



The Dunbar and
West Barns
Local Place Plan
2025 – 2035
Report

Introduction

Our Place Plan journey....

The Dunbar and West Barns Local Place Plan brings together the concerns and aspirations of our community. It sets out to provide a framework for developing practical, collaborative responses that involve the community and strategic local partners.

In 2019 Scottish Government passed legislation to reform the Planning system. The new Act emphasised the part planning must play in addressing climate change and the need to involve communities in the development of plans that affect their quality of life.

Communities across Scotland have welcomed this opportunity to seek views, identify issues and draw upon the wealth of creativity and generosity that is our most important asset.

Since November 2022 representatives of the Dunbar Community Council, West Barns Community Council, Sustaining Dunbar, Dunbar and East Linton Area Partnership and Dunbar Trades' Association have worked together to conduct surveys, hold consultation days and analyse findings to inform this plan.



Over 800 people of all ages and from all over the Plan Area responded to the questionnaire in early 2023 and a further 800 people engaged with the Connecting Dunbar Question and Answer sessions in late 2023.

Our survey process was guided by the Place Standard Tool and asked questions about the physical elements of place detailed in the tool.

We also asked about positive and negative feelings now and into the future. The negatives reflected the changes that are evident in many towns – congestion, loss of character, poor services but the positives suggested that these issues would be resolved into the future by the strong community commitment of our population.

We hope that the Local Place Plan will be a source of guidance and inspiration to realise this vision.



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Developing Our Local Place Plan – the role of community volunteers.



Support from our Community – with thanks.

Giving communities the opportunity to create their own Place Plan is a tremendous responsibility and involves a huge amount of work from local volunteers. We recognised that this would be an enormous task and require a great deal of time from people in the community both in terms of leading the

project but also to the hundreds of local people who completed surveys, took part in workshops, and attended consultation events. We heard your voices, gathered your comments and have done our best to represent your views in this Local Place Plan for Dunbar and West Barns. Everyone's time has been given for free because we care about contributing to make this area one of the best places in Scotland to live, work and visit.

A list of the lead organisations is on the back page of this document.

Defining the Local Area

Because 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'.

Involving the Local Community

We wanted to reach out to our entire community and looked to volunteers from key community groups to come together to steer the research and develop the Place Plan.

We consulted through two surveys (in person and online), and a number of in person workshops as well as many steering group meetings.

Over 800 people of all ages and from all over the Plan Area responded to the questionnaire in early 2023 and a further 800 + people engaged with the Connecting Dunbar Question and Answer sessions in late 2023.

The Project Timeline and Responses.

The project started in November 2022 and concludes in April 2024 when we hand the finalised Plan to East Lothian Council.

This document summarises:

What our community said and what is or could be done to improve things in the time period of this plan but with an eye to the longer term future.

Over 80% of respondents were aged between 25 and 75, with numbers evenly spread over these age groups.

However a significant majority were home owners and we are aware of the limitations of this and will aim in to include conversations with, and wider representation from, those who rent their homes.

We also wish to engage more with young people in the area to ensure their voices are heard and that their representatives can play a more active role in the development and delivery of the Plan.



Our Story

Dunbar and West Barns - A Growing Community

Dunbar and West Barns are two communities which sit, along with Belhaven, at the eastern most part of East Lothian. The area is steeped in history with settlements dated here from the Iron Age and the remnants of centuries of trade, agriculture and fisheries, travellers, armies and industrious locals still evident across the area.



Until recently the population had grown steadily and housing developments tended to be situated within striking distance of the town and village centre amenities. Infrastructure, services and healthcare developed alongside the population and the area was largely seen as well serviced and benefitting from a rural position alongside stunning coastline with good community facilities.

However, in the last two decades the population of the area has grown from around 7,500 in 2001 to 11,000 in 2021 with 1781 new family homes fringing the old town and village centres. (A further 413 homes are still to be built).

New families have made this area their home and they have brought new energy and a younger population to the area.

“no more large house building”
“no more loss of green space”
“better facilities and services”

It is clear from our survey that these new homes and our expanding population has affected the quality of life experienced here. Amenities and infrastructure have not been able to keep pace with the growing population and the resultant levels of dissatisfaction are shown clearly in the statements opposite.



