



East Lammermuir Local Place Plan DRAFT rev A For Community Comment

November 2023

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Introduction

This Draft East Lammermuir Place Plan has been prepared for comment from the East Lammermuir Community Councillors.

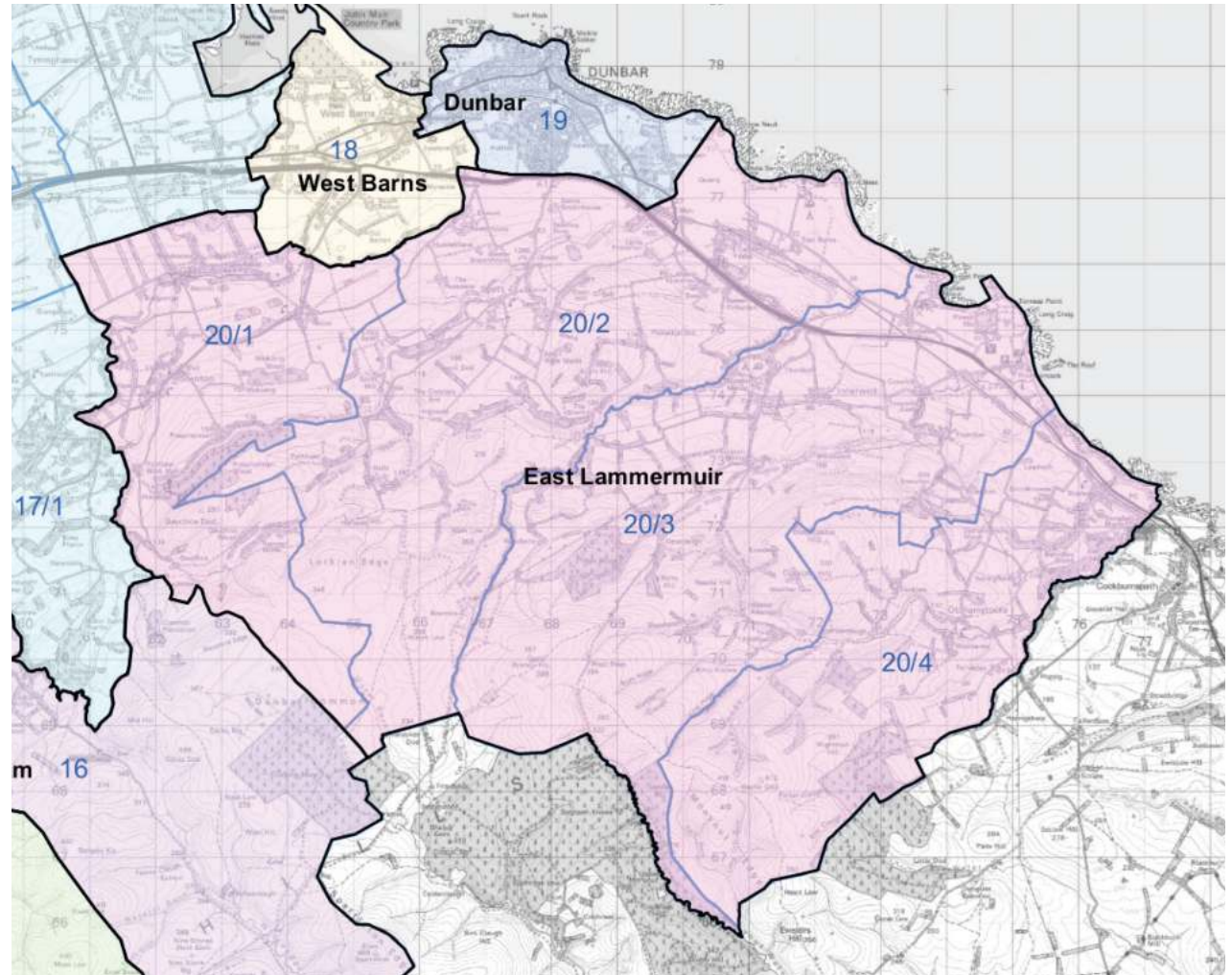
It outlines the proposed structure of the Place Plan. It does not include the Action Plan, which is issued separately in a Word document for ease of commenting.

