

# **Dunpender Community Action and Local Place Plan 2024 - 2035**



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## INTRODUCTION

The Planning (Scotland) Act 2019 introduced a new statutory right for communities to prepare plans for their local areas. The aim was to achieve better community engagement, increase trust in planning and reduce conflict. 'Local Place Plans' were intended to inform local authorities' Local Development Plans which largely determine what planning applications will be accepted or rejected over the following 10 years. Scottish Government guidance states: "A Local Place Plan (LPP) is a proposal by a community body about the **development and use of land**. It can describe what changes people want to see **made to the LDP**. LPPs aim to improve people's engagement and involvement in the planning system. They are a way for communities to achieve change in their local area by proactively feeding **into development planning**. Our intention is for local communities to think about how to make their place better, agree priorities, and take action (often working with others) to make change happen." Once completed and registered by the planning authority the authority is meant to "pay due regard" to the LPP in developing their Local Development Plan. The remit of LPPs is therefore restricted to planning issues: the development and use of land. However, consultations on planning-related matters almost inevitably prompt people to think through their wider aspirations for the neighbourhood. This is especially likely if there has not been any community consultation of this kind in recent years.

The Dunpender Community Council (DCC) covers East Linton and settlements to the north and south, from Whitekirk to Whittinghame, including Tynninghame and Markle. In 2022 it decided to develop a LPP in the hope of influencing East Lothian Council (ELC)'s Local Development Plan. The primary mode of consultation was an online survey. Although it was intended specifically for the LPP it generated wide-ranging views on the future of the neighbourhood, especially the open-end questions which were included to avoid overly prescribing the data being collected. The subsequent consultations in East Linton Primary School and a face-to-face consultation meeting also prompted views and aspirations for the locality that went beyond planning matters. Since we have not restricted this report to purely planning matters, which would have distorted our respondents' views, it makes this a Community Action Plan rather than simply a LPP. However, our recommendations are linked to specific Council departments and those related to planning should be readily identified. Thus this Community Action Plan incorporates a LPP for the purposes of the Local Development Plan.

The task of developing the LPP fell to a community councillor with limited available time, after the original lead resigned from the council. Early on it was made clear that the ELC had no resources to support the development of LPPs and it was thought too time consuming to seek funds elsewhere. We have therefore taken a minimalist approach to developing this plan and have relied entirely on voluntary work and limited resources.

The Plan first describes the three methods of consultation we conducted and the main findings of each: the online survey, group discussions with primary school pupils and a face-to-face consultation meeting in East Linton Community Hall. It then sets out our recommendations for the locality for the coming 10 years.

## **Acknowledgements**

Dunbar Community Council readily shared their online survey for DCC to draw on, and Pippa Swan subsequently provided valuable IT advice, as did Naomi Barnes. Councillor Lyn Jardine has provided useful advice on the scope of the plan and practical assistance with the survey. Within Dunpender, Neil Morland of the East Linton Primary School Parent Council has devoted considerable time advising on how to develop the plan and commenting on successive drafts, and Haydn Thomas provided detailed comments and professional expertise relating to the natural environment. Judith Priest, Chair of DCC, has provided on-going support throughout, and shared the administration of the online survey and the analysis of responses. Gill Gardner, Headteacher of East Linton Primary School, and her staff were very cooperative and helpful in facilitating groups discussions with P6 and P7 pupils. Members of DCC have provided comments to successive drafts of the plan and/or participated in the consultation meeting. Climate Action East Linton (CAEL), and in particular Jo Gibb, Tim Hetherington and Ros Finlay, have been very supportive and played a key role in organising and facilitating the consultation meeting. Chris Bruce and Sarah McLeary of East Lammermuir Community Council readily shared their draft Place Plan to illustrate how it might be presented and, finally, Alastair Seagroatt took the cover photo of East Linton from Pencraig Hill and has provided ongoing support in managing the DCC website. Many thanks to everyone for their voluntary time.

Daniel Wight on behalf of Dunpender Community Council. April 2024.

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## CONSULTATIONS AND FINDINGS

### ONLINE SURVEY (late summer 2023)

#### Methods and respondents

An online survey was conducted in August and September 2023. A flyer describing the survey and encouraging people to complete it, using a QR code, was distributed to all households in the Dunpender area. Members of the Dunpender Community Council used their social media networks to promote the survey. The flyer informed people that a hard copy of the questionnaire could be got, and completed, in the East Linton library.

149 people responded, 4 of whom did so on paper rather than online. The sample was disproportionately biased towards older residents, with none under 25 years old and 65% over 54 (Table 1).

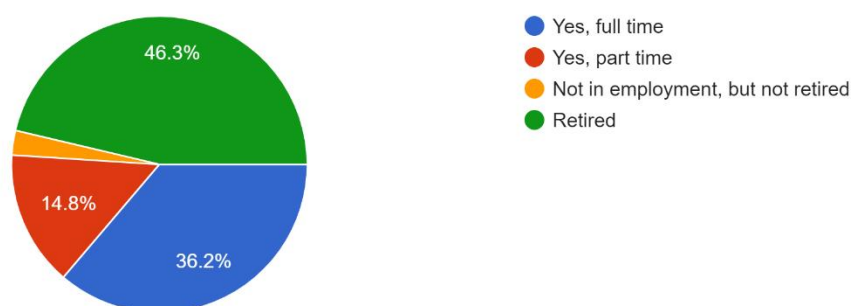
East Linton 2020 (Gen. Rec. Scotland)		Dunpender LPP survey	
0 - 19	21 %	5 - 24	0 %
20 - 29	6 %	25 - 34	6 %
30 - 39	9 %	35 - 44	7 %
40 - 49	12 %	45 - 54	22 %
50 - 59	17 %	55 - 64	29 %
60 - 69	16 %	65 - 74	26 %
70 - 79	14 %	75 +	10 %
80 +	6 %		

**Table 1. Age profile of sample**

Nearly half the sample were retired, a third in full time employment and 15% part-time employed (Fig. 1).

Are you currently employed?

149 responses



**Fig. 1. Economic activity of sample**

Nearly three-quarters of the sample (72%) lived in East Linton, mainly within the conservation area, and 17% lived in the Tynninghame area, over-representing this locality. 92% of respondents were home owners, with slightly more in 2/3 bedroom homes than 4/5 bedroom homes. The tenants were in private (5%), housing association (3%) or local authority (2%) accommodation, and a few in

sheltered housing or living with family/friends. We do not have official figures for the Dunpender area to assess the representativeness of this sample. In East Lothian as a whole, 65% of dwellings are owner-occupied, 19% are Council owned, 11% are private rented and 5% are housing association.

### **Vision for East Linton area**

At the start of the survey participants were asked: 'What three changes would you like to see in the East Linton area over the next 10 years?'. The responses are important since there was no prompting and respondents had not been potentially biased by the focus of subsequent questions. 133 responded, most providing three answers, with 361 in total. These can be broadly grouped into four main issues: travel (148 comments), housing (54), the natural environment (54) and public services (54). However, it is important to note that, inevitably, the classification of comments is rather arbitrary and several comments relate to several categories. Nevertheless, for the purpose of quantification each comment has only been allocated to one broad issue.

The responses relating to travel were overwhelmingly in favour of more public transport, active travel, and reduced dominance of motor vehicles. They can be grouped around: traffic calming (47); restricted parking (10); better public transport (45) which included a good train service (21) and better buses (16); enhanced active travel (28) which included improved/extended footpaths (18) and cycling infrastructure (6); and road improvements (16), especially pothole repairs. Most of this last category of comments might have been for the benefit of motorists, of cyclists, or both.

The responses relating to housing overwhelmingly called for the total cessation of new house building (24) or that it should be minimized (16). 8 people identified the kind of new housing that they would like, which was almost entirely affordable/ social housing.

The responses relating to the natural environment ranged from a general wish for more sustainable lifestyles/reducing climate change to more focused issues such as boosting biodiversity and protecting green space (28), increased renewable energy generation (9), more sustainable food growing (5) and less pollution (5).

Regarding public services there were 12 calls for the new school, 2 of which specified it should be in a new site and 1 that the park should be 'reconfigured' to accommodate it. 6 people wished for more on-street electric car charging and 4 for expanded/improved medical facilities. The 17 comments relating to leisure provision included protecting the park (6), more activities for young people (5) and better sport/gym facilities (4).

There were also two groups of answers that can be interpreted as wanting to protect and enhance community life/ the current feel and scale of a small town/village (20). 11 related to community life and the wish to 'preserve the nature of the village' or boost community activities, and another 9 related to conserving East Linton's appearance and 'village charm'.

Somewhat in tension with the predominantly conservative/conservationist trend of most responses, there were some calls for economic developments in EL. Sixteen people wanted more shops and/or restaurants/eateries on the High St, especially instead of offices. There were 13 comments broadly related to business, with 5 calls for better broadband connections, 3 for investment in local businesses and 2 specifically for further development of the Mart.

At the end of the survey participants were asked: ‘What three words would you like to use to describe your locality in 10 years time?’ There were 135 responses, most providing three words. These can be aggregated into three main broad categories that overlap: community relationships (98), ‘green’ (71), and attractive and undeveloped (58). A smaller number of words related to two further categories: economically thriving (13) and good transport connections (8). A breakdown of these categories is provided in Table 2.

Aspirations for ‘your locality’ in 10 years time in three words		Other things to include in the plan	
No. words	Category	No. comments	Category
<b>98</b>	<b>Community relationships</b>		
32	Friendly/welcoming/caring	11	Community initiatives/ involvement/facilities
28	Community (sense of)/village life etc.		
15	Safe	4	More police/safety
13	Vibrant/fun		
10	Socially diverse/inclusive	5	Cheaper/smaller/social housing
<b>71</b>	<b>‘Green’</b>		
16	Sustainable/resilient + healthy (4)	11	Traffic calming/speeding
14	Green	11	Trees/environment/ green space
14	Environmentally friendly/sustainable etc	6	Clean energy/energy efficiency/district heating/solar
13	Rural/natural/countryside	4	Agriculture – support/maintain/educate
12	Clean/tidy	2	Water quality/sewage
2	Cycle friendly	2	Footpaths maintenance/cycle routes
<b>58</b>	<b>Attractive and undeveloped</b>		
30	Peaceful/quiet/idyllic etc	9	Not too much/overdevelopment
16	Beautiful	5	No housing in fields
12	Unspoilt/undeveloped/uncrowded	5	Supporting facilities needed for new housing
		3	Not too much tourism – properly planned
		3	Litter
<b>13</b>	<b>Economically thriving</b>		
13	Thriving/prosperous/businesses/growth	8	Promote local initiatives/traders
<b>8</b>	<b>Good transport connections</b>		
8	Accessible/well connected		
<b>2</b>	<b>Other</b>	<b>16</b>	<b>Other</b>
		7	School (any mentions) children to be considered
<b>250</b>	<b>Total no. words</b>	<b>105</b>	<b>Total no. comments</b>

**Table 2. Aspirations for ‘your locality’ in 10 years time (three words each) and Other things to include.**

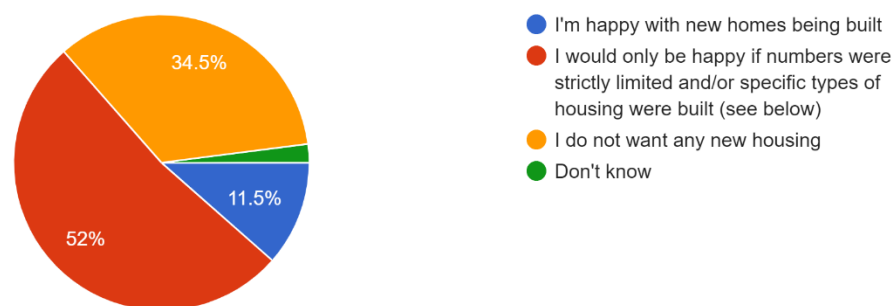
The final question was: 'If there is anything else that you think we should include in a community plan for the next 10 years, let us know here!'. The 83 who added something largely returned to issues raised in previous survey questions. Since their responses were largely in line with the words describing aspirations for 10 years time, they have been presented alongside these in Table 2.

