



# The Dunbar and West Barns Local Place Plan 2025 – 2035 Action Points

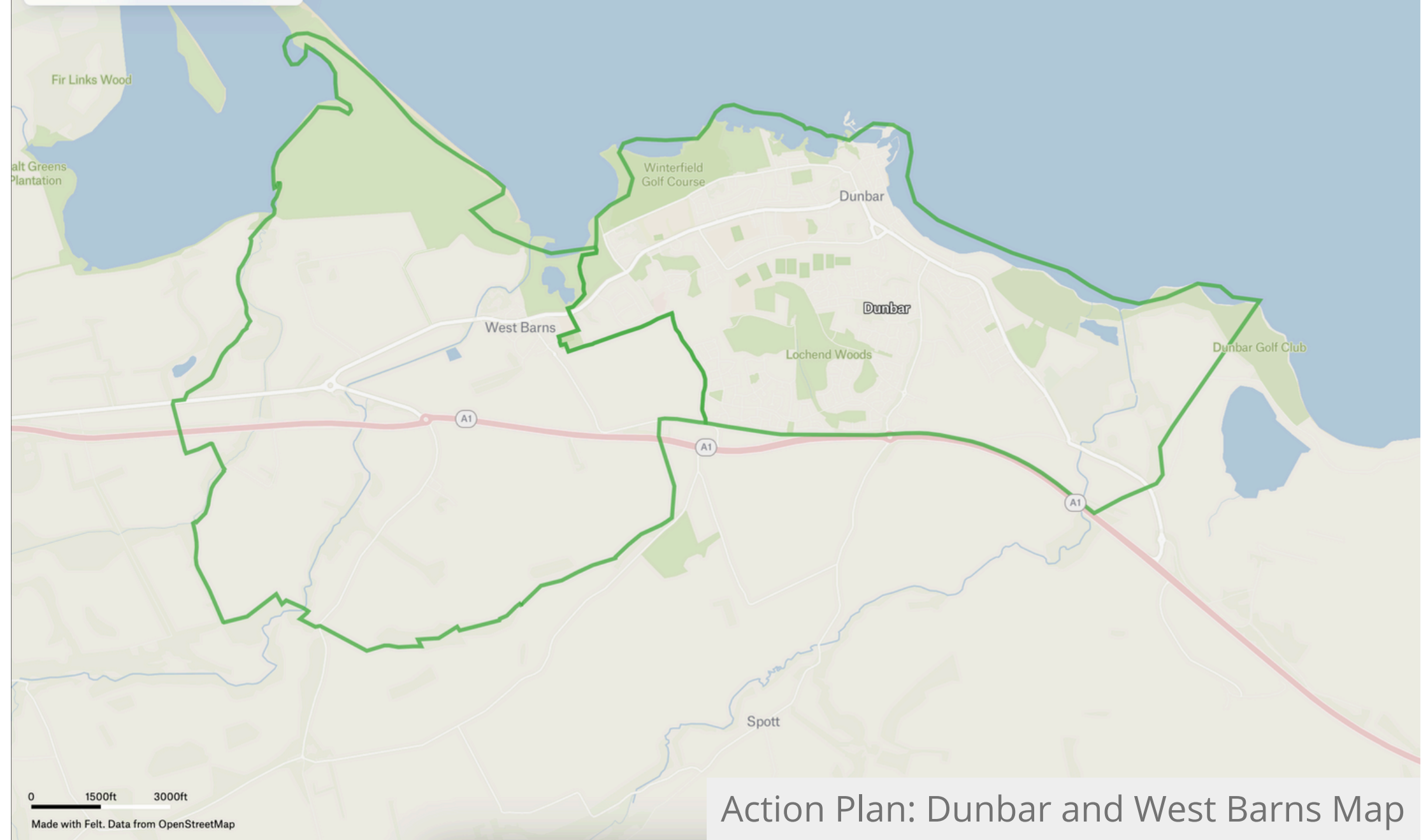


Legend [List](#)

**Local Plan Area**

 Dunbar Community Council

 West Barns Community Council



# Action Plan: Dunbar and West Barns Map



# Action Plan: Dunbar and West Barns Map

The Local Place Plan is all about land use. Land is all owned by somebody so the proposals can only inform future planning and development.

Any future development will have to go through the normal planning process and the Local Place Plan may not prevent alternative land uses being supported by the planning system in the years to come.



Ward boundaries identified in 2007. Dunbar and West Barns share so many of the same amenities and services, we decided that our community area should cover both Dunbar and West Barns Community Council Areas.

We recognised that there were specific residential characteristics within these areas and identified ten 'clusters'.

# Action Plan: Introduction

This document is supported by the Local Place Plan Report which details the results of consultation exercises which took place in Dunbar and West Barns during 2023. The findings of these were considered by the steering group who sought to collaboratively agree how best to respond to the communities views. This process is detailed in the accompanying Report and this Action Plan takes these findings a stage further to identify individual priorities and actions for land use within each of the sections.