The report has been prepared on behalf of the East Lammermuir Community Council [ELCC] by Sarah McLeary of Smith Scott Mullan Associates.

s.mcleary@smith-scott-mullan.co.uk

You can view draft maps online at Felt Maps, using the link below

<https://felt.com/map/East-Lammermuir-UpKBq9B7hRiC17FYZCluaPB?!oc=55.95925,-2.59449,14.21z&share=1>



Our East Lammermuir

This Place Plan is founded on and driven by the concerns, dreams and aspirations of the community.

Knowledge

The people of East Lammermuir have a collective wealth of knowledge of the history, landscape, and needs of the community.

We thank those who have contributed their time, energy and careful thought to the process of creating this plan.

Ambition

While heritage and history is valued, we understand and embrace a just transition to a net zero future, with support given first to those who need it most.

This plan is part of an ongoing process of constant change and improvement, and refers to some of the inspiring community projects in the area.

Love

We love our community, landscape and the places we live and work.



Defining the Community

The East Lammermuir Community Council area is around 11 miles east-west and 7 miles north-south, comprising largely rural agricultural land, woodlands, and a section of the Lammermuir hills.

A large section of the coastline is designated as a Site of Special Scientific Interest.

Dunbar, East Linton, Eyemouth and Haddington are the nearest larger towns, which provide shopping and leisure attractions.

The community is widely dispersed. East Lammermuir area contains around 600 dwellings, concentrated around four villages of Stenton, Spott, Innerwick and Oldhamstocks. Other settlements include Pitcox, Crowhill and Skateraw. The community is active and engaged. Groups include;

East Lammermuir Community Council, who are driving the Local Place Plan. The group has members from all four villages, and rotates their open meetings around the four village halls. The Community Council is a voluntary organisation set up by statute by the Local Authority and run by elected local residents to act on behalf of its area. As the most local tier of elected representation, the Community Council plays an important role in local democracy.

<https://eastlammermuircommunitycouncil.org.uk/>

Innerwick Parish Welfare Association SCIO

Serving the community of Innerwick and manages Innerwick Village Hall.

<http://www.ipwa.scot/>

Oldhamstocks Community Association SCIO

Serving the community of Oldhamstocks parish and manages Oldhamstocks Village Hall.

<https://oldhamstocks.org.uk/>

Spott Community Association

Serving the community of Spott and manages Spott Village Hall.

<https://spottvillage.org.uk/>

Stenton Community Association SCIO

Serving the community of Stenton and manages Stenton Village Hall.

<https://www.stentonhall.com/>

East Lothian Winds of Change

Set up to challenge the incoherent development of large-scale electrical infrastructure in East Lothian.

<https://elwoc.org.uk/>

What is a Local Place Plan?

East Lothian Council have invited East Lammermuir Community Council to prepare a Local Place Plan [LPP].

Local Place Plans were introduced by the Planning (Scotland) Act 2019, Section 14 of which contains a new right for communities to produce Local Place Plans as part of the Scottish planning system.

Local Place Plans contain the community's proposals for the development and use of land, and so provide a new opportunity for communities to pro actively feed into the development planning system. Local Place Plans also aim to improve public engagement and involvement in the planning system.

The intention is for this Place Plan to be registered with East Lothian Council, and be taken into account in preparing the Council's Local Development Plan.

A Place Plan document is written by and for the whole community. The aspirations, priorities and projects are emerging subsequent to engagement with the people who live and work in East Lammermuir.