## Housing

In keeping with people's vision for the area (above), when asked the overwhelming majority wanted to strictly limit new house building (Fig. 2).

There are now two questions about new housing in your locality. First, what is your general view on new housing?

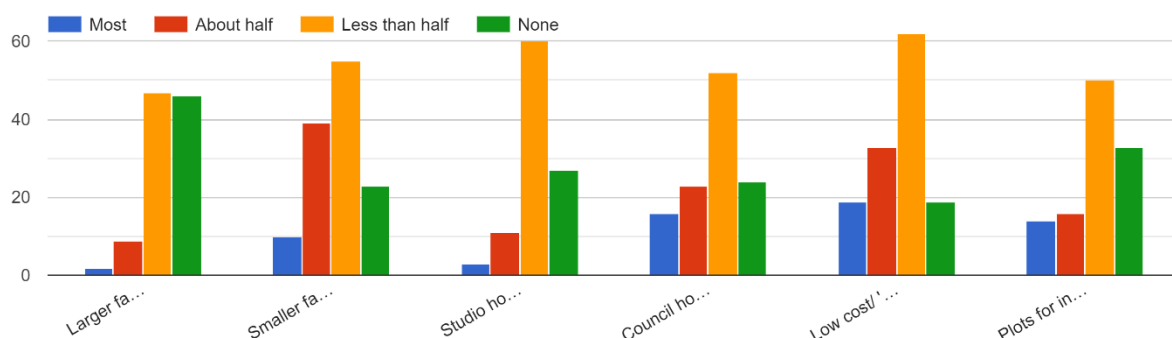
148 responses



**Fig. 2 Views on new housing**

If there was to be new housing, there was greatest preference for low cost, council housing and small family houses with least wish for large family houses. There was almost as much preference for plots for individual self-build, although 22% were against this idea (Fig. 3).

Second, if there was new housing in your locality, what mix would you prefer? Please complete each line.



**Fig. 3 Preferred mix for new housing**

## Community facilities

Most people were positive about opportunities for play, sport and recreation, with only 26% scoring this below the mid-point of the scale. Of the 101 respondents who identified a new facility they would like and would use regularly (open-ended), half identified sporting facilities. 23 would like a



sports centre or gym and others called for a swimming pool (7), sports facilities in the park (6) and football pitches (5). 14 called for more, and better access to, green space.

### Local travel

Most people found it easy to access shops and friends in the local area or to access the countryside, with only 11% and 7% respectively scoring this below the mid-point of the scale. 93% owned a car and 3% could borrow one. Things that would make 'local travel' and 'accessing outdoors' easier largely overlapped, the top things identified being more frequent bus services (47%), new bus routes (32%), better cycle routes (48%), traffic calming (41%), new footpaths (50%) and more accessible footpaths (35%). However, 26% wanted more free parking and 11% (perhaps an overlapping group) more parking even with a charge.

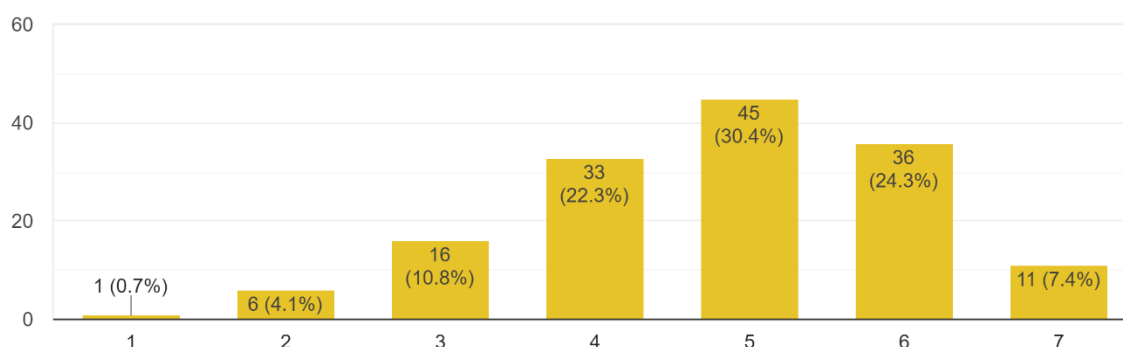
There were 72 suggestions for new footpaths and/or cycle routes, several of which demonstrated unawareness of existing routes, e.g. the off-road footpath between EL and Tynninghame. Two requested routes have since been established: between Tynninghame and Binning Wood (8 suggestions) and between EL and Smeaton (3). Five respondents called for better maintenance of existing routes, rather than establishing new ones. The specific routes most widely requested to be established or improved were EL to Tynninghame (15), Tynninghame to the coast (11), EL to the coast (4), EL to Dunbar (8), getting to North Berwick (8), towards Haddington (7), and Tynninghame to the John Muir Way (4).

Forty-seven respondents offered other ideas about active travel. Eleven called for the improvement and/or better maintenance of paths in general, 10 called for better cycle paths, especially off road, and six called for improvements in bus services.

### Local economy

The majority of respondents scored their reliance on local shops and businesses at the upper end of the scale (Fig. 5). The thing most widely selected as encouraging greater use of local shops and services was more food shops (51%), with suggestions they might provide local fish and vegetables and organic produce. 32% selected more specialist shops, 26% more clothing shops, 18% better parking and 11% Sunday opening.

How much do you rely upon local shops and businesses in the East Linton area to meet your needs?  
148 responses



**Fig. 5. Reliance on local shops and businesses (1 = not at all, 7 = totally rely on them)**

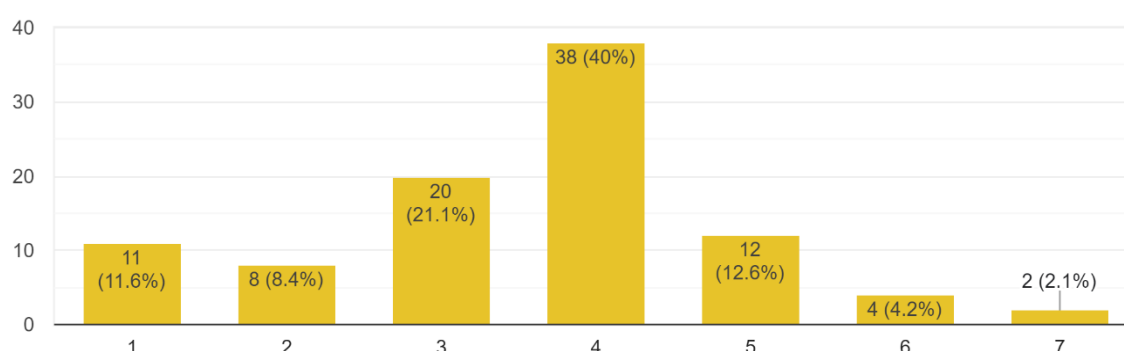
5% of respondents owned or ran their own businesses and 2% planned to do so. There were 15 suggestions for what ELC could do to help local businesses, 5 of which were about funding, e.g. reduced business rates and rents and seed funding. Two called for better fiber and mobile connectivity and other suggestions included a delivery hub for small deliveries to Edinburgh etc. and better promotion of local businesses.

### **Education and employment**

Scores for ease of finding employment or training were at the lower end of the scale (Fig. 4).

How easy is it to find employment, receive training or learn new skills locally?

95 responses



**Fig. 4. Ease of finding employment or training (1 = very difficult, 7 = very easy)**

Suggestions for improvement (to an open-ended question with 52 responses) included training opportunities/courses/apprenticeships (14), greater support for/investment in local businesses (7), and improved transport links (6).

### **Tourism**

Of the options suggested, those most widely thought might attract more visitors to the area were: a wider choice of restaurants (51%), improved bus services (39%), car parking (34%), bike parking (32%), mapping and signposting (32%) and marketing for tourism (30%). However, 5% questioned the need for more tourists and there were 95 responses to an open-ended question on what was *not* wanted to boost tourism. Ten challenged the need for any increase in tourism, over a third (38) wanted no further conversion of housing to BnBs or holiday lets, 23 opposed excessive tourist commercialization, such as chain stores, fast food outlets or visitor centres, and 12 opposed increased traffic or coach tours. When respondents were asked specifically, there was overwhelming rejection to converting housing for holiday use (76% No, 14% Maybe) or allowing tourism to increase motor traffic (64% No, 26% Maybe).

### **Health and wellbeing**

There was a positive assessment of services to support health and wellbeing, with 68% rating them above the mid-point of the scale. All the suggested improvements for health and social care received at least 29% support. In order of demand these were: a minor injuries clinic (61%), out of hours GP service (56%), better care at home services (46%), mental health services (33%), support for family

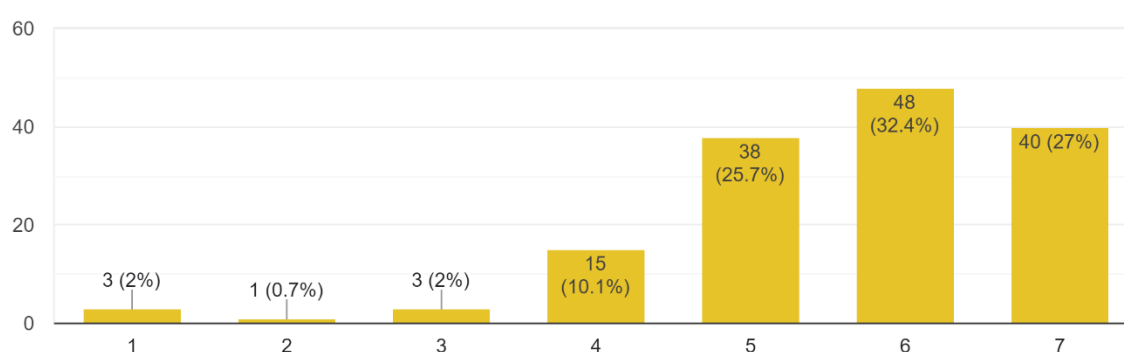
carers (33%), residential dementia care (30%) and residential care homes (29%). Under 'other' 5% called for better GP services.

