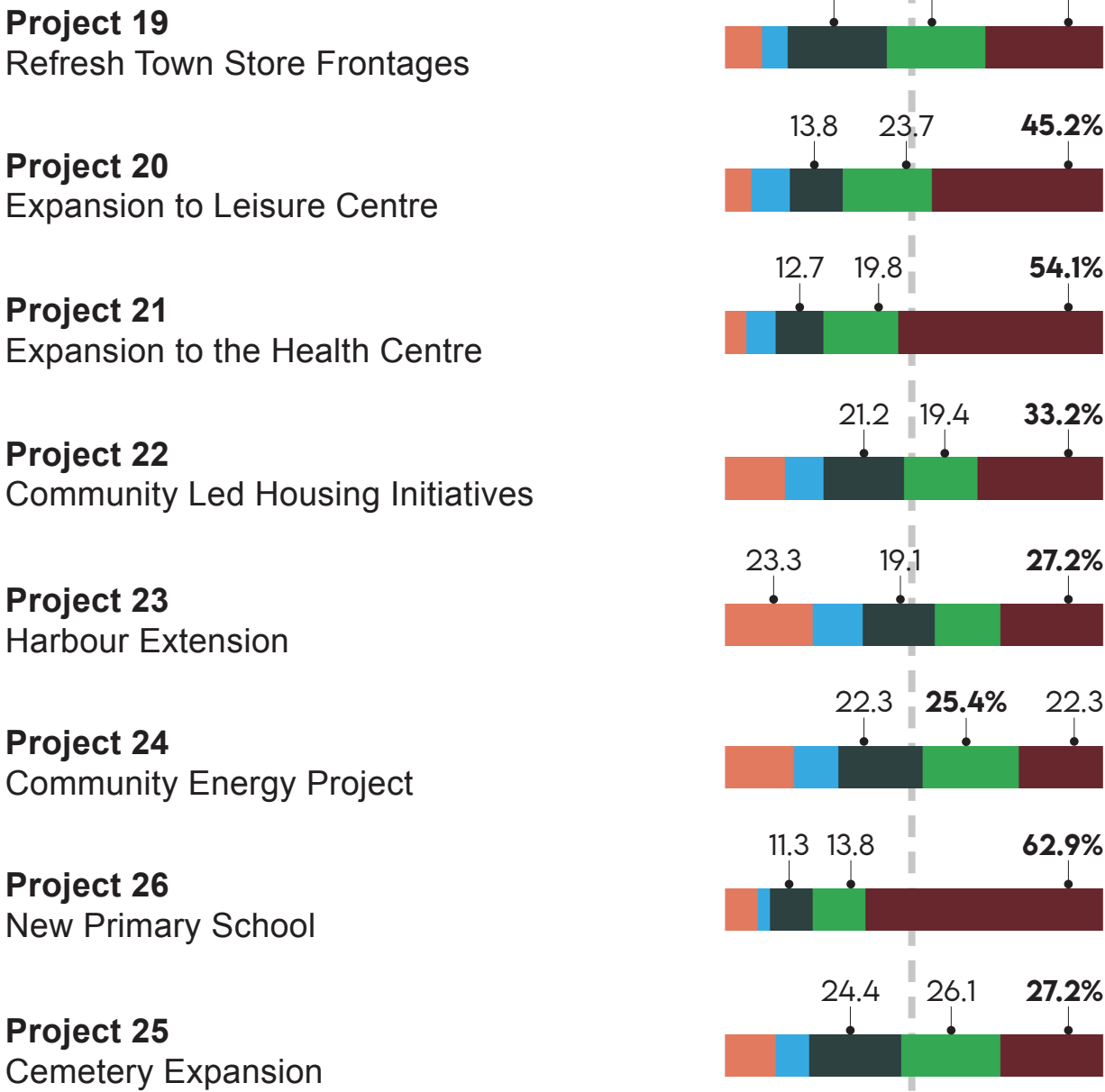
Tourism Scotland is the way to go; amenities for visitors and locals including public toilet review and ev charging points would be grand.

I'll support anything the reduces the amount of Airbnbs in the town. Absolute scourge. A hostel similar to the recent one that opened in Dunbar (The Dolphin Inn) would be great. A campsite would also be good.