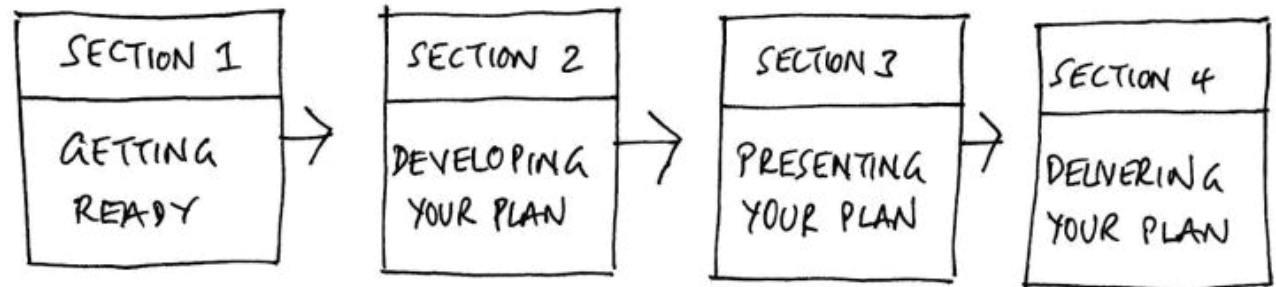
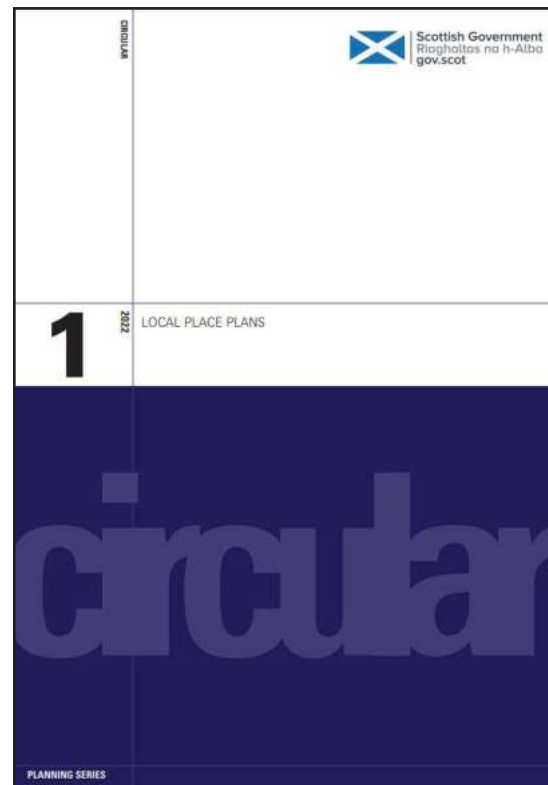


Image from the Local Place Plan Draft How To Guide



Front cover of Local Place Plan Planning Circular

Why Now?

East Lothian Council requires registration of LPPs around Spring 2024, however the East Lammermuir area is the scene of multiple major Green Energy Infrastructure projects, with varying programmes and timescales. Some planning applications are live, with others in the pre-application process. These projects bring disruption and change to the area.

The Community Council is using the consultation responses and the LPP process to inform ongoing discussions with stakeholders in the Green Energy infrastructure projects.

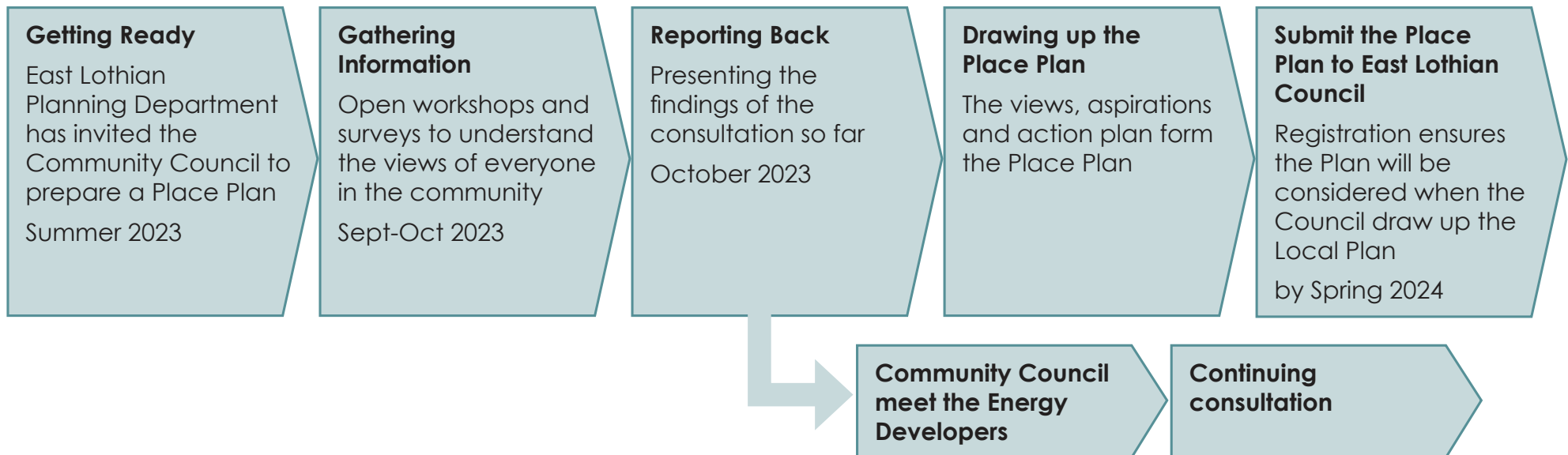
The list of projects includes, but is not limited to;

- Eastern Link - Scottish Power Energy Networks
- Berwick Bank windfarm and connections
- NnG offshore windfarm – cable works

- Crystal Rig IV and Solar Farm – Fred Olsen Renewables
- Several BESS Battery Storage facilities
- Torness Decommissioning - EDF
- Newlands Windfarm (outside East Lammermuir)
- In addition, Valencia run the substantial landfill site at Oxwellmains

The community is concerned about the cumulative effect of the projects.