## Environment

A large majority of the sample stated they try to minimize their impact on climate change, with 85% rating their efforts above the mid-point of the scale (Fig. 6). All the suggested measures to reduce climate impacts received at least 26% endorsement, the most wanted being increased electric car charging points (42%), eased planning regulations to allow solar panels (40%), allotments nearby (37%), advice on house insulation (30%), and facilitating recycling (28%), followed by eased planning regulations to allow double glazing (26%).

How much do you try to minimise your impact on climate change in terms of your lifestyle?

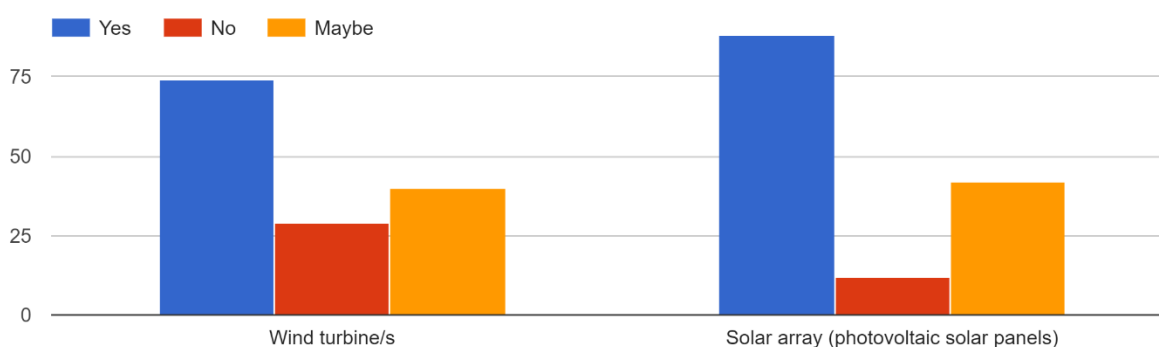
148 responses



**Fig. 6. Degree try to minimise climate change (1 = don't think about it at all, 7 = do all that I can)**

There was majority support for a community renewable energy project, with greater support for solar arrays than wind turbines (Fig. 7).

By community renewable energy project we mean one owned by the community, with the profits used by and for the community. If the Community Co...ject in the Dunpender area, would you support it?

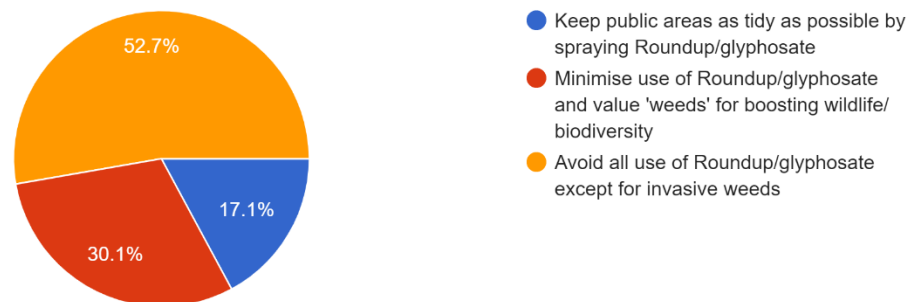


**Fig. 7. Support for a community renewable energy project (absolute numbers).**

A small majority wanted to end all uses of glyphosate weedkiller except for invasive weeds and one third wanted its use minimized (Fig. 8).

The Council's control of weeds with Roundup/glyphosate weedkiller is very effective but it reduces wildlife/biodiversity and has health risks. Which of these options best reflects your views?

146 responses



**Fig. 8. Views on glyphosate.**

## PRIMARY 6 AND 7 CLASSES: GROUP DISCUSSIONS (18 December 2023)

### Methods

Since participation in the online survey was highly skewed towards older people, we sought the opinions of young people through East Linton Primary School and Dunbar Grammar. Dunbar Grammar were unwilling to facilitate consultation except through us seeking permission from East Lothian Council and, in the short timescale available, we abandoned these negotiations.

At the primary school group discussions were conducted with P6 and P7 classes. In each case the class was divided in two. Half completed an exercise with maps, led by the class teacher (P6 Miss Warrender, P7 Miss McKay), while the other half engaged in a group discussion led by Daniel Wight and recorded by Anne Hunter. After approximately 25 minutes the two halves swapped activities.

### Map exercise

Pupils were given two large scale maps, one of East Linton and the other of the wider Dunpendeer area. With each group the teacher asked them to identify particular locations with different coloured stickers. Green indicated favorite places to go; Red, worst places; Blue, places they would like to go but cannot due to unsafe routes; and Orange, difficult places for them on their existing journeys.

Favorite locations identified (Green) were primarily the EL park, other green spaces, the River Tyne, individual homes, the Mart and Bostock bakery (see Fig. 1). Places pupils would have liked to access but could not (Blue) included Phantassie Farm, the river, the station and Markle fisheries.

Both teachers reported that orange stickers were mainly used to identify places with fast traffic, narrow pavements or the lack of any pavement. Bank Road was noted to have a very poor surface making it difficult to cycle. Teachers reported that the red stickers included play areas no longer in

use or accessible, such as on Longstone Avenue and off Rennie Place, and places where an accident had occurred.



**Fig. 1** Locations identified by P6 and P7 pupils in East Linton (Green: favorite places to go; Red: worst places; Blue: places would like to go but cannot due to unsafe routes; Orange: difficult places on existing journeys)

### **Group discussions**

In both P6 and P7 nearly all pupils liked the small size and community-feel of East Linton, especially knowing most people in the town. They did not want it to increase in size. When asked what they liked best about living in East Linton many stated being able to walk easily and safely to school, friends' houses, play areas, shops, etc., and several said meeting friends when out. The most widely stated 'least good thing' about East Linton was that it is growing too big.

Other things identified by five or more pupils as the best aspects of East Linton were the park, the skatepark, the station and swimming in the river, nearly always at Lin rocks. Favourite places to play beyond their homes were Smeaton, Phantassie and Markle fisheries.

In tension with valuing the small size of the town, when asked about 'the least good things' about East Linton many commented on the lack of things to do, although a few were happy with the number of activities and organisations available. Most pupils would like more shops, e.g. cafes, carry-out food shops and craft shops. Other things identified as 'least good things' by six or more pupils were: too much traffic; the need to upgrade the worn out play equipment in the park, e.g. with a climbing frame, climbing wall or monkey bars; and the need to clean the toilets and get the locks fixed.

Most pupils swim in the Dunbar or North Berwick swimming pools. While river swimming was enjoyed pupils said it was marred by the presence of rowdy teenagers, litter and polluted water (attributed to sewage). Nearly everyone welcomed the idea of a safe swimming pool/lake created in or beside the river. Few pupils swim in the sea.

Pupils found it difficult to identify local places that they would like to visit but cannot, due to unsafe routes, and they had few ideas about how East Linton could be made a better place to live in 10 years time, other than having more food shops, cafes and cleaner public toilets. Most stated that it should remain the same size and not become crowded or noisy.

## **CONSULTATION MEETING ON DRAFT RECOMMENDATIONS (12 March 2024)**

### **Methods and participants**

A face-to-face consultation meeting was organized in the EL Community Hall to discuss the draft recommendations arising from the online survey responses. We attempted to contact all community organisations and local businesses, as key stakeholders potentially affected by the CAP/LPP, emailed them the draft recommendations and invited them to attend the consultation. Invitees are listed in Appendix 2. The meeting was also advertised through the DCC website, the Tynninghame and CAEL email networks, flyers on EL notice boards and DCC personal networks.

The 2½ hour meeting followed the following structure:

- Introduction
- Explanation of LPP: purpose, consultation so far, draft recommendations; distinctions between LPP and CAP; how everyone can help with their ideas/feedback.
- First group discussions around different topics: participants chose topic and joined that group; discussed agreement/disagreement with, or modifications of, draft recommendations; proposed new recommendations. Key points recorded on large sheets. If time available, moved on to other topics. One facilitator per group.

- Second group discussions: participants chose a different topic to focus on and joined that group. Similar format to above.
- Comments displayed on tables (annotated on maps and recommendation sheets); participants read each others' ideas and had plenary discussion.

It was facilitated by Daniel Wight and Judith Priest of DCC and Neil Armstrong, Ros Finlay, Hillary Fraser, Jo Gibb, Tim Hetherington, Ros Lowry and Erica Wimbush. There were 38 participants who were overwhelmingly above the age of 40, with most of retirement age.

### **Feedback**

Nearly all the draft recommendations for each topic area were widely endorsed with some being refined. However, some recommendations prompted scepticism about their feasibility and a few generated opposition from some participants. Views differed considerably over proposals to facilitate enjoyment of, and swimming in, the River Tyne.

### **INTERPRETATION OF FINDINGS**

From responses to the online survey, group discussions with primary school pupils and the face-to-face consultation meeting, it is clear that there is an overwhelming concern to:

- Keep East Linton largely as it is and avoid further growth. Most people feel fortunate to live in a relatively small, cohesive community, epitomized by the almost universal reference to EL as a 'village' rather than 'town', and they want to keep it that way. However, somewhat in tension with this view, there is a widespread desire for more shops and better/more facilities, for which an increased population would provide justification and demand.
- Be very cautious about the expansion of tourism, although many people would like more restaurants/eateries. Proposals for sustainable tourism are widely supported.
- Improve public transport, active travel (especially through more footpaths and cycle paths) and calm traffic.
- Enhance green space and biodiversity.
- Get the new school built.

## RECOMMENDATIONS

The survey questions prompted wishes that are often unrealistic, especially given extremely restricted local authority funding and private local land ownership. Our recommendations are therefore divided between potentially more achievable, short-term recommendations and long-term, aspirational recommendations, many of which would require new funding to become available.

Recommendations are linked to the bodies or groups that might take them forward. The relevant department or 'Service' of ELC are identified: Connected Communities, Economic Development and Tourism (EDT), Education, Facilities Management, Housing, Infrastructure, Planning, Roads, Sport, Countryside and Leisure (SCL), and the East Lothian Health and Social Care Partnership (ELHSCP).



## ECONOMY

### *Economic Diversification*

To provide more job opportunities within the village, work on economic diversification. This will help strengthen a thriving local economy and reduce commuter dependency, particularly on Edinburgh.<sup>[SEP]</sup> These changes can help East Linton maintain its small village feel while attracting newcomers who appreciate its charm, contribute positively to the community, and stimulate economic growth in a sustainable manner.

