



Dirlerton Local Place Plan 2024 -2029

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 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 Village Association (DVA). It sets out the wishes and priorities of the community arising from recent Local Place Plan consultations and from earlier community action plans going back to 2017.

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

To preserve and improve the character of Dirleton village

To encourage high standards of planning and architecture through stimulating public awareness and co-operation with similar interest bodies.

The DVA constitution can be found on the Dirleton village website:

<https://dirletonvillage.org/wp-content/uploads/2022/04/DVA-Constitution.pdf>

This Local Place Plan will also be posted there.

The document's development has been conducted 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 within the timeline provided, while maintaining a clear and concise plan that is accessible to all.

This plan is to be considered a living document as it will be updated as necessary and is intended to sit alongside the East Lothian Local Development Plan and the National Planning Framework. Because of its wider relevance to communities living in conservation villages across East Lothian, our LPP will be circulated to the residents of Dirleton and all East Lothian councillors and community councils.

With thanks to:

All the residents and businesses within the Dirleton and Archerfield areas

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

Executive Summary

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	Any future house building during the current and future LDP’s are small scale, affordable and align with a conservation area.
3	No further compromises are made to the setting of Dirleton Castle.
4	All buildings and land within the Dirleton conservation area should be protected from large-scale development.
5	<p>The community supports well-designed new houses within the settlement boundary. 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 level of new housing as non-conservation areas. This is because of the impact that any significant number of new houses will have on the historic character of the village (the same consideration can be applied to other conservation villages in East Lothian).</p> <p>To ensure conservation villages are protected, it is proposed these areas are given an extra level of safeguarding against large-scale expansion.</p> <p>Existing hamlets could be appraised as sites for a new ‘traditional Scottish style’.</p>
6	We propose a design guide for East Lothian villages to be included in the next LDP. It would inform about townscape and architectural designs suitable for East Lothian and contain a study of the key traditional Scottish design elements in the East Lothian historic villages and recommendations for new houses.
7	The East Lothian Local Development Plan can 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 on the surrounding countryside.
8	Current planning requirements for replacement trees should be more robust.
9	Coastal protection measures should be carried out to combat dune erosion.
10	Monitoring of wastewater spillages should be organised. We propose that East Lothian Council organises a volunteer network to help produce a county-wide water pollution survey plan.
11	<p>We ask East Lothian Council to:</p> <p>Provide a response to the community’s road safety audit for pedestrians and vehicles.</p>
12	Consider the community’s preliminary proposal for a mobile phone mast location.
13	Help identify a site near the primary school for a playing field.
14	Support the North Berwick Coastal Area Partnership (NBCAP) Active and Sustainable Travel Action Plan to increase cycle and pedestrian networks around Dirleton, including safeguarding a route past the cemetery at Dirleton Toll.
15	Support the community’s proposed development of a consistent heritage lighting scheme within the conservation area.

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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 to 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 common lands to the North.

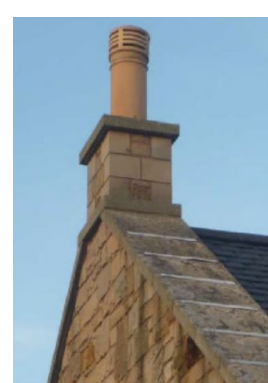
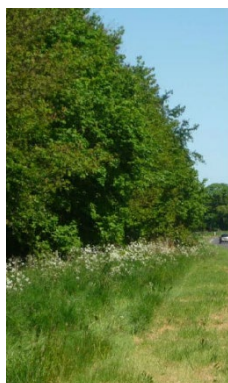
As the Local Plan Conservation Statement recognises, its edges are heavily wooded.

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.

In this regard our LPP has linkages with the East Lothian Local Development Plan (LDP) and National Planning Framework that relate to the local community housing, heritage and conservation and climate change.



Who We Are

The village has approximately 530 residents. 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 58% of the population are of working age. The unemployment figure is 2%.

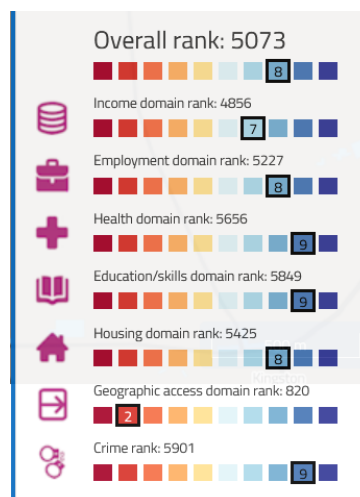
The area is one of the lesser deprived areas in Scotland. The Scottish Index of Multiple Deprivation (SIMD) 2020 provides an overall ranking of 8 (out of a potential 10).