Process Timeline



Getting Ready

The consultation process and detailed findings are recorded in the East Lammermuir Place Plan Consultation Report, and East Lammermuir Place Plan Survey Report.

The Community Council and facilitators engaged with people from all areas and backgrounds through face-to-face meetings, online and on paper to paint a representative picture of the concerns and aspirations of the people of East Lammermuir.

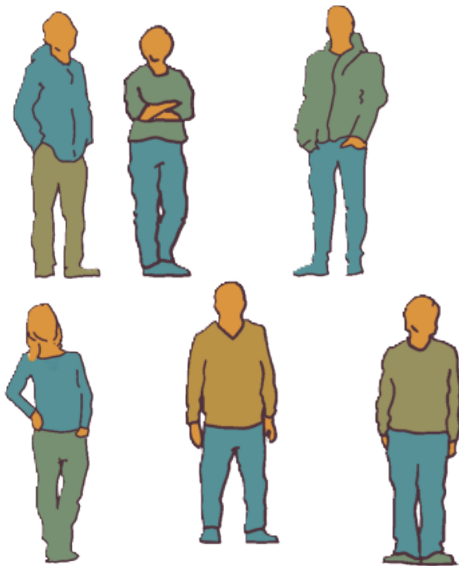


Emerging Themes

Summary

The emerging Themes from the face-to-face events and questionnaires begin to paint a picture of the East Lammermuir region, the concerns and priorities of the community.

Most comments relate to the adjacent, overlapping issues, which have been arranged to roughly illustrate the number of comments on each topic.



Managing Change in the Just Transition

Green Energy Infrastructure

There is wide support for Green Energy and the de carbonisation of the grid. Large scale change and disruption accompanies the transition.

The main concerns are summarised below;

- the perception of an unfettered and uncontrolled goldrush around the grid connection,
- deep concern about disruption to traffic and the environment during the construction period,
- poor communication and lack of a collated plan from the developers
- concerns about unknown risks and lack of controls and safety concerns once the infrastructure is in place,
- cumulative impact on the landscape, ecology, and geology,
- lack of a collated programme of planning applications or works
- other environmental concerns which are covered by the EIA

We can learn from communities in Scotland who have felt this shift.

From the Scottish Land Trust's report *Beyond community benefit – a new deal for thriving communities October 2023*

'The opportunity is now to ensure that the wealth in this green revolution can be more equitably shared, and we learn the lessons of the oil revolution, where so few communities benefited from Scotland's natural resources.

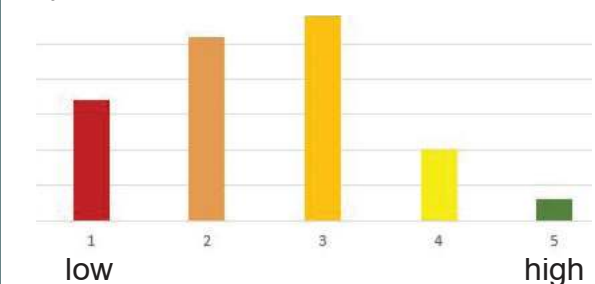
To do this, we need to move beyond thinking that community benefit can be reduced to a single dimension token community payment; we need to move beyond the notion of community benefit to the idea of thriving communities in a partnership model delivering across a range of fronts and characterised by community agency. The Gaelic word sgioba helps capture the spirit; a team of people working together to achieve something worthwhile.'

The Community Council is managing the ongoing consultation process with key stakeholders together with representatives from the community groups.

A structure for the process, and defined roles are emerging from these discussions. How these roles will be managed and funded is the subject ongoing discussion between the stakeholders.

Please refer to the Consultation Report and Survey Report, which record the concerns and dreams of the community.

Survey results; How well do you think you are being informed and listened to about the proposed electricity infrastructure developments in your area?



