



## **DEVELOPER CONTRIBUTIONS**

The council is enabled to require developers to mitigate the impact of their development and to pay for/contribute towards improvements to infrastructure that arise as a direct consequence of their development.

The Strategic Development Plan for Edinburgh and South East Scotland (SDP) expects West Lothian's Local Development Plan (LDP) to set out the items and circumstances in which developer contributions will be sought and Supplementary Guidance is prepared to assist applicants, landowners and developers in this regard. As a result, depending on the location and the type of development, it anticipates some developments to be the subject of developer contributions.

Local Development Plan Policies **INF 1** (Infrastructure Provision and Developer Obligations) and **CDA 1** (Development in the Previously Identified Core Development Areas) of the LDP advise that the council will seek contributions in accordance with Scottish Government Circular 3/2012 'Planning Obligations and Good Neighbour Agreements', as interpreted by emerging case law and amended by subsequent amendments and legislation, to mitigate the development's individual or cumulative impacts upon infrastructure, including cross-boundary impacts. Developer contributions are currently sought by West Lothian for the following:

### **SUPPLEMENTARY GUIDANCE - DEVELOPER CONTRIBUTIONS**

#### **Affordable Housing**

**SG** Affordable Housing

✓ Adopted May 2019

#### **Public Art**

**SG** Developer Contributions Towards