A common and strongly felt theme, both with the survey and in workshops and meetings, has been “no more large house building”, “no more loss of green space” and “better facilities and services”.

What Three Words

In our survey we asked everybody to try to capture in 3 words how they felt about Dunbar and West Barns now and how they would like to feel about their place in 2035.

The overall response shows that most people felt very satisfied or satisfied with their lives in Dunbar and West Barns. However, their choice of what three words captures the emotions that residents experience, together with their optimism that much could change for the better.

NOW



IN TEN YEARS



Friendly, Community,
Kind, Safe, Inclusive, Peaceful,
Beautiful, Vibrant, Thriving,
Inspiring, Opportunities,
Improving, Changing, Growing,
Coastal, Green, Historic,
Good facilities, Connected

**Busier, Overcrowded
Getting Spoiled,
Overbuilt, Lost wildlife,
Lost Agriculture,
Traffic, Scruffy, Litter,
Run Down, Boring,
Old Fashioned, Mismanaged,
Unmaintained, Poor services,
Poor infrastructure, Lack of
Facilities, Expensive.**

Vibrant, Thriving, Supportive, Calmer,
Connected, Improved, Peaceful,
Green, Safe, Prospererous, Healthy,
Clean, Uncrowded, Friendly, Beautiful,
Welcoming, Natural, Caring,
Affordable, Active, Diverse,
Sustainably Net Zero, Bold, Tourists,
Crime Free, Viable,
Rewilded,
Accessible, Welcoming

**Busy, Strangers, Ruined
Unsustainable, Overcrowded
Over populated, Spoilt
Lost authenticity**

The Plan: Green Space and Active Travel

Our Community Said:

Protect existing green spaces

Improve active travel routes

Ensure that people have access to the best quality outdoor experiences for their health and wellbeing benefits.

Access to green space is affected both by unpopular parking charges (and fines for non payment) and limited times of access to parking. (Season tickets are available to residents).



The New National Planning Framework 4 (NPF4) which was launched in 2023 is intended to have a positive impact on communities. In particular policy 3 which details the protection of biodiversity and action to avert a climate crisis. (See page 23 for web link and more information).



We reflected:

The area is defined on its northern edge by glorious open spaces – John Muir Country Park, Belhaven Bay, a cliff top walk with stunning views and the harbours and East Beach. There are also much appreciated green and play spaces within the area including Lauderdale and Winterfield Parks, a number of allotments, Springfield Park, Seafield Pond, West Barns Park, Belhaven Community Garden and Dunbar Community Woodland.

However, recent developments have extended to the A1 - the town's southern barrier and the new estates are built to a high density. Access to quality green space and services is more difficult for these residents.

We now understand that over-dependence on car use has negative impacts on our health, environment and the climate, our towns and cities but we need the right infrastructure and alternatives to change our habits.

This plan aims to look at the practical possibilities that can be developed in our community to improve quality of life and reduce our environmental impacts.

The Plan: Green Space and Active Travel

Proposals:

One of the strongest messages we received in the survey was to protect green space and we should guard against further development of these in existing neighbourhoods. We will consider areas where it would be possible to restore and re-wild green areas to compensate for loss.

Areas used by the community that need special attention include the:

Belhaven Community Garden - ensure it is retained as a therapeutic space for education, training, community connection, mental health and supporting biodiversity.

Ensure that the following sites are preserved and not undermined through over use and insensitive development:

John Muir Country Park

Dunbar Community Woodland

Lochend Woods

Winterfield Park

Belhaven Park

Seafield Pond

Playing Fields and Golf Courses

Local Allotments (high demand exists for more sites)

Another area which presents an opportunity to satisfy demand for more accessible green space is at the Tarmac site near Whitesands Beach. Here, new wildlife habitats and walking and cycling routes could be opened up.



The small lake could be used for recreation. This area is within East Lamermuir Community Council who are also keen to see this area developed, its proximity to Dunbar warrants inclusion.

There is a desire to improve routes and facilities for wheeling and walking. The Connecting Dunbar survey focused on the barriers to active travel and how to remove them.

Improvements include better signage, improved lighting, dropped kerbs, more cycle parking and changes to road layouts. We will work in partnership with ELC and other stakeholders to deliver the recommendations.