Managing Change in the Just Transition

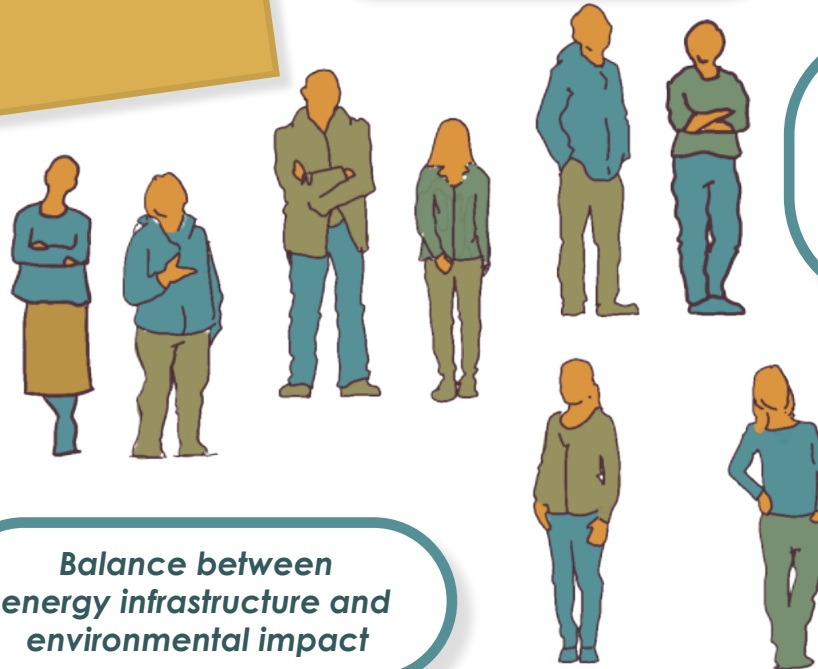
Green Energy Infrastructure

Discussions and consultation are ongoing with the Green Energy Infrastructure developers, and other stakeholders on the process, including MPs, Councillors, and departments within the Scottish Government and East Lothian Council.

A meeting was held on October 25th, where the ELCC Chair summarised the concerns and dreams that emerged through the consultation process.

A short summary document was produced on behalf of ELCC 'East Lammermuir Place Plan Consultation Summary Report: Focus on Green Energy Concerns' for issue to attendees, to inform ongoing discussion.

The Dreams here formed part of that information.



Meaningful consultation and joined up approach to developments

Information about the long term impacts - including how to recycle the infrastructure

Planning traffic management - with advance communication on many channels, to be agreed with the community

Charter which commits the developers to ongoing, meaningful consultation and information sharing.

Balance between energy infrastructure and environmental impact

Energy companies commit to jobs and opportunities to young people locally

Understanding of the environmental impact on the landscape and coast; "once it's gone, it's gone!"

Postcard from Crowhill, 2033

I am glad to report that the energy works are all completed and around the new infrastructure the landscape has been returned to as it was before, with the addition of several enhancements, such as a new network of sustainable pathways for walking, running and cycling, connecting the local communities.

The existing roads have been resurfaced and are lined with the original hedgerows which all look gloriously healthy, having been carefully maintained and restored where damaged to provide a safe habitat for heritage flora and fauna. Speed limits have been introduced with signs designed by local school children reminding drivers to drive carefully, watch out for wildlife crossing and keep our countryside litter free. Drivers can see how much pride and care there is in protecting the local countryside, and as a result, litter is no longer thrown out of car windows, and there are fewer incidents of roadkill.

As a 'thank you' from the developers for putting up with all the disruption in the past 10 years, all homes in the area have been fully insulated and are now supplied with free renewable energy from a local plant with the latest technology in heat pump systems and solar power, to be maintained by the developers for its lifetime.

Solar powered community lighting bollards and electric car chargers have also been installed to service the fully funded electric car sharing scheme.

The Berwick Bank substation is obscured from view by a newly planted woodland with mature trees and a diversity of heritage plants and fruit trees, providing an orchard for the community and a haven for wildlife. It's really gratifying to witness the migrating wild geese returning to the area after all the disruption.

The developers alleviated our concerns about noise increase from the substation, by installing several sound sensors around the area for the duration of the construction period, which could be monitored by residents of Crowhill. It's a relief to report that noise pollution has not increased by more than the legally permitted 5 dBs now that the plant is fully operational.