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>Most responses throughout the survey aligned with a wish to protect and enhance community life and retain the current scale and small town/village feel of East Linton.</li> <li>Responding to open-ended questions on their vision for the EL area, a minority called for it to be economically thriving, have more shops and more investment in local businesses.</li> <li>Asked about ease of finding local employment or training, 40% scored the mid-point and 41% lower.</li> <li>Asked how much they rely on local shops and businesses, 62% scored above mid-point.</li> <li>The thing most widely identified as encouraging greater use of local shops was to have more food shops.</li> </ul>	<ul style="list-style-type: none"> <li>Explore opportunities in eco-tourism, sustainable agriculture, or artisanal production, leveraging the village's unique selling points (see Sustainable Tourism).</li> <li>Presumption to allow new shops and restaurants in the EL High Street.</li> <li>Presumption to discourage more offices in EL High Street.</li> <li>Encourage retail outlets for basic food stuffs, e.g. milk, in dispersed settlements, such as Tynninghame café.</li> <li>Improve local child-care facilities to help parents into employment.</li> </ul>	<p>EDT</p> <p>Planning</p> <p>Planning</p> <p>private retailer, community.</p> <p>Planning, private sector.</p>	<ul style="list-style-type: none"> <li>Support the growth of local businesses and attract new ones by offering incentives like tax breaks or grants for startups that align with the village's character and values.</li> <li>Consider creating co-working spaces or business incubators to encourage entrepreneurs and remote workers drawn by the new railway station's convenience. Make facilities available to residents.</li> <li>Locate new businesses around the Mart and, potentially, Phantassie steading, with retailers, cafes and restaurants located in High Street.</li> <li>Use financial incentives (e.g. council tax surcharge) and, possibly, compulsory purchase, to convert empty and abandoned buildings for businesses (if not for accommodation), e.g. Tynninghame Links steading, Phantassie steading, etc..</li> </ul>	<p>EDT</p> <p>EDT, Planning.</p> <p>Planning, EDT.</p> <p>Planning, 3<sup>rd</sup> sector, Scot. Gov.</p>

### ***Sustainable Tourism***

To attract visitors without over-developing the area, promote sustainable/'slow' tourism initiatives. This should attract visitors who: appreciate the town's charm and the rural landscape, contribute positively to the local economy, and travel with minimal carbon footprint (i.e. active travel or public transport). Closely related to this, see recommendations for Transport and Active Travel.

<b>Consultation findings and other rationales</b>	<b>Short/Medium-term plans</b>	<b>Potential leads</b>	<b>Long-term aspirations</b>	<b>Potential leads</b>
<ul style="list-style-type: none"> <li>• Of the options suggested in the survey, those most thought might attract visitors were: more restaurants (51%), improved bus services (39%), car parking (34%), bike parking (32%), mapping and signposting (32%) and marketing for tourism (30%).</li> <li>• Asked about converting housing for holiday use, 76% were opposed and 14% said 'maybe'.</li> <li>• Asked about allowing tourism to increase motor traffic, 64% were opposed and 26% said 'maybe'.</li> <li>• 95 survey respondents identified things they did not want to boost tourism, including more BnBs, excessive commercialization, and increased traffic.</li> </ul>	<ul style="list-style-type: none"> <li>• Promote sustainable tourism in East Linton area through national and county tourist information and detailed notice boards at station and in transport hub.</li> <li>• Encourage day trippers to visit EL by train and bus: lobby for good bike storage on both; encourage bike hire near station; lobby for late night trains allowing visitors to eat and drink in EL before returning to Edinburgh.</li> <li>• Develop walking and cycling trails that intersect with the John Muir Way and National Cycle Route 76. Complete safe walking and cycling route to Tynninghame Links from EL. Improve sign posting on routes.</li> <li>• Showcase the village's natural beauty and historical sites, e.g. neolithic standing stones.</li> </ul>	<p>EDT</p> <p>EDT, rail comp., bus comp., RAGES, ELCRP, private sector.</p> <p>Planning, Roads, SCL, 3<sup>rd</sup> sector.</p>	<ul style="list-style-type: none"> <li>• Create infrastructure that allows over-night visits without competing for housing: traditional BnBs within people's houses; a camp site within a mile of the station; camper van pitches; low-cost backpackers' hostels.</li> <li>• Encourage the arts, especially fine art and music, through, e.g., a gallery, 'art en plein aire', a sculpture park, music concerts, theatre, etc..</li> <li>• Facilitate locals' and visitors' enjoyment of the river while preventing anti-social behaviour: picnic areas overlooking the river, e.g. around the EL bridge, and if premises become available, cafe and/or restaurant overlooking the river.</li> <li>• Facilitate swimming in the Tyne, while preventing anti-social behaviour, by working with SEPA to improve water quality and exploring creation of accessible, child-safe swimming sites, e.g. near EL mill, off Ladies' Walk, Tynninghame, and Hailes Castle. Explore</li> </ul>	<p>Planning, householders, landowners.</p> <p>private sector, landowners, 3<sup>rd</sup> sector, community.</p> <p>Planning, landowners.</p> <p>Planning, SEPA, community, Police, landowners.</p>

	<ul style="list-style-type: none"> <li>• Invest in visitor information centres or digital platforms to educate tourists about the village's history, culture, and independent shops</li> <li>• Encourage local businesses and East Lothian Countryside Rangers to offer unique experiences like: guided tours; foraging courses; bird watching tours; artisan workshops; local, sustainably grown produce (farmers' market); or farm-to-table dining.</li> <li>• Prevent conversion of houses to holiday lets or exclusive use for BnB. Establish the Duppender area as a Short Term Let Control Area.</li> <li>• Presumption not to allow developments that involve extra motorised traffic.</li> </ul>	EDT, private sector.  EDT  private sector, SCL, EDT.    Planning   Planning	possibility of using one lake of old Markle Fisheries for swimming.	
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## HOUSING

To minimise climate collapse there is an urgent need to improve the energy efficiency of existing housing stock and de-carbonise house heating. Despite the new housing in EL in the last decade, ELC is likely to require further new housing in the Dunpender area to meet obligations to the Scottish Government to increase the nation's housing stock. An imaginative approach is needed to achieve greater social heterogeneity and resource efficiency, especially through small, non-detached housing and, possibly, co-housing.

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>Responding to open-ended questions on their vision for the EL area, over a third referred to housing, half wanting the total cessation of new house building.</li> <li>Asked specifically about new housing, 52% said it should be strictly limited and 35% do not want any.</li> <li>Asked about types of new housing, low cost, council housing and small family houses were preferred. There was some interest in plots for self-build.</li> <li>40% would like planning regulations eased for solar panels and 26% for double glazing.</li> <li>Asked about improvements for health and social care, 30% would like residential dementia care and 29% residential care homes.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise new house building, the vast majority of which should be affordable housing, council/social housing and/or plots for self-build.</li> <li>Any new housing should not use Grade 1 or 2 agricultural land.</li> <li>Any new housing should not increase traffic through EL High Street.</li> <li>Relax planning regulations on retrofitting double glazing in conservation areas.</li> <li>Relax planning regulations on PV solar panels on rooves in conservation areas.</li> <li>Provide advice on energy efficiency/insulation.</li> <li>Co-ordinate collective retrofitting across neighbouring houses to reduce costs.</li> <li>Prevent conversion of houses to holiday lets. Establish the Dunpender area as a Short Term Let Control Area.</li> </ul>	<ul style="list-style-type: none"> <li>Planning, Housing, SFHA.</li> <li>Planning</li> <li>Planning</li> <li>Scot. Gov., Planning.</li> <li>Scot. Gov., Planning.</li> <li>3<sup>rd</sup> sector, Housing.</li> <li>private sector, Housing, 3<sup>rd</sup> sector.</li> <li>Planning</li> </ul>	<ul style="list-style-type: none"> <li>Aim for greater social heterogeneity with more low cost housing, especially rented accommodation, ideally in form of council/social housing.</li> <li>At least two sheltered accommodation complexes, with wardens, to address aging population and free-up larger houses.</li> <li>Incorporate district heating systems in any new housing projects.</li> <li>Use financial incentives (e.g. council tax surcharge) and, possibly, compulsory purchase, to get empty and abandoned buildings refurbished and inhabited, e.g. Tynninghame Links steading, Tynninghame Estate cottages, Phantassie steading (if not used for new businesses), etc..</li> </ul>	<ul style="list-style-type: none"> <li>Planning, Housing, SFHA, 3<sup>rd</sup> sector.</li> <li>Planning, ELHSCP.</li> <li>Planning, Housing.</li> <li>Planning, Housing, SEHP, 3<sup>rd</sup> sector, Scot. Gov..</li> </ul>

## ENERGY

To minimise climate collapse and improve energy security there is an urgent need to minimise carbon emissions and reduce reliance on centralised energy generation via the National Grid. In the medium to long-term, this should reduce energy costs and fuel poverty.

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>Responding to open-ended questions on their vision for the EL area, over a third referred to the natural environment, with calls for more sustainable lifestyles and increased renewable energy generation.</li> <li>Asked specifically about community renewable energy projects, the majority supported both a wind or solar project, with greater support for solar.</li> <li>East Lothian Council is currently assessing the feasibility of sustainable district heating systems.</li> </ul>	<ul style="list-style-type: none"> <li>Improve energy efficiency of existing housing stock (see Housing).</li> <li>Relax planning regulations on PV solar panels and double glazing in conservation areas.</li> <li>Maximise photovoltaic panels on rooves. Co-ordinate collective installation on neighbouring houses to reduce costs.</li> <li>Since national policy requires the decarbonisation of domestic heating systems, explore with residents the appropriate opportunities for each village and settlement. These will sometimes include district heating schemes that may link to non-domestic properties too to add resilience.</li> <li>Require all renewable energy companies involved in major infrastructure projects to commit to the 'Charter on Principles of Engagement' developed by East Lothian Council.</li> </ul>	<p>Housing</p> <p>Scot. Gov., Planning.</p> <p>home owners, community, 3<sup>rd</sup> sector, Planning.</p> <p>community, home owners, Infrastructure.</p> <p>Planning, Roads.</p>	<ul style="list-style-type: none"> <li>Where technically and financially feasible, establish district heating systems that are community owned. This should ensure that all surpluses are used to provide the cheapest possible heating for householders.</li> <li>In EL a district heating system might be fuelled by hot water piped from Dunbar (from sea-source heat pump, cement works or incinerator) as proposed by ELC. In some smaller settlements, e.g. Tynninghame, a heating system might be based on water-sourced heat pumps from the Tyne.</li> <li>Where technically and financially feasible, establish community-owned renewable energy generation. Work with farmers and landowners to install photovoltaic panels with minimum loss of good agricultural land, e.g. along south-facing field margins, and wind turbines clustered at optimum sites.</li> </ul>	<p>Planning, Housing, Infrastructure, community, home owners.</p> <p>Planning, Housing, Infrastructure, community, home owners.</p> <p>community, home owners, farmers, landlords, 3<sup>rd</sup> sector, Planning, Infrastructure.</p>

## TRANSPORT AND ACTIVE TRAVEL

Future transport developments should facilitate a shift from car use to public transport and active travel, in line with the promotion of sustainable/'slow' tourism (see recommendations for Economy).

