



**West Lothian  
Council**

**POLICY, PARTNERSHIP AND RESOURCES COMMITTEE**

**CDA DEVELOPER CONTRIBUTIONS FOR TOWN AND VILLAGE CENTRE  
IMPROVEMENTS – FEEDBACK ON CONSULTATION**

**REPORT BY PLANNING SERVICES MANAGER**

**A. PURPOSE OF REPORT**

The purpose of this report is to advise committee of the consultation responses which have been received in relation to supplementary planning guidance (SPG) that was approved in May 2006 relating to contributions for town and village centre improvements from housing developers within the Core Development Areas (CDAs).

**B. RECOMMENDATION**

It is recommended that committee:

- (1) notes the comments that were received during the consultation period as appended to this report;
- (2) agrees that no changes to the SPG are necessary; and
- (3) adopts the SPG as council policy.

**C. SUMMARY OF IMPLICATIONS**

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| <b>I Council Values</b>   | Focusing on our customers' needs; being honest, open and accountable; working in partnership; and making best use of our resources.  |
| <b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b> | The policy on CDA developer contributions is 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 supports the development control and development plan processes. Section 75 agreements will be required. |
| <b>III Resources - (Financial, Staffing and Property)</b>   | Nil.   |
| <b>IV Consultations</b>   | External - Homes for Scotland, CDA developers/landowners and the relevant community councils.  |

## **D. TERMS OF REPORT**

The finalised West Lothian Local Plan 2005 supports a sustained level of growth with up to 12,000 houses planned within three CDAs.

The scale of housing development planned for the CDAs will result in demand for additional facilities and improved town and village centres within the communities close to where the major housing growth is taking place. The local plan acknowledges this and requires CDA developers to contribute towards town and village centre improvements.

Supplementary Planning Guidance (SPG) on developer contributions for town and village centre improvements in the CDAs was approved by Enterprise and Development Committee in May 2006.

The SPG identified the following two options for meeting the council's requirements:

- (1) implementation of a package of proposals identified by the CDA developer and agreed with the council; and
- (2) a financial contribution by the CDA developer to a town and village centre improvement fund to be set up and administered by the council. The contribution level for each area will be agreed between the council and the CDA developer, taking into account the needs of the area. As a guide, it is envisaged that a standard charge of £250 (plus indexation) per residential unit would apply.

Consultation on the SPG took place following committee approval. Responses to the consultation were received from Armadale Community Council, Winchburgh Community Council and from Barton Wilmore on behalf of Stirling Developments and Ashdale Land and Property/Boland Scottish Properties. Their comments are summarised in Appendix 1 to this report. The main concerns were:

- The SPG contains a list of works that do not relate to the development proposed, are unreasonable and do not serve a planning purpose.
- The works that do relate to the development, that are reasonable and do serve a planning purpose are required to be accommodated within any Section 75 agreement and should therefore not be subject to the SPG
- Matters for which developer contributions are sought are additional and exceed those specified in Appendix 7.1 of the finalised local plan

A detailed response to each of the comments is included in Appendix 1. Having assessed all the comments received, it is considered that no changes to the SPG should be made and that the SPG be adopted as council policy.

The principle of the development industry funding town centre improvements is a matter which has been challenged through an objection to the Finalised West Lothian Local Plan. The public local inquiry into the local plan has finished but the outcome will not be known for several months. It may be necessary to review the SPG once the outcome of the inquiry is known. A copy of the SPG is attached as Appendix 2.

#### **E. CONCLUSION**

It is considered that the supplementary planning guidance does not require to be amended and that the SPG should be adopted as council policy. The SPG should be reviewed in light of the reporters' recommendations on the public local inquiry.

#### **F. BACKGROUND REFERENCES**

Committee Report 30 May 2006 – CDA Developer Contributions for Town and Village Centre Improvements

Edinburgh and the Lothians Structure Plan 2015.  
Finalised West Lothian Local Plan 2005.  
SODD Circular 12/1996.

Appendices/Attachments:      Appendix 1                      Appendix 2

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