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 with 67 pupils, a church (incorporated with the Abbey Church in North Berwick) and has 23 registered businesses supporting the local economy.

The community also holds an annual Fete and Games Day, has a 'Dirleton Good Neighbours' group, a bowling club, a lunch club, a craft market, an 'Open Gardens' annual event and is a Neighbourhood Watch Area.



Consulting the Community

The Dirleton Village Association has been holding community involvement sessions since 2017. They led to an agreed Community Action Plan (CAP) for the period 2017 to 2022.

Further consultations were held in 2022, aimed at producing a second CAP. It was decided, however, to defer its development until after this LPP.

Production of this LPP has been to a May 2024 deadline. Consultations were held from March to May 2024.

It is recognised that a majority of those engaging with the consultations are of retirement age.

Following the submission of this LPP, the DVA will host a stall at the 2024 Fete and Games. Its purpose

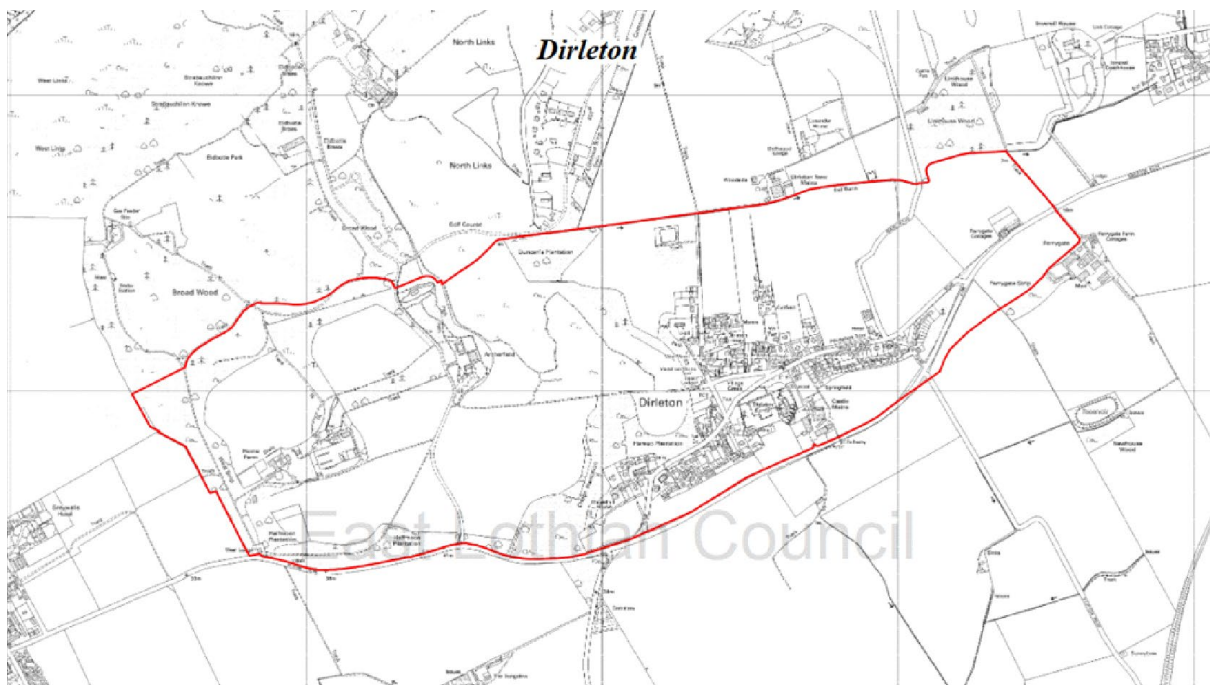


will be to increase awareness and continue to explore people’s wishes and priorities, thus ensuring that community planning does not stop with this document. Furthermore, it is acknowledged that engagement with the wider population is necessary. This includes a visit to the primary school and future application of the Place Standard Tool.

Consultations for the 2024 – 2029 Community Action Plan will continue and the CAP will be issued by the end of this year.

The Local Place Plan Area

There is general consensus that conservation and heritage are the primary considerations for this community. Therefore, this LPP concerns itself with the whole of the conservation area as defined in the Local Plan. The Local Plan Conservation Area was established in 1979.



Map of extent of Local Place Plan

Our Vision for Dirleton

A ‘Vision’, in the context of town and country planning, is thought of as a goal that involves change and improvement 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 challenging 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 growing sense of ownership will encourage high quality maintenance and care for the fabric of Dirleton. It will also promote a sense of community that is based around cultural and environmental protection.