The developers also bought over the existing farm steading at Crowhill and employed a local architect to consult with the community to sympathetically renovate it to provide a community garden, providing locally grown vegetables and fruit. Occasional markets are planned offering local produce such as cheeses, bread and preserves. Some of the steading buildings now offer workshop space for heritage crafts, and there are a couple of sustainable studio apartments that can be rented out by visitors or offered for artists residencies, or respite for carers. This provides regular employment for 4 or 5 people as well as a social hub for the community.

by Barbara Gardner Rowell



<https://www.flickr.com/photos/flissphil/> copyright Phillip Capper

The Three Strands

East Lammermuir is a great place to live. We enjoy access to the landscape, the rich ecology and geology of the area, the characterful villages, and the bonds of community and family.

We value the quiet rural nature of the place, and the rich heritage and landscape.

The concerns and priorities of the community can be loosely grouped into three overlapping strands; Getting Around, Our Places, and The Land.

The action plan has been structured around these strands, although many actions will benefit and address multiple strands.

Strand 1: Getting Around

- **A sustainable transport strategy** to key locations, through and beyond the area, by bus or similar means
- **A cycling and walking strategy** with safe, direct, well designed paths and cycle routes in a connected network
- **Road and path improvements** to ensure accessibility and safety for all.

Strand 2: Our Places

- **Schools, Village Halls and Facilities** are the heart of the villages
- **Sustainability and Environmental** aspects of housing and buildings
- **Community Resilience**, combatting isolation and strengthening connections
- **Addressing housing needs**, today and into the future

Strand 3: The Land

- The value of **Heritage** in our villages and landscape
- **Protecting the unique character** of the landscape
- Enhancing and protecting **ecology and geology**
- Understanding and **managing the change** that major infrastructure brings to the area



Strand 1: Getting Around

MAIN GOAL Reducing reliance on private cars by creating better connections and better quality roads and paths. Making cycling, walking and bus travel an easy, quick, safe and attractive choice.

REASON reduce rural isolation, improve equality, accessibility, health and wellbeing.

THE GOOD NEWS

East Lothian Council have funding to trial a **Pingo style on demand bus service** covering Oldhamstocks and Innerwick to Dunbar, from late 2023-March 2024.

The core paths are a great asset to the community. Recent community improvements to the circular loop around Spott are seen as a great example for others, both the path itself and how the community worked together to achieve their goal.

There is **potential to connect to a wider active travel network** which is being developed in Dunbar and West Barns.

DEFINING THE CHALLENGE

The **poor bus service** has deteriorated. Many feel isolated themselves, or concerned that others experience isolation.

Lack of safe walking and cycling routes between villages as well as to Dunbar and the coast. Most rely on their car and feel they couldn't manage without one.

The nature of the rural roads with poor maintenance, changeable surface treatments, and long straight sections where vehicle speeds can ramp up, contributes to the **perception that cycling on-road is unsafe.**

The **A1 is a major barrier** which is dangerous and difficult to cross. Crossings are needed to gain safe access to the coast, as well as to Dunbar.

I took the kids across the A1 into Dunbar, it was really scary

Spott Road is busier and busier

We need decent and affordable public transport

The roads are in a poor state of repair and used as a diversion when the A1 is closed

Children can't move around safely



Representative views from members of the community

Strand 1: Getting Around

PRIORITIES

- **Safe crossing points across the A1** between Co'path and the Spott Road roundabout.
- **A sustainable transport strategy** to key locations, through and beyond the area, by bus or similar means. No further deterioration of the bus service, and a new Demand Responsive Transport Pingo -style service should be trialled and supported by the community.
- **A cycling and walking strategy** with safe, direct, well designed paths and cycle routes in a connected network. There are specific areas which will be shown on the area maps where paths could be created or enhanced. This can be supplemented with new paths on the alignment of construction haul roads, to improve access to the coast.
- **Road and path improvements** to ensure accessibility and safety for all, in a rolling programme throughout the area.



More refuges on the side of narrow local roads - especially on 253 bus route and on the road down from Innerwick. This would also help dog walkers.

Segregated paths next to at least some of the roads.

Lets put the walkers first.

Joined up cycle path as it seems to jump from one side off A1 to other and in some places just stops!



It would be great to see a safe cycle and walking path from Stenton to connect into the Dunbar and East Linton cycle network.

Grants for electric bicycles would be great



Representative views from members of the community

Strand 2: Our Places

MAIN GOAL Support and enhance the places we live, celebrate the unique character of East Lammermuir’s heritage, Identify opportunities to support community resilience.