This plan focuses on land use under six headings. However, not all the community feedback relates to land use although much of it relates to improvements linked to land use e.g. better transport timetables. This action plan details specific land use however we recognise the importance of these other non-land use points and will pick these up as a steering group alongside this action plan.





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## Our Plan

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# Action Plan: Green Space - Map 1

Legend List

## Area of Interest

-  Dunbar
-  West Barns

## Excellent Sports Areas

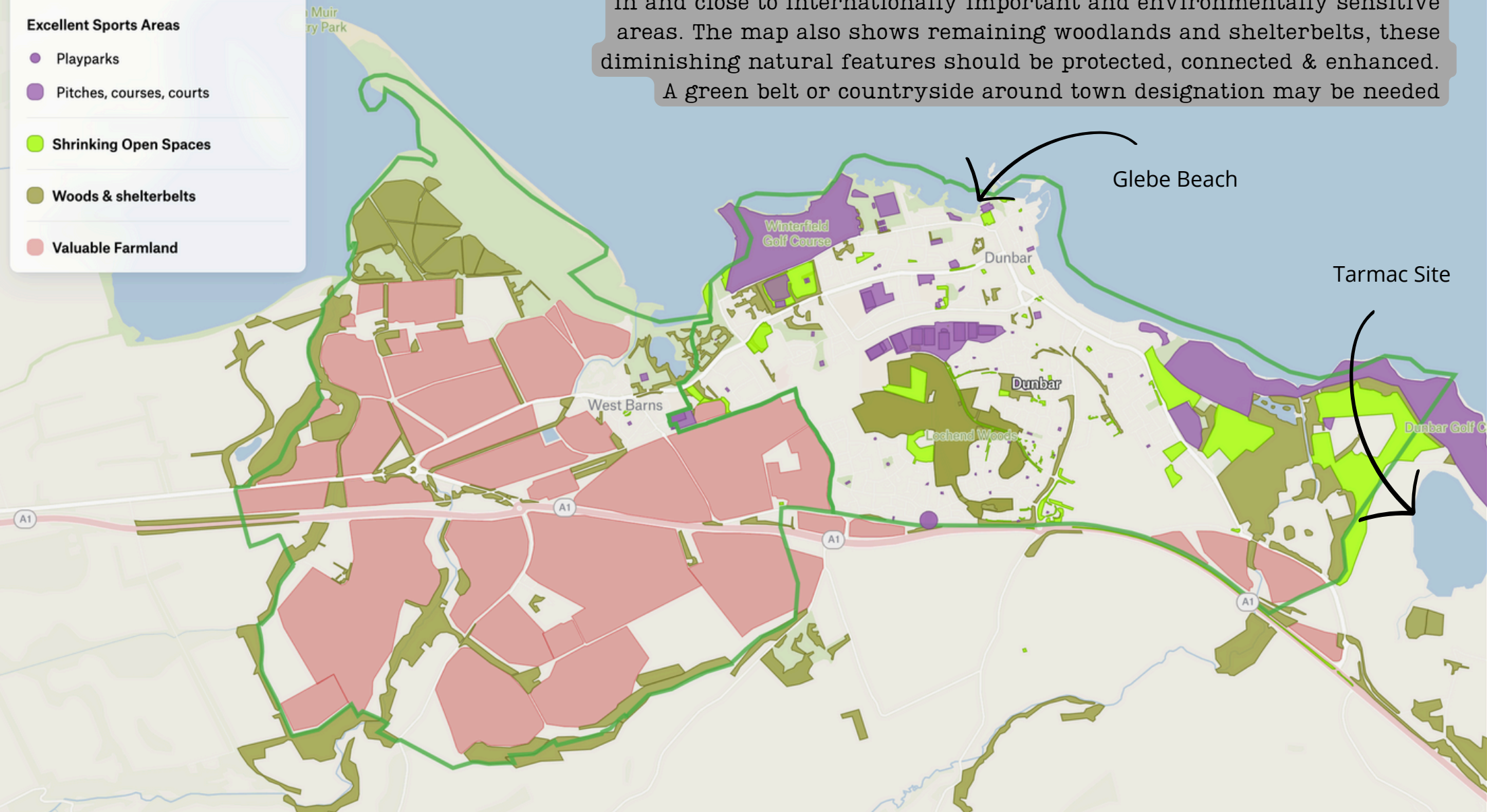
-  Playparks
-  Pitches, courses, courts

## Shrinking Open Spaces

## Woods & shelterbelts

## Valuable Farmland

This map shows our “green spaces” including agricultural land. Some of this land represents formal sport and leisure facilities, a few of these are in and close to internationally important and environmentally sensitive areas. The map also shows remaining woodlands and shelterbelts, these diminishing natural features should be protected, connected & enhanced. A green belt or countryside around town designation may be needed



