

SETTLEMENT PROFILE

EYEMOUTH

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

DESCRIPTION

Eyemouth is located 13 miles north-east of Duns. The population of Eyemouth according to the 2001 Census was 3479. The town is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan.

PLACE MAKING CONSIDERATIONS

Eyemouth has considerable scenic attraction with its coastal location and dramatic headlands. The harbour lies at the mouth of the Eye Water which separates the town from the area of Gunsgreen. With Gunsgreen House as a backdrop, the harbour is a picturesque quarter of the traditional fishing town.

The town has grown outward from the harbour and the mouth of the Eye Water and also away from the High Street and Church Street. Modern housing has spread over to the Gunsgreen side of the harbour but is mainly located on the western side of the town. Development such as the Acredale and Eyemouth Industrial Estates can be linked to the harbour and the proximity of the A1. There is also development that can be linked to the coastal location such as the caravan holiday park to the north-west and Eyemouth Golf Course to the south-east.

Eyemouth town centre runs along the High Street into Church Street and spreads into the pedestrianised wynds and squares off Chapel Street and George Street. Eyemouth attracts a number of tourists and there is a strong retail presence, with independent retailers still trading. The LDP puts forward a network of town centres and Eyemouth is recognised within this as an important district centre. A Core Activity Area has been defined which covers a block of the High Street to the corner with Chapel Street and part of the block opposite to the corner with Renton Terrace. The Core Activity Area represents the core area for public activity in Eyemouth.

Eyemouth Harbour is the second largest inshore fishing port in Scotland. There has been significant regeneration funding to enhance harbour operations as well as to support further economic development in the town. A new high school has been built as a part of the 3 Schools project and the former high-school building is now a redevelopment opportunity. There are further redevelopment opportunities identified at the Whale Hotel, and former gas holder station, and a regeneration opportunity between Church Street, Manse Road and Harbour Road.

The Conservation Area of Eyemouth includes the town centre, harbour and a series of old fortifications dotted along the coastline. A number of important features contribute to the character of the

Conservation Area. The Town's harbour is essential to the character of the place and it is inextricably linked to the traditional layout of Harbour Road. The coast brings an additional element to the townscape quality along coastal walk and Marine Parade. The Burgh Chambers, Gunsgreen House, and Paxton Terrace and Armitage Street, are all good examples of traditional architecture. There are a range of property types evident, from single storey to three and a half storeys. Development must aim to contribute to the existing character of the Conservation Area and of individual buildings. Within the Conservation Area there are 64 Listed Buildings including two of Category 'A'.

Eyemouth has a number of previously allocated sites that are not yet developed which are considered sufficient to meet development needs for the LDP period and beyond.

The Berwickshire and North Northumberland Coast Special Area of Conservation is located around the coast of Eyemouth and any proposal which could impact upon this designation will have to meet the requirements of Policy EP1. There are also two SSSI sites, Berwickshire Coast Intertidal and Burnmouth coast which are protected by Policy EP2.

The Berwickshire Coast Special Landscape Area (SLA) bounds the Eyemouth coastline and inland areas adjacent to the settlement. Any proposal for development that may affect the SLA will need to take cognisance of the requirements of Policy EP5.

The roads either side of the Harbour area are at risk of coastal and fluvial flooding.

The Netherbyres Designed Landscape is located south of the settlement boundary and development is constrained here to protect the status and historic character of the area, as well as the contribution to the fine setting of the town along its western edge. The Borders Landscape Capacity Study identifies constraints to development at the surrounds of the town, to the south east by the elevation and exposure on the open slopes and by the role that the ridges make in containing and providing a robust edge to the settlement; to the south-west by the steep gradients and high visibility of the landform; and to the west by the exposure and visual impact of development, which would breach the ridges and skyline. Areas to the south and west of the A1107 are therefore likely to be protected from development.

The land surrounding the limits of Eyemouth is prime agricultural land.

INFRASTRUCTURE CONSIDERATIONS

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

A contribution towards Eyemouth High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

There are current and predicted longer-term pressures on health services accommodation. Accommodation may require upgrade or development.

