



Dirleton Local Place Plan 2025

# Dirleton & Area Local Place Plan 2025

## **Foreword**

This Local Place Plan (LPP) is for the village of Dirleton and the surrounding fields, as defined and protected by the Local Development Plan (LDP) Conservation Area. It also includes the area formerly named Dirleton Common, which extends from the Eel burn to Yellowcraig, and the Dirleton Cemetery area. It describes our community, the development challenges we face and our proposals relating to them.

It has been produced by the community's own village association, the Dirleton Community Association, (DCA) formerly the Dirleton Village Association (DVA). It sets out the wishes and priorities of the community arising from Local Place Plan consultations and from earlier community action plans going back to 2017.

The DCA is a Scottish Registered Charity (SCO17163). Its primary aims are:

To engage with the community and act as a vehicle for community action

To encourage and facilitate social activities and act as a forum for all village groups

To preserve and improve the character of Dirleton village

To encourage high standards of planning and architecture through stimulating public awareness and cooperation with similar interest bodies. The DCA constitution can be found on the Dirleton village website. This Local Place Plan is also posted there.

The document's content is in accordance with the requirements of the Town & Country Planning (Local Place Plans) (Scotland) Regulations that came into force on 22 January 2022. One objective is "giving local people the opportunity to engage meaningfully and have a positive influence in the future planning of development in their areas". We believe we have achieved this while maintaining a clear and concise plan that is accessible to all.

This plan has regard to the East Lothian Local Development Plan, the Dirleton Locality Plan, and the National Planning Framework, as detailed in Statement 1 of this document.

With thanks to:

All the residents and businesses within the Dirleton and Archerfield areas

The Gullane Area Community Council (GACC) who requested this plan

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## Document Version Control

This and all subsequent documents are subject to version control. Please ensure you are viewing the latest version of this document.

Documents on the Dirleton Village Website will show their version and highlight the latest/current version.

Please note that versions become uncontrolled once printed/downloaded, and therefore reference to the latest online version is to be encouraged.

Version Numbering follows the format:

### **VN-nn of ddmmmyyyy**

Where:

N is replaced by the major version (largescale document changes)

nn is replaced by the minor version (standard changes of the document)

dd, mmm, yyyy are replaced by the date, month and year respectively.

e.g. **V1-23 of 01Sep2024**

This format allows for multiple changes in a single day.

### **Version Changelog**

Version	Document Status	Date	Changes made	Author
V1-01	Draft	24May2024	Initial Draft	DVA-Joint
V1-02	Draft	26May2024	First Amended LPP	DVA-Joint
V1-03	Draft	02Jan2025	Updated layout for web and pdf	MJH
V1-04	Draft	24Aug2024	First Published LPP	DVA-Joint
V1-05	Draft	02Mar2025	Amended after DCA meeting Feb 2025	DCA-Joint
V1-06	Draft	06Mar2025	Updated Layout for web and pdf	MJH
V1-07	Draft	09Mar2025	Minor corrections of text	DC/MJH
V1-08	Draft	27Mar2025	Addition of Public Consultation Minutes	ZT/DC
V1-09	Draft	17Jun2025	Update and Corrections	DC/MJH
V1-10	Draft	27Jun2025	Updates and Corrections	DC/MJH
V1-11	Draft	27Jun2025	Updates and Corrections	DC/MJH
V1-12	Draft	27Jun2025	Final Updates and Corrections for Consultation Period	DC/MJH
V1-13	Draft	28Jul2025	Updates from Comments received in Consultation	DC/MJH
V1-14	Draft	29Jul2025	Census Figures included	DC/MJH
V1-15	Published	30Jul2025	Published for submission to ELC	DC/MJH

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## Summary and Overview

No.	
1	Our vision is to be able to pass on our unique, rural village to future generations as an unspoilt part of Scotland's heritage.
2	House building in Dirleton in the last LDP. Now that it is built, the community is agreed that it was correct for the Dirleton Village Association (DVA) to argue that the design of the Castlemains Farm housing development would not be in character with the historic village, and that the Scottish Office Reporter was wrong to conclude that the housing would enhance the conservation area. It is suburban in character, and not in keeping with the historic elements in the conservation village.
3	The community believes that the setting of Dirleton Castle has been compromised by the inappropriate density and number of the houses placed in front of it at Castlemains Farm which is the result of the planning authority's Local Development Plan site brief NK11.
4	Consequently, the community wants this LPP to advocate that in future all land within the historic Dirleton conservation area should be protected from further medium and large-scale housing development, and that the planning authority should not simply overrule all conservation area protection policies and re-zone protected areas for housing in the next LDP as it did for Castlemains Farm housing site NK11 in the 2018 LDP.
5	It is important to the community that the former Dirleton Common area, between the village and the coast, now known as New Mains Farm, remains as undeveloped countryside. This is a key recreation area for the community, for East Lothian and Edinburgh residents, and for visitors and tourists. We would like to work with existing owners and farmers to restore some of its wildlife value for wetland species and as feeding grounds for coastal birds protected under the Ramsar site listing. Red listed bird species use the site.
6	<p>The community supports well-designed new houses within the settlement boundary. For us, successful planning is a question of best fit: the right number of houses of the right type in the right place. There are concerns within Dirleton that, as a conservation village, it is not capable of absorbing the same amount and density of new housing as non-conservation areas. This is because of the impact that any significant number of new houses will have in proportion to the number of historic buildings in the village. (The same consideration applies to other conservation villages in East Lothian).</p> <p>To ensure conservation villages are protected at Local Plan policy level, it is proposed that a new policy should safeguard small conservation villages against disproportionate expansion. The Countryside Around Towns policy for Dirleton in the current LDP would synchronise with this, as it limits any house building on surrounding fields to one or two units.</p>
7	New Housing in East Lothian Conservation Villages generally: We propose that a design guide for East Lothian villages should be included in the next LDP Supplementary Guidance. It would inform about townscape and architectural designs suitable for East Lothian conservation villages and contain a study of the key traditional Scottish design elements found in East Lothian's historic villages, and make recommendations for new house design. As an example, and in order to highlight key design features in Dirleton, we include a proposed design guide specifically for Dirleton produced by the community. See Appendix 1
8	New Housing and Climate Change Policy Generally: The East Lothian Local Development Plan could contribute to climate emergency measures by requesting the planting of new woodland belts around developments. This would not only contribute to carbon capture but soften the visual impact of new housing schemes upon the surrounding countryside and avoid a repetition of mistakes made at Drem, Gullane, Dirleton and the eastern approach to North Berwick.
9	Tree Planting and Climate Change generally: Planning requirements for the enforcement of replacement trees should be more onerous than at present. The current policy requiring

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	replacement of a larger mature tree with a sapling does not comply with the Council's Climate Emergency Statement.
	<b>This LPP proposes 3 specific changes to the LDP:</b>
<b>10</b>	The planning of a cycle-path route from Dirleton Toll to Fenton Barns which also safeguards land for a future extension of the cemetery.
<b>11</b>	A mobile phone mast location in the wood west of Chapelhill. Subject to a visual impact study which demonstrates no adverse impact on the conservation area.
<b>12</b>	A re-zoning of the woodland area (Hareup plantation) to Education from the main road opposite the Primary School down to and including the paddock at the East Lodge. For use as an environmental education resource.



# Dirleton & Area Local Place Plan 2025

## Introduction

The purpose of this document is to engage with the East Lothian Council planning authority and the Scottish Government LPP process and to encapsulate the wishes and priorities of the local community for the development and use of land in Dirleton and the surrounding area.

To achieve this, we must define our 'sense of place'. We need to understand what set of unique characteristics make up Dirleton:

Dirleton is often described as one of the prettiest historic villages in Scotland. Dirleton's architecture and its historic layout give us its first characteristics of place: it is strongly historic, Scottish and of very high quality.

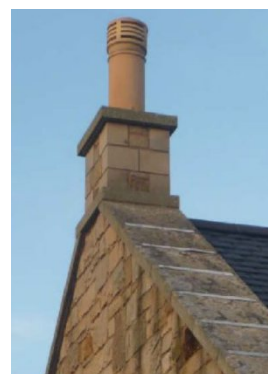
The village is located in the countryside. Not only is it rural, but its historic landscape setting is also fundamentally connected to the designed landscape of Archerfield estate to the West, to the castle lands to the South, and to the former common lands to the North.

As the Local Plan Conservation Statement recognises, its edges are heavily wooded.

It is a village of cottage gardens enclosed by hedges, fences and stone walls. There are both front and back gardens. The Conservation Statement points out the significance of these to the northern boundary of the settlement.

Dirleton is a beautiful place of unique importance to the heritage of Scotland. These qualities are under threat from development.

In this LPP we explore the development issues which may arise in the next East Lothian LDP and the impact of the current one. We need to consider the current planning threats to Dirleton's character, and we need to define the carrying capacity of the historic village - in other words, how much change it can absorb without losing its sense of place and identity.



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## Who We Are

The village had 529 residents as of the 2022 Scottish Census. In 2020 the wider area population was 966.

Over a period of 8 years (from 2012 to 2020) there was an increase of 27.4%. Almost 50% of the population are of working age. The unemployment figure is 1%.

The area is one of the lesser deprived areas in Scotland. The Scottish Index of Multiple Deprivation (SIMD) 2020 provides an overall ranking of 8 (out of a potential 10).