Issues:

There is great ambition to protect existing green spaces but these are under threat from further development. Plans to create more walking and cycling routes are essential and funding must be found to deliver new routes.

The Plan: Housing

Our Community Said:

Too many large family homes

Not enough flats and bungalows

Require more accessible homes

Require more affordable homes - to rent and buy.



We reflected:

Dunbar has grown exponentially in the last 10 years, responding to Scottish Government's demands for new housing. The population is now some 60% greater than it was in 2010 and these residents have undoubtedly brought a new energy and vitality to the town. However this expansion puts enormous pressure on local services, schools and infrastructure.

House prices have rocketed, boosted during the pandemic of 2019/2021 as more and more people have looked to more rural areas to live.



Dunbar and West Barns are rural settlements that depend heavily on local labour to service hotels, restaurants, shops and local businesses and these workers need affordable homes.

An expanding and ageing population see many more older people looking for care and support at home. Rising house prices and a lack of affordable homes are making it increasingly difficult for people to live and work in the community and, for our community to prosper. Families will not be able to offer care and support across the generations. Many people are struggling with the cost of living and stuck in a cycle of in work poverty.

The housebuilding of the past decade and that planned for the future makes no provision for those people who want to downsize, currently need, or will need, adapted or single level living. There are few flats and no future provision for those who will need 'live-in' care to live well in the future.

We note the East Lothian Council have recently published their Housing Strategy 2024 - 2029.

The Plan: Housing

Proposals:

More new affordable and some smaller properties are currently proposed as follows, it is expected that these may not meet current demand:

27 affordable East Lothian Housing Association social housing flats at Garrison Green

29 ELHA Properties at Newton Manor

28 social rent at Hallhill North

36 mid market rent at Hallhill North

We have taken into account future consented developments which include 181 new family homes at Hallhill North and 78 four and five bed homes planned for the Deer Park, there is no affordable or rental homes included. We are very concerned that our local area will remain very short of homes for young people and those on lower incomes.

We have looked at all the available green space land in the town centre as options for the creation of new small and affordable units but feel this is a last resort as the protection of green space within the town centre takes priority.



Other than green space there are few sites that could be made available for this type of in demand accommodation. If new sites become available for development during the time period of this plan we expect that these be considered for smaller, accessible or more affordable units.

Future new residential developments must include provision for flats and affordable homes as a baseline.

Land at Eweford (by West Barns), is owned by Taylor Wimpey. Development of family homes on this site would create impossible demand for places at West Barns Primary School which could not be accommodated. Flats for single people and couples of all ages could be a suitable development and address some of the needs we have identified.

Issues:

Land is in short supply and development has extended to the town's physical boundaries. There are no substantial opportunities within the town centre though small sites may be available as a last resort although many of these are "Green Spaces".

The Plan: Health and Wellbeing

Our Community Said:

More Healthcare Services Needed:
Minor Injuries, Mental health

More Residential Care Capacity and
Care at Home

More NHS Dentists

A social facility for the community,
Space for Arts / Theatre / Performance
Space

A facility for young people.



We reflected:

As highlighted earlier in the plan, the population of this area has expanded considerably in recent years and services and related infrastructure has not kept pace.

There is pressure on all health services in particular care for older people and little support for some areas including mental health. These issues all being experienced across the country.

Many survey respondents identified a need for more wellbeing based activities. Dunbar is well served for sports but there are fewer facilities for non sport activities. In particular there is little for young people and no active central hub for socialising and artistic and creative activities.

The area has a growing number of privately owned venues for artists and these are welcomed.

What is “theSpace Dunbar” ?

This proposed new centre will be a bold, groundbreaking and multi-generational Action, Learning and Enterprise space that will provide a diverse range of high quality facilities and activities, all powered by youth for the whole community. It will have a social purpose, economic self-reliance and environmental sustainability.



The Plan: Health and Wellbeing

Proposals:

It is vital that we protect land currently allocated to local healthcare and existing NHS facilities, transport can be a significant barrier to accessing services.

More land will be needed for new healthcare facilities where there is demand. There may be suitable new units available in the Dunbar Business Park development for expansion of some services eg dentists, mental health support and local treatment services eg cancer care.