Action Plan: Protect and enhance farmland, woods and open spaces

0 1500ft 3000ft

Made with Felt. Data from OpenStreetMap



# The Plan: Green Space and Active Travel



The priority with this form of land use is to protect existing public green spaces within the Dunbar and West Barns from further development. Green space includes wildlife sites, woodlands and wetland areas as well as recreational areas including golf courses, parkland and sports pitches. Access to green space is essential for people’s health and wellbeing and measures to improve accessibility through active travel, parking spaces and improvements to physical access are key.

| Priority  | Recommended Action  |
|---|---|
| Protect existing green spaces, seek Field in Trust status.          | Green Spaces identified on map 1 must be protected. Winterfield Park is already a Field in Trust.   |
| Protect remaining agricultural land                                 | Much of the agricultural land has been developed for housing, there is strong support for the agricultural land that remains to be protected for future food production. Map 1. |
| Create new active travel routes and protect and enhance core paths. | Active Travel Plan – routes, layouts, signage, lighting Four new routes have been identified by the Connecting Dunbar Project, see maps 2 and 3.                                |
| More Cycle Parking  | Identify locations across the area for new cycle parking facilities   |
| Physical improvements to access                                     | Better signage, improved lighting, dropped kerbs and changes to road layouts.   |
| East Beach & JMW path at Glebe Beach                                | This section urgently needs maintenance/improvement   |
| Develop the Tarmac Site   | Although in East Lammermuir this site presents an opportunity to create a new recreation space and wildlife habitat. Improve access for residents in East of Dunbar.            |

# Action Plan: Active Travel Walkability - Map 2

Legend List



## Local Plan Area

-  Dunbar Community Council
-  West Barns Community Council

## Core Paths

-  Core Paths

## 20 min Walking West Barns, Belhav...

-  West Barns
-  Dunbar

These “walkability” zones are generated by software, the outlines represent 20 minute walking neighbourhoods (for the average paced walker from the centre of Dunbar and West Barns). This shows that many areas are within walking distance of the town centres. The map also shows other popular Core and East Lothian Council paths. The Core path network is not complete, but could be strengthened with new routes supplemented with quiet roads (to enable wider countryside access) Strategic routes like the National Cycle Network 76 cycleway and the John Muir Way paths are omitted but are important and popular.