REASON Preparing homes and buildings for a just net-zero transition, supporting rural revitalisation, ensuring communities don’t just survive, they thrive.

THE GOOD NEWS

There is general support for **“the right housing in the right place”**.

The **Insulate Innerwick** feasibility project has funding and is working with the community to understand how we can retrofit at scale.

Innerwick Village Hall is about to commence a significant improvement project.

There is an active neighbourly **social network** within the villages on Facebook, for informal support.

DEFINING THE CHALLENGE

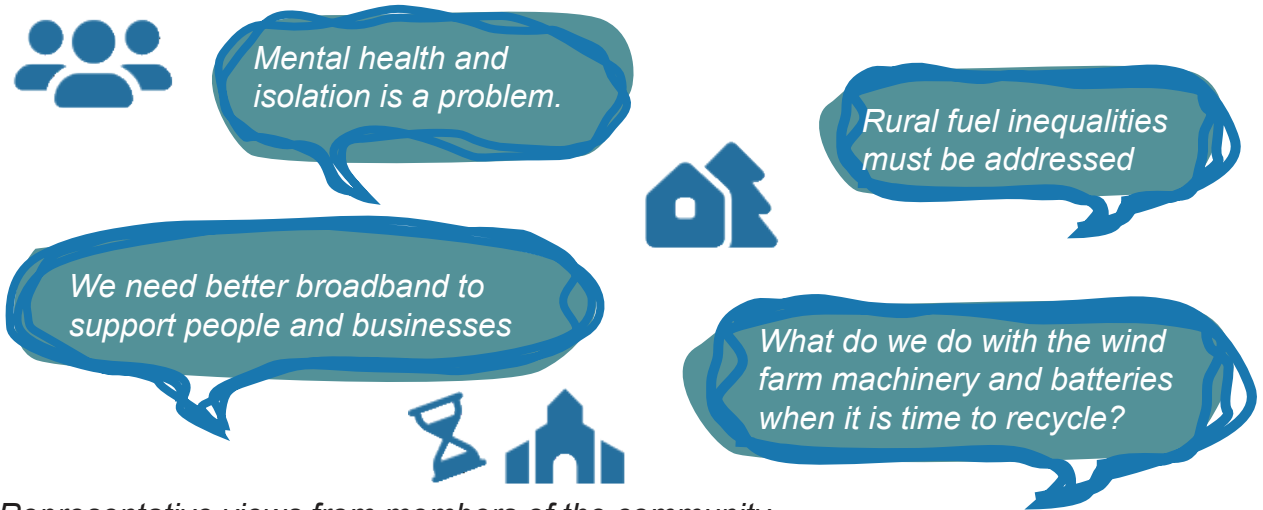
The climate emergency and increasing fuel prices require every one of us to manage how we heat and power our homes and vehicles. We need a coherent plan and actions to move quickly towards a net zero future. A good transition is a just transition, which focuses support first to the people who need it most.

Poor digital connectivity limits essential services for many.

Isolation in rural areas is a major issue, especially post-Covid. We need to be able to meet and feel part of a wider community. Most feel that due to the size of the villages there is **not much scope for permanent shops and services**.

Housing for temporary workers is needed as the construction of major infrastructure begins, but where and how, in a sustainable way?

Protecting historic buildings and village history.



Representative views from members of the community

Strand 2: Our Places

PRIORITIES:

- **Schools, Village Halls and Facilities** are the heart of the villages. The schools must be supported to remain viable. Village halls should be upgraded to modern standards. The area around Oldhamstocks Village Hall must be re-zoned to allow community use.
- **Sustainability and Environmental** aspects of housing and buildings - the planning system must support energy efficiency measures within all buildings, especially hard-to-treat homes. Funding must be available.
- **Community Resilience**, combatting isolation and strengthening connections, through subsidised classes and events, low/no cost travel, and improved digital connectivity.
- **Housing needs** today and into the future must be assessed, and housing for temporary workers must be part of a longer term plan. We need the right homes in the right places. In East Lammermuir this may mean small scale sympathetic infill to existing settlements.

More community gardens, orchards and woodland for sharing.