The Dirleton Local Place Plan

This LPP is divided into two parts. Part one is a discussion of wider policies that affect Dirleton. Part two addresses matters relating specifically to the Dirleton LPP area.

Part One: East Lothian Local Plan Policies affecting Dirleton Housing in East Lothian's historic villages

According to the National House Building Council, the number of new homes in the county is higher than the UK average. East Lothian Council figures project households will grow by 23.8% between 2015 and 2037. The present LDP (2018) will deliver 10,000 houses (an increase of 22.5% over the 2015 figures). Projected growth to 2037 will be delivered in the first 7-10 years. Dirleton's contribution to Scotland's need for additional housing to date under the present LDP is 36 individual dwellings (a growth rate of 16%).

The conservation villages of East Lothian are not capable of absorbing the same level of new housing as non-conservation areas. This is because of the adverse impact significant numbers of new houses will have on the historic character of the villages. Successful planning is a question of the best fit: the right number of houses in the right place.

Conservation villages should be given an extra level of protection against large-scale expansion. There are no specific design guidelines in the LDP as to what scale of development is compatible with the historic character of Dirleton or any of the other vulnerable and irreplaceable conservation villages in East Lothian.

We propose a new LDP policy limiting the size of housing developments in small village conservation areas such as Dirleton.

We also recommend that a design guide for East Lothian villages (see our example for Dirleton in Appendix 1) is included within the LDP to reinforce such protection. It should contain a study of the key traditional Scottish design elements to be found in East Lothian's historic villages and small towns, such as East Linton. It should also address new housing, road layouts and townscape in these conservation areas.

A 'Best Practice' example of this new traditional Scottish style is the development at Longniddry Village.

The design guide could also include guidance on the introduction of new technologies into village conservation areas, such as wind turbines, heat pumps and solar panels.

In addition, consideration should be made for housing in terms of affordability and social mix.

Housing and Climate Emergency Policies

We support a review of housing zones in the county generally, in line with Climate Change emergency objectives. By locating new housing closer to Edinburgh, there will be a decrease in vehicle carbon emissions.

The Local Development Plan can further contribute to this by requiring the planting of new woodland belts around developments. It would contribute to carbon capture and soften the visual impact of new housing schemes.

Tree Protection Policies and Our Natural Heritage

To improve the local carbon capture rate, it would be beneficial to align East Lothian Council's planning enforcement practice for tree replacements with its climate emergency policies. For example, in Dirleton the replacement requirement for a 30m tall mature tree removal is for 1 standard size tree (i.e. 4m tall). The leaf surface area of the removed mature tree versus its replacement is not like-for-like. To avoid a reverse impact, a replacement ratio of 1,000 transplants or 100 standard size trees would be needed for each mature tree. Any improvement on the current practice would be in line with the Council's climate emergency policy.

Residents would also like East Lothian Council to consider more proactive wildlife habitat creation, such as the replanting of hedges and hedgerows and re-wilding projects.

Transport Network

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 is achievable through support of initiatives included within the North Berwick Coastal Area Partnership (NBCAP) Active and Sustainable Travel Action Plan which aims to increase cycle and pedestrian networks around Dirleton, including safeguarding a route past the cemetery at Dirleton Toll.

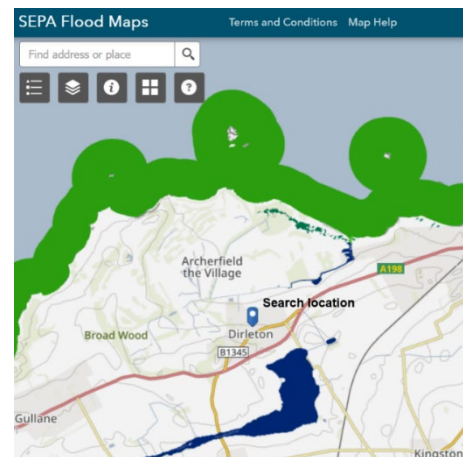
Camper Vans and wild camping

The nature reserve at Yellowcraig is close to the village. We support reasonable controls on campervan parking and on instances of 'wild camping' in car parks or publicly-owned land. Better controls will protect wildlife, habitats and prevent public disturbance.

Coastal Erosion

SEPA estimates for Dirleton and Archerfield do not indicate a medium or high risk of flooding. The map opposite indicates a slight risk from the sea (North) and potential river flooding (South).

However, the important coastal dunes system is being severely eroded. The local population fully support initiatives that provide coastal protection.