Public toilets are a must for a seaside village and must be a priority.

THEME 5: TOWN REGENERATION

Rate the following projects based on how important you think they are for the future of Eyemouth. Rate out of five stars; five stars is the highest rating:



The store fronts are run down and soulless - not only should shop fronts be repainted but they should have a bit of character and charm to them, this could be done by renovating shop fronts to look older and charming instead of bland and white.

New primary school is well and truly needed on its existing site or on the site of the old high school grounds

The current plan to have the primary school mixed with the high school is a step back for our young generation in terms of fostering a safe and supportive learning environment.

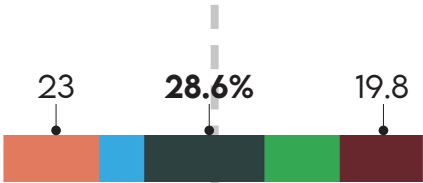
There should be no further expansion of the cemetery at the current site. Find a field further out of town and let the kids and the living enjoy the prime location in the centre of town!

Housing should also be considered for younger people, not just families or the older generation, as they also need places to live and are often forgotten about.

THEME 6: RETROFIT STRATEGY FOR PROMINENT BUILDINGS

Rate the following projects based on how important you think they are for the future of Eyemouth. Rate out of five stars; five stars is the highest rating:

Project 27
Meeks Yard Development



Project 28
Whale Hotel Redevelopment



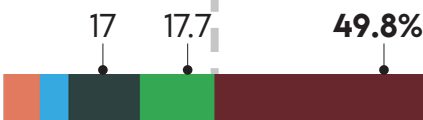
Project 29
Gunsgreen House Project



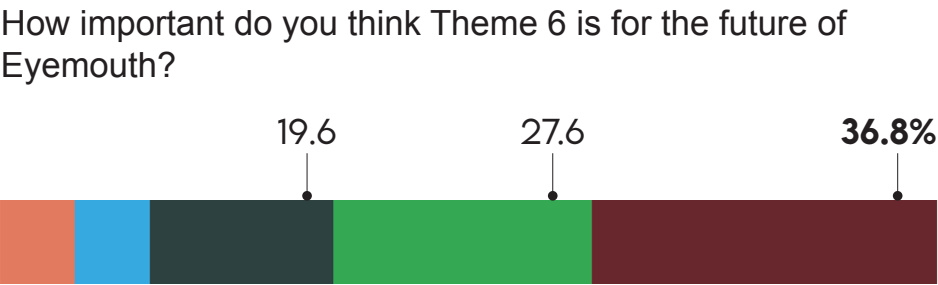
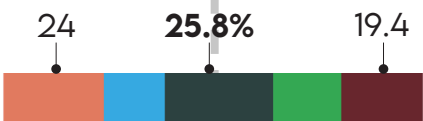
Project 30
Town Hall/Burgh Chamber



Project 31
Old High School Hall



Project 32
The Cobble House



Eyemouth definitely needs a hall of some kind.

Old high school hall is a must to find. A solution to enable its long term position as a focal point for all things within the town. Without this where else do we go? Town hall no more. This also needs to be a long term investment.

We need a hall that can have multiple uses including our local festival, drama group, sports and also be available for hire for private functions. We have no hall in our town with kitchen and toilets that can be used.

EYEMOUTH PLACE PLAN

APPENDIX 5 SOCIO-DEMOGRAPHIC DATA



Refer to Page 17 for a plan of demographic areas.

EMPLOYMENT



The data from the SIMD (2020) highlights significant employment deprivation across Eyemouth. The Seafront/Harbour (SIMD score 3) and Gunsgreen (SIMD score 5) areas experience the highest levels of deprivation, with Central (SIMD score 4) and North (SIMD score 4) also showing considerable need. South (SIMD score 6) is slightly better off but still falls within the deprived range, with its score dropping from 8 in 2016. These patterns suggest a need for targeted interventions to enhance employment access and support across the town, particularly in areas with the highest deprivation levels.

INCOME



Income deprivation is also widespread in Eyemouth, affecting most areas. Gunsgreen, Seafront/Harbour, Central, and North all score 4, indicating similar levels of financial hardship, while South (SIMD score 5) fares slightly better but remains deprived. The prevalence of income and employment deprivation, particularly in areas with seasonal, lower-paid jobs in sectors like fishing, hospitality, and retail, suggests that the town's economic activity is not creating stable, well-paid year-round opportunities. This points to a need for initiatives to boost income and provide career prospects, particularly for young people.