0 1500ft 3000ft

Made with Felt. Data from OpenStreetMap



# Action Plan: Active Travel Options - Map 3

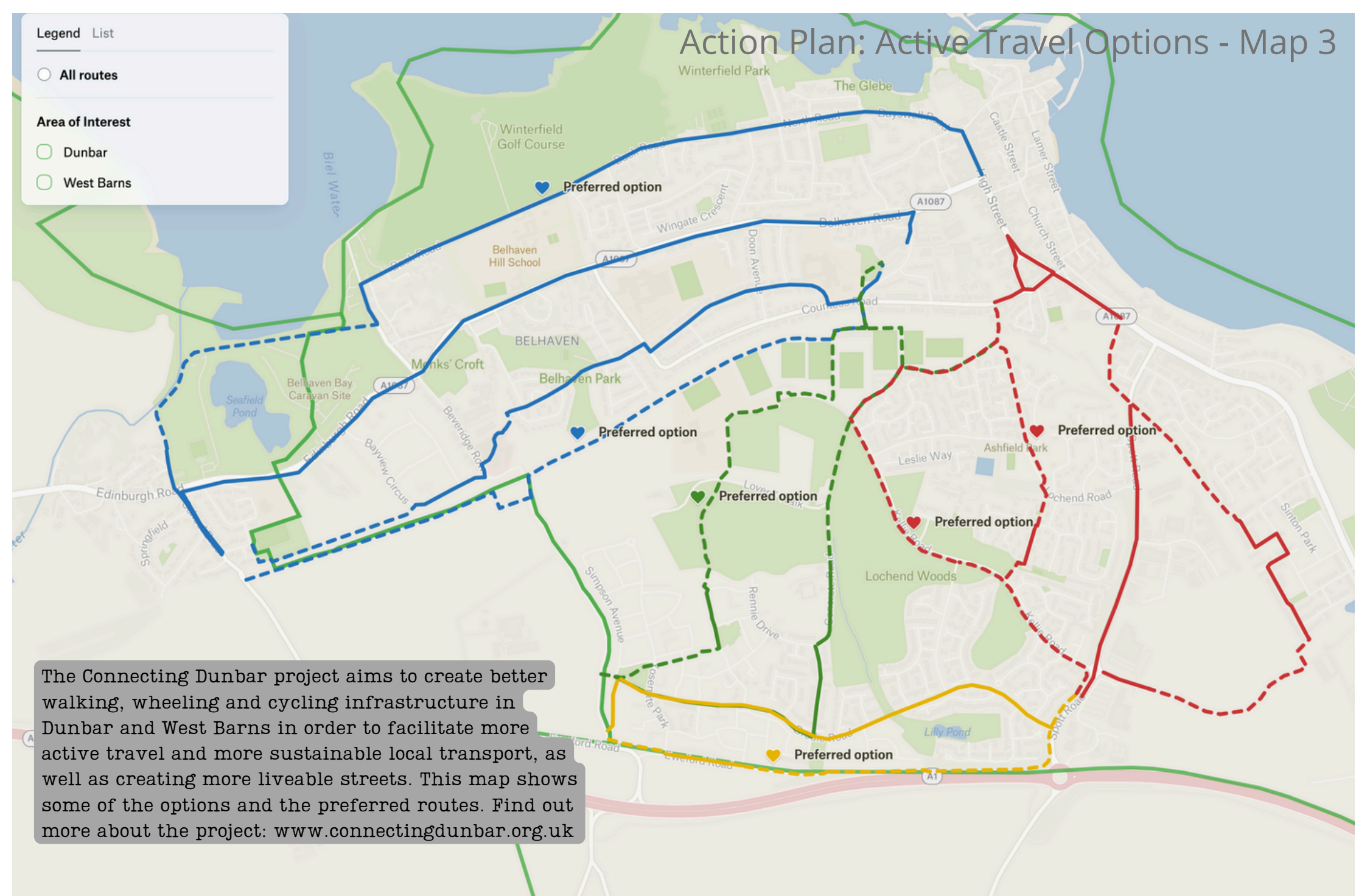
Legend List

○ All routes

Area of Interest

○ Dunbar

○ West Barns



The Connecting Dunbar project aims to create better walking, wheeling and cycling infrastructure in Dunbar and West Barns in order to facilitate more active travel and more sustainable local transport, as well as creating more liveable streets. This map shows some of the options and the preferred routes. Find out more about the project: [www.connectingdunbar.org.uk](http://www.connectingdunbar.org.uk)

0 500ft 1000ft

Made with Felt. Data from OpenStreetMap

Local Plan Area

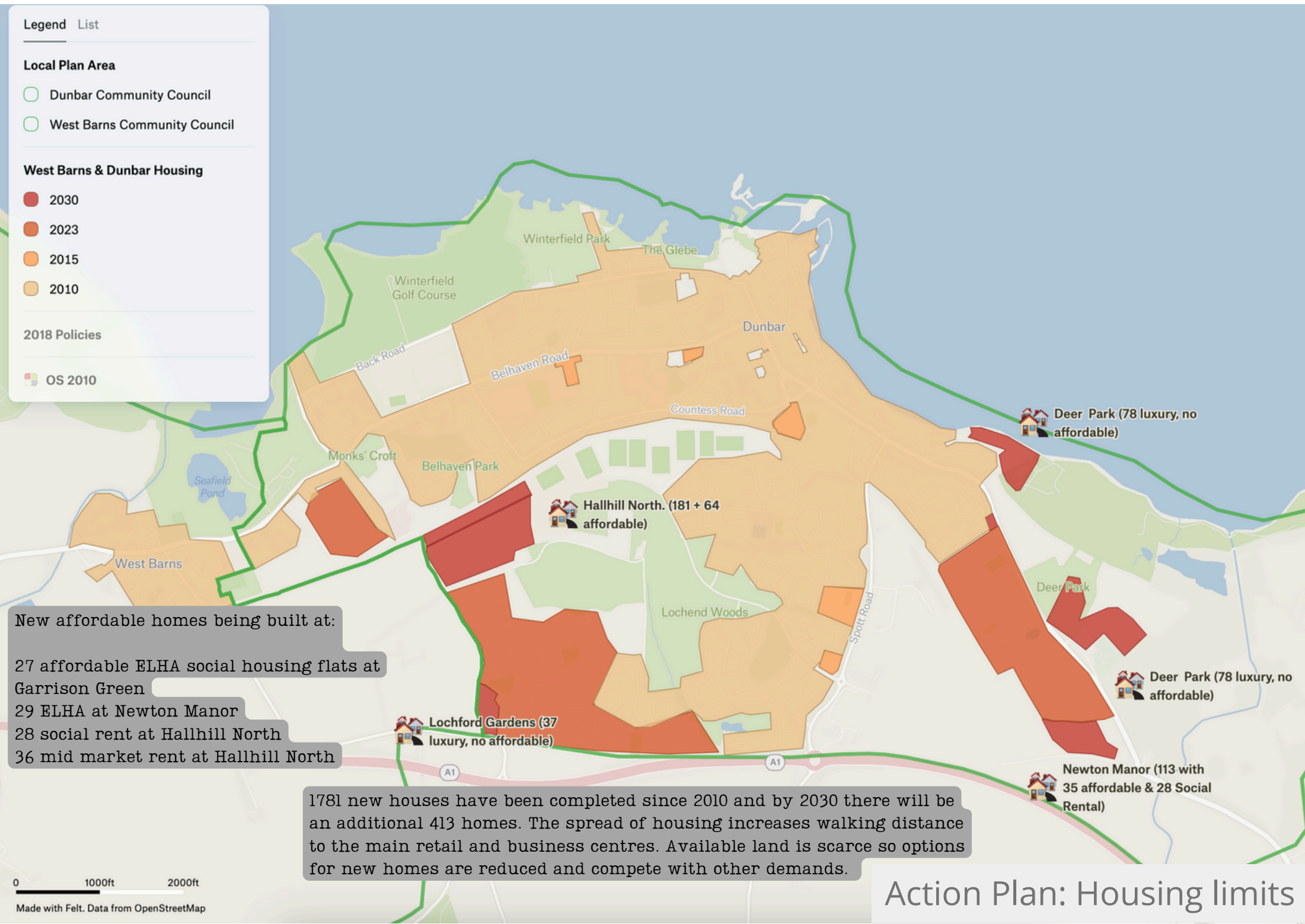
- Dunbar Community Council
- West Barns Community Council