Water and Wastewater Treatment

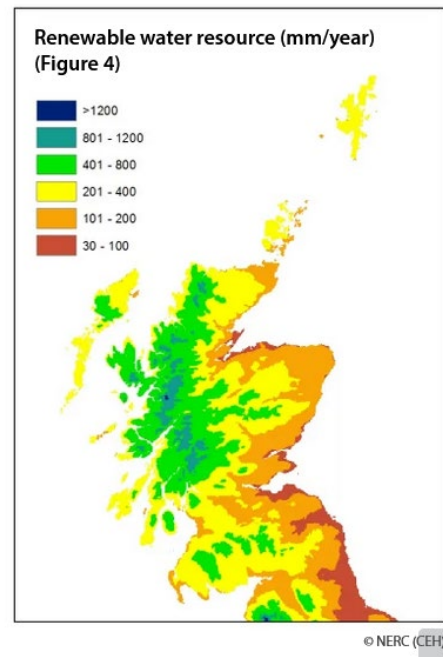
There are two important issues:

1. Rainfall. Dirleton is situated in one of the low-level areas. See map opposite.
2. The treatment of and spillages related to wastewater.

To reduce negative impact on the local population and environment, we support initiatives taken to mitigate spillages, discharges and environmental pollution. This includes considerations about land management, waste/leakages, business and household usage, etc.

Furthermore, it is recommended that greater monitoring of wastewater spillages and untreated agricultural effluents into the rivers and sea surrounding Dirleton be undertaken.

To achieve this, we suggest East Lothian Council organises a volunteer network to produce a county-wide water pollution survey plan.



There are instances of localised flooding on the roads around the village. The DVA will deal them through a separate Community Action Plan.

Planning Procedures and Community Consultations

At present, the local planning process encourages direct access between planning officers and developer's architects and/or planning consultants. Community councils and village associations are unable to do this. To address this, it is recommended that the process is changed to improve communication between community organisations and the local planning office.

Furthermore, it is anticipated that this LPP (and subsequent ones) will be referred to in the East Lothian Local Plan and be part of any planning application process that impacts upon Dirleton and its surrounding area.

Part Two: The Dirleton Area Place Plan Housing and heritage conservation in Dirleton

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, 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 the village's west setting
- The fields from the northern edge of the village to the Eel burn which form its northern setting

Housing schemes in any of these areas will impact upon the historic relationship between the village, its farms, the estate and common land.

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 A198. They have the following local and national planning designation safeguards: conservation area protection; Countryside around Towns protection; National Monument protection and National Designed Gardens and Landscape protection.

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 17th 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 1820s.

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. It does, however, remain on the regional and local lists. The section within the Dirleton conservation area remains unaltered.

The Archerfield designed landscape, fields and woodland within the Dirleton conservation area should be protected in the Local Development Plan. The 'Countryside Around Towns' designation should be extended to include the fields and golf course on the western boundary of the village.

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, which should be protected. 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.

The northern setting should be protected in the Local Development Plan because of this.

Protection of existing trees

All woodland areas, as well as individual trees, in the conservation area should be protected.

Protection of the character of the John Muir Way

The John Muir Way celebrates a national hero who dedicated his life to the preservation of nature and landscapes. It is also considered a tourist attraction.

We maintain that there should be no further new housing along its length, particularly within the Dirleton Conservation Area: from the Archerfield West Lodge to the Eel burn and beyond to Yellowcraig. This green network corridor should be protected under the interests of tourism in the Local Development Plan.

Protection of Dirleton Common

The LDP should protect the historic Dirleton common area (formerly New Mains Farm) against large-scale development as one of the last remaining unspoilt sections of countryside along the Firth of Forth coast in East Lothian. It is also a valuable wildlife habitat for migrating birds.

New Housing

The community welcomes new housing within the settlement area, provided it is designed within the wider tradition of Scottish architecture and Dirleton's historical style. They should be part of the new modern architectural movement for the 21st 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.

Protection of the architectural and townscape character within the settlement area

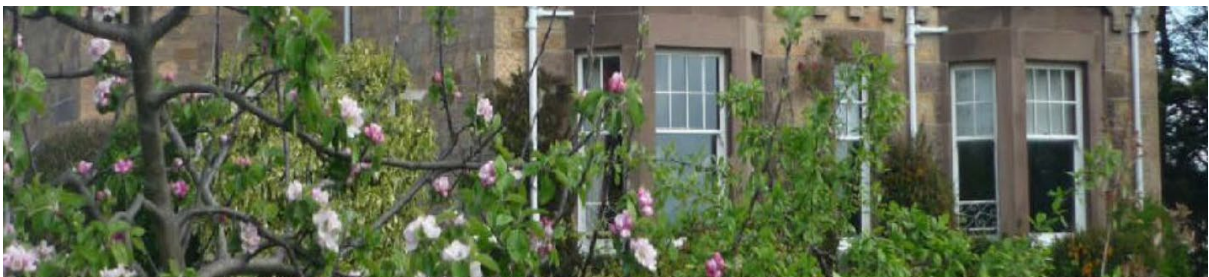
Limited new housing is welcomed. In order that the overall character of the place is not affected, the numbers of new homes must be within the absorption capacity of the village.

