



COUNCIL EXECUTIVE

**DEVELOPER CONTRIBUTIONS FOR A SOUTHERN PARK AND RIDE FACILITY AT
THE PROPOSED ARMADALE STATION**

REPORT BY HEAD OF DEVELOPMENT AND REGULATORY SERVICES

A. PURPOSE OF REPORT

At the meeting of the Development and Transport Policy Development and Scrutiny Panel, on 19 February 2008, a decision was taken that supplementary planning guidance (SPG) be prepared setting out the developer contributions required to provide a southern park and ride facility at the proposed Armadale Station. Furthermore, consultation was to be carried out on the SPG and then a report prepared for the Council Executive.

The purpose of this report, therefore, is to advise the Council Executive of the consultation comments received and the council's response, and to seek approval of the SPG.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. endorses the recommended responses to the comments received; and
2. approves the content of the SPG: *Developer Contributions For a Southern Park And Ride Facility at Armadale Station* (as appended to this report).

C. SUMMARY OF IMPLICATIONS

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| I Council Values | Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; and working in partnership. |
| II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment) | This supplementary planning guidance is related to the development strategy contained within the approved Edinburgh and the Lothians Structure plan 2015 and the adopted West Lothian Local Plan 2009. The guidance will support the development management and development plan process. |
| III Resources - (Financial, Staffing and Property) | The indicative cost of providing the first phase of the southern park and ride facility is £420,000. This is to be funded in whole from contributions from the developers involved in the Armadale CDA. |

IV Consultations

Transportation, CDA developers, Armadale Community Council, Armadale councillors.

D. TERMS OF REPORT

Network Rail, as part of the Airdrie to Bathgate rail project, will construct a station at Armadale. The station will include a park and ride (P&R) facility, on the north side of the railway line, to serve the existing population of Armadale.

The adopted West Lothian Local Plan 2009 (WLLP) proposes new housing allocations in Armadale. The key component of the new allocations is the allocation of land for 2000 houses to meet the requirements of the Edinburgh and the Lothians Structure Plan 2015 (E&LSP) for the Armadale core development area (CDA). The CDA Action Plan which forms part of the WLLP requires CDA developers in Armadale to contribute to park and ride facilities on the south side of the proposed railway line. To set out developer requirements to meet this WLLP requirement, supplementary planning guidance (SPG) *Developer Contributions For a Southern Park And Ride Facility at Armadale Station* has been prepared. The main points of the SPG are as follows:

- Land for 150 car parking spaces will be safeguarded in the CDA masterplan, by the developers of the Trees farm area, adjacent to the southern side of the railway station. This land must be transferred to the council at nil cost as part of the development of the masterplan area. It should be noted that the mixed use area was increased as part of the WLLP process, therefore, the developer has not been disadvantaged in terms of the overall developable area available to them. Furthermore, developers of land within 800 metres walking distance of the station will be exempt from the financial contribution.
- The detailed breakdown of the financial contributions will be as follows. The construction of around 90 spaces, at £3,500 per space (90X£3,500= £315,000), will be funded by the Armadale CDA housing developers. The Armadale CDA employment developers will contribute £105,000 (based on 30 spaces X £3,500). The remaining land for 30 spaces will be safeguarded, for longer term expansion, until 2020. If the land has not been used by 2020 the need for safeguarding will be reviewed.

- The developer contributions will ensure that the southern P&R facility will meet the needs of the new population, and the workforce, arising from the development of the Armadale CDA. The housing developer contribution will be £350 per residential unit and this will provide £315,000. This is based on the assumption that approximately 900 houses in the CDA will be outwith the 800 metre walking distance from the station (900 X £350 = £315,000). The housing contribution of £315,000 plus the employment contribution of £105,000 adds up to the total contribution required of £420,000. The contribution figures specified in this report and in the SPG will be index linked from December 2007.

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Consultation

Consultation on the SPG has been carried out with Transportation, potential CDA developers, Armadale Community Council and local Armadale councillors.

One response, making a number of comments about the SPG, was received. The response was from an agent representing one of the CDA developers. The agent asked for these comments to be taken into account in the finalising of the SPG. A summary of the comments, and the council's proposed response (in italics), is listed below.

Concern was expressed over the contribution per house when it was not known exactly how many houses would be outwith the 800 metre walking distance.
The figures are based on an estimation that approximately 900 of the 2,000 house in the CDA will be more than 800 metres walking distance from the station.

The point was made that any contribution should be related to the distance from the P&R facility rather than the station.
Although the park and ride facilities will be adjacent to the station, residents within the 800 metre walking distance will walk to the station and not the P&R facility, therefore the station is the best point from which to measure the 800 metres.

A question was raised regarding the justification for the split between housing and employment developers.
The split is based on an estimate of the likely demand from CDA residents and the businesses based in the CDA employment area.

Concern was expressed over having the option of using the Standhill contributions for a future Blackridge P&R facility.

The reason for having this option is to provide flexibility on the use of the Standhill developers contributions. If it becomes clear that some of the Standhill residents are more likely to use a future Blackridge railway station then it would make sense to have the option of using the Standhill contributions for a P&R facility at Blackridge.

The point was made that the questions of land values and the need for equalisation agreements, and land take compensation have not been taken into account.

The questions of land values and equalisation agreements are matters for the developers. With regard to the question about land take compensation, the SPG has been revised to make clear that the land for the southern P&R facility will be transferred to the council at nil cost. There is no disadvantage to the developers as the mixed use area at south Armadale was increased as part of the WLLP process.

Having considered the representations that have been made, the above council responses are recommended.

E. CONCLUSION

The SPG appended to this report has been prepared to explain the developer contributions required to provide a southern P&R facility at the new Armadale Station. This southern P&R facility is needed to serve the increased population and workforce arising from the development of the CDA. Employment developers will contribute £105,000 and housing developers £315,000. Houses and employment premises less than 800 metres walking distance from the station will be exempt.

F. BACKGROUND REFERENCES

The adopted West Lothian Local Plan 2009.
Edinburgh and the Lothians Structure Plan 2015.
SODD Circular 12/1996 -"Planning Agreements".
Finalised West Lothian Local Plan - Reports to Enterprise and Development Committee dated 23 November 2004, 19 April 2005, 22 November 2005, 7 March 2006 and 23 June 2006

Appendices/Attachments: One
Appendix - Supplementary Planning Guidance: Developer Contributions For A Southern Park And Ride Facility At Armadale Station

29 June 2009

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