West Barns & Dunbar Housing

- 2030
- 2023
- 2015
- 2010

2018 Policies

- OS 2010



New affordable homes being built at:

- 27 affordable ELHA social housing flats at Garrison Green
- 29 ELHA at Newton Manor
- 28 social rent at Hallhill North
- 36 mid market rent at Hallhill North

1781 new houses have been completed since 2010 and by 2030 there will be an additional 413 homes. The spread of housing increases walking distance to the main retail and business centres. Available land is scarce so options for new homes are reduced and compete with other demands.



# The Plan: Housing

The priority with this form of land use is to recognise the demand for different forms of new housing. Dunbar and West Barns has seen the large scale building of large family homes resulting in a significantly increased population with huge pressures being places on services that have not expanded to accommodate this larger population. Significant demand now exists for smaller starter homes for young people as well as suitable accommodation for those downsizing. As the prices of homes and rentals have increased in Dunbar there is strong demand for more affordable homes as people are priced out of the market.

| <b>Priority</b>                       | <b>Recommended Action</b>   |
|---------------------------------------|---|
| No more new family homes              | No further planning approval should be given to the development of more large private family homes.   |
| More flats and starter homes          | Demand for more flats is high for young people and those downsizing. These must be prioritised in new developments.   |
| More accessible homes                 | Demand for more accessible homes must be met as people wish to live in accommodation better adapted for their needs. These must be prioritised in new developments.                   |
| More affordable homes to rent and buy | Demand for more affordable homes must be met as high rental and property prices exclude many people from the renting or owning a home. These must be prioritised in new developments. |

# The Plan: Health and Wellbeing Map

Legend List

## Elements

- Pin
- Pin
- Pin
- Hallhill Sports
- Polygon
- Bleachingfield Centre
- Belhaven hospital to close
- All GPs concentrated here

## Layers

- Area of Interest
- Dunbar
- West Barns
- Country Park
- Parks & other green spaces
- Growing Spaces
- The Space
- 2018-24 Policies - Health an...
- Background



Multifunctional spaces, Parks, Sport, Recreation is available aplenty, but access to some of it is frustrated or exclusive if you don't have a car, or belong to a private club.

Action Plan: Health & Wellbeing

# The Plan: Health and Wellbeing

The priority with this form of land use is to ensure that existing services are protected not just for the local Dunbar and West Barns population but also for those in the wider area that use them. The growing population means an expansion of healthcare services is now critical, including residential care capacity. Sports provision is considered to be strong in the area however there is more demand for wider wellbeing services, artistic activities and a social hub. More facilities for young people are needed and we need to identify what they require. Also protect those gardens currently used for well being purposes.

| Priority  | Recommended Action  |
|---|---|
| Protect existing health and wellbeing provision           | Protect our existing NHS healthcare services as detailed on the map above. Belhaven Hospital and Community Garden. Classify as Class 8 residential institution.   |
| New facilities to support improved Healthcare Services    | Support an expansion of healthcare services within Dunbar Business Park or within the town centre. eg Minor Injuries, Mental health, Dentists, Cancer treatment.  |
| A Social Facility for the Community                       | The Bleachingfield Centre and Hallhill Sports Centre are valuable assets and community hubs, these facilities could be better used and accessed.  |
| A Facility For Young People                               | The proposed development "theSpace Dunbar" will deliver a unique facility for the community and especially for young people. Reclassify the agricultural land to be used by theSpace as Class 11 Assembly and Leisure. Need to canvass young people for further facilities. |
| Facilities for those who need Residential Care            | More Residential Care Capacity is needed, need to determine sites.  |
| Maintain existing and create new community growing spaces | There is demand for more allotments, these positively contribute to health and wellbeing, need to determine sites.  |