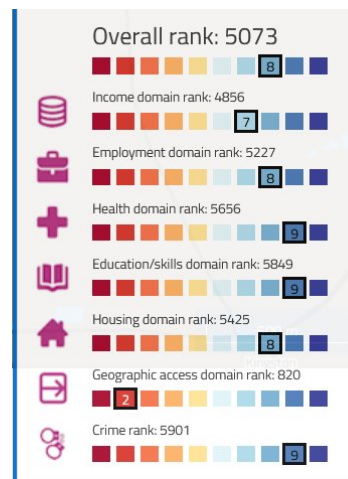
Over time rankings in the areas of health, education, and housing have increased. The lowest ranking for Dirleton is geographical access. Nevertheless, the local population considers public transport links to be good. The village is on the main bus route from North Berwick to Edinburgh, and is close to North Berwick and Drem railway stations.

<https://simd.scot/#/simd2020/BTTFTT/14/-2.7843/56.0449/>

The village contains one primary school, a church (incorporated with the Abbey Church in North Berwick) and has 23 registered businesses supporting the local economy.

Community groups include:

- "Dirleton Good Neighbours" who run the Lunch Hub,
- "Dirleton Bowling Club" the oldest lawn bowls green in continuous use in Scotland,
- "Fete & Games" who run the annual Fete and Games Day,
- "Market on the Green" who have run the popular community & craft markets (which will be restarted later this year),
- "Open Gardens Group" who organise the bi-annual Open Gardens event,
- "Gullane and Dirleton History Society" who actively promote research and learning of local history.



Dirleton is a designated "Neighbourhood Watch Area"

## Dirleton Age and Economic Activity (Figures from Scottish Census 2022)

	Dirleton Area	North Berwick Town	North Berwick Coastal Ward	East Lothian	Scotland
<b>Total Population</b>	529	8310	14954	112284	5439842
<b>Under 16's</b>	53	1526	2668	20183	891253
<b>16 and over</b>	476	6784	12286	92101	4548589
<b>Employed</b>	49.60%	52.05%	53.81%	60.38%	58.21%
<b>Further/Higher Education</b>	2.60%	3.14%	3.10%	3.28%	4.87%
<b>Unemployed</b>	1.00%	1.18%	1.29%	1.85%	2.65%
<b>Retired</b>	32.80%	35.88%	34.28%	25.49%	23.32%
<b>Other</b>	14.00%	7.78%	7.55%	9.00%	10.96%
<b>Aged 0 to 15</b>	10.02%	18.36%	17.84%	17.97%	16.38%
<b>Aged 16 to 24</b>	11.34%	6.73%	6.73%	8.85%	10.71%
<b>Aged 25 to 34</b>	9.26%	6.09%	6.29%	10.90%	12.76%
<b>Aged 35 to 49</b>	17.77%	17.17%	17.21%	18.76%	18.56%
<b>Aged 50 to 64</b>	27.60%	23.14%	24.08%	22.45%	21.54%
<b>Aged 65 and over</b>	24.01%	28.51%	27.85%	21.08%	20.05%



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## **Community Engagement**

The Dirleton Community Association (DCA), then the Dirleton Village Association (DVA) first discussed the potential opportunity of developing a Local Place Plan (LPP) with committee members at their closed meeting on 24<sup>th</sup> January 2024 and agreed to proceed at a public meeting held on 15<sup>th</sup> February 2024 (minutes available on the DCA website: <https://dirletonvillage.org/dirleton-community-association/dca-minutes-and-agendas/dca-minutes-and-agendas-archive>).

Following this a small short-life working group (SLWG) was established to plan and co-ordinate the development of the plan. Progress has been discussed at public meetings since then (see the DCA website for the agenda and minutes of meetings: <https://dirletonvillage.org/dirleton-community-association/dca-minutes-and-agendas>). These are held in person; minutes are taken and attendees recorded.

Dirleton and the wider population has a long history of discussing, collaborating, and taking action to promote opportunities as well as addressing issues that impact upon them. This began prior to 'The Planning (Scotland) Act 2019' with what is locally and affectionately referred to as the 'Dirleton scrolls' (see example below).



*'Dirleton scrolls' with members of the public in discussion at the public consultation event on 16<sup>th</sup> March 2024*

Beginning during 2017, these cover the topics of Housing, Conservation, Transport (including safety and mobility), Community (sense and activities), the Environment and Dirleton Village Hall. They contain comments, feedback and indicators from the local population and have been subsequently added to at later public sessions including within the LPP consultation process (this involves committee members hosting individual tables to discuss a specific topic with visiting members of the local population).

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Rolling feedback is indicated by colour coding on the scrolls (using pens and stickers) as summarised on Table 1.

Table 1:	
Consultation Year	Colour Coding
2017	Blue
2022	Red
2024	Brown

The year and colour that is directly relevant to the Local Place Plan (LPP) consultations is that of 2024 (comments and stickers in brown). This public consultation event was agreed at a publicly held meeting (15<sup>th</sup> February 2024), advertised on the website and social media, on the village noticeboard, and via a leaflet drop conducted by all committee members (i.e. all households in the village received a leaflet informing them of the event in advance between the dates of 8<sup>th</sup> – 12<sup>th</sup> March 2024) and the consultation itself was held at Dirleton Kirk Hall on 16<sup>th</sup> March 2024.



*Public Consultation Event held at Dirleton Kirk Hall on 16<sup>th</sup> March 2024 (as agreed at the public Dirleton Village Association, as it was at the time, meeting dated 15<sup>th</sup> February 2024)*

Members of the public were able to ask questions, provide feedback and actively engage with committee members at the event. They had been informed in advance that it related to an LPP.

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*Committee members discussing their specific topic with members of the public on 16<sup>th</sup> March 2024*



*Thoughtful discussion at the community table on 16<sup>th</sup> March 2024*



*Attendees at the public consultation event on 16<sup>th</sup> March 2024*





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The SLWG then collated all necessary information to formulate a draft local place plan coinciding with wider consultations. Details of these are provided on Table 2 (giving the dates and nature of the public sessions):

<b>Table 2:</b>			
	<b>Date</b>	<b>Session Purpose</b>	<b>Attendee Nos</b>
1	16 <sup>th</sup> March 2024	Community drop-in session to raise awareness, generate ideas for the development of the local place plan and update the scrolls	32
2	23 <sup>rd</sup> May 2024	Dirleton Primary School visit by DCA committee members to get the views of the children and hear their aspirations for the village and its surrounding areas	2 classes
3	23 <sup>rd</sup> May 2024	Presentation of the findings from the public consultation events and opportunity for additional feedback from community members	36
4	From 24 <sup>th</sup> May 2024	Place Standard Tool link shared with Parent Council members	77 responses
5	22 <sup>nd</sup> June 2024	Hosted a stall at the annual 'Fete and Games' to maintain awareness of the local place plan development, process and gain general feedback from the local population	57
6	20 <sup>th</sup> March 2025	Presentation of the updated local place plan to members of the public and opportunity for additional feedback (minutes attached on Appendix 2)	19

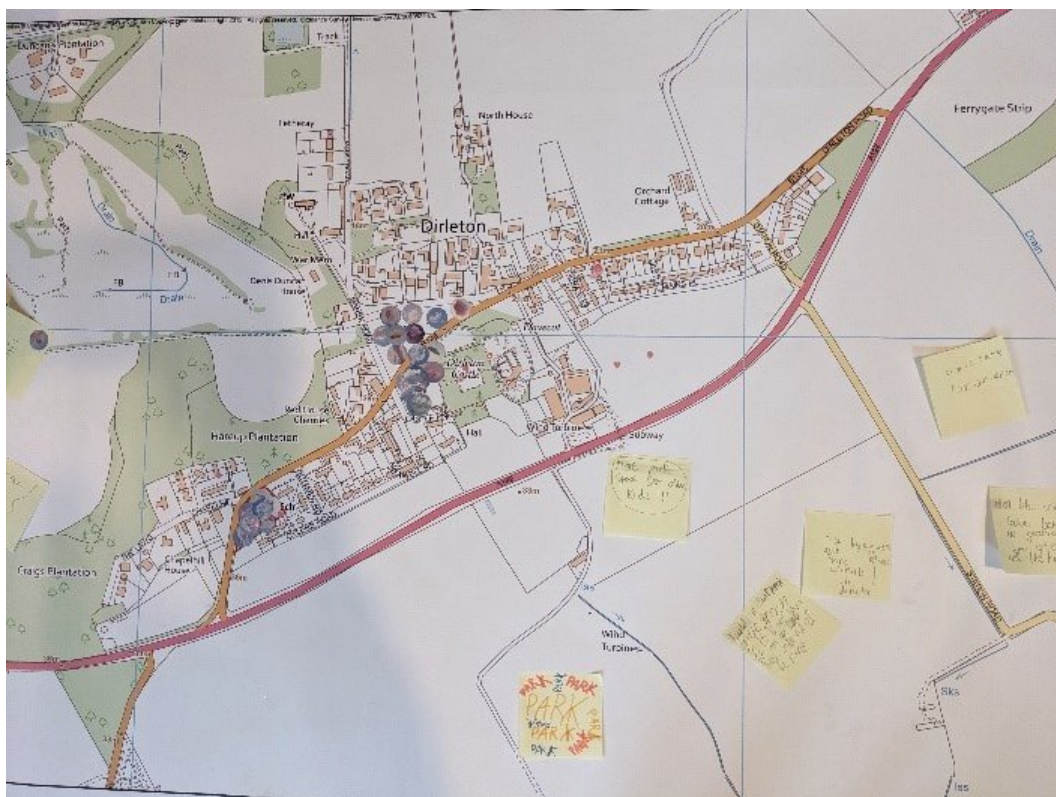
Dirleton primary school was visited on 23<sup>rd</sup> May to gather the children's views for the plan and to hear their needs and aspirations more generally. The Place Standard Tool was tested at this point. The responses reflected many of the issues and proposals within this plan, particularly around the need for wider/well-lit pavements and cycle routes, speeding road users and litter. However, more specific ideas were generated that directly relate to the school pupils, including support for a playing field/outdoor classroom.