With regards to Waste Water Treatment Works and Water Treatment Works, Eyemouth currently has sufficient capacity.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning / Development Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEY1	Barefoots	1.3	20
Site Requirements			
<ul style="list-style-type: none"> • Development must not adversely impact the Berwickshire and North Northumberland Coast SAC • Development should not cause adverse impacts on the Berwickshire Coast SLA • Development should not be of a scale as to adversely affect the amenity of existing neighbouring residential properties • Satisfactory planting will be required to screen the south eastern side, and at the north west side to provide a settlement edge, although it should not prejudice the sea view • The existing hedge at the south western edge should be protected • Development should seek to maximise the benefits of the southerly aspect • Where appropriate development should take advantage of the long sea views • Vehicular access could be taken from the existing housing on Barefoots Road and/or at the north west corner of the site (at the corner of Hinkar Way/Pocklaw Slap), in line with Roads Planning advice. 			
BEY2B	Acredale Farm Cottages	9.5	244
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
BEY15B	Gunsgreenhill	3.3	66
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AEYEM006	Gunsgreenhill Site C	4.7	12
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief, which shall be updated to consider the need for flood risk assessment. 			
AEYEM007	Gunsgreenhill Site B	7.9	120
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief, which shall be updated to consider the need for flood risk assessment. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL6	Hawk's Ness	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a strategic business and industrial site as defined in Policy ED1 • Take cognisance of the existing infrastructure that is laid out on the site • Avoid adverse effects on the Berwickshire Coast SLA • Provide for the long term maintenance of landscaping, including structure planting to the north and south of development • Ensure the integrity of the two rights of way are maintained • Take cognisance of the approved Gunsgreenhill, Eyemouth – Planning Guidance. 			
BEYEM001	Gunsgreenhill	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a strategic business and industrial site as defined in Policy ED1 • Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL47	Acredale Industrial Estate	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL63	Eyemouth Industrial Estate	3.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MEYEM001	Gunsgreen Mixed Use	6.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
REYEM002	Former Eyemouth High School	7.7	90
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
REYEM003	Gasholder Station	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Possible contamination will need to be investigated Roads Planning team would need to be consulted on access Cognisance of the adjacent Conservation Area. 			
REYEM005	Whale Hotel	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Consideration of potential coastal flood risk Efforts should be made to ensure that the C listed building is reused Demolition will only be considered if there are overriding environmental, economic, social or practical reasons It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use. 			