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>Responding to open-ended questions on their vision for the EL area, a large majority referred to travel with overwhelming support for public transport, active travel, and reduced dominance of motor vehicles.</li> <li>When asked what would make local travel and accessing the outdoors easier, better bike routes was the most selected suggestion offered, for both activities (by about half), followed closely by more frequent bus services and reduced speed limits. For accessing the outdoors, new footpaths was also selected by half the respondents.</li> <li>72 people identified new cycle routes or footpaths wanted. Those most requested were EL to</li> </ul>	<ul style="list-style-type: none"> <li>Reduce speed limits, in particular to 20 mph on Main St. and 30 mph on A198 through Tynninghame and on Lime Tree Walk, Tynninghame. Introduce more road bumps, subject to accessibility for emergency services.</li> <li>Improve footpath and cycle network, especially drainage and signposting, and route EL to Dunbar.</li> <li>Extend footpath and cycle network (see maps), focusing on EL to smaller settlements, the coast, North Berwick, Drem and south of A1. Create route from Binning Wood north across Peffer Burn linking to upgraded Becky's Strip.</li> <li>Extend existing ELC path warden volunteer scheme to keep local footpaths clear.</li> <li>Achieve frequent and reliable bus services. Increase frequency of Eve 120 buses (N. Berwick to Dunbar) to regular hourly service and into the evening. Ideally this would facilitate shift from car to bus use for shoppers, evening socializing, those using the three stations on the route, day trippers, walkers, etc..</li> </ul>	<p>Roads</p> <p>Roads, SCL.</p> <p>landowners, Planning, Roads, SCL.</p> <p>SCL</p> <p>Roads, bus comp..</p>	<ul style="list-style-type: none"> <li>Achieve modal shift from car use to trains, buses and active travel.</li> <li>Establish frequent and reliable train service, at least hourly in each direction, with coordinated bus times.</li> <li>Provide more carriages on trains at peak times.</li> <li>Establish a public transport 'Journey Hub' at The Mart serving bus and rail travellers, incorporating an attractive waiting room, café, bike storage, better path to station, etc..</li> </ul>	<p>Roads, Planning, Transport Scotland.</p> <p>Roads, rail comp., RAGES, ELCRP, Transport Scotland.</p> <p>rail comp., RAGES, ELCRP.</p> <p>Roads, Planning.</p>

<p>Tynninghame (15), Tynninghame to the coast (11), EL to the coast (4), EL to Dunbar (8), getting to North Berwick (8), towards Haddington (7), and Tynninghame to the John Muir Way (4).</p>	<ul style="list-style-type: none"> <li>• Lobby for good bike storage on trains and buses.</li> <li>• Encourage bike hire near station.</li> <li>• Complete installation of more on street car charging points.</li> <li>• If it proceeds, explore with cycling and walking organisations the value of converting the new routes for construction traffic to Newlands Hill wind farm into cycle/ pedestrian paths once construction is completed.</li> </ul>	<p>train and bus comp., RAGES, ELCRP.</p> <p>private sector</p> <p>Planning, Roads.</p> <p>Planning, SCL, 3<sup>rd</sup> sector, Roads.</p>		
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## NATURAL ENVIRONMENT AND FOOD

Dunpender already benefits from much attractive countryside, with woodlands, river valleys, beaches and long views, and also has high quality agricultural land. Changes in land use should enhance wellbeing and health and mitigate the biodiversity and climate crises while minimizing reduced food production.

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>Responding to open-ended questions on their vision for the EL area, over a third referred to the natural environment. The main calls were for more sustainable lifestyles, boosting biodiversity and protecting green space, increased renewable energy generation, more sustainable food growing and less pollution.</li> <li>At the end of the survey participants were asked: 'What three words would you like to use to describe your locality in 10 years time?' Of the 135 responses 71 were about environmental sustainability.</li> <li>Half survey respondents would like the council to only use glyphosate for invasive weeds and a further 30% want its use minimized.</li> </ul>	<ul style="list-style-type: none"> <li>Council to end glyphosate use except on giant hogweed or similarly invasive species.</li> <li>Encourage residents to facilitate movement of wildlife between gardens.</li> <li>Encourage and support residents to grow their own fruit and vegetables, e.g. through Horticultural Society, communal composting, communal apple pressing, etc..</li> <li>Encourage residents, farmers and landowners to leave the trunks of old trees rather than fell at ground level, creating decaying wood habitat.</li> </ul>	<p>SCL</p> <p>community</p> <p>community</p> <p>community, farmers, landowners, SCL.</p>	<ul style="list-style-type: none"> <li>Identify and purchase or lease land for allotments. Allocate good farmland adjoining settlements for community food growing.</li> <li>Working with farmers and landowners, improve nature networks across the Dunpender area and connectivity with other habitats across East Lothian. This could include: establishing hedgerows, scrub and shelterbelts linking existing biodiverse habitat; establishing wetlands to minimize distance between them; and adapting bridges over the A1 and railway to become 'green bridges' / wildlife friendly (e.g. minimize width of paved carriageway, maximise width of biodiverse verge, reduce speed limit to 10mph). This could be supported by development of a 'nature network plan' working with local farmers, landowners and community groups to identify priority areas and support implementation. This could build in educational opportunities, e.g. with EL Primary School. Possible 'wildlife corridors' include Tyne valley, Whittinghame Water valley, Binning Wood to Ashfield House</li> </ul>	<p>Planning, SCL, community, landowners.</p> <p>Planning, SCL, farmers, landowners, community, Roads.</p>



			<p>wood, north drive from Biel estate crossing A1 and railway, etc. (see maps).</p> <ul style="list-style-type: none"> <li>• Re-wild old Markle Fisheries to become bird reserve. Explore using one lake for swimming.</li> <li>• Create attractive footpaths and parkland linking Markle fisheries to East Linton and establish shelter belt to protect EL from prevailing winds.</li> </ul>	<p>landowner, community, SCL.</p> <p>Planning, SCL, landowner.</p>
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## PUBLIC SERVICES AND LEISURE

Most respondents were very appreciative about life in and around EL, and positive about opportunities for play, sport and recreation. Nevertheless, there was considerable demand for a new primary school, improved sporting facilities, provision for teenagers and enhanced health and social care services.

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>Responding to open-ended questions on their vision for the EL area, over a third referred to public services identifying a new school, protecting the park, more on street EV charging, better provision for young people, etc..</li> <li>Of the improvements for health and social care suggested in the survey, those most requested were: a minor injuries clinic (61%), out of hours GP service (56%), better care at home services (46%), mental health services (33%), support for family carers (33%), residential dementia care (30%) and residential care homes (29%).</li> <li>Most respondents were positive about play, sport and recreational opportunities.</li> <li>Of the new facilities most requested (open-ended question), half identified sporting facilities, especially a sports centre or gym (23), a</li> </ul>	<ul style="list-style-type: none"> <li>Subject to current demand, build skate park for which Section 75 funding (£62k) already exists. If new school proceeds, incorporate within plans.</li> <li>Upgrade play equipment and facilities in park, especially providing swings for older children, a climbing frame like Lauderdale Park, and a sheltered location for teenagers to meet up.</li> <li>Upgrade public toilets, provide signs to them from High Street and station, and explore scope to improve security. If new school proceeds, incorporate new public toilets within plans.</li> <li>Reinstate children's play park on Longstone Avenue.</li> </ul>	<p>SCL, Planning.</p> <p>SCL</p> <p>Facilities Management</p> <p>Longstone Av. Residents Assoc., SCL, 3<sup>rd</sup> sector.</p>	<ul style="list-style-type: none"> <li>Achieve funding for, and build, new primary school.</li> <li>Greatly extend pre-school childcare provision in EL., ideally linked to provision of new school.</li> <li>Provide a youth club.</li> <li>Facilitate swimming in the Tyne, while preventing anti-social behaviour, by working with SEPA to improve water quality and exploring creation of accessible, child-safe swimming sites, e.g. near EL mill, off Ladies' Walk, Tynninghame, and Hailes Castle. Explore possibility of using one lake of old Markle Fisheries for swimming.</li> <li>Instal toilets in centre of EL and at the station.</li> </ul>	<p>ELC, Education, Scot. Gov..</p> <p>Planning, private sector.</p> <p>community, Connected Communities.</p> <p>Planning, SEPA, community, Police, landowners.</p> <p>Planning, Facilities Management, landowner, Rail Track.</p>

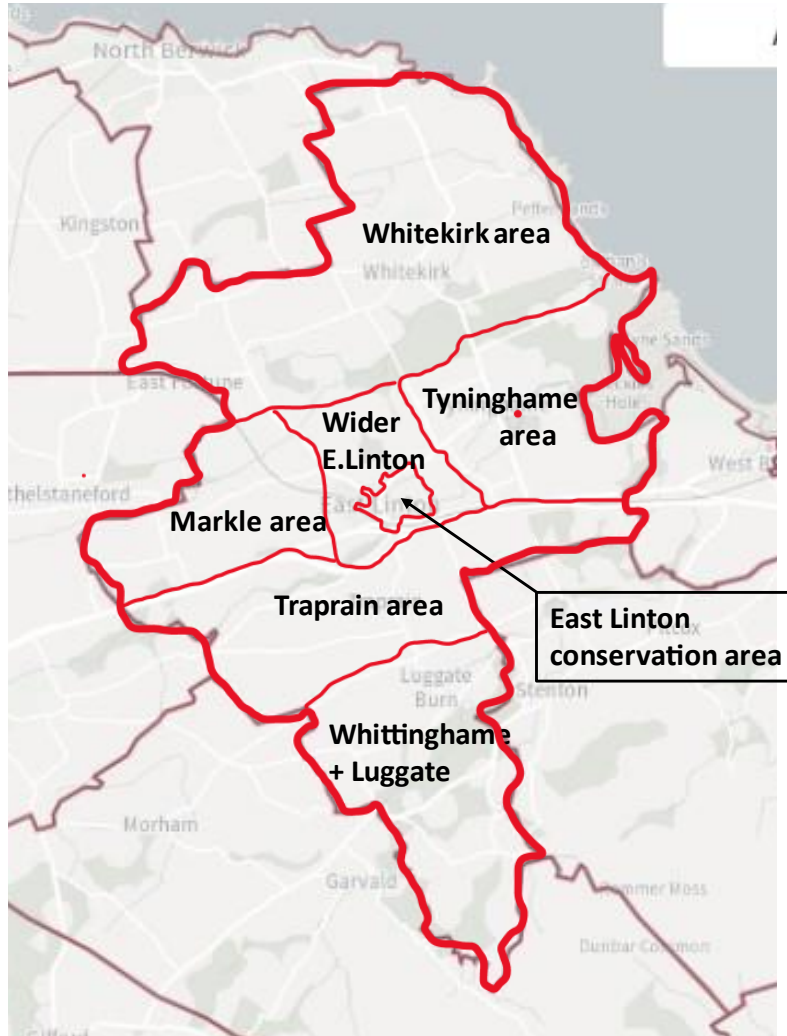
<p>swimming pool (7), sports facilities in the park (6) and football pitches (5). 14 called for more, and better access to, green space.</p> <ul style="list-style-type: none"> <li>• P6 and P7 pupils want play equipment in the park improved, the Longstone Ave. playpark reinstated and swimming in the Tyne made easier and safer.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure existing work of Linton Day Centre is supported.</li> <li>• Provide summer clubs for children.</li> </ul>	<p>community, 3<sup>rd</sup> sector, ELHSCP.</p> <p>community, Connected Communities, 3<sup>rd</sup> sector.</p>		
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## COMMUNITY RELATIONSHIPS