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The children were asked to place stickers on a map of the village indicating their favourite place and the areas they would like to see change. In terms of change, they showed a preference for a school playing field (for sports and running) and modifications to the village green (i.e. more plants, flowers and general use). This was followed by improvements to the parks to enable older children to play (i.e. larger swings, zip wire and tree climbing).

The resulting map is shown below:



Overall, the children recognised the benefits of living within a rural community that is well provided for in terms of buses. However, they did note that affordable housing is an issue and there was a strong desire for a village shop.

Subsequent to the school visit on 23<sup>rd</sup> May 2024 the Parent Council members were emailed and asked to complete the 'Place Standard Tool' (open for a two-week period, with a reminder circulated mid-way). There were 77 responses. Notable aspects from the results of the Place Standard Tool highlighted the more challenging areas of traffic and parking (including road safety), lack of affordable housing, a need for improved maintenance (of roads, pavements, parks and bus shelters), better provision of healthcare facilities, cycle routes, and more generally connecting to other areas within East Lothian and beyond. There was a sense of positivity around the natural space in which we live, feeling safe as well as local care and maintenance (i.e. an increasing sense of community spirit). These are explored further within the LPP.

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This is mapped by the Place Standard Tool illustration:



Some feedback comments include:

'We are lucky to have wonderful open spaces, greens, beaches, woods and parks which are largely litter free'

'We are lucky to live in an area that has plenty of greenery, public spaces and historic monuments and that feels a safe place to live'

'Free bus pass for under 22s has been a life changer - made living here much more accessible for our children'

'The 20mph speed limit is very effective'

Following a revision of the plan, one further public consultation meeting was held on 20<sup>th</sup> March 2025 with the aim of getting feedback on the topics contained within the plan (minutes of this session are on Appendix 2).



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*Derek Carter presenting the LPP to members of the public on 20<sup>th</sup> March 2025 (this was followed by a question & answer session)*

This plan, on the whole, contains only those matters in which the local community are in general agreement with and have been progressed to the point of potential implementation. Developing this plan helped surface areas of disagreement and feelings of exclusion, therefore, particularly in terms of community cohesion matters were aired, discussed in a robust yet constructive manner and amendments made to the plan as required.

In terms of learning and feedback, it is clear that individual demographics within the local population respond to different communication methods, therefore, going forward more online methods such as the Place Standard Tool (given it was the largest response area and the primary school pupils responded well to the process) will be incorporated into the committee's future planning element at a much earlier stage and on a wider scale. This will be with the aim of capturing wider, more diverse input.

It is important to note a few additional aspects:

- We did the best we could to develop a constructive LPP for the local community and with as much engagement as possible given the small nature of the SLWG, no funds, and the amount of volunteer time taken up by the process and the time period involved, which totalled 18 months from start to finish;
- The above details the public consultation process that is above and beyond the local place plan legislative requirements, therefore it is not a barrier to registration (<https://www.gov.scot/publications/circular-1-2022-local-place-plans/documents/>). The LPP should now be registered.

This iteration of the LPP was available for public consultation during the whole of the information notice period:

*Monday 30<sup>th</sup> June 2025 1700(BST) to Tuesday 29<sup>th</sup> July 2025 0900(BST)*

This covered the required 28 day window for such consultation.

## **The Dirleton Local Place Plan Area**

There is general consensus that conservation and heritage are the primary considerations for this community. Therefore, this LPP concerns itself mainly with the whole of the conservation area as defined in the Local Development Plan. In addition, the area between the village and the coast, formerly Dirleton Common, is also of considerable recreational and nature conservation value to the community and to visitors, and has therefore been included for these reasons. The LPP boundary also includes the Dirleton cemetery to the south of Dirleton Toll in order to flag up the need to safeguard an area for a future extension to the cemetery as part of a cycle path link towards Fenton Barns and Drem Station.



Map of the extent of this Local Place Plan

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## **Our Vision for Dirleton**

A 'Vision', in the context of town and country planning, is thought of as a goal towards which all future plans and policies are directed.

Our vision is to be able to pass on our unique and precious village to future generations as an unspoilt part of Scotland's heritage. This will mean supporting plans and policies which conserve Scotland's heritage and opposing planning proposals and decisions which harm the historic character of the place. We want to develop a sense of stewardship in the community and for residents to act together as custodians of their part of Scotland's heritage. We would like to ensure that change enhances, rather than detracts, from the village's historic character.

A strong sense of ownership already exists within the Dirleton community. This is expressed not only through continuous surveillance of development proposals and the planning authority's overt and covert, un-consulted actions affecting the village, but also through high quality maintenance and care for the fabric of Dirleton by the residents themselves.

It is understood that the local authority's budgetary constraints mean that it struggles to provide the quality of maintenance and repair to the public realm required by a high-quality tourist destination like Dirleton. Community activities therefore seek to supplement the efforts of the Council, and are based upon achieving better cultural and environmental protection through inter-generation social activities. This LPP process will serve to reinforce this community engagement and help to publicise the community's vision.

# Dirleton & Area Local Place Plan 2025

## **Statement 1 – How this LPP has regard to the NPF4 and the LDP**

**This is a statement as to how this Local Place Plan (LPP) has regard to the National Planning Framework (NPF4), the East Lothian Local Development Plan (LDP1) and the LDP1 Dirleton Area Plan.**

This LPP also refers to various relevant East Lothian Council reports, particularly those relating to outdoor education.

### **NPF4**

1.0 The Central Scotland Green Network is a national development. The following LPP sections studying the John Muir Way corridor and the Dirleton Common and Archerfield areas all have regard to and align with this policy which aims to “maintain the environmental quality of an area”. See proposals 1, 3 and 7.

2.0 The Strategic Development Plan says that the East Coast Development Area should follow the key transport corridor of the A1 and East Coast railway line from MUSSELBURGH to DUNBAR. Dirleton is not in the development area. See Proposal 1

3.0 NPF4 requires Blue Green Infrastructure to be identified (in LDP2). See proposals 1, 3 and 7.

4.0 NPF4 Nature Crisis Policies 1, 3, 4 and 6 relate to Proposal 3 Dirleton Common: Re-wilding and Proposal 7 Dirleton Primary School Outdoor Classroom resource.

### **The Local Development Plan**

**1.0 The Written Statement** Foreword states:

*‘It is vitally important that we conserve East Lothian’s special qualities for future generations’*

We support this overarching objective, and consider Dirleton to be a special place worthy of conservation. See Proposals 1, 2, 3 and 7.

### **2.0 Housing and Cultural Heritage**

2.1 The consultation process included an appraisal of the completed Castlemains Farm site, NK11 in LDP1. The completed project was evaluated against the specific stated heritage conservation aims for the site and the cultural heritage planning policies in the LDP.

2.2 The LDP Supplementary Planning Guidance/Cultural Heritage and the Built Environment Development Affecting Conservation Areas, and Technical Note 13 Planning for Cultural Heritage Areas, are used to produce Proposals 1 and 2 and Appendix 1 A Proposed Design Guide for Dirleton.

2.3 Specific regard has been given to Policy CH2 Development Affecting a Conservation Area or its Setting.

2.4 Cultural Heritage Policy CH6 Gardens and Designed Landscapes was taken into consideration when writing Proposal 1 Housing and Heritage Conservation, Proposal 6 Mobile Phone Mast located in Hareup Plantation, and Proposal 7 An Outdoor Classroom for Dirleton Primary School at Archerfield estate.

2.5 The Conservation Statement for the Dirleton Conservation Area was used as the fundamental guidance for all development proposals in this LPP.

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2.6 We have used Policy DC8 'Countryside Around Towns' (CAT) and Technical Note 8 which states: *Countryside Around Towns policy has been established to give protection to the most sensitive parts of the undeveloped landscape around East Lothian's settlements'.*

*'The Countryside Around Towns' policy at Dirleton contributes to the following objective: Protection of the landscape setting of settlements. **Development on these sites would harm the landscape setting of the settlement'**.* We note that the policy says 'development' here- not inappropriate development, insensitive development, or development harmful to the conservation area, but ALL development.

CAT8 policy 1.43 also states: *CAT only allows very small-scale development, not groups of houses or other large scale forms of development'.*

### 3.0 Housing Design

3.1 Policies DP1, Landscape Character DP2 p.147, Design Integration with the site context and DP3 Housing Density, SPG Design Standards for New Housing (2020) were used for Proposals 1 and 2 which concern housing in the Conservation Area and, in particular, for Appendix 1 The Design Guide.

### 4.0 Natural Heritage and Recreation

4.1 Policy DC10 The Green Network p.130. Proposals 1, 3 and 7 have regard to this policy

4.2 Diverse Countryside and Coastal Areas. Policy NH3. The area proposed for the Outdoor Classroom is part of a Local Biodiversity Area shown on a map in Technical Note 10.

4.3 Diverse Countryside and Coastal Areas: Policies DC6 'Development in Coastal Areas' was used for Proposal 3 Dirleton Common.

4.4 We have also had regard to the Supplementary Planning Guidance (SPG) Countryside and Coast and Policy DC9 Special Landscape Areas p129 for Proposal 3 Dirleton Common.

4.5 The Green Network: 9.1 DC10 The Green Network p.130. Proposals 1, 3 and 7 have regard to this policy.

4.6 The Green Network Strategy SPG2 was used for Proposals 1,3,4 and 5. Dirleton is a recreation destination under the strategy.

4.7 Planning for Biodiversity: Technical Note 10 Planning for Biodiversity was taken into account when formulating Proposal 3 Dirleton Common and Proposal 7 Outdoor Classroom.

### 5.0 Tourism

We take account of Policy TOUR 1 Archerfield when discussing the conservation of the western edge of the settlement and when considering Proposal 7 Outdoor Classroom.