HEALTH

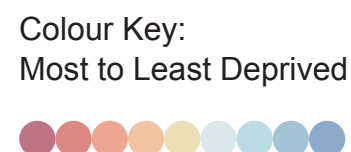


Above are the SIMD scores for health deprivation in Eyemouth. The data shows varied levels across different areas. Central (3) and North (3) have the highest health deprivation, indicating significant health challenges for residents. Seafront/Harbour (4) also faces notable health deprivation, while Gunsgreen (5) shows a slightly less severe level of health issues. South (8) ranks the lowest for health deprivation, suggesting better overall health outcomes compared to the other areas. This data highlights a need for targeted health interventions and support in the more deprived areas of Eyemouth.

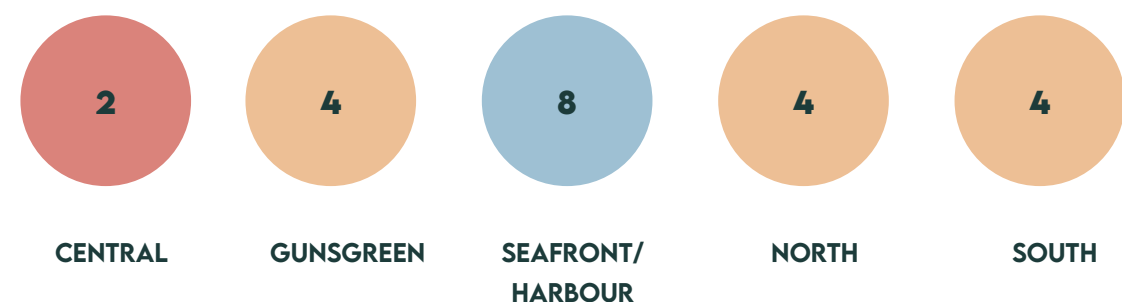
HOUSING



The housing domain within the SIMD assess housing deprivations by examining the percentage of people living in households that are overcrowded, and the percentage of people living in households without central heating. The data above shows varied levels across different areas in Eyemouth, with the Gunsgreen and Seafront / Harbour areas facing higher deprivation. However, the SIMD 2016 report for the Scottish Borders indicates that none of the data zones in the Scottish Borders, including Eyemouth, fall within the 15% most housing-deprived areas in Scotland. This suggests that Eyemouth does not exhibit significant housing deprivation relative to other areas in Scotland.



EDUCATION



Central Eyemouth, in particular, shows significant challenges in Education Deprivation, with educational outcomes for local young people falling below Scottish expectations. This trend mirrors the 2016 results and has worsened slightly since then, highlighting ongoing issues in educational attainment in this part of the town.

CRIME



The Seafront/Harbour area scores poorly on deprivation, primarily due to the impact of crime. It ranks in the lowest deprivation quintile in Scotland for crime, with most areas of Eyemouth experiencing an increase in deprivation related to crime since the 2016 SIMD. Rising crime is often seen as both a result and a contributor to multiple deprivation, which can be addressed by tackling inequalities in income, education, employment, health, and housing.

HOUSEHOLD ESTIMATES

The annual Household Estimates are official statistics, based on Council Tax returns. A property can be exempt from Council Tax if none of the members of the household are eligible (e.g. students, incapacitated and with a carer, armed forces, etc) or if the building belongs to a charity, or if it is undergoing building work that makes it uninhabitable, or undergoing a change of occupier.

The number of long-term empty properties is modest in Eyemouth but it has increased by half since 2014. Getting long-term empty properties back into the housing market is beneficial for making the town a more attractive place to live and work.

% of dwellings which are:	Eyemouth Intermediate Datazone	Scottish Borders	Scotland
Occupied	96%	93.8%	95.7%
Currently vacant	3%	4.5%	3.4%
Long-term empty	2%	2.4%	1.7%
Second homes	2%	1.7%	0.9%
Exempt from Council Tax	2%	3.4%	5%
Eligible for Single Adult Discount	42%	36.9%	38.5%