Legend List

Local Plan Area

- Dunbar Community Council
- West Barns Community Council

- Bike parking  
data from OSM and partially verified

- Traffic controls

- Public Parking Open Street Map

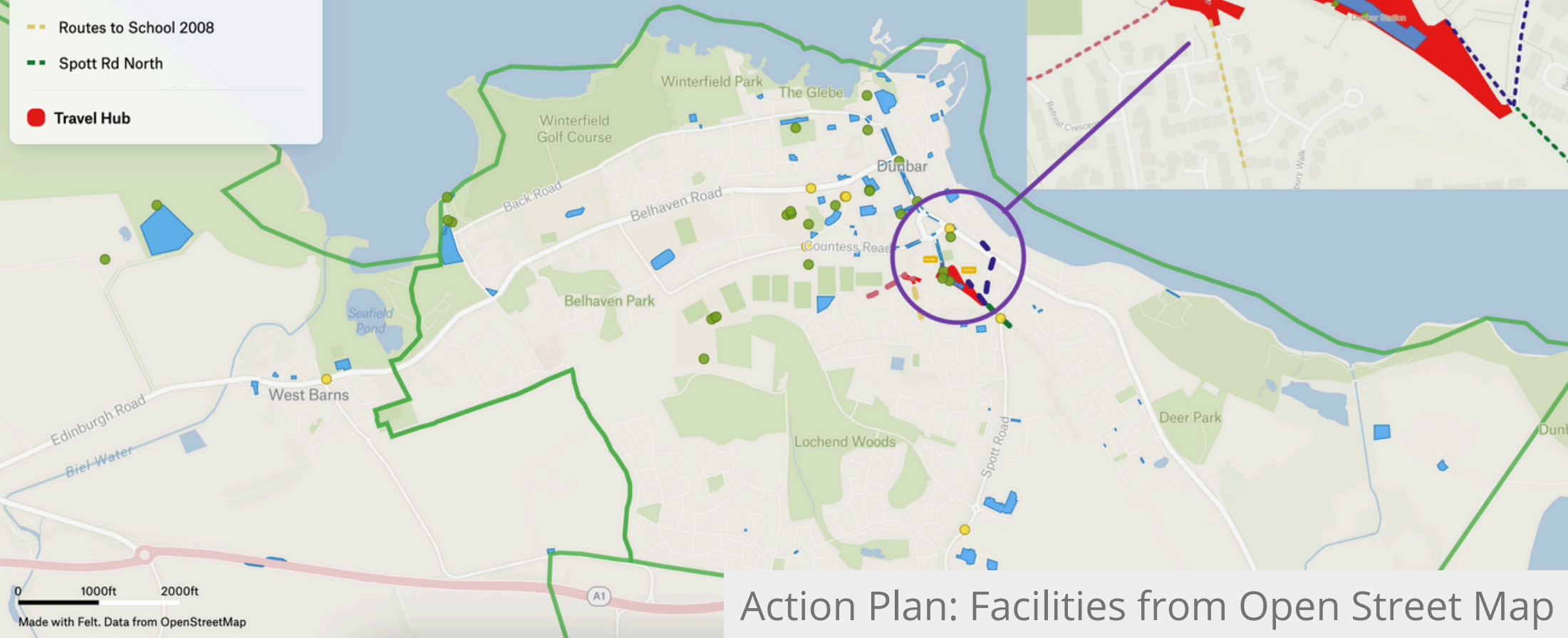
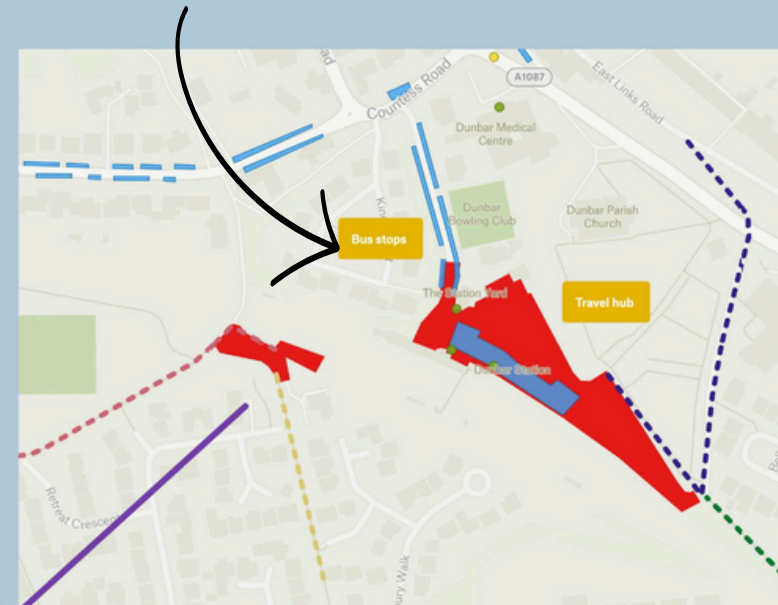
New Active Travel Station Access

- From Hallhill Car Park
- New entrance North
- Routes to School 2008
- Spott Rd North

- Travel Hub

The map shows that there are a large number of public car parks, many are located within a short walk of the town centres. An audit, better signage and possibly expansion of some sites will be looked at. There's some limited data publicly available for public car charging points.