To achieve this, single or small groupings of new houses should use Scottish architectural features and materials combined with street layout and curtilage features drawn from the historic village, such as front gardens with hedges etc. The planning authority should provide clear guidance on this.

The production of a design guide by East Lothian Council would help communicate such guidance. It should provide expert information on appropriate architectural styles.

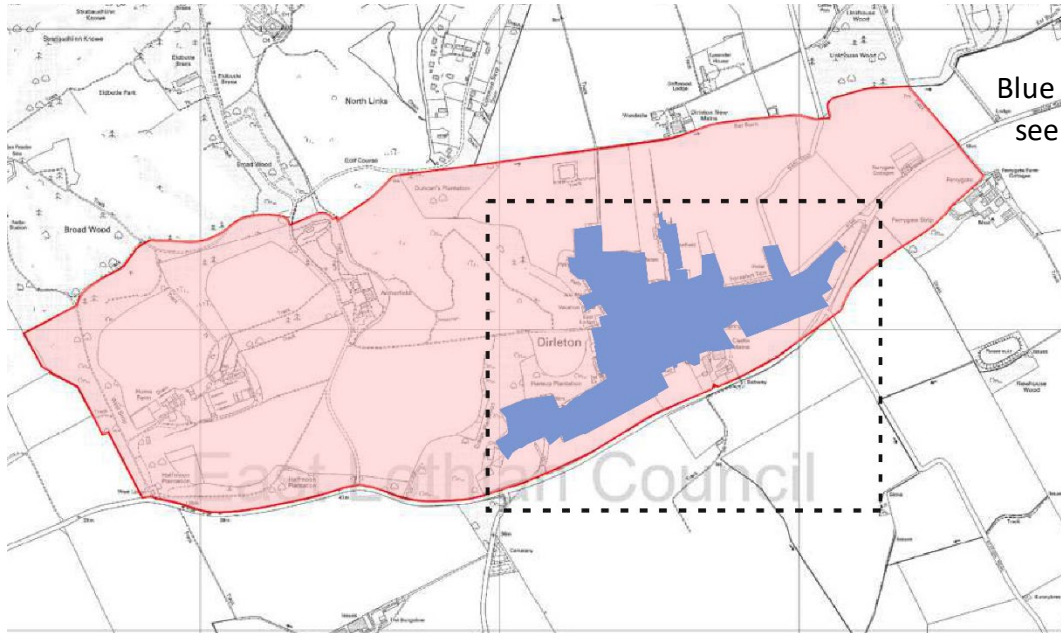
In addition, housing applications should be required to submit a conservation area appraisal, for approval and public consultation before submitting a design.

In the absence of a village design guide in the existing Local Development Plan, the Dirleton community has prepared its own design guide for Dirleton. See Appendix 1.




