



**West Lothian
Council**

POLICY PARTNERSHIP AND RESOURCES COMMITTEE

**DEVELOPER CONTRIBUTIONS TOWARDS THE UPGRADING OF THE A801
BETWEEN M8 JUNCTION4 AND POTTISHAW ROUNDABOUT**

REPORT BY THE TRANSPORTATION MANAGER

A. PURPOSE OF REPORT

The purpose of this report is to seek committee approval for a new policy to secure developer contributions to provide for the future upgrading of the A801 from M8 Junction 4 to Pottishaw roundabout.

B. RECOMMENDATION

It is recommended that committee:

1. approves the content of the supplementary planning guidance appended to this report for implementation with immediate effect; and
2. notes that there is a need to consult with Transport Scotland, as trunk roads authority, with the development industry and other interested parties and that officers will report back the consultation findings.

C SUMMARY OF IMPLICATIONS

I Council Values

- Focusing on our customers' needs.
- Being honest, open and accountable.
- Making best use of our resources.
- Working in partnership.

II Policy and Legal

The policy on developer contributions is closely linked to the development strategy contained within the approved Edinburgh and the Lothians Structure Plan 2015 and the Finalised West Lothian Local Plan 2005. The policy will support the development control and development plan processes. Section 75 agreements or Section 69 agreements will be required.

III Resources - (Financial, Staffing and Property)

The policy will ensure that the developers' contribute to the upgrading of the A801 at a level commensurate with the impact of the new development.

IV Consultations

Legal Services and Finance.

D TERMS OF REPORT

Introduction

The finalised West Lothian Local Plan 2005 (FWLLP05) supports a sustained level of growth with up to 25,000 houses and associated employment, retail, education and leisure development planned.

The scale of development in Armadale, Bathgate, Blackburn, East Whitburn and Whitburn is such that the single carriageway section of the A801 between M8 junction 4 and Pottishaw roundabout will require upgrading to dual carriageway standard to provide safe and appropriate road infrastructure to facilitate the development proposals in this part of West Lothian. In 2004, the average daily traffic for the M8 at Harthill was 51,557 while the A801 at Pottishaw carried 15,125 vehicles per day.

The supplementary planning guidance appended sets out key principles which will be used to assess development proposals within the Armadale/Bathgate/Blackburn/East Whitburn/Whitburn catchment area and to secure developer contributions to fund the costs of dualling this section of the A801. The key principles are consistent with *SODD Circular 12/1996 Planning Agreement* which sets out the Scottish Executive's current guidance on developer contributions.

Contributions will be secured through section 75 agreements (or section 69 agreements). The policy will apply to residential and employment developments with exemptions for small scale development.

Consultation will take place with Transport Scotland, as trunk road authority, with the development industry and with other interested parties.

E CONCLUSION

To support the strategy of the Finalised West Lothian Local Plan 2005, it will be necessary to secure developer contributions to upgrade the section of the A801 from M8 junction 3 to Pottishaw roundabout from single carriageway to dual carriageway.

Where contributions are considered to be appropriate, the amount of contribution will be agreed with the developer through the transport assessment process and secured through a legal agreement.

Consultation with Transport Scotland, the development industry and other interested parties will be carried out and the results of the consultation will be reported back to committee.

F. BACKGROUND REFERENCES

Edinburgh and the Lothians Structure Plan 2015

Finalised West Lothian Local Plan 2005

West Lothian Local Plan – Development Strategy for the Core Development Areas. Report to Enterprise and Development Committee, 23 November 2004.

SODD Circular 12/1996 – “Planning Agreements”.

Town and Country Planning (Scotland) Act 1997

Local Government (Scotland) Act 1973

Appendices/Attachments: One

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