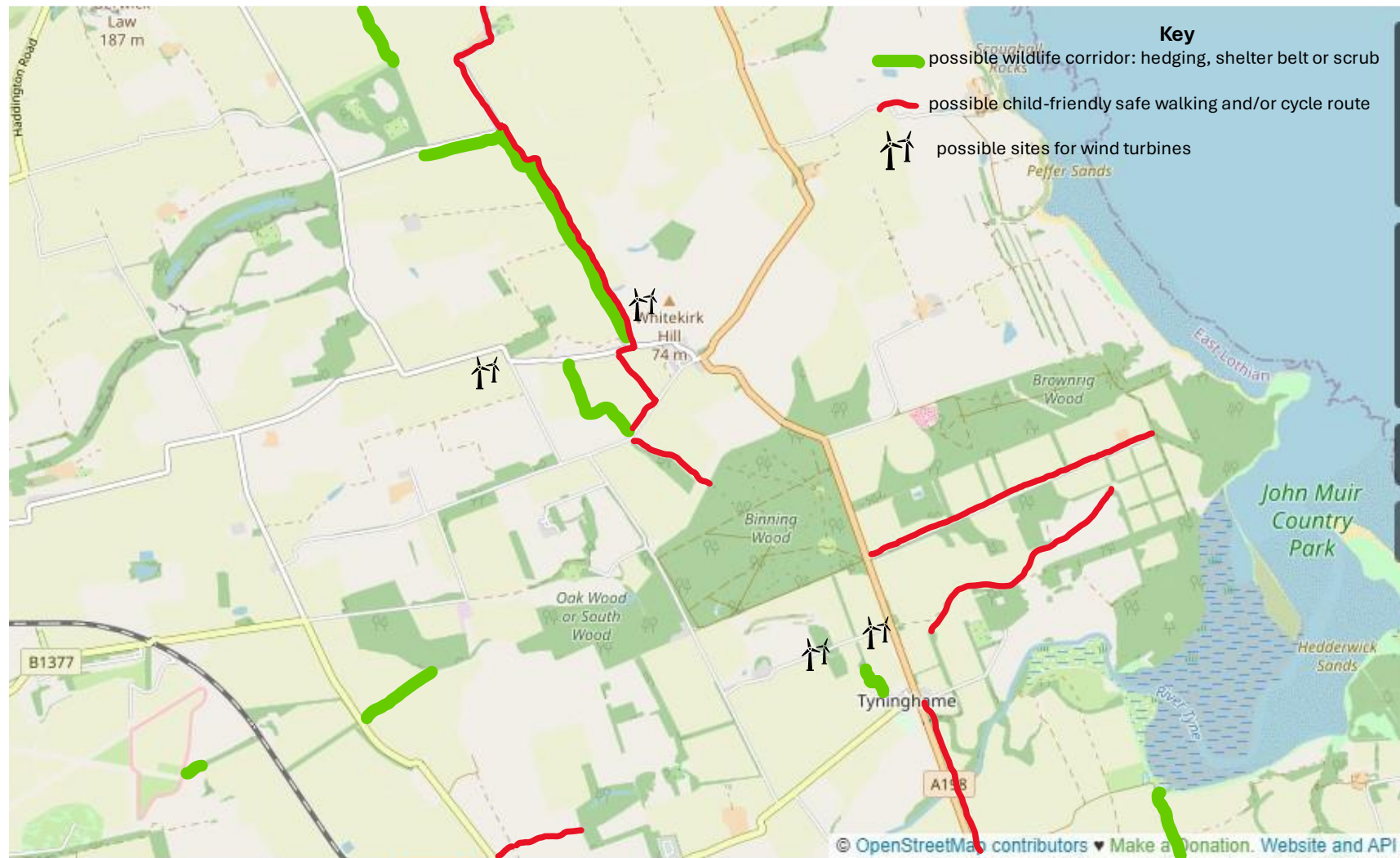
To ensure newcomers are fully engaged in village life, and encourage established residents to become more involved, establish community engagement programs. This should help bridge the gap between different groups and promote a close-knit community where everyone feels valued.<sup>[11]</sup><sub>SEP</sub>

Consultation findings and other rationales	Short/Medium-term plans	Potential leads	Long-term aspirations	Potential leads
<ul style="list-style-type: none"> <li>At the end of the survey participants were asked: 'What three words would you like to use to describe your locality in 10 years time?' Of the 135 responses 98 were about community relationships, including friendly, welcoming and caring (32), sense of community (28), safe (15), vibrant/fun (13) and socially diverse (10).</li> </ul>	<ul style="list-style-type: none"> <li>Create welcome committees or events to introduce newcomers to long-time residents and local organisations.</li> <li>Encourage participation in village events, clubs, and committees, especially by new residents, supporting their long-term future and fostering a sense of belonging and shared responsibility.</li> <li>Create opportunities to organise, or contribute to, community events without long term commitment, especially to involve younger people.</li> <li>Organise regular community meetings to gather input and ideas from both long-term and new residents.</li> <li>Extend the existing ELC path warden volunteer scheme to keep local footpaths clear.</li> </ul>	<p>community</p> <p>community</p> <p>community</p> <p>community, DCC.</p> <p>SCL, community.</p>	<ul style="list-style-type: none"> <li>Community council to actively shape Dunpender area.</li> <li>DCC seen as important enough to make membership competitive (elections).</li> <li>Secure source of independent funding to facilitate community activities and encourage participation in using these funds.</li> <li>Increase the stock of community-owned resources available to community groups and individuals, e.g. tool library, apple press, mini bus, etc..</li> <li>Establish a voluntary taxi service to transport elderly and immobile residents to community activities.</li> </ul>	<p>DCC</p> <p>DCC</p> <p>DCC, community.</p> <p>community, 3<sup>rd</sup> sector, DCC.</p> <p>community</p>

## Map 1 - DUNPENDER COMMUNITY COUNCIL AREA



**Map 2 - SUGGESTED LOCATIONS OF POSSIBLE INITIATIVES: NORTHERN DUNPENDER AREA**

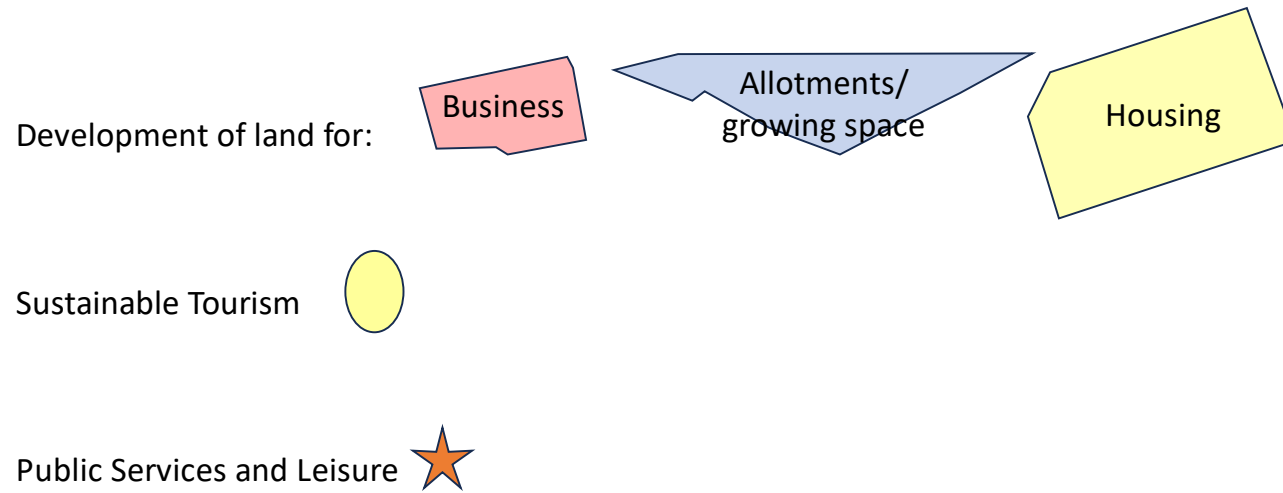




**Map 3 - SUGGESTED LOCATIONS OF POSSIBLE INITIATIVES: SOUTHERN DUNPENDER AREA**



## KEY FOR FURTHER MAPPING OF RECOMMENDATIONS





[illegible]

## Map 5 – TYNINGHAME



**Map 6 – TYNINGHAME LINKS STEADING**



## APPENDIX 1: ACRONYMS

CAEL	Climate Action East Linton
CAP	Community Action Plan
DCC	Dunpender Community Council
EDT	Economic Development and Tourism, East Lothian Council
EL	East Linton
ELC	East Lothian Council
ELCRP	East Lothian Community Rail Partnership
ELHSCP	East Lothian Health and Social Care Partnership
LPP	Local Place Plan
RAGES	Rail Action Group East Scotland
SCL	Sport, Countryside and Leisure, East Lothian Council
SEHP	Scottish Empty Homes Partnership
SEPA	Scottish Environment Protection Agency
SFHA	Scottish Federation of Housing Associations

## APPENDIX 2: SPECIFIC INVITEES TO CONSULTATION MEETING 12<sup>th</sup> MARCH

Name	Organisation/ Company/ rationale
David Affleck	EL Horticultural Society, Curling
Agata	yoga class
GR Aitken	GR Aitken & Sons farmers
Altitude Media & Survey Ltd	Altitude Media & Survey Ltd
Alec Anderson	Alec Anderson Blacksmiths
Neil Armstrong	Building trade
Babies and Toddlers	Babies and Toddlers
Joan Bell	The Men's Shed
Beth and Lee	self-employed
Bostocks	Bostocks
Andy Bradshaw	small business @ Phantassie
Brownies	Brownies
Mark Burnet	Mark Burnet Guitars
Cat	Gala Committee
Chris	specialises in local energy networks
Colin (yoga)	(can mobilise residents of new housing)
Crown & Kitchen	Crown & Kitchen
CBC Autobody	CBC Autobody car body repairs
Day Centre	
Chocolate Tree	Chocolate Tree
Lorraine Cormack	Choir
Hazel Crawford	Hazel Crawford Architect
Ralph and Fin Curry	Phantassie
Geoff Cusden	Golf Club
Alex Dale	farmer
Tommy Dale	Caledonian Horticulture, The Mart
Kate Darrah	The Ridge