### 6.0 Education

The following additional non-LDP documents were used in the formulation of the Environmental Education Resource:

6.1 The East Lothian Development Plan 2 Background paper Issue 0008 The Natural Environment.

6.2 East Lothian Report to Policy and Performance Review Committee by the Depute Chief Executive for Resources and People Services on the subject of 'The Provision of Outdoor Learning to Schools'.

6.3 Education, Community and Health and Social Care Facilities: Policy SECF 1 'Safeguarding Education and Community Facilities page 77

# Dirleton & Area Local Place Plan 2025

6.4 Open Space and Play Provision: Policy OS1 Protection of Open Space p.86

## **7.0 Transportation**

We have had regard to:

7.1 Policy T4 Active Travel Routes and Core Paths as part of the Green Network Strategy p.94

7.2 Proposal T5 Cycle Route Network p.95

Policies T4 and T5 have been used in the LPP as context in the discussions relating to the John Muir Way, The New Mains Farm right of way and the safeguarding of a future cycle route south from Dirleton Toll where it conflicts with the Dirleton cemetery.

7.3 Diagram 5 Countryside and Coast map p.125 shows a Green Network link between Dirleton and Drem. This is relevant to proposal 5: Safeguarding of a cycle route past Dirleton cemetery.

## **8.0 Digital Communication Network**

8.1 The LDP Our Infrastructure and Resources: Connections Transportation, Digital and other Networks 4.1 says: *'digital communications networks are fundamental to today's lifestyle and to supporting economic growth'*.

8.2 Policy T7 Information Technology p.95 and Policy DCN1 Digital Communications Network have been used in the reasoning behind the proposal for a mobile phone mast for the village. See Proposal 6.

## **9.0 Climate Change Strategy 2020-2025**

We have also taken account of the Climate Change Strategy 2020-2025. The carbon footprints of all the proposals in this LPP have been considered.



## **Statement 2 – Proposals as to the Development or use of Land or Buildings**

### **Proposal 1 – No Further building of housing Developments in Surrounding fields**

**Justification:** The boundary of a conservation area is drawn around an area which is important for the protection of the historic character of the place. In Dirleton's case, it also includes the surrounding fields, in order to protect the setting of the Place.

The following areas have been deliberately included in the protected conservation area by the planning authority:

- The Castlemains fields between the settlement and the by-pass which form the village's southern setting.
- The Archerfield estate from the East Lodge to the West Lodge, forming part of the village's historic context and western setting.
- The fields from the northern edge of the village to the Eel burn which form its northern setting.

Our proposal for real, future effective protection of the fields around the historic village, which form its setting, can be broken down into three elements:

**1.1 Protection of the southern setting of the village and the castle:** These fields are fundamentally important to the setting of Dirleton castle and its gardens, particularly when viewed from the busy A198. They have the following local and national planning designation safeguards in the LDP: Conservation area protection; Countryside around Towns protection; National Monument setting protection and National Designed Gardens and Landscape setting protection. There should be no further housing developments in this area.

**1.2 Protection of the western setting of the village: Archerfield estate fields from the East Lodge to the West Lodge:** The landscape history of Dirleton and Archerfield has been connected since the 17<sup>th</sup> century when the main domicile of the laird moved from the Castle to Archerfield House. The landscapes of Archerfield House, the Castle grounds and the village greens are best thought of as parts of one overall design, reaching its culmination in the work of Lady Elgin in the early 1800s.

In 1987 the Archerfield Estate was added to the National Inventory of Gardens and Landscapes. It was removed in 2016, as it no longer meets the national criteria (presumably due to the new housing and other approved tourism related developments). It however remains on the regional and local inventories. The southern section within the Dirleton conservation area remains unspoiled and retains its historic character.

The Archerfield designed landscape, fields and woodland within the Dirleton conservation area should be better protected in the Local Development Plan. The edge of the village is particularly vulnerable because it is zoned in the LDP for tourism development. As a consequence of this, there was a planning application to build houses on the woodland to the north of the Archerfield East Lodge. (18/00624/P). To prevent a repeat of this, we ask that the 'Countryside Around Towns' designation area shown on the Dirleton Area Plan be extended to include the fields and woods on the western boundary of the village, and that the tourism zoning be removed for that strip, see Statement 3.

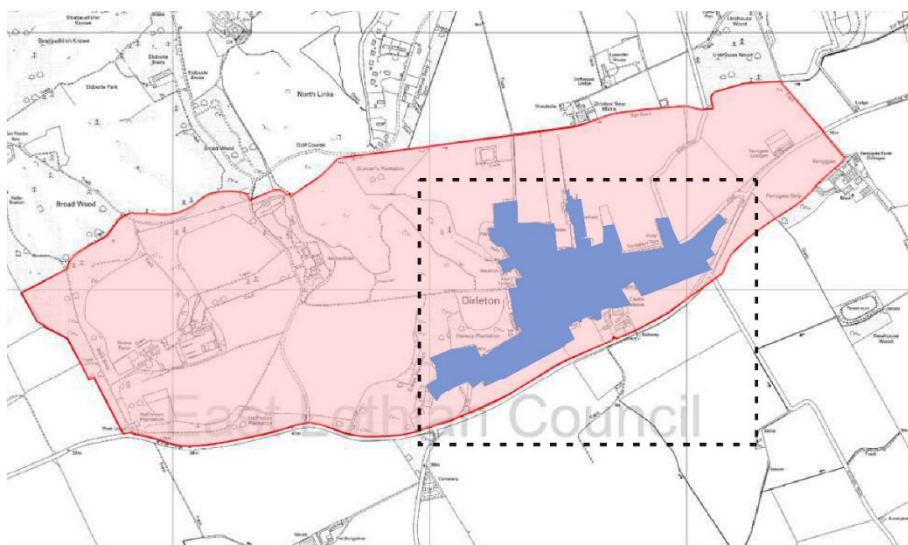
## Dirleton & Area Local Place Plan 2025

**1.3 Protection of the northern setting of the village:** The Conservation Statement states that the way in which ‘fingers’ of cottage and farm plots extend down the slope into the fields towards the Eel burn is a distinctive feature of the village and the setting of the listed Oatfield House, which should be protected. The existing northern edge is unspoilt with mature hedges and trees which blend it well into the surrounding countryside. There are a number of straight lines in the landscape running north – south from the village to the Eel burn: the track, now the John Muir Way; two field boundaries and hedges, and the walls and boundaries of the properties, particularly Oatfield House. It is likely that these lines follow historic runrig strips dating from the medieval period before the Enclosure Acts. This is historic countryside. The planning authority has consistently rejected housing applications on these fields in line with the Conservation Statement and the Countryside Around Towns zoning. We support the Council’s position on this.

**1.4 Protection and enhancement of the character of the John Muir Way corridor:** The John Muir Way celebrates a national hero who dedicated his life to the preservation of nature and landscapes. Tourists expect it to be a countryside walk, not walk-through housing schemes. Long sections of it already pass through housing areas making it less attractive to walkers, and therefore less commercially competitive when compared to most of the other long-distance footpaths and cycleways in Britain. The section within this Dirleton LPP area is largely unspoiled, with the one exception being the Archerfield Walled Garden overflow car park.

We maintain that there should be no further new housing along its length within the LPP area, that is, within the Dirleton Conservation Area from the Archerfield West Lodge to the Eel burn and beyond across the countryside of Dirleton Common/New Mains Farm to Yellowcraig. Instead, this corridor should be protected and enhanced in line with Green Network policies in the Local Development Plan.

**1.5 Protection of all Approaches to the Village:** The Conservation Statement says: *Development impinging on the... open countryside or woodland at the approaches to the village would adversely affect the Conservation Area*. We expect the planning authority to respect and implement its own statement.



Blue shaded area:  
see separate map

The pink shaded area around the settlement (which matches the extent of the designated conservation area) should be protected from all housing development.

# Dirleton & Area Local Place Plan 2025

## Proposal 2 – Small Scale infill housing Within the Settlement Boundary

The community would welcome limited new housing within the settlement area, provided it is designed in keeping with Dirleton's own unique historical style and the wider tradition of Scottish architecture. See the settlement map below for the area concerned.

**Justification:** It should be part of the new modern architectural movement for the 21<sup>st</sup> century, which respects historical context. Such an approach for conservation villages across the county would enable East Lothian to catch up with more progressive local authorities.


In order that the overall character of the place is not affected, the numbers of new homes must be within the absorption capacity of the village. To achieve this, single or small groupings of new houses would need to use Scottish architectural features and materials combined with street layout and curtilage features drawn from the historic village, such as front gardens with hedges.

The planning authority should provide clear guidance on this, perhaps as a design guide for small East Lothian conservation villages. It should provide expert information on appropriate architectural styles.

In addition, housing applications in conservation areas should be required to submit a conservation area appraisal for planning approval and public consultation before submitting a design.

As an indication of what the Dirleton community would like to see in a design guide for the village, we have prepared and included our own design guide for Dirleton. See Appendix 1.



 The Area within the settlement where new development, if designed and built in a contextual Scottish style, will not adversely affect the conservation area.

# Dirleton & Area Local Place Plan 2025

## Proposal 3 – Countryside Protection

### Former Dirleton Common/New Mains Farm

**Protect this area from development.**

**Justification:** The area between the Eel Burn and Yellowcraig included in the LPP area map is shown as common land on the map of Haddingtonshire surveyed by W Forrest in 1799. (The National Library of Scotland). Today, it consists of New Mains Farm, Lysander House, a converted former radar station, and the Yellowcraig Caravan Park. It is zoned as Countryside in the 2018 LDP. In its Countryside Fact Sheet, the planning authority states that: *'East Lothian's countryside and coast is attractive and is a major reason for the attraction of visitors'*. The countryside policies in the LDP protect this area from development, unless it requires a countryside location.