CEMETERY

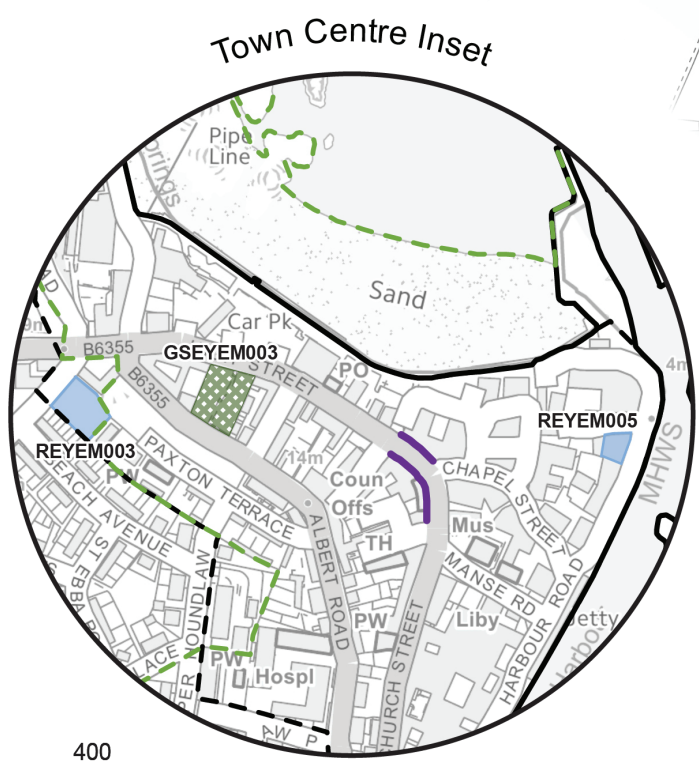
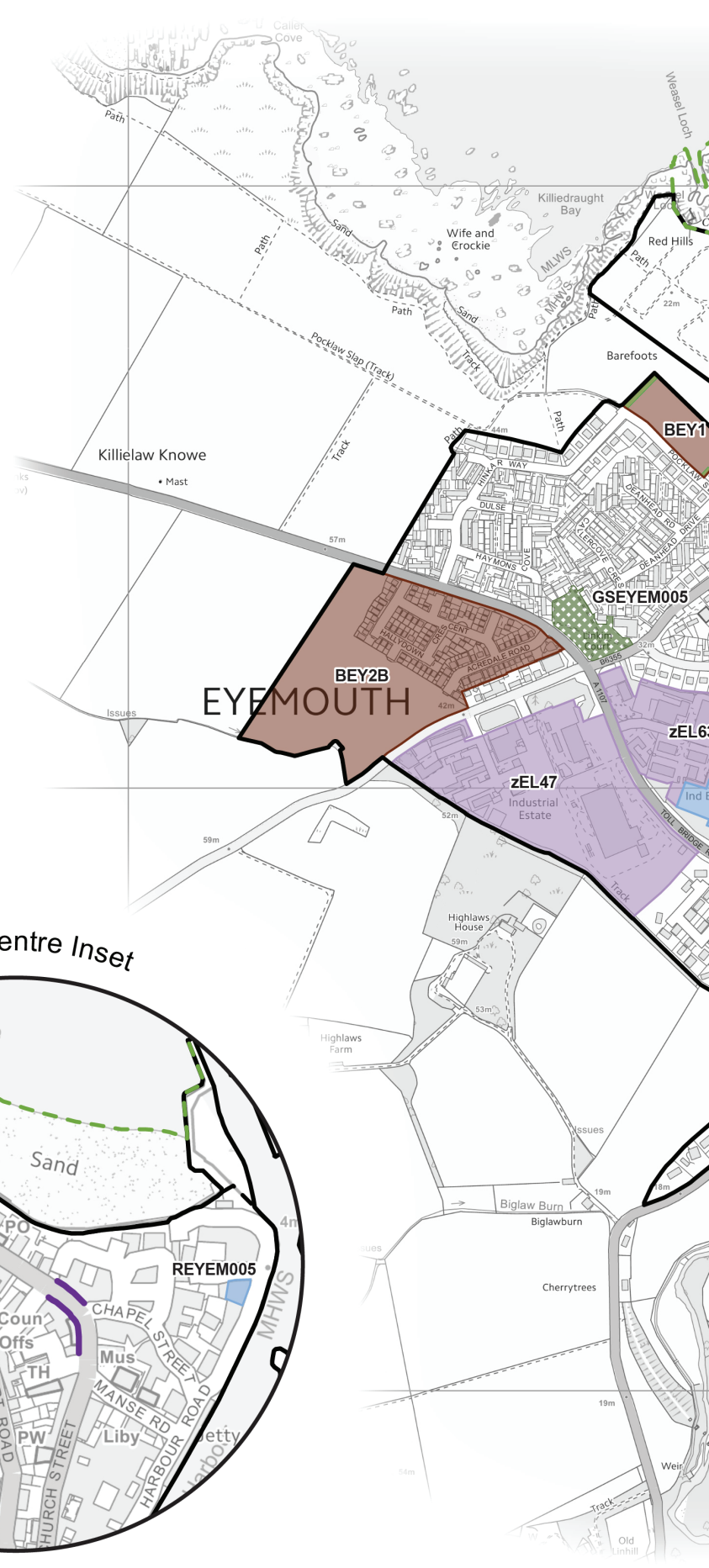
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FEYEM002	Eyemouth Cemetery Expansion	0.3
Site Requirements		
<ul style="list-style-type: none"> Refer to approved Planning Brief. 		