Belhaven Hospital has strong potential to be developed into a modern care facility that covers as many of the local needs as possible. Planning for this facility must include a community garden which has already been shown to have such a positive impact on people's wellbeing.

The Bleachingfield Centre, in the heart of the area, has potential to be revitalised as a social hub hosting more events and activities. This should be given priority consideration, the library must also be protected.



The demand for youth facilities is also a strong priority. There are already plans for theSpace (see opposite page), however more work alongside young people is needed to identify the types of facility they would use.

Issues:

This Plan has been evolved and written in the shadow of severe local and national financial pressures which coupled with a high cost of living, means inevitably the securing of funds is the major challenge for all the proposals.

We are fortunate to have access to excellent sports facilities and areas of green space within the town and coast and countryside within a short distance.

Within the town we also are fortunate to have a number of events, community groups and clubs and we would like to do more to encourage participation in these to support and enhance our communities wellbeing. We wish to ensure access for all and believe it is vital for the health and wellbeing of the whole community.

The Plan: Transport and Accessibility

Our Community Said:

More Electric Charging Points

More Cycle Paths and Footpaths and more Bike Parking - refer to the Active Travel section on pages 8 and 9.

Greater accessibility for all wheeled transport and people with disabilities

More Car Parking, No charges for Parking

Spott Road and the A1 are getting busier and more congested

Parking provision out of town for visiting buses and concern for lorry parking.

Parking provision for campervans.

Improved bus and train services



We reflected:

Transport takes many forms and these can be both complimentary and competitive. We hope that we can create a place where travel can be with ease and where users respect each other.

For many journeys, cars remain the most practical although there is a strong desire by many to walk and cycle more and use public transport where it is available and timings suit.

We are fortunate that so many of young people can access education by foot or wheel and our town centres are within a 20 minute walk for most of the population.

There is a well connected railway station in Dunbar and bus services within East Lothian, the borders and beyond to Edinburgh and Berwick. Issues with poor train and bus timetables (and limited bus routes) were raised however and further research is required to identify gaps in service and make requests to transport providers.

The Plan: Transport and Accessibility

Proposals

Many of the comments related to parking - the need for more free parking and specifically for camper vans visiting the town. There are a number of existing car parks with capacity for an estimated 300 cars in the town centre. A map showing the location of these is on page 22 and it was agreed that more signage would be helpful.

Locations for campervan parking need to be considered. A number of sites might be suitable however some vehicles require access to toilets and showers, waste disposal would be a further service requirement.



A Travel Hub

This Plan supports the concept of a travel hub which would create a supported transport interchange located at Dunbar Train Station. This could accommodate car and bike parking as well as bus and taxi pick up points at the station and secure bike parking at the southern platform.



Sustaining Dunbar are leading a project to design a path network for cycling and walking which will help those who wish to travel this way, see page 18 for links to this project. Additional cycle storage will compliment this.

There were a notable number of comments regarding accessibility for wheeled transport, particularly in the town centre. Work on dropped kerbs and similar access enhancements will be raised with East Lothian Council.

Congestion at the A1 end of Spott Road will likely increase with developments at the Dunbar Business Park. East Lothian Council believe that traffic lights proposed at the Kellie Road roundabout will solve congestion. This will be monitored.

New electric charging points are proposed at the Dunbar Business Park.

Issues:

Parking in the town centre could be improved with better management of existing spaces as there are adequate spaces available and no land for expansion.

The Plan: Economy and Tourism

Our Community Said:

Enhance the High Street, East Beach and Harbour Areas.

Demand for more business units of all sizes including a co-working space.

Develop semi derelict buildings in the town centre

More B & B Accommodation

Within this we also considered skills development which will support the growth of our economy and local tourism:

- Local Apprenticeship Schemes
- Help for those coming back into work
- Training that is in or close to Dunbar

We reflected:

The success of businesses in and around Dunbar High Street are seen as central to the prosperity of the town's economy.

Not only this, but thriving town centres in West Barns and Dunbar provide a



social and community hub for local people as well as an attractive place for all to visit. We are fortunate to have an exceptionally high standard of visitor attractions in the area that bring additional prosperity through tourism income.