This area serves as one of the two recreational areas serving Dirleton, the other being the Archerfield estate. It contains the John Muir Way and the Right of Way through New Mains Farm. It connects the village to Yellowcraig beach and to the recreational facilities there. It is the area through which residents and visitors must pass to reach the Yellowcraig beach recreation area. It is therefore important that it is conserved as countryside.



It also has nature conservation value, serving as feeding grounds for sea birds including birds from the Aberlady reserve and for skylarks and other Bird Red List (2021) species.



## Dirleton & Area Local Place Plan 2025

We would like to see it managed as an extension to the Yellowcraig nature reserve, with areas of re-wilding mixed in with agriculture.

In the LDP 2018 Strategic Flood Risk Assessment large areas of farmland to the north of the Eel burn are shown as '*medium risk and above*' land. This correlates with the fact that Lysander House has been flooded on a number of occasions. The water table is very high in this area, and crops are sometimes damaged by flooding. This is another reason why development in this area should not be allowed. We consider that re-wilding integrated with farming would be the best practical future use for this area.

The Yellowcraig car park contains the only remaining part of Dirleton Common in public ownership. We support reasonable controls on camper-van parking and wild camping at Yellowcraig in order to protect wildlife.

### Proposal 4 – Recreational Access

#### Re-opening of the Right of Way through or around New Mains Farm Steading

Justification: The developer of the steading buildings cut off the route through the steading area, and re-aligned it without local authority consent or public consultation. See Statement 3. Whilst it was previously an all-abilities path, the current diversion installed by the developer is not suitable for wheelchairs, mobility scooters, cycles, buggies and horses riders. This Local Place Plan calls for an all-abilities footpath to replace the previous all-abilities one. The right of way signs were also removed by the developer, and must be replaced. See statement 3.



# Dirleton & Area Local Place Plan 2025

## Proposal 5 – Dirleton Toll Cycle Path

Dirleton Toll. Co-ordination of a cycle path route past the Dirleton cemetery with the safeguarding of an area for the future extension of the cemetery.

Justification: The Place Standard process in Dirleton produced one point of relevance to the LPP concerning 'Moving Around':

That a safe cycle and pedestrian route is needed along the A198 to Drem. Workers going from the Dirleton Toll bus stop to the mushroom farm have to walk down the dangerous, fast road at present.

Only 7% of households in the area are car-free. Over 57% have 2 or more vehicles. It is vital that we continue to make environmentally sustainable choices more attractive. This is only achievable with increased improvements to public transport availability and reliability, increased cycle network provision and increased provision and maintenance of footpaths.

This community would like to support the future development of cycling and walking routes in the Dirleton area. There are two potential circular cycle routes for public use which could include Dirleton:

- Circular route 1: Dirleton – Fenton Barns – Kingston – North Berwick – Dirleton
- Circular route 2: Dirleton – Fenton Barns – Drem – Gullane – Dirleton

The cemetery at Dirleton Toll would form a barrier for the above cycle path routes. The A198 at this point is too narrow to incorporate a cycle and pedestrian path. In addition, Some Fenton Barns workers walk from the Dirleton Toll bus stop to work up the busy A198, which has no footpath. The A198 from Dirleton to Drem is an extremely busy section of road, and any cycle path and footpath along its length would therefore need to be off-road, passing the cemetery around its eastern boundary.



Alignment of proposed cycle path to safeguard future expansion of cemetery

Expansion area and new road exit

However, the cemetery is nearly full, and the alignment of a cycleway at this point must therefore safeguard land for an extension to the cemetery at some time in the future which also includes provision for safer access into and out of the cemetery. See map.



# Dirleton & Area Local Place Plan 2025

## Proposal 6 – New Technologies

### New Technologies and Digital Infrastructure

#### A Mobile Phone Mast located in Hareup Plantation

**Justification:** Internet and mobile phone availability is becoming ever more important for residents, businesses and visitors. There is poor mobile phone reception in many parts of the village and the surrounding area. This is of major concern to most residents, and we are especially concerned for our elderly and infirm. Reception is poor because Dirleton is in a hollow.

However, the visual impact of a mast on the character of the conservation area is also a key concern for the community.

This Local Place Plan therefore proposes that a location in Craigs Plantation, part of the Hareup Plantation, at the high point on top of Chapelhill (shown cross hatched on plan) should be evaluated.

Its precise location should consider views from Chapelhill, the A198 Drem road and the John Muir Way.



Mast location

# Dirleton & Area Local Place Plan 2025

## Proposal 7 – Education

### An Environmental Education Resource

In the woodland opposite the school extending to and including the small field opposite Archerfield East Lodge. See the location map on the following page.

### Justification

Feedback in the Place Standard from children around East Lothian, including Dirleton,, is reported in the Council's Local Development Plan background paper issue 0008 Natural Environment. It states:

*'In the engagement with Primary School children, it was found that frequent access to natural spaces was important to children. Independence to meet friends and go to places to play, hang out and take part in sports was important. Children recognised the link between health and physical activity, including active travel. Natural or semi-natural areas, such as beaches and parks, were children's most frequent responses when asked 'what's special about where you live'.*

The responses from the Dirleton LPP engagement with the school children echoed this, and indicated that they preferred to play in wild places. Climbing trees was given as a favourite pastime.

The Primary School has a small playground when compared to schools such as Law Primary and Gullane Primary. The limited space is being well utilised with raised beds and regular gardening sessions, and the addition of a small community orchard has added to the horticultural and gardening resources available. However, additional use of the woodland opposite the school as a resource for education purposes would give far greater opportunities for the study of the natural environment (formerly known as nature studies) as part of the teaching curriculum, for physical recreation and for informal play.

The value of outdoor education in the natural environment is becoming increasingly recognised by mainstream educationalists, teachers and by parents generally, both for mental and physical health benefits. To some extent it is seen as a way to balance a future way of life which will be increasingly computer dominated. The growth in demand for Forest Schools is one indicator of this.

We would like to explore the possibility of making the resource available not only to our own Primary School and Playgroup but more widely to other schools and youth organisations throughout East Lothian via the East Lothian Council Outdoor Learning Service.

## Dirleton & Area Local Place Plan 2025

This proposal would be delivered through the Dirleton Primary School. We would involve the East Lothian Council Outdoor Learning Service in the development of this proposal to deliver the curriculum for excellence through this outdoor resource. Depending on the activities, it may be necessary to comply with the HSE Adventure Activity Licensing Authority. The East Lothian Council Outdoor Learning Service are registered to do this.

The East Lothian Outdoor Learning Service aims to be regarded nationally as a high-quality educator of outdoor learning. We would aim to make the Dirleton Primary School outdoor classroom resource an exemplar of its kind across Scotland which could be copied and rolled out to other primary and secondary schools in East Lothian.



# Dirleton & Area Local Place Plan 2025

## **Statement 3 – How the proposals align with/differ from the NPF and LDP**

### **Proposal 1 – No Further building of Housing Schemes in Surrounding Fields**

**No further building of housing schemes in the fields within the Dirleton conservation area.**

This proposal aligns with the NPF Strategic Development Plan which says that the East Coast Development Area should follow the key transport corridor of the A1 and East Coast railway line from MUSSELBURGH to DUNBAR. Dirleton is not in the development area.

This proposal aligns with the LDP1 Written Statement/The Place/Spatial Context para. 1.15:

*“..retaining a setting for.. (these historic settlements) and ensuring appropriate urban edge treatment has helped maintain landscape character and settlement identity”..”settlements further east are also near the limit of what can be achieved in the way of expansion without significantly changing their character, setting and identity”*

and: page 11: Aims, Objectives and Outcomes:

*Key cultural heritage sites: Dirleton should be considered to be a ‘key cultural heritage site’.*

*And: This LDP aims to..” ensure a strategic approach to managing landscape change when accommodating new development... by AVOIDING inappropriate development in locations where this is important to protect the character, setting and identity of the local area”.*

*And: “..to ensure that the area’s significant international, national and local cultural and natural heritage assets, including green network assets, are protected and conserved”*

This proposal aligns with the Dirleton Conservation Statement.

This proposal aligns with Policy DC8 ‘Countryside Around Towns’ (CAT) and Technical Note 8 which states: *Countryside Around Towns policy has been established to give protection to the most sensitive parts of the undeveloped landscape around East Lothian’s settlements’.*

Page 15 of policy note 8 is of particular relevance to the southern setting of the village: It reads:

*‘The A198 bypasses the village to the south with small fields between the bypass and the built-up urban edge and southern aspects of the castle. This is an important feature of the open southern aspect of the village that allows views of the built-up edge of the village and the landmark castle’....*