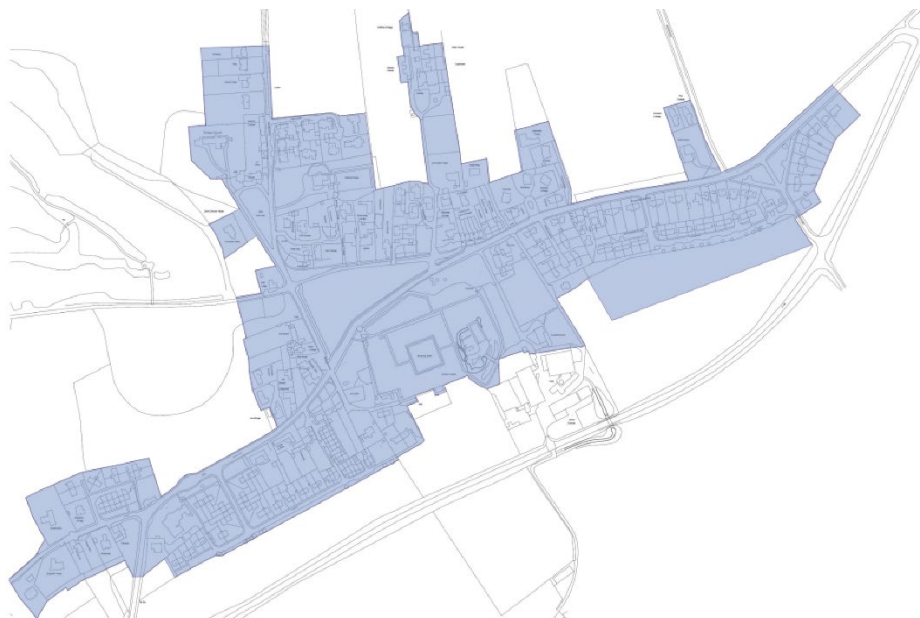
Specific development proposals


There are no specific development sites proposed in this LPP. The two annotated maps below define and communicate a summary of our community's development aspirations.



Blue shaded area:
see map below

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



 The blue tone defines the area within the settlement where new houses, if designed and built in a contextual Scottish style, would not adversely affect the conservation area.

Non-Housing Issues

Street Lighting in the conservation area

Several town centres in East Lothian have heritage lighting. Conservation villages generally do not. Dirleton has a mixture of old and new lighting with different types/styles.

For 10 years the DVA has campaigned for planned heritage lighting. The planning authority required heritage lighting for the Glebe development; the DVA organised the same heritage lighting for the church green and co-ordinated with the bowling club to install the same heritage lighting next to the castle.

However, the planning authority allowed a different, non-heritage type of lamppost for the Castlemains Farm development, next to the castle. The Council should have a consistent policy throughout the conservation area in favour of heritage lighting to ensure continuity.

The Old Village Hall

The former Village Hall, currently owned by East Lothian Council, was closed 30 years ago when a tree fell on the asbestos roof and created a dangerous health risk. It is now considered derelict or unsuitable for use in its current state. The asbestos risk remains.



A Community Asset Transfer request procedure has begun to enable local ownership of the building, bring it back into use and secure its future.

Transport and Mobility around the village

The legal registration of the footpath at New Mains Farm (from the John Muir Way to Ware Road) as a Public Right of Way is being progressed by East Lothian Council. While it was previously an all-abilities path, the current diversion is not suitable for wheelchairs, mobility scooters, cycles, buggies and horses riders. The local population request an all-abilities footpath to replace the previous one.

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

Circular route 1: Dirleton – Fenton Barns – Kingston – North Berwick – Dirleton

Circular route 2: Dirleton – Fenton Barns – Drem – Gullane – Dirleton

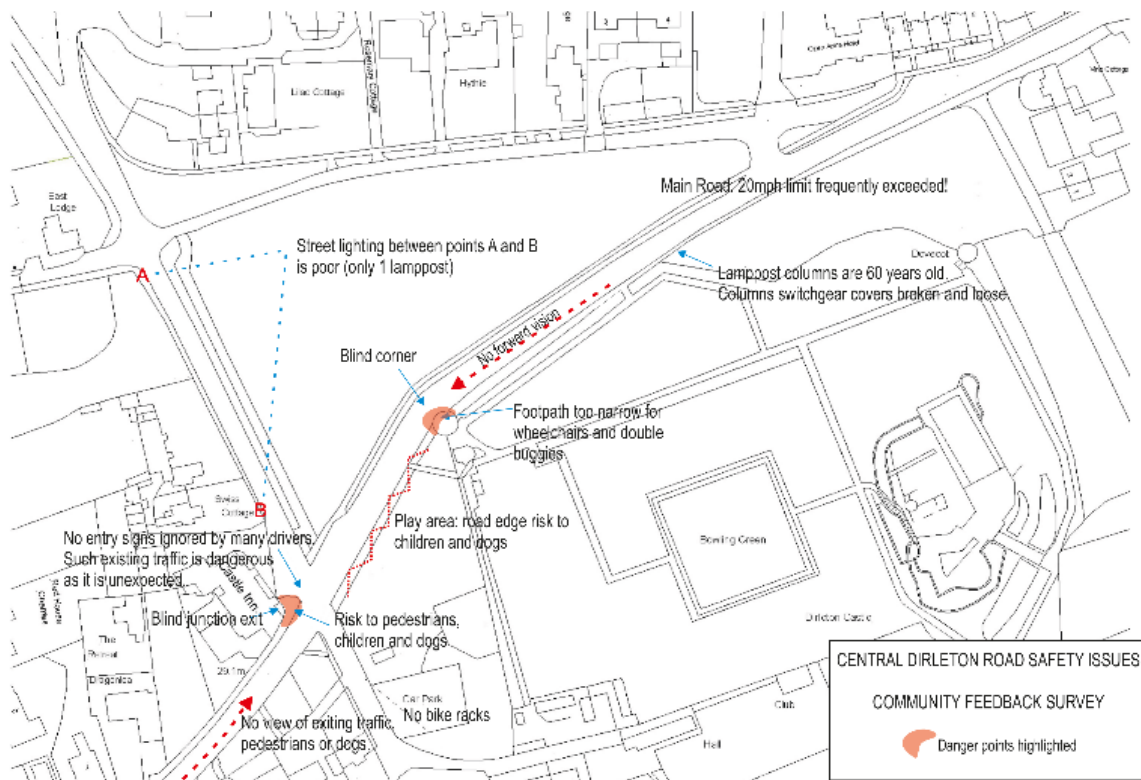
It is understood that there is a proposal to extend the new cemetery at Dirleton Toll. It currently creates a ‘pinch point’ for the above cycle path routes. The A198 from Dirleton to Drem is an extremely busy section of road, and any cycle path along its length would need to be off-road.