KEY GREENSPACE

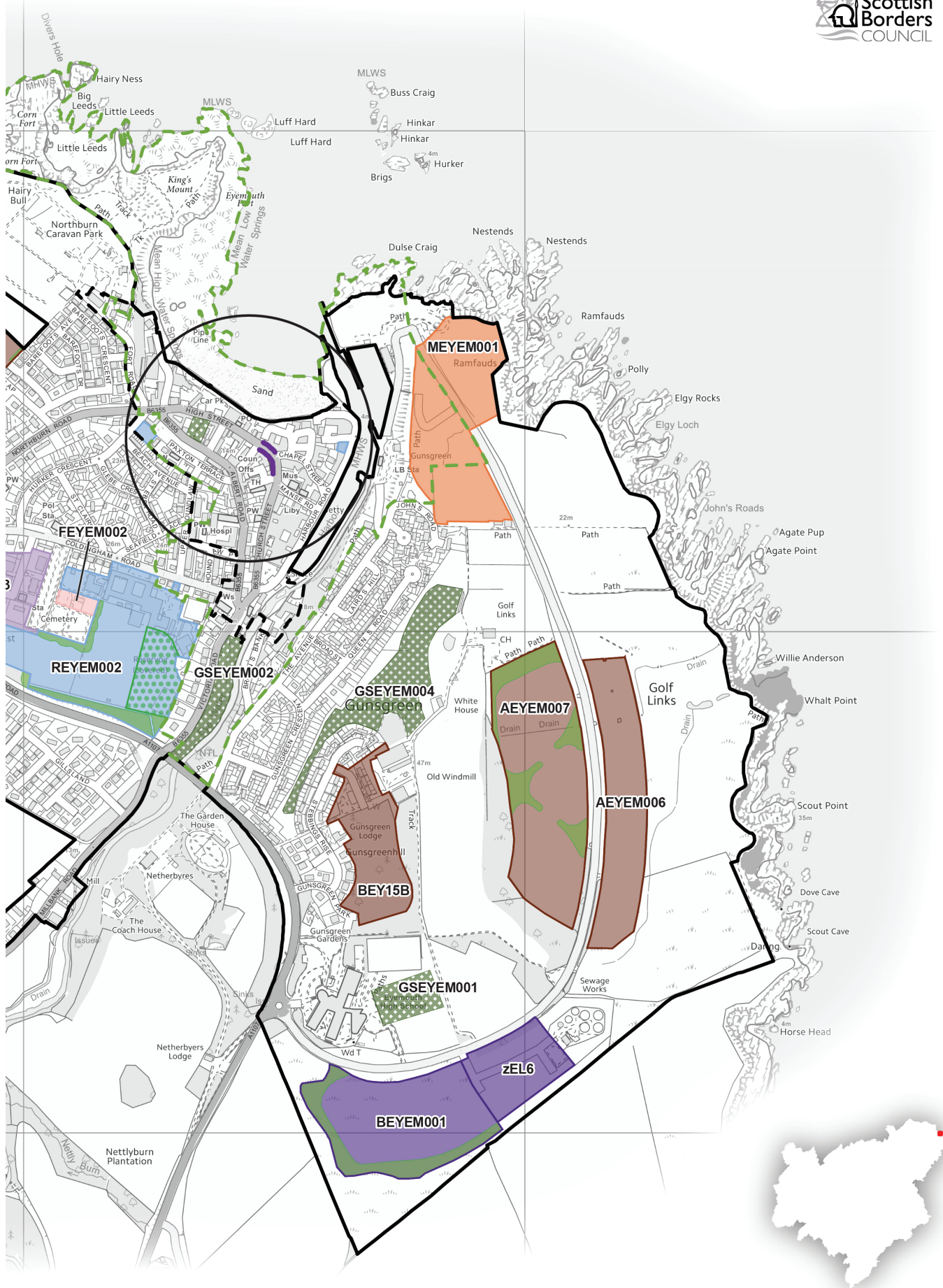
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEYEM001	Eyemouth High School	0.9
GSEYEM002	River Walk	1.0
GSEYEM003	Eyemouth Cemetery	0.2
GSEYEM004	Gunsgreen Planting	3.0
GSEYEM005	Eyemouth Recreation Ground	0.8

Scottish Borders Council
Local Development Plan 2016
Eyemouth

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Cemetery Expansion
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas



For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, T1
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