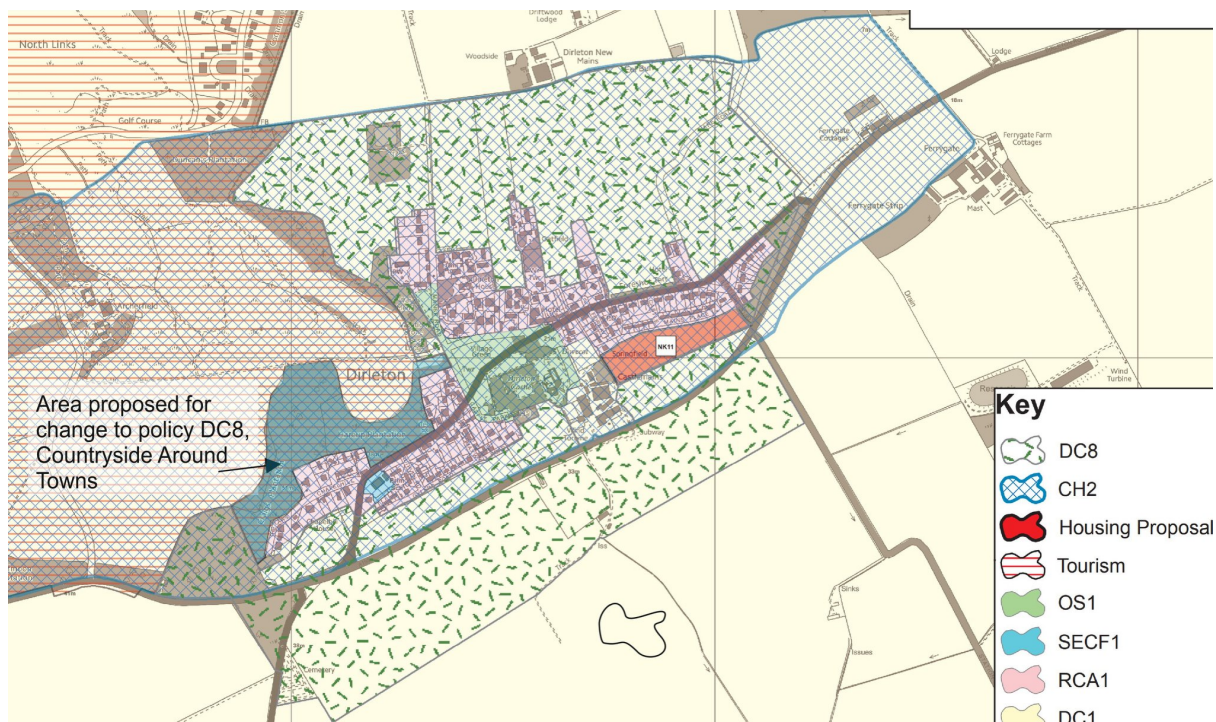
*‘Any further development to the south, east and west of the castle would detrimentally impact on its open countryside setting and interrupt views of the castle from the A198 coastal tourist route’*

Most but not all of the fields surrounding the settlement are protected by DC8. Policy ‘Countryside Around Towns’ DC8 does not zone the area on the western edge of the village, part of the Archerfield estate, as Countryside Around Towns, but as Tourism. This could allow for house building connected to tourism to take place, and in fact there was an application for house building on the woodland around the Archerfield East Lodge in 2018. See planning application 18/00624/P. To prevent this happening again, we propose that the Tourism zoning along the western settlement boundary of the settlement be re-designated as ‘Countryside Around Towns’. See map.

We note that this policy is under review for LDP2.



# Dirleton & Area Local Place Plan 2025



## Proposal 2 – New Small Scale Infill Housing Within the Settlement Boundary

The proposal for local, traditional Scottish design to be used for architectural layouts, detailing and materials, and for the use of characteristic elements found in historic Dirleton as illustrated in our Design Guide, aligns with LDP1 Written Statement/The Place/Spatial Context para. 1.16:

*"The diversity of settlements in East Lothian developed in harmony with their (local) surroundings... This is related in the layout of settlements, their architectural styles and in the indigenous materials used for building. These characteristics and built and natural heritage assets are all integral to East Lothian's sense of place, distinctiveness and identity."*

And Aims, Objectives and Outcomes p.11:

*.. to ensure that the design of new development reflects the sense of place and identity of the local area...*

And Cultural Heritage Policy CH2: ‘development must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area’... and ‘Proposals for new development should accord with the size, proportions, orientation, alignment, density, materials and boundary treatment of nearby buildings and public and private spaces.’

And CAT8 policy 1.43, which also states: *CAT only allows very small-scale development, not groups of houses or other large-scale forms of development*’.

The Castlemains Farm development has failed to preserve, protect or enhance the historic character of the Place, in part due to its inappropriate size, uniformity and high density in an historic settlement made up of non-uniform, small-scale, low-density housing. The policy DP3 Housing Density has therefore failed in this case: it is not appropriate to its location, it does not integrate with the existing, and it does not respect the site context.

We propose a review of this policy to specifically control design density in conservation areas. The density of existing housing in the historic parts of a conservation area should be calculated, and any proposed housing should match it.

## Dirleton & Area Local Place Plan 2025

We also note that the Design Standards for New Housing Areas in SPG 2020 do not have any specific sections on design in conservation areas, which require a much more contextual approach. We call for a specific SPG section on design and context in conservation areas. This should cross-reference Historic Environment Scotland's Guidance note on Managing Change in the Historic Environment.

After Dirleton Castlemains Farm/Gardens, the next worst example of out of scale, over dense development in a small conservation village brought about by the East Lothian planning authority under LDP1 is in Bolton. We are concerned for all the other East Lothian small conservation villages such as Athelstaneford, Drem, East Saltoun, Elphinstone, Garvald, Gladsmuir, Glenkinchie, Humbie, Innerwick, Kingston, New Winton, Oldhamstocks, Spott, Stenton, Tynninghame and Whitekirk.

### **Proposal 3 – Protection of Old Dirleton Common**

Dirleton and Yellowcraig are recreation destinations in the Green Network Strategy (SPG2)

The Green Network policy for LDP2 is DC10. It calls for linked green spaces. The John Muir Way is a planned corridor for the Green Network.

We propose that the section in this LPP from the Eel burn to Yellowcraig car park be included in the Green Network as part of the Blue Green Infrastructure Policy 20 in the new LDP2

### **Proposal 4 – Re-opening of the Right of Way through or around New Mains**

#### **Farm Steading**

The developer of New Mains Farm (planning application 19/00895/P) cut off the right of way and realigned it without planning permission or public consultation. Right of Way signs were removed. The Council's legal department accepts the community's proof of right of way. In 2020 the local authority, through its legal department and on the basis of extensive evidence provided by the community, accepted that the path through the steading had been established as a right of way and it was recognised as such by the Scottish Right of Way Society ("ScotWays") and added to the National Catalogue of Rights of Way ("CROW"), its CROW code being LE233. The planning authority should now enforce the re-surfacing of the diversionary path to an all-abilities standard, as the original farm track was passable by all users. It should also enforce the replacement of the Right of Way signs removed by the developer without consent.

### **Proposal 5 – Dirleton Toll Cycle Path**

**Co-ordination of a cycle path route past the Dirleton cemetery with the safeguarding of an area for the future extension of the cemetery.**

LDP Open Space and Play Provision 3.132 states: The Council has a statutory duty to provide burial grounds. The Council '*must plan for future provision*'.

Diagram 5 Countryside and Coast map p.125 shows a Green Network link between Dirleton and Drem.



# Dirleton & Area Local Place Plan 2025

## Proposal 6 – Mobile Phone Mast

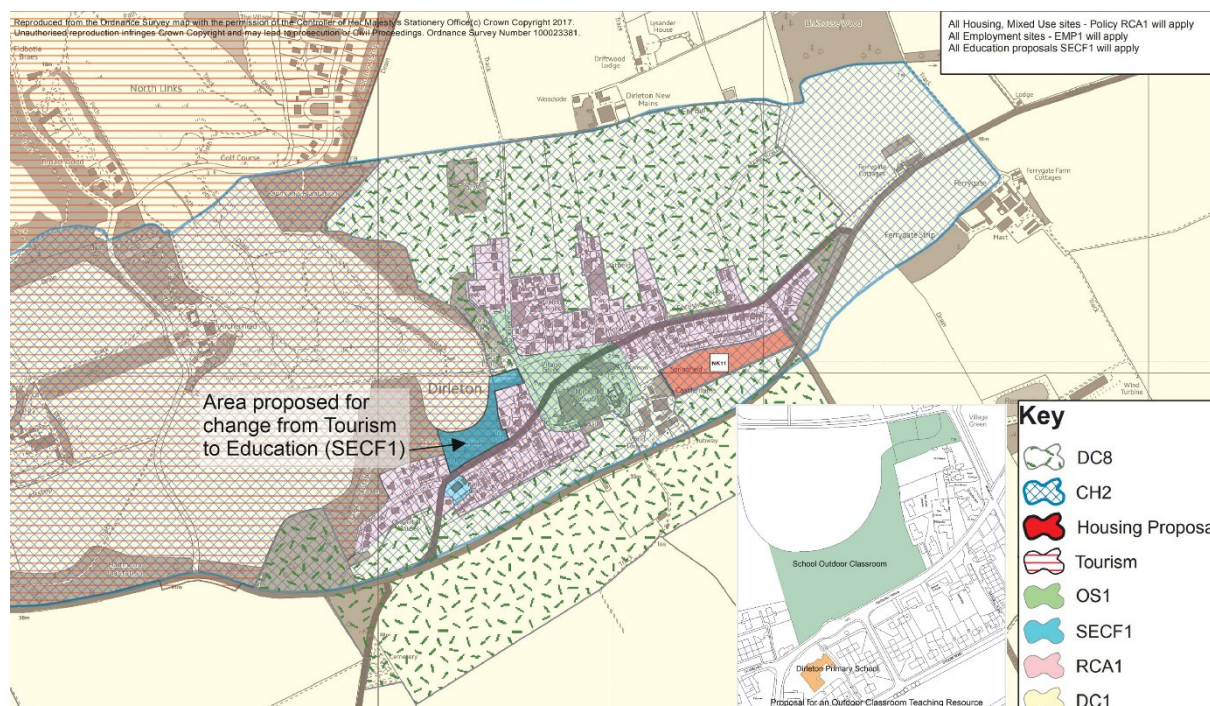
### A Mobile Phone Mast located in Hareup Plantation

This aligns with LDP Policy DCN1: *‘the Council supports digital communications infrastructure in principle provided it will not have unacceptable environmental impacts’.*

Proposal 6 for a mobile phone mast in Hareup Plantation will need to be evaluated against Policy CH6 Designed Landscapes and Conservation Area policies. Mitigation measures would include consideration of the mast’s location and its materials and appearance.