As well as providing safer vehicular access into and out of the cemetery, future plans for the cemetery should also safeguard a cycle path link along the A198.

Pedestrian Safety in the Castle Inn area of the main Green

The community has identified a number of safety risks in the centre of the village. They relate to the exiting of vehicles through the no-entry junction at the Castle Inn corner, and the poor forward visibility for drivers caused by the historic layout at the Castle Inn and the castle turret. A plan summarising these risks has been submitted separately to East Lothian Council Roads Department.

Speeding is also a concern, particularly at entry points to the village.



New Technologies and Digital Infrastructure

Clear guidelines are required regarding the siting of heat pumps, solar panels, wind turbines and car charging points in Dirleton. They will help individuals, households and businesses make informed, climate-friendly choices.

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 proposes a location in Craigs Plantation, part of Hareup Plantation, at the high point on top of Chapelhill (shown cross hatched on plan).

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



Education

Many families live in Dirleton and its surrounding areas. It is important that an environment is created that meets children's needs in accordance with the Good School Playground Guide. The United Nations Article 31 of The Convention on the Rights of the Child recognises the rights of children to play, and the local authority has a statutory obligation to provide adequate play access.

Dirleton primary school has a playground that has been adapted as far as is possible. It does not include, 'natural and wild spaces with particular attention to actions to promote inclusive access' (as identified within Principle 1 of East Lothian's Play Policy).

At present the school has to use the village green for sports days and outdoor sports training. This is some distance from the school, and has obvious limitations. Additionally, the school cannot participate in inter-school games or competitions because it cannot host home games. Despite outdoor physical exercise forming part of the curriculum, it is restricted to the school playground. This is something we would like to see addressed.

We would ask the Council to identify a suitable site in the next LDP. It needs to be close to the primary school and be suitable for use as a playing field and an 'outdoor classroom'.

Non-Local Development Plan issues

Consultations have encouraged the local population to think holistically. Ideas generated have included a bonfire night, carol singing and guided nature walks. These ideas and other similar ones will be included in a Community Action Plan that will follow the completion of this LPP.

Issues relevant to the current Local Development Plan

The car park for the walled garden at Archerfield has been extended east with no tree screening and is now highly visible from the designed landscape and the John Muir Way. The hedge and tree planting approved in the application of 2019 should be carried out.

The redundant septic tank at Station Road has an unnecessary and adverse environmental impact. We ask the Council to have it buried or removed under the current planning application for 17 and 18 Castlemains Place: change of use for workshops. 22/01050/P.

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.



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.

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

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

Village edge

Village centre



Open Fields surround most of the village.

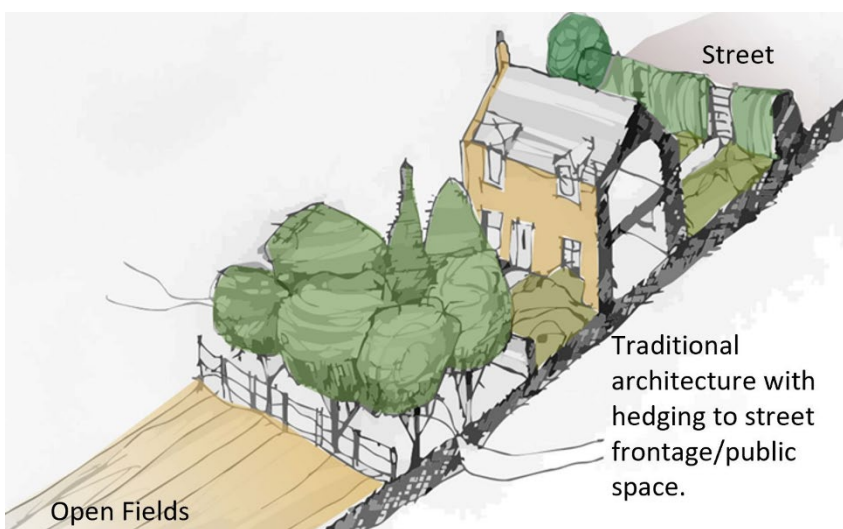
Tree planting edges the village, apart from Castlemains Farm and Gylers Road.