The diagram below shows the location and potential for a new Travel Hub centred on Dunbar Train Station. This would link rail and bus travel with additional cycle and car parking.



Action Plan: Facilities from Open Street Map

# The Plan: Transport and Accessibility

The priority with this form of land use is to ensure that people are connected with places however they chose to travel. Whilst cars are still important to many, there is also demand to develop safer and dedicated routes for more walking and cycling, this means creating more routes to connect places. Drivers highlighted a lack of car parking in the town centre, a desire for free parking and a need for electric charging points as more people convert to electric vehicles. A travel hub to improve connectivity for all forms of transport will be supported but this must be developed in conjunction with improved bus and rail services.

| Priority  | Action  |
|---|---|
| Travel Hub / Improved bus and train services  | Support the development of a Travel Hub focused on the train station. Improve access to the Station from the south platform (2). Continue to work with transport providers to improve services. |
| Improve accessibility for all wheeled transport and people with disabilities          | Audit required to identify changes and develop delivery plan  |
| More Electric Charging Points   | These are being planned for the Dunbar Business Park  |
| More Car Parking, No charges for Parking  | Signage for existing parking, potential extension of some existing sites.   |
| Traffic Management on Spott Road and the A1   | This road was highlighted due to congestion issues. East Lothian Council propose traffic lights to resolve this. This will be monitored.  |
| Parking provision for visiting buses and campervans. Review lorry parking out of town | Some provision for buses exists at the Swimming Pool, more provision to be considered.  |