We would carry out an impact statement as part of any planning application covering the visual impact on the conservation area and the impact on trees in the woodland. The location shown is the highest point in the area and therefore meets technical requirements. The mature woodland should also provide adequate screening, provided the mast itself is suitably designed.

## Proposal 7 – An Environmental Education Resource for Dirleton Primary School



The report to committee by the East Lothian Council Depute Chief Executive for Resources and People concerning the provision of outdoor learning to schools quotes Education Scotland:

*‘the journey through education for any child in Scotland MUST include opportunities for a series of planned, quality outdoor learning experiences to assist schools in regular and frequent outdoor learning, sustainable- high quality and progressive.’*

The proposal is to provide An Environmental Education Resource for Dirleton Primary School and potentially for other East Lothian schools and youth organisations to use

This project could be part of a ‘Nature Networks’ strategy for East Lothian. The LDP2 background paper on the Natural Environment cited above quotes Nature Scotland and lists the benefits coming from nature:

“Provisioning: Food, materials.

Regulating: Carbon storage, soils nutrients, space for wildlife

## Dirleton & Area Local Place Plan 2025

Cultural: Physical health, mental wellbeing, knowledge and learning, recreation, sense of place, inspiration, spiritual and religious experience”

This area proposed for use as an environmental education resource is zoned as Tourism on the LDP1 Dirleton Inset Map 22. Policy TOUR 1 states: *‘The Council continues to support the principle of high quality golf based on hotel, leisure and recreation development at Archerfield estate near Dirleton....there will be no infill housing development in Archerfield estate’*. The proposed change of use to education at the edge of the Archerfield estate designated tourism area would have no detrimental impact on Policy TOUR 1.

This proposal aligns with Open Space and Play Provision LDP policies. It would be a ‘multifunctional space’ as 3.119, allowing for education, recreation, biodiversity and forestry. And 3.122: *‘the enhancement of existing open spaces is supported where this would address need in an area or lead to them becoming more multifunctional’*

This area is part of a Local Biodiversity Area. The proposal can comply with policy NH3: it will not harm the Local Biodiversity site, and the educational use and management goals would seek to enhance the biodiversity and wildlife value of the site.

The area is part of the Archerfield Designed Landscape which is protected under LDP policy CH6. It was in the National Inventory of Gardens and Designed Landscapes until it was removed as a consequence of the housing and tourism development allowed by the planning authority. It now has local or regional significance. Under policy CH6 this still gives protection against development which would significantly harm the elements justifying its designation. The proposal to rezone the western edge of the settlement from Tourism to Countryside Around Towns, and the proposal to create an Environmental Education Resource for the Primary School and possibly others both align with this policy.

# Dirleton & Area Local Place Plan 2025

## **Conclusion**

We have set out the hopes and aspirations of the Dirleton community in this document upon which our local identity depends.

We want this Local Place Plan to help the local authority understand the priorities and concerns of the residents. We look forward to Dirleton's Local Place Plan becoming an integral part of the next Local Development Plan.

We trust that future development in the village will not conflict with our 'sense of place' and our vision as set out in this LPP. We believe that our love of the place is shared by all those who appreciate Scotland's historic places. We need the planning authority, and by that we mean the Scottish Government as well as East Lothian planning department, to realise that Dirleton is a unique, national heritage asset, and that it needs to be preserved accordingly.



# Dirleton & Area Local Place Plan 2025

## Appendix 1: Dirleton Design Guide

### **Appendix 1: Dirleton Design Guide**

#### **The Need for a Design Guide**

The community engagement meetings included discussions which related specifically to housing development in the village. There was consensus that the recent development of site NK11 Castlemains Farm in the current LDP is an example of poor conservation planning, and that the historic character of the village has been weakened as a consequence. It was agreed that the LPP should contain a Design Guide to try to encourage better conservation planning in the village in the future, and that the LPP should oppose any more housing developments in the fields in the conservation area around the village, including the remaining fields surrounding the castle.

# Dirleton & Area Local Place Plan 2025

## Appendix 1: Dirleton Design Guide

Good, modern conservation-led architecture is derived from detailed analysis of a settlement's key characteristics. It underwrites and influences any new housing development, whether it be a single unit, or several.

Key elements are:

- The essential village-scape and its relationship with the countryside around it. In other words, its 'Sense of Place' including views to and from the settlement.
- Identification of the important elements such as buildings, public open spaces, landscaping, important trees, monuments and road patterns.
- Historical growth patterns, which may direct possible future development.
- The style, scale, proportions, roof pitches, materials, details and features of the historic, indigenous buildings.
- The relationship between private, semi-private and public areas and how they are defined. For example, hedges, walls, fences, gardens, planting, paths, parking etc
- The micro-detail that defines a place is, for example, road kerbs and road/pavement finishes, garden gates, front doors, street lights, signage, refuse systems, public seats, overhead cables and more.

Dirleton is heritage-rich. Its historic heart is defined by the planned village greens, the Castle and Doocot, the Kirk and a series of large- and small-scale buildings that complement one another through materials, forms, disposition and landscaping.

Landscaping is important: front garden hedges and trees further define much of Dirleton's character. They enhance the rural village atmosphere.

Most of the village's edges are 'soft', characterised by back gardens, trees and fences leading to open arable fields.





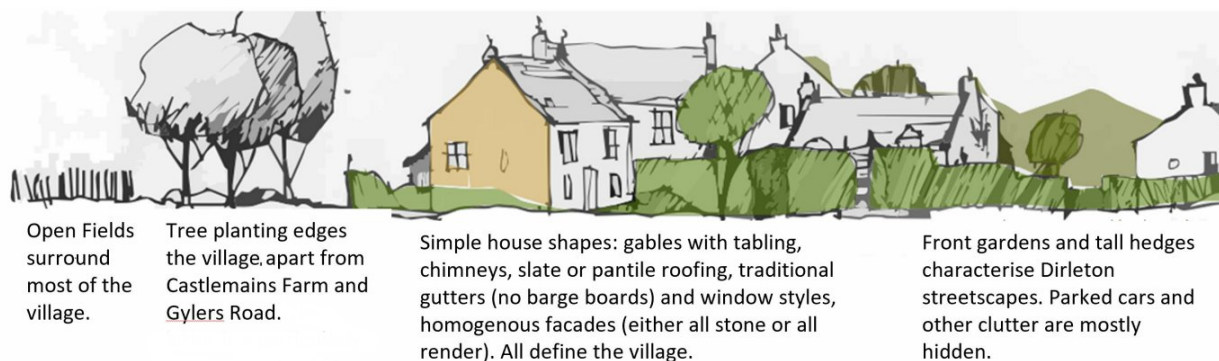
# Dirleton & Area Local Place Plan 2025

## Appendix 1: Dirleton Design Guide

The following diagram shows how the village's traditional housing has disposed.

### Village edge

### Village centre



This second image, illustrates a typical indigenous house, showing its relationship with a street, or many of the village lanes.

The starting point of any new development is a front garden, a front gate and rear/side gardens that rely on landscaping. The current trend to erect high, suburban fencing is not in keeping with the style which has developed in Dirleton.

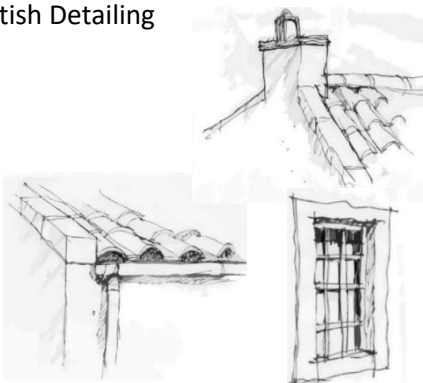


The design of conservation-led houses can be easily replicated, even in a contemporary way. This was demonstrated when social housing cottages were built in Foreshot Terrace in the 1920s and 1930s and in the more recent Longniddry Village development.

The key components we propose for the Dirleton Conservation Area in the design guide are summarised by the next table on the next page.

# Dirleton & Area Local Place Plan 2025

## Appendix 1: Dirleton Design Guide

Key Characteristics	Guide Elements
Simple building shapes	The building envelope should be kept simple and Scottish in character.
Relatively small scale. Scale also defines Dirleton's heritage. Most homes are either single or 1.5 storey and are not high roofed	New builds must maintain the indigenous scale of its neighbours and the rest of the village.
Front gardens are a sociable 'way of life' for residents and a fundamental part of the village's appearance and heritage	A design that incorporates a front garden.
Hedging, stone walls or fencing are a fundamental part of the village-scape	Avoid tall boarded fences.
Green spaces define the special quality of Dirleton	If further housing development is planned, it should be developed around new green spaces, planted with trees
Homogenous wall finishes are part of the village's intrinsic character	Either local stone or wet dash render. Do not mix wall finishes.
Traditionally sloped roofs finished with natural slate or pantiles	Roof pitches should reflect those in the historic centre of the village
Scottish Detailing 	<p>Gables/verges are tabled or crow-stepped. Chimneys are another feature that give detail and visual consistency.</p> <p>Barge or eaves boards should be avoided. Create chimneys that can be used to disguise, for example, SWVPs or vents.</p> <p>Use half-round guttering, preferably metal.</p>
Correct window proportions and placement are vital	Traditionally proportioned timber windows and delicate dormer windows are essential. Window surrounds are common.
Flat roofs should be discouraged	Simple, pitched roof porches and extensions are widespread.
Garage styles	The advent of electric cars means that people are seeking new garages for plug-in vehicles. Garage fronts should be sited well behind building lines. Pitched roofs and stained timber finishes should be encouraged (to harmonise with gardens)

# Dirleton & Area Local Place Plan 2025

## Appendix 1: Dirleton Design Guide

The following collage of village examples summarises the above.