Simple house shapes: gables with tabling, chimneys, slate or pantile roofing, traditional gutters (no barge boards) and window styles, homogenous facades (either all stone or all render). All define the village.

Front gardens and tall hedges characterise Dirleton streetscapes. Parked cars and other clutter are mostly hidden.

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.



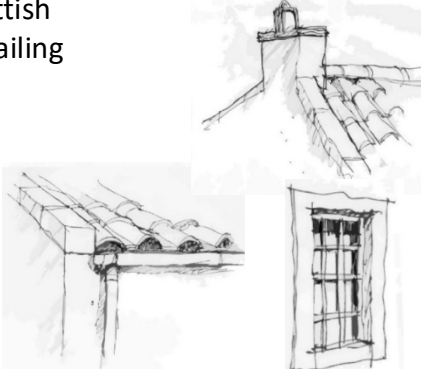
Street

Traditional architecture with hedging to street frontage/public space.

Open Fields

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, in Hopetoun Terrace, Gullane in the 1950's and 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.

Key Characteristics	Guide Elements
Simple building shapes	The building envelope should be kept simple and Scottish
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 treed green spaces
Homogenous wall finishes are part of the village's intrinsic character	Either local stone or wet dash render
Traditionally sloped roofs finished with natural slate or pantiles	Roof pitches should reflect those in the historic centre of the village
<p data-bbox="201 1106 327 1173">Scottish Detailing</p> 	<p data-bbox="767 1106 1469 1211">Gables/verges are tabled or crow stepped. Chimneys are another feature that give detail and visual consistency.</p> <p data-bbox="767 1256 1453 1368">Coping or the finish should be taken to underside of slates or tiles. Create chimneys that can be used to disguise, for example, SWVPs or vents.</p> <p data-bbox="767 1413 1337 1447">Use half-round guttering, preferably metal.</p>
Correct window proportions and placement are vital	<p data-bbox="767 1485 1398 1552">Traditionally proportioned timber windows and delicate dormer windows.</p> <p data-bbox="767 1597 1203 1630">Window surrounds are common.</p>
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 behind building lines. Pitched roofs and stained timber finishes should be encouraged (to harmonise with gardens)

The following collage of village examples summarises the above.



This is an 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



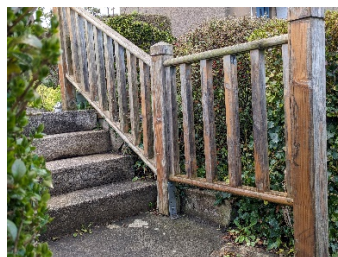
Post war, single storey cottages define many areas of the village. Although not historic, they conform to the older 'pattern' via appropriate scaling, monolithic wall finishes and pan tiled roofs. Traditional guttering, windows, hedging, front gardens and garden gates are all in evidence.



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.

Dirleton has been a designated conservation area 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/>

Village-scape details define a place.



Learning from the Past

During our regular community consultation exercises, one item is consistently raised: the style of recent houses built in the village. While new homes and residents are much welcomed by the village, planning permission has not given consideration to the traditional Scottish style and architecture houses or of our designated conservation village.

While the new homes are clearly good to live in, their suburban appearance is inconsistent with best-practice or well-recognised conservation-led methods. The recent house types use repetitive and/or identical elements that can be found UK-wide.

The Council has also approved houses which adversely affect the setting of Dirleton Castle. They block previously unobstructed scenic views to/from the castle.

There are no new enclosed green areas, a defining feature of Dirleton's heritage.

There are no privately enclosed front gardens, no hedging and extensive high fencing.

In summary:

The planning authority supported houses that do not enhance the conservation area and which conflict with its historic character, scale and identity.

This is in contrast to the Dirleton Community's vision and sense of place.

There is a place for new homes in Dirleton: but ones that recognise the need for sensitive, contextual conservation architecture in a traditional Scottish style.