

Appendix X:

DIRLETON COMMUNITY ASSOCIATION (DCA)

LOCAL PLACE PLAN

PUBLIC CONSULTATION EVENT

20TH March 2025 at 7.30pm

Location	Committee Members	No. of Attendees
The Castle Inn, Dirleton	12	19

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 16th March 2024 at the Kirk Village Hall & the subsequent public reporting of the plan on 23rd 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 3rd 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:

- 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 locally referred to as ‘Dirleton Common’. 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">• Confusion regarding differing pieces of land being referred to as ‘Dirleton Common’• There are filler opportunities, for	<ul style="list-style-type: none">• General agreement & understanding on the area of the LPP (ongoing legal work regarding Dirleton Common will provide additional clarity at the next DCA meeting)• It was agreed small scale, integrated housing was	

housing, on the fringes of the village	preferable to large scale developments, however, it was recognised that no specific sites had been identified within the LPP
<ul style="list-style-type: none"> Disappointment that Yellowcraigs is no longer in the plan (due to the eroding sand dunes & coastline) 	<ul style="list-style-type: none"> There was general understanding as to the reasons behind its exclusion from the plan

- 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"> Dirleton Common 	<ul style="list-style-type: none"> There was consensus that the natural habitat & wildlife, particularly ‘red list’ birds, should be actively protected 	
<ul style="list-style-type: none"> Clarity regarding the planning references on the map 	<ul style="list-style-type: none"> Derek clearly explained the different zones highlighted 	

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

- Outdoor classroom (designation change required from policy re: tourism to education). The proposal is for an outdoor classroom & 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 and ensure it is an attractive feature for parents – this is to benefit the longevity of the school list

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

- 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"> • No discussion points were raised 	<ul style="list-style-type: none"> • Due to poor reception & 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 & modern technology enabling limited disruption it was agreed this is the best location 	

- 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"> • Cycle route between Dirleton & Drem 	<ul style="list-style-type: none"> • Whilst there is acknowledgement that there is a cycle route between Dirleton & North Berwick there is strong 	

	<p>support for improved cycle routes & footpaths overall, particularly between Dirleton & Drem (for access to trains)</p> <ul style="list-style-type: none"> Residents, overall, are not concerned regarding the specific route
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- 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"> Comments that the LPP focuses on house numbers & design omitting infrastructure References to the housing development within the LPP (these were considered hurtful, divisive & unnecessary) 	<ul style="list-style-type: none"> There was general consensus that infrastructure also needs consideration. This includes entry/exit points, road width (avenues), character, & integration with the current village Derek explained that they were not meant personally & were in reference to housing builds rather people. It was agreed that current references to the development at Castlemains are to be softened prior to submission to ELC 	

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.

Note of the meeting taken by Zena Trendell