Anna Davidson	Pix in the Sticks
Liz Dorrian and Helen	studio at the bottom of Lauder Place
Zoe Dowling	Hairdresser
East Linton Joinery	East Linton Joinery
Electric Fencing Direct	Electric Fencing Direct
Cathie Foulkes	Senior Citizens
Steve and Hillary Frazer	The Airshed (self-employed pollution software)
R. French	R. French Stonemasonry
Gill Gardener	Primary School
Jo Gibb	CAEL
Geddes Group	Geddes Group quarry
Gilmours	Butchers at Old Manse
Philip and Kenneth Gray	Preston Mains Farm
Sarah Gray	Binning Wood
Gray	Smeaton Nursery Garden
Groundforce Team	Groundforce Team
Guides	Guides
Douglas Hamilton	Church of Scotland
Willie Hamilton	Phantassie Farm
Rosie Harrison	Fixing for a Future and Tool Library
Hestia Woodwork	Hestia Woodwork
Anne Holywell	Old Time Dancing
Rosetta Horn	Beauty business
James Hunt	architect working @ Phantassie
Colin Hunter	Stonelaws Farm
Jackie Hunter	Drama club
Kenny and Liz Ingram	gardening & tree management business
Elizabeth Johnstone	Flower Show
Andrew Jones	Tynninghame District Heating Group
Lawhead Landscaping	Lawhead Landscaping
Linton Butchers	Linton Butchers
Linton Hotel	Linton Hotel
Linton Service Station	Linton Service Station
Kate and Andy Lowe	renewable energy
Bruce Lumsden	Art Group
Lunn Pharmacy	Lunn Pharmacy
Lyntoun Private Hire	Lyntoun Private Hire
Lynton Centre	Lynton Centre
MGS Tree Surgery	MGS Tree Surgery
Frazer Macdonald Hay	Self-employed: conflict resolution
Ali McDougall	Antiques Fair
The Mart	The Mart
Eric Martin	Whitekirk Village Hall Cmt
Heather Menzies	Library
Davide Metzger	Sustainable energy
A.W. Middlemass	A.W. & A. Middlemass farmers
Neil Morland	East Linton Primary School Parent Council
Tricia Moscati	Community Hall Committee
Richard Mosley	EL Whisky Society
Ords Taxis	Ords Taxis

Paddy and Ros	Minecraft @ Harvesters
Playgroup	Playgroup
Preston Mill	National Trust
Resolution Physiotherapy	Resolution Physiotherapy
Les Ritchie	EL Bowling Club
Mark Roper	architect
W M Rose	W M Rose & Son plant & machinery
Beavers / Rainbows	
James Sandie	James Sandie & Sons painters and decorators
M Smith	M Smith Joinery Services
Ian Smith	Plumber
Soltyre Ltd	Soltyre Ltd
Ian Staples	Tynninghame Village Hall & Community Cmt
Steve and Jacky	Steve self-employed joiner, Jacky works in post office
Patricia Stephens	Phantassie Food
East Linton Surgery	East Linton Surgery
Jill Taylor	Scouts, Producer Dunpender News
Tennis Club	Tennis Club
A D Tooling	A D Tooling
	Torness Motors
Votadini	Votadini café
Dave Wakefields	Tynninghame café
Hilary White	Hilary White Hair Design, Christmas Lights

### APPENDIX 3: CIRCULATION OF PROPOSED PLAN (REGULATION 4)

A near final draft of this Plan was circulated by email as an attachment to the following community councils: Dunbar, West Barns, East Lammernmuir (6<sup>th</sup> May 2024), Dirleton (7<sup>th</sup> May) and North Berwick (1<sup>st</sup> Aug.). It was circulated to Councillors Lyn Jardine, Norman Hampshire and Donna Collins (Dunbar and East Linton Ward) and to Councillors Liz Allan, Carol McFarlane and Jeremy Findlay (North Berwick Coastal Ward) on 1<sup>st</sup> Aug..

We had positive responses to this consultation from: Dunbar Community Council (6<sup>th</sup> May), Dirleton Community Council (7<sup>th</sup> May), and North Berwick Community Council (1<sup>st</sup> Aug). Beyond complimentary remarks, no substantive comments were received and no amendments to the draft CALPP were requested.



#### **APPENDIX 4: RESPONSE TO ELC CALL FOR SITES FOR LDP2**

In response to the call for sites as part of the development of the East Lothian LDP2 (June 2024), Dunpender Community Council suggested the following table. Many sites had already been identified in this Dunpender CALPP.

As a Community Council we were not able to provide all the information asked for, such as size of site, etc. and did not have the resources to do so. Where we thought we knew who owned the site we stated it, but this was presumed and cannot be assumed to be accurate. We tried where possible to identify an OS Reference though in some cases the reference given may not be entirely accurate and may be related to an existing property near the site.

Site	OS Ref NT ...	Purpose	Presumed ownership
Stonelaw Farm outbuildings	57617 80618	Housing	Colin Hunter
Knowes Farm outbuildings	61124 77743	Housing	Tynninghame Estate
Luggate Burn post office	60275 73837	Housing	
Tynninghame Links Steading	62531 80908	Housing	
The Mart, EL	58871 77083	Business, Employment, Journey Hub	Tommy Dale and others
Phantassie Steading	59644 77204	Business, Employment, Housing	Patricia Stephen
'Trough' field south of Phantassie between A199 and railway	602772	Allotments	Patricia Stephen
Field east of Phantassie Cottages & north of B1377	59362 77115	Allotments	
Field NW Drylaw Gardens	58997 77659	Allotments	
Fallow field north side of Brae View, Tynninghame	610792	Community growing space	Tynninghame Estate
Field to south east of Tynninghame Steading	612791	Community growing space	Tynninghame Estate
Longstone Avenue, EL	58654 77488	Community amenity space/ green space	
Tyne river and Tynninghame	609791	Renewable energy: water source community heat system	Tynninghame Estate
Whitekirk Hill	595823	Renewable energy: wind turbine	
East of Old Stonelaws	582815	Renewable energy: wind turbine	
North field St Baldreds holding	608796	Renewable energy: wind turbine	Erica Wimbush & Daniel Wight
South of Lawhead lane, Lawhead Hill	603794	Renewable energy: wind turbine	Kenneth Gray
Woodlaw, EL	582780	Renewable energy: wind turbine	
West of Pencraig Hill, EL	568765	Renewable energy: wind turbine	
River Tyne, EL Bridge area	59244 77080	Leisure, Swimming	
EL Mill	59483 77894	Leisure, Swimming	
Ladies Walk Tynninghame	614788	Leisure, Swimming	Tynninghame Estate
Hailes Castle	57417 75803	Leisure, Swimming	Historic Scotland
Markle Fisheries	57896 77408	Leisure, Swimming, Nature – Bird Reserve Footpaths & parkland to EL	Trainer family
Tyne valley		Nature - Wildlife corridor	
Whittinghame Water valley		Nature - Wildlife corridor	
Binning Wood to Ashfield House		Nature - Wildlife corridor	



## APPENDIX 5: RELATIONSHIP OF DUNPENDER CALPP RECOMMENDATIONS TO WIDER POLICY

CALPP recommendations	National Planning Framework 4	ELC Local Development Plan 2018	DELAP Area Plan 2019-2024 (Updated May 2021)
<b>Economy</b>			
<p>Encourage retail outlets, cafes and restaurants, and discourage offices, in EL High St..</p> <p>Locate new businesses around the Mart, EL, and, potentially, Phantassie steading.</p>	<p><b>Policy 27 City, town, local and commercial centres</b> - To encourage, promote and facilitate development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living.</p> <p><b>Policy 26 Business and industry</b> - To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses. LDPs should allocate sufficient land for business and industry ..., in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should... support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.</p> <p><b>Policy 29 Rural development</b> - To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.</p>	<p><b>3.1</b> One of the ways this plan seeks to grow East Lothian's economy is by encouraging employment generating development in town centres and on existing and proposed employment and business sites. Delivery of such development is key to securing economic growth and job creation. The plan takes a practical and flexible approach to support a wide range of appropriate economic development uses in suitable locations whilst safeguarding existing business uses.</p> <p><b>2.1.26</b> At East Linton, the former Auction Mart site is a brownfield site allocated for employment uses...</p> <p><b>2.140</b> Approximately 1 ha of land at the Old Auction Mart, Haddington Road, East Linton is allocated for employment and community uses.</p>	<p><b>3. Our Conservation Areas will be promoted and enhanced ...</b></p> <p>ACTION Continue to support improvement works on Dunbar and East Linton High Streets.</p> <p><b>7. Affordable housing, and other Ward assets and events will be developed and promoted</b></p> <p>ACTION Diverse village character will be promoted and celebrated.</p>

Facilitate new businesses	<b>Policy 26 Business and industry</b> (see above)	<b>2.126</b> (see above) <b>2.140</b> (see above)	<b>1. Local business will be supported to grow</b> ACTION We will Support ways to provide flexible affordable workspace & shared office accommodation for local enterprises and new business start-ups. Local Businesses will be supported in low carbon growth and a circular local economy. <b>2. Young people will have improved post-school employment opportunities</b> ACTION Support the development of more opportunities for young people to train and work in the ward.
Encourage retail outlets for basic food stuffs in dispersed settlements, such as Tynninghame café.	<b>Policy 28 Retail</b> - To encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.		
<b>Sustainable tourism</b>			
Promote sustainable/'slow' tourism initiatives to attract visitors without over-developing the area. This should attract visitors who: appreciate the town's charm and the rural landscape, contribute positively to the local economy, and travel with minimal carbon footprint.	<b>Policy 30 Tourism</b> – To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. <b>Policy 29 Rural development</b> (see above) <b>Policy 10 Coastal Development</b> - Coastal areas to be developed sustainably and adapt to climate change.	<b>3.26</b> The East Lothian Economic Development Strategy 2012-22 identifies tourism as one of the strengths of the East Lothian economy and a source of employment opportunities in the future. The local development plan's policies and proposals seek to ensure that a balance is found between encouragement of tourism, including activity based tourism (e.g. walking and cycling) and the economic benefits that it provides and	<b>3. Our Conservation Areas will be promoted and enhanced, and our coastline will be protected, developed and improved</b> ACTION Continue to support improvement works on Dunbar and East Linton High Streets. Promote green tourism, attractions, assets and events to increase footfall in town centres.