Supply more low cost housing in rural areas

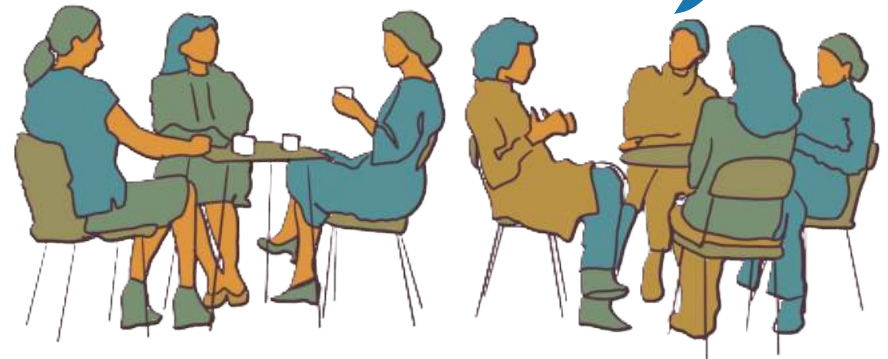


Renewable energy sources like shared ground source heat systems must be supported.



We need a way for old folks to stay in their own homes as long as possible

We need increased funding for village halls in the area to help with running costs



Strand 3: The Land

MAIN GOAL Protecting the unique and valuable coastline, rivers, hills and woodland. Accessing and managing the precious resource of the land.

REASON Health and wellbeing, stewardship and civic pride, preserving the valuable connection to our cultural and built heritage, ecological benefits.

THE GOOD NEWS

The **rich landscape** of East Lammermuir is a fantastic natural asset covering hillside and hilltop, coast, woodland, and agricultural use.

Most people feel it is **easy to access** play and sport opportunities for health and recreation.

The **Site of Special Scientific Interest and fossils** at the coast attracts students and visitors.

The rich **bird life and wildlife** is enjoyed and valued by all ages.

DEFINING THE CHALLENGE

Loss of farmland and landscape setting along with compromise of the views to the countryside, by large scale green energy infrastructure.

Lack of knowledge of archaeology in the existing landscape, including Iron Age sites around Spott.

The **impact of development and roads on wildlife**, including habitat destruction, bird nesting site disruption, and landscape network interruption, including the A1.

Environmental Impact of the landfill and Cement Works. In the context of the recent fire at the Valencia landfill site, there is widespread concern about management and risk.

Once it's gone, it's gone!

We're blessed with Iron Age sites around here but there's nothing known about it"

More public access to the countryside - particularly the Hopes Estate

Views, especially to the sea, should be protected

Is the waste mountain going to reduce?

Representative views from members of the community

The graphic features several speech bubbles containing community feedback. It includes icons for a person, a bench, a tree, and water waves.

Strand 3: The Land

PRIORITIES;

- Demand continuing communication with the Valencia landfill site subsequent to the fire of August 2023, with greater transparency over the processes and risks.
- Celebrate of the value of **Heritage** in our villages and landscape. Interpretation material for the sites of archaeological interest.
- Enhance and protect **ecology and geology** through policy protections for the habitat network, enhancement of key areas through **re wilding**, towards greater biodiversity.
- Implement a programme of road and path improvements which includes a strategy for increasing biodiversity through **ecological enhancements to road verges**.
- Understand and **manage the change** that major infrastructure brings to the area, with key roles created within East Lothian Planning Department to coordinate the landscape proposals within green energy applications.

Re-establish the biodiversity of the Burn

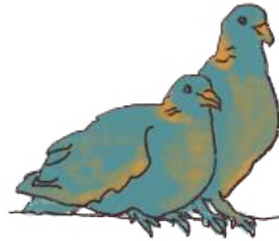
We need policies to improve biodiversity in the community and designate areas to wild meadows

It's nice to be out in nature

Community gardens are a great idea

Restore the high value landscape views and start to repair the disconnected habitats

We want a secret treehouse, where everyone can play and relax



Emerging Spatial Plan

Maps

PLEASE NOTE these maps are DRAFT ONLY, for further discussion and refinement, in line with the emerging action plan.

Any errors should be brought to Sarah s.mcleary@smith-scott-mullan.co.uk

Sketch maps were created at each consultation event.

Emerging spatial opportunities and concerns have been formalised as an online map, using the Felt Map website, to allow editing and viewing.

It is the intention of the Community Council to produce an overall map of the East Lammermuir area, plus four maps of the larger settlements, which identify action areas.

The overall map may include the proposed energy infrastructure works, for information and scale, as well as land allocated for development in the 2018 LDP which has not been developed.

You can view draft maps online at Felt Maps, using the link below

<https://felt.com/map/East-Lammermuir-UpKBq9B7hRiC17FYZCluaPB?loc=55.95925,-2.59449,14.21z&share=1>