# The Plan: Economy and Tourism Map

Legend List

## Area of Interest

- Dunbar
- West Barns

## Tourism

- Large tourism facilities
- Dunbar Town Centre

## 2018 LDP Policies

### Safeguard

- Employment
- Harbour
- Transport

### Country Park

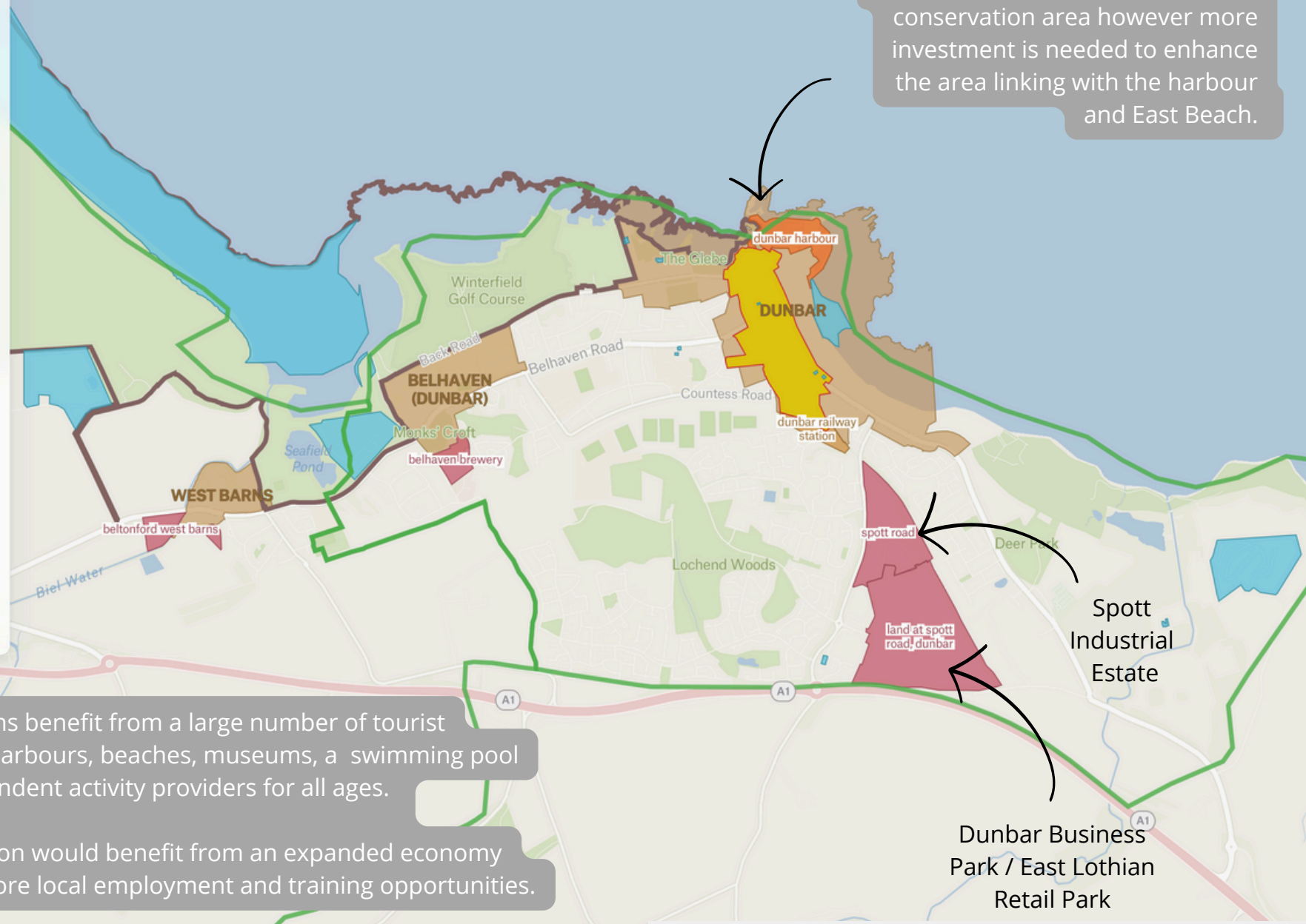
### Safeguard

## Conservation Areas

### Safeguard

- Belhaven CA
- Dunbar CA
- West Barns CA

Dunbar has a busy High Street in a conservation area however more investment is needed to enhance the area linking with the harbour and East Beach.



Dunbar and West Barns benefit from a large number of tourist attractions including harbours, beaches, museums, a swimming pool and a range of independent activity providers for all ages.

Our growing population would benefit from an expanded economy and the creation of more local employment and training opportunities.

Dunbar Business Park / East Lothian Retail Park



# The Plan: Economy and Tourism Actions

The priority with this form of land use is to ensure that the economy of Dunbar and West Barns continues to develop and offers enhanced employment opportunities to its community. The town centre is also important to its sense of community and as an attractive destination for visitors and local residents. This area should be developed and new businesses attracted to the town centre, however this must be balanced alongside the out of town development at the Dunbar Business Park. There is demand for more business units in the area, both in the town centre and on the edge of town.

| Priority  | Recommended Action  |
|---|---|
| Enhance the High Street, East Beach and Harbour Areas.                    | Develop a Historic Town Centre Action Plan, see map for area.   |
| Demand for more business units of all sizes including a co-working space. | Development potential identified at Dunbar Business Park and co-working space at 95 Dunbar High Street.   |
| Develop semi derelict buildings in the town centre                        | These offer potential for economic and tourism benefits and should be included in the Town Centre Action Plan.  |
| Dunbar Business Park / East Lothian Retail Park                           | This new development has the potential to bring new employment to the area and more retail choice. Impact on the town centre should be monitored.       |
| More Local Training   | Support should be given to the expansion of local training and learning opportunities. This land use is encouraged to support local skills development. |

Local Plan Area

- Dunbar Community Council
- West Barns Community Council

wetland network

A network analysis of good wetland creation opportunities

ancient wood inventory

Areas that have the oldest recorded woods

native wood survey

A survey that identified native woods

woodland network

A network analysis of good woodland creation opportunities

Wetlands and woodlands are cost effective low tech carbon sinks or stores, which if associated with wildlife corridors e.g. along riverine valleys can enhance conservation objectives and create great places to visit and experience wild things. Nature based solutions present a cost effective opportunity to tackle climate change impacts so these areas need to be protected.



The Plan: Response to Climate Change Map

# The Plan: Response to Climate Change

The priority with this form of land use is to ensure that the area remains both responsive and proactive towards climate change. Our coastline is threatened by the adverse impacts of increasing in severity storms and action to protect the coastline itself as well as the buildings alongside it, including the harbour and coastal paths are critical to preserve existing land uses. Other important land use activities lie with increasing biodiversity and planting programmes, these should be developed to encourage wildlife and nature to thrive and to improve carbon storage. Remaining agricultural land in the area should be protected for future food security.

| Priority   | Recommended Action   |
|--|--|
| Protect, enhance and expand wetlands and woodlands                                   | These are important carbon stores and important for biodiversity and the protection of nature. Good local examples exist of community led work eg Woodland group at Lochend Woods.                             |
| Increase biodiversity.   | Propose a biodiversity assessment for local area to identify opportunities for new planting programmes, strategy and appropriate species. Good local examples exist of community led work eg Winterfield Park. |
| Conserve and protect coastal environments including the fishing heritage and economy | Recent landslips have damaged coastal paths, roads and the harbour area. Action needs to be taken to repair and protect these. Options might include managed retreat instead of reinforcement.                 |
| No more building on agricultural land  | Significant amounts of agricultural land has been lost to housing development, local food production is important to reduce transport footprint and to ensure future food security.                            |



# Dunbar and West Barns Local Place Plan Report 2024



With thanks to representatives from:  
Dunbar Community Council  
West Barns Community Council  
Dunbar and East Linton Area Partnership  
Sustaining Dunbar  
Dunbar Trades Association

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