		the protection of for example, important landscape and nature conservation interests. All leisure and tourism related development proposals, including visitor attractions, hotels and holiday accommodation, will be assessed against all relevant Local Development Plan policies.	
Presumption not to allow developments that involve extra motorised traffic.	<p><b>Policy 13 Sustainable Transport</b> - LDPs should promote a place-based approach to consider how to reduce car-dominance. The policy states that this could involve a variety of potential measures including but not limited to low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation or minimising space dedicated to car parking. Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p> <p><b>Policy 30 Tourism</b> (see above)</p>		
Prevent conversion of houses to holiday lets or exclusive use for BnB. Establish the Dunder area as a Short Term Let Control Area.	<p><b>Policy 30 Tourism</b> - ... impacts on communities, for example by hindering the provision of homes and services for local people, should be taken into account. LDPs take full account of the needs of communities, visitors, the industry and the environment when addressing tourism development.</p>		
Create infrastructure that allows over-night visits without competing for housing: traditional BnBs within people's houses; a camp site	<p><b>Policy 30 Tourism</b> - The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities,</p>	<p><b>5.5</b> New businesses may also seek to establish in East Lothian's countryside and coast, including tourism uses that could diversify the</p>	

within a mile of the station; camper van pitches; low-cost backpackers' hostels.	visitors, the industry and the environment. Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.	local economy. The Plan supports the principle of new built development in the countryside to accommodate an appropriate countryside use or other business, tourism or leisure development.	
Encourage the arts, especially fine art and music, through, e.g., a gallery, 'art en plein aire', a sculpture park, music concerts, theatre, etc..	<b>Policy 31 Culture and creativity</b> - To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.		
<b>Housing</b>			
New housing only in existing old buildings or to be low-cost, social housing. Encourage empty and abandoned buildings to be renovated and inhabited, e.g. Tynninghame Links steading,	<b>Policy 9 Brownfield, vacant and derelict land and empty buildings</b> - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option <b>Policy 16 Quality Homes</b> - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for	<b>3.50</b> Affordable housing is broadly defined as housing of reasonable quality that is affordable to people on modest incomes. The need for affordable housing should be met as close as possible to where it arises. The LDP seeks to address this in its spatial strategy, policies and proposals, taking into account local characteristics and the need for affordable housing. <b>2.129</b> East Linton developed in a low topographical feature / river valley and recent housing allocations there have sought to contain the settlement within this landscape feature. As such, Countryside Around Town designations are made in these locations.	<b>7. Affordable housing, and other Ward assets and events will be developed and promoted</b>

	<p>older people, including supported accommodation, care homes and sheltered housing.</p> <p><b>Policy 5 Soils</b> - protect carbon rich soils ... and minimise disturbance to soils from development.</p>	<p><b>2.145 Table DR1</b> Tyninghame Links: Housing: 7 Units: Planning permission 11/00732/P</p>	
Any new housing should not increase motorised traffic through EL High Street	<b>Policy 13 Sustainable Transport</b> (see above)		
Relax regulations on solar panels and double glazing	<b>Policy 11 Energy</b> - LDPs should seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported.		<p><b>7. Affordable housing, and other Ward assets and events will be developed and promoted</b> ACTION ... new housing built to the highest standards of energy efficiency.</p>
Prevent accommodation being converted to exclusive tourist use	<b>Policy 30 Tourism</b> - ... impacts on communities, for example by hindering the provision of homes and services for local people, should be taken into account. LDPs take full account of the needs of communities, visitors, the industry and the environment when addressing tourism development.		
<b>Energy</b>			
Promote community-owned renewable energy generation	<p><b>Policy 11 Energy</b> (see above)</p> <p><b>Policy 25 Community wealth building</b> - Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. Development proposals linked to community ownership and management of land will be supported.</p>	<p>It is recognised that the LDP (2018) details the Dunpender area as an Area of Significant Protection regarding wind farms, but also designates certain areas of this land as potentially acceptable for smaller scale wind proposals.</p> <p><b>5.7</b> Countryside or coastal sites may be appropriate ... for proposals related to renewable energy.</p>	

Promote community heating schemes	<b>Policy 11 Energy</b> (see above) <b>Policy 25 Community wealth building</b> (see above)		
<b>Transport and active travel</b>			
Enhance active travel network	<b>Policy 13 Sustainable Transport</b> (see above) <b>Policy 15 Local Living</b> - Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.	<b>2.130</b> Strategic Green Network opportunities will be delivered, including within Countryside Around Town Designations, ... to enable the landscape setting of East Linton to be conserved. This will also provide active travel opportunities to provide links to other places. Opportunities for recreation and habitat creation and connection will be delivered as part of the multifunctional Green Network. <b>5.24</b> The Green Network seeks to integrate biodiversity, landscaping, active travel, flood mitigation, open space and climate change adaptation and other relevant interests. It will be made up of green spaces (parks, public spaces, woodland spaces etc) and blue spaces (rivers, streams wetlands and SUDS etc).	<b>5. Ward Communities are places encouraging a Low Carbon Lifestyle and are prepared for the effects of Climate Change.</b> ACTION Maintain and improve the sections of the John Muir way in our ward. Support rural pathways. <b>6. Encourage increased use of public transport and active modes of travel and ensure our roads are safe.</b> ACTION Actively promote active travel opportunities and developments to local residents. Install and repair benches on paths throughout the area.
Enhance public transport	<b>Policy 13 Sustainable Transport</b> (see above)	<b>PROP DR8</b> Any development here [Pencraig Hill] is subject to the mitigation of any development related impacts, including on a proportionate basis for any cumulative impacts with other proposals including on the transport network	<b>6. Encourage increased use of public transport and active modes of travel and ensure our roads are safe.</b> <b>9. Public transport provides the area with reliable, accessible and regular services to meet the community's needs</b>

		<p>and on education and community facilities as appropriate.</p> <p><b>PROP DR9</b> Any development here [Auction Mart] is subject to the mitigation of any development related impacts, including on a proportionate basis for any cumulative impacts with other proposals including on the transport network as appropriate.</p>	<p>ACTION Support initiatives that seek to address the access inequality across our area.</p> <p>Enhance bus services, coordinate with train timetables, migrate to greener buses, and improve provision for the carriage of bicycles.</p> <p>Encourage and support the development of solutions that let children and young people travel into Dunbar and across the area to access improved social, sporting and recreational opportunities.</p>
Prevent increase in motorised traffic	<b>Policy 13 Sustainable Transport</b> (see above)	<p><b>6.33</b> Air quality is an important element in sustainable placemaking, contributing to health and well-being, as well as environmental protection. The main source of air pollution in East Lothian is emissions from road traffic.</p> <p><b>PROP DR8</b> (see above)</p> <p><b>PROP DR9</b> (see above)</p>	<p><b>6. Encourage increased use of public transport and active modes of travel and ensure our roads are safe.</b></p> <p>ACTION Work to ensure that our roads will be safe in and between settlements.</p>
Reduce speed limits in residential areas	<b>Policy 13 Sustainable Transport</b> (see above)		<p><b>6. Encourage increased use of public transport and active modes of travel and ensure our roads are safe.</b></p> <p>ACTION Work to ensure that our roads will be safe in and between settlements.</p>
<b>Natural environment and food</b>			
Improve nature networks across the Dunpender area and connectivity with	<b>Policy 3 Biodiversity</b> - LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They	<p><b>2.130</b> (see above)</p> <p><b>5.24</b> (see above)</p> <p><b>6.1</b> Protecting, conserving and, where appropriate,</p>	<p><b>6. Ward Communities are places encouraging a Low Carbon Lifestyle and are prepared for</b></p>

<p>other habitats across East Lothian. Encourage residents to facilitate movement of wildlife between gardens. Council to end glyphosate use except on giant hogweed or similarly invasive species.</p>	<p>should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.</p> <p><b>Policy 4 Natural places</b> - LDPs will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.</p> <p><b>Policy 6 Forestry, woodland and trees</b> - To protect and expand forests, woodland and trees.</p>	<p>enhancing the natural heritage is an important aspect of sustainable development. The LDP has an important role in protecting sites designated for their biodiversity or geodiversity interest at international, national or local level, with the level of protection reflecting sites' relative importance. The Plan also ensures protected species and other natural heritage interests beyond designated sites are taken into account in planning decisions, including the potential for enhancement.</p>	<p><b>the effects of Climate Change.</b></p> <p><b>ACTION</b> Promote green networks, outdoor play, local food growing, zero waste, local amenities, and community meeting places where everyone is connected to the outdoors and nature thrives.</p>
<p>Re-wild old Markle Fisheries to become bird reserve. Explore using one lake for swimming.</p>	<p><b>Policy 15 Local Living</b> - Development proposals will contribute to local living, including local access to: playgrounds and informal play opportunities, parks, green streets and spaces.</p> <p><b>Policy 6 Forestry, woodland and trees</b> (see above)</p>	<p><b>Policy OS1 Protection of Open Space</b> – Recreational, leisure and amenity open space and facilities, including outdoor sports facilities, will be safeguarded to meet the recreational needs of the community.</p> <p><b>2.139</b> Land at Pencraig Hill, East Linton, is allocated for circa 100 homes. ... Structural landscape planting and open</p>	



		space provision is required to integrate the Pencraighill site with the surroundings and to provide and conserve a setting for the settlement.	
Encourage local businesses and East Lothian Countryside Rangers to offer unique experiences like: guided tours, foraging courses and bird watching tours.	<b>Policy 10 Coastal Development</b> - Coastal areas to be developed sustainably and adapt to climate change. <b>EU Birds Directive:</b> protection of sites for the conservation of important bird populations at a European scale – covers SPAs and Ramsar sites.		
Identify and purchase or lease land for allotments	<b>Policy 15 Local Living</b> - Development proposals will contribute to local living, including local access to: community gardens, opportunities for food growth and allotments, sport and recreation facilities. <b>Policy 23 Health and safety</b> - LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments. <b>Policy 25 Community wealth building</b> - Development proposals which contribute to local or regional community wealth building strategies... will be supported. ...community led proposals... linked to community ownership and management of land will be supported.	“ELC is obliged to create, maintain, report on and address the needs of waiting lists and will be required to ensure that no individual will sit on a waiting list for more than 5 years without offer of a fit for purpose plot. As provision of allotment space is a statutory duty, the Council must plan for future provision.”	
<b>Public services and leisure</b>			
Greatly extend pre-school childcare provision in EL., ideally linked to provision of new school		<b>3.71</b> The Council must ensure provision is and can be made for the education of children in its area and must consult on certain changes in such arrangements before it can commit to delivering them,	

		including if required to make sites effective.	
Achieve funding for, and build, new primary school	<b>Policy 18 Infrastructure first</b> - To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.	<b>3.71</b> (see above) <b>3.101</b> An extension to East Linton Primary School will also be required. <b>PROP ED6 Part B</b> The Council will provide additional phased permanent extension to pre-school and primary schools as required to meet the need arising as a direct result of new housing development in their catchment areas. Developer contributions will be sought from the developers of housing land to fund the costs of this permanent provision, which will be the subject of legal agreements. <b>PROP DR8</b> (see above)	
Build skate park and upgrade play equipment in park	<b>Policy 15 Local Living</b> (see above) <b>Policy 21 Play, recreation and sport</b> - seeks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. Criterion d) of this policy states that: development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.	<b>Policy OS1 Protection of Open Space</b> – Recreational, leisure and amenity open space and facilities, including outdoor sports facilities, will be safeguarded to meet the recreational needs of the community.	<b>4. The work, social and recreational needs of village residents will be met locally</b> ACTION Young people will have improved social, sporting and recreational opportunities.
Instal toilets in centre of EL and at the station.	<b>Policy 15 Local Living</b> - Development proposals will contribute to local living, including local access to publicly accessible toilets.		

<b>Community relationships</b>			
To ensure newcomers are fully engaged in village life, and encourage established residents to become more involved, establish community engagement programs.	<b>Policy 25 Community wealth building</b> - To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.		<b>7. Affordable housing, and other Ward assets and events will be developed and promoted</b> ACTION Help to promote local facilities and events on offer to help new residents settle in and become valued members of the community.