We note the commercial opportunities presented by the Dunbar Business Park and the East Lothian Retail Park at Spott Road. This is a 55 acre site and current owners are planning to develop at least 30 acres within the next decade creating new business and retail units and attracting new investment to the area.

New local employment opportunities would be welcomed and skills development is an important consideration to encourage more people to both live and work within the local area. In particular supporting young people and those returning to work. We commend and wish to build upon the work of The Ridge CIC supporting people in our community to reach their potential.

The Plan: Economy and Tourism

Proposals:

There was significant support to further develop the High Street, Harbour and East Beach areas and we propose to develop a Town Centre Action Plan to address this and related land use requirements including sea defences.

There is demand for new business units and we note that the Dunbar Business Park will offer varied sizes of industrial and business start up/incubator units.

The East Lothian Retail Park will be a destination shopping site, with electric fast charging facilities. This will give the local population much more supermarket and retail choice.

We will work alongside East Lothian Council to scope out the expansion of local training and apprenticeship schemes as well as further education for the community eg night classes.

Derelict and semi derelict sites remain an issue that is difficult to resolve, this is common with many other small towns.



Issues:

The Dunbar Business Park will bring new retailers to the town and whilst it is welcomed there is understandable concern of the threat that this may bring to local businesses both for trade and employees.

There is likely space for both and a Dunbar Town Centre Action Plan could help make the most of the conservation heart of the town. There is some funding for the High Street through the Conservation Area Regeneration Scheme (link on page 23) but more will need to be secured.

One of the most significant town centre challenges is that of the repair and maintenance of buildings in the conservation area. Most notably the restoration of a number of derelict buildings which may not be financially viable, we will work with national organisations to progress this.

Costly and strict limitations are placed by the planning system on property owners and more consideration needs to be given to these issues with appreciation that the adoption of non-traditional materials and techniques may be essential to effect commercially viable projects.

The Plan: Response to Climate Change

Our Community Said:

Protect green space and increase biodiversity.

Make our homes more energy efficient

Ensure we have the services we need on our doorsteps

Make walking and wheeling more appealing

No more building on agricultural land

Keep our community social and connected

“Planning carries great responsibility – decisions about development will impact on generations to come. Putting the twin global climate and nature crises at the heart of our vision for a future Scotland will ensure the decisions we make today will be in the long-term interest of our country.”

Tom Arthur MSP Minister for Public Finance, Planning & Community Wealth



We reflected:

Communities have been invited to prepare Local Place Plans to address the view that their voice is not sufficiently heard in the planning process and this is our response to that challenge.

The responses to our surveys show that this community has the awareness and appetite to embrace many of the measures that can enable our people and environment to thrive.

On a personal level we know that every little choice we make does help and we can be proud that we are making a positive change. Together we can use our local networks to keep the conversation going and collaborate with the people who make decisions on our behalf.

We welcome East Lothian Council's recognition of the Climate Emergency.

The Plan: Response to Climate Change

Proposals:

Net Zero is a challenge for us all which also brings benefits which include budget savings (reducing energy use and reusing / recycling) as well as benefits to health and wellbeing through active travel.

Aside from protecting green spaces (and improving biodiversity) one of the most significant changes in land use we can make is to support active travel ie walking and cycling where and when it is possible for people. We are fortunate to live in an area which is considered a "20 minute neighbourhood" meaning most people can reach local places by foot or wheel in 20 minutes .

Improvements to lighting, signage and road or path conditions are vital for people's safety and security, often barriers to active travel.

Public transport services must also be improved to ensure that those less able to walk or cycle (or in inclement weather or with additional baggage), that a viable and sustainable option is available.



Renewable home upgrades present an opportunity however financial and planning barriers often prevent these being progressed. Opportunities include insulation, solar panels, uPVC window frames, double glazing and air source heat pumps. Removal of some planning barriers and more financial support would be welcome.

Local support for home renewable improvements is available through BeGreen (on the High Street) and Sustaining Dunbar is collaborating with neighbouring communities to identify ways to enable residents to carry out home energy efficiency measures.