This is an excellent example of a 1.5 storey home. Most houses in the village are either single or 1.5 storey. The dormer windows are simple and have delicacy of form. Note the gable tabling, traditional roof pitch and chimneys

Dirleton has been a designated conservation area



Post war, single storey cottages define many areas of the village. Although not historic, they conform to the older 'pattern' via appropriate scaling, monolithic wall finishes and pantiled roofs. Traditional guttering, windows, hedging, front gardens and garden gates are all in evidence.



This is a good example of traditional, simply shaped, unadorned house (windows, elevations and roof pitches). It also exhibits the detailing that defines the village's important heritage. Simple window surrounds are also seen.

since 1979. Conservation areas are crucial to Scotland's heritage. Dirleton is a beautiful and special example of a traditional Scottish rural village. It is

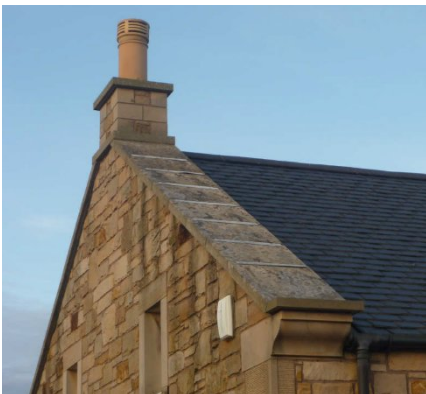
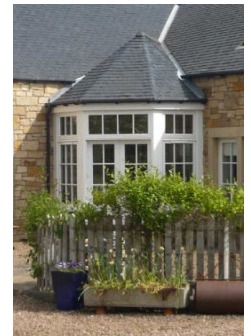
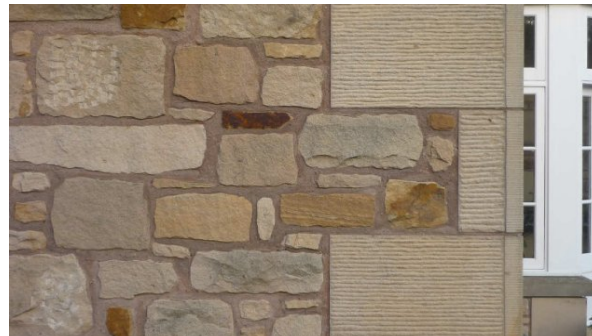
important that we safeguard this. Therefore, 'any new development should preserve or enhance this varied character' <https://www.gov.scot/publications/guide-conservation-areas-scotland/>



# Dirleton & Area Local Place Plan 2025

## Appendix 1: Dirleton Design Guide

**Village-scape details define a place.**



# Dirleton & Area Local Place Plan 2025

## Appendix 2: Minutes of Public Consultation

### **Appendix 2: Minutes of Public Consultation**

#### **DIRLETON COMMUNITY ASSOCIATION (DCA)**

#### **LOCAL PLACE PLAN**

#### **PUBLIC CONSULTATION EVENT**

20<sup>TH</sup> March 2025 at 7.30pm

Location	DCA Members	Total No. of Attendees
The Castle Inn, Dirleton	14	20

The meeting was opened by Derek Carter, DCA Committee Member, all parties welcomed and a brief explanation that this is a special topic meeting centred around the draft Local Place Plan (LPP) for Dirleton and the surrounding area, however, there was opportunity for further discussion at the end of the session.

This is a follow-up meeting from the public consultation event that took place on 16<sup>th</sup> March 2024 at the Kirk Village Hall & the subsequent public reporting of the plan on 23<sup>rd</sup> May 2024. It was also noted that the plan has been made available on the DCA website.

Derek Carter then presented the refreshed plan, noting this is prior to its 3<sup>rd</sup> submission to East Lothian Council (ELC). Key topics covered were those that have had a material change to their content between version 2 & 3 of the LPP.

Specific Discussion points are detailed below:



# Dirleton & Area Local Place Plan 2025

## Appendix 2: Minutes of Public Consultation

- Prior consultations – these were referred to as above

### Raised Discussion Point

Attendees acknowledged these prior sessions

- Specific area covered by the LPP (designated map)

The map on page 9 of the LPP document was referred to. Derek explained it is the designated conservation area plus a piece of land that is often referred to as 'Old Dirleton Common' and the Dirleton Toll cemetery area. Further maps relating to specific proposals on pages 16, 17, 18, 19, 20, & 21 of the current draft were shown and discussed

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• Initial confusion was clarified as to what is often referred to as 'Old Dirleton Common'. For the purposes of the LPP it is New Mains Farm and Yellowcraig car park area</li> </ul>	<ul style="list-style-type: none"> <li>• General agreement &amp; understanding on the area of the LPP (ongoing legal work regarding Dirleton Common will provide additional clarity at the next DCA meeting)</li> </ul>	
<ul style="list-style-type: none"> <li>• There is community agreement that there be no further large-scale developments in the fields surrounding the village. It is recognised there's filler or small-scale housing opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• It was agreed small scale, integrated housing was preferable to large scale developments, however, it was recognised that no specific sites had been identified within the LPP</li> </ul>	
<ul style="list-style-type: none"> <li>• Disappointment that Yellowcraigs is no longer in the plan (due to the eroding sand dunes &amp; coastline)</li> </ul>	<ul style="list-style-type: none"> <li>• There was general understanding as to the reasons behind its exclusion from the plan i.e. coastal distance from the LPP boundary area</li> </ul>	

# Dirleton & Area Local Place Plan 2025

## Appendix 2: Minutes of Public Consultation

- Conservation area – It was explained the LPP area represents the designated conservation plus an additional two points (as highlighted above). The key aim is to maintain and enhance this status

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• Old Dirleton Common</li> <li>• Clarity regarding the planning references on the map</li> </ul>	<ul style="list-style-type: none"> <li>• There was consensus that the natural habitat &amp; wildlife, particularly 'red list' birds, should be actively protected</li> <li>• Derek clearly explained the different zones highlighted</li> </ul>	

- Extension of the LPP area (incl. Cemetery, Dirleton Common, New Mains Right of Way)

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• Graveyard/Dirleton New Cemetery</li> <li>• Old Dirleton Common</li> <li>• New Mains Right of Way</li> </ul>	<ul style="list-style-type: none"> <li>• Access to the cemetery is problematic &amp; any expansion to include reopening the 2<sup>nd</sup> gate to provide a one-way in/out route</li> <li>• Clarity on the name/area to be provided</li> <li>• The right of way path needs to be renovated to a standard that enables use by wheelchairs &amp; buggies. Entry/exit signs also to be restored. However, residents are unconcerned regarding the specific route of the path</li> </ul>	

- Environmental Education Resource (designation change required from policy re: tourism to education). The proposal is for an Environmental Education Resource & play area that has potential to be shared with other schools. The reason behind the proposal is to expand upon the limited outdoor space available at Dirleton Primary School, respond to the pupil's request, provide a unique teaching resource and ensure it is an attractive feature for future parents considering enrolment at the school – this is to benefit the longevity of the school list

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• Location of the proposed field</li> </ul>	<ul style="list-style-type: none"> <li>• Establishing the exact location enabled greater understanding of the proposal which the population favours as a benefit to the school</li> </ul>	

# Dirleton & Area Local Place Plan 2025

## Appendix 2: Minutes of Public Consultation

- Telephone mast (and proposed location). Derek explained there was recognition that internet & mobile telephone connectivity was becoming of increasing importance to residents and visitors therefore a location has been identified for a telephone mast at Craigs Plantation

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• No discussion points were raised</li> </ul>	<ul style="list-style-type: none"> <li>• Due to poor reception &amp; connectivity coupled with increased usage there is consensus that a telephone mast is required for the area. Due to this being the highest geographical point &amp; modern technology enabling limited disruption it was agreed this is the best location</li> </ul>	

- Cycle Routes (Active Travel)

Reference was made to the map on page 20 of the document. This highlights potential cycle routes and or pathways near or within the conservation area. It is supportive of local active travel initiatives within the North Berwick coastal area, ensuring linkage and movement not just from West to East but also from North to South.

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• Cycle route between Dirleton &amp; Drem</li> </ul>	<ul style="list-style-type: none"> <li>• Whilst there is acknowledgement that there is a cycle route between Dirleton &amp; North Berwick there is strong support for improved cycle routes &amp; footpaths overall, particularly between Dirleton &amp; Drem (for access to trains)</li> <li>• Residents, overall, are not concerned regarding the specific route</li> </ul>	

# Dirleton & Area Local Place Plan 2025

## Appendix 2: Minutes of Public Consultation

- Design Guide – a design guide has been developed for consideration by any future development or building amendments. This includes roof slopes, building shapes/sizes & window features, for example. It's to be considered for future use

Raised Discussion Point	Agreement	Opposition
<ul style="list-style-type: none"> <li>• Comments that the LPP focuses on house numbers &amp; design omitting infrastructure</li> <li>• Residents from Castlemains were offended by references and criticisms of the Castlemains housing development within the LPP</li> </ul>	<ul style="list-style-type: none"> <li>• There was general consensus that infrastructure also needs consideration. This includes entry/exit points, road width (avenues), character, &amp; integration with the current village</li> <li>• Discussion surrounded and agreement was reached that future housing should be sympathetic to the character and conservation status of Dirleton village. This relates to the 'Design guide' that is proposed in the LPP</li> </ul>	

In general, there is a high degree of support for the items within the current draft of the Local Place Plan. These proposals have been discussed for several years within the community and the ones included are the items that are further progressed than any others.

Attendees thanked Derek for his presentation and work compiling the refreshed plan. Further thanks were given to the LPP subgroup containing John Finlay & Zena Trendell. The document will be amended as per tonight's discussion & added to the DCA website at the beginning for the formal consultation period.