

## Use of new community benefits in East Lammermuir

East Lammermuir Community Council has worked hard to understand the views of the local community in respect of any and all future financial community benefits that may arise as a result of the current and proposed electricity infrastructure works as at May 2025.

After deep consideration and dialogue, we want to propose the following improvements **in East Lammermuir** to reflect key themes of our local place plan and the ideal of a Just Transition

1. All properties within one kilometre of construction works, haul roads or access routes on public roads should be brought up to a minimum of EPC band C, with any appropriate micro renewables included.
2. A useable, effective Active Travel Network of segregated paths should be planned, designed and built – to include at least one safe crossing over or under the A1 and mainline railway towards the coast and Dunbar
3. A public or community transport service should be re-introduced to link the villages with Co'path and Dunbar
4. An ambitious biodiversity gain plan should be devised, agreed and implemented with maximum use of developer support for local volunteers and other relevant aspects of the plan.

**All transmission owners and developers who work in East Lammermuir should pay their fair share of the costs of the improvements we have outlined here.**

Additionally, we want to work towards a degree of community ownership of projects that are built in East Lammermuir, as this was strongly endorsed in our Local Place Plan survey.

After 2030, or later once these four improvements are in place we want to see financial benefits **spent across a larger geographical area**, on an iterative basis.

We provide more detailed thinking below.

1. All properties within one kilometre of construction works, haul roads or access routes on public roads should be brought up to a minimum of EPC band C, with any appropriate micro renewables included.

*This work should begin with the 6km EGL1 cable route as there is a known budget associated with that project. However, we want all transmission owners and developers to sign up to this ambition so that Berwick Bank onshore works meet the same requirement; Fred. Olsen Renewables, NnG and CWP Energy ensure it happens for the properties alongside the access route to Crystal Rig and Aikengall; BESS operators honour the agreement for their sites and associated access and cable routes; Solar Farm operators apply the same assumption to their installation and access routes.*

*We assume that all householders will be approached and supported through the process by reliable advisors and tradespeople, ideally through a community-owned East Lothian Heat entity. All available grants will be applied for and the balance of funds provided from community benefits.*

*Private landlords will be required to demonstrate that any properties let will pass on the heat savings to the tenant.*

*Properties which have already been improved to Band C will be offered support to achieve Band B status.*

*Once this is achieved we will be keen to see the remaining villages and properties in East Lammermuir brought up to the same standard.*

2. A useable, effective Active Travel Network of segregated paths should be planned, designed and built – to include at least one safe crossing over or under the A1 and mainline railway towards the coast and Dunbar

*The Local Place Plan lays out the bones of this proposal. We need support for a community group to work with a consultant to develop the final proposals. East Lothian Council, Sustrans etc may be able to part-fund the final proposals, the balance of costs to come from community benefits.*

3. A public or community transport service should be re-introduced to link the villages with Co'path and Dunbar

*The experience of the DRT131 bus has left a thirst for public transport, but all that remains now is three visits a weekday from the Berwick to Edinburgh 253. A community group will need support to commission or run an appropriate service throughout East Lammermuir.*

4. An ambitious biodiversity gain plan should be devised, agreed and implemented with maximum use of developer support for local volunteers and other relevant aspects of the plan.

*The Biodiversity Community Liaison Group, and partners in Sustaining Dunbar, are at the start of this journey. Additional funding is needed for a project to plan and kickstart practical action and collaborative working between local landowners and community groups and volunteers, with the intention to develop a shared vision of a regenerating landscape and a methodology that can then be replicated across the whole of the East Lammermuir Community Council area and potentially more widely across East Lothian. Further funding opportunities will follow, as this particular plan is likely to have a longer time frame.*

ELCC do not wish to put a stop to any smaller or more immediate improvements that developers and transmission owners may wish to offer.

We do however want all developers and transmission owners to sign up to fund the vision we have set out here, in order to demonstrate that they genuinely intend to Leave East Lammermuir Better Than We Found It.

### **Funding arrangements**

We know that we want arrangements that meet the following criteria;

- Put decision-making in the hands of the local community
- Reflect Local Place Plan and other community-owned plans
- Are flexible and can be adjusted over time

We ideally want a single aligned community benefits system which can be administered in a strategic way through a single decision-making body with a single reporting requirement. Can the developers and transmission owners work with us to devise and set up such a system?