Issues:

Behavioural change is hard for us all but the removal of barriers to active travel, through the provision of dedicated, safe and well signed routes, should encourage greater uptake. However costs associated with this are prohibitive and require Government support which has been recently restructured and reduced.

Dunbar and West Barns In 2035

The “Tipping Point”

Local Place Plans are a way for communities to achieve change in their local area. They are a tool for local communities to think about how to make their “place” better, agree priorities, and take action to make change happen.

They are more than just a plan: they can help the community understand how to develop and realise a vision for the future and work with the Local Authority and other partners to make positive change happen.

Respondents to our community consultation expressed high levels of satisfaction with the quality of life in the area – the location between the sea and the hills, its historic town centre, facilities and sense of community.



.When asked to use three words to describe Dunbar & West Barns now and how they would wish to see it in ten years time, i.e. at the end of the local Place Plan timescale, the strongest vision was of a vibrant, caring sustainable community where current anxieties had been resolved.

The most significant concerns focused on the recent transformation of the area. Over the past twenty years 1781 houses have been built, mostly in Dunbar, and a further 413 are in the pipeline. Most of these have been prime market, large family homes with very few small affordable (or accessible) homes being built. As a result the population has increased by almost 60%.

— Dunbar and West Barns In 2035

Our survey reflected that this larger population, and the service industry that supports it, has evolved an unmet demand for affordable, smaller and accessible units. We wish to support our young people to stay and work in the area and to live independently. We wish to support our older people to move on from their family homes and stay in our community. For those with additional needs we want to ensure that they have homes adapted to different levels of physical capacity?

The development of these new family homes has driven many other changes. All the schools have been extended and now operate on a very different scale. Roads are significantly busier, houses are now built out to the physical limits of the town and the agricultural green belt has disappeared. There is concern that the town's strong sense of identity and cohesion is being dissipated.



The incoming population has undoubtedly brought much appreciated new energy and vitality to the town. Many come as young families and through their children forge new networks and connections but they still have links with families, friends and occupations in other places. This dynamic differs from traditional patterns of community and needs to be acknowledged and understood.

We all have a role to play in Community Planning even if we are not aware of it. The things we do and the choices we make on a daily basis all make a difference. If we understand what makes Dunbar and West Barns such a special place then we can nurture and sustain those qualities. We hope that this Local Place Plan can be a catalyst for that process.

— Dunbar and West Barns In 2035

The Way Forward

Our Plan sets out to address the changes and developments that underpin the sense of reaching a tipping point. It introduces responses that would support the vision we aspire to - of a place where people and environments can thrive.

Community Planning involves stakeholders from every level in an ongoing, facilitated process of communication, deliberation and review of progress. Working relationships between community groups, Local Authority, service providers, and other stakeholders need solid foundations.



It is widely understood that communities can often address needs more effectively than outside agencies. Dunbar has a strong tradition of people doing things for themselves - supporting projects that deliver benefits to young and old, that encourage physical activity and social connection, celebrate these achievements, our environment and heritage.

Thank You

Thank you for reading this Report, our detailed action points are detailed in the accompanying Action Plan with maps showing land use in each of the sections. The Action Plan will help focus future discussions with East Lothian Council and other partners to implement change.



The Plan: References

Throughout the Local Place Plan Report we made references to policies, other plans and documents which we believe will help achieve our vision for Dunbar and West Barns in 2024. Links to these are below:

Place Standard Tool

<https://www.ourplace.scot/tool>

National Planning Framework 4:

<https://www.gov.scot/publications/national-planning-framework-4/>

Belhaven Community Garden

<https://sustainingdunbar.org/the-case-for-belhaven-community-garden/>

East Lothian Housing Strategy

https://www.eastlothian.gov.uk/downloads/file/33570/local_housing_strategy_2024-2029

The Space:

<https://www.facebook.com/theSpaceScotlandCIC/>

Connecting Dunbar Project:

<https://connectingdunbar.org.uk>

CARS (Conservation Area Regeneration Scheme):

<https://www.eastlothian.gov.uk/info/210631/regeneration/12497/dunbar>

East Lothian Climate Emergency Statement

https://www.eastlothian.gov.uk/info/210657/climate_emergency

Thank you for your interest in the Dunbar and West Barns Local Place Plan, contact details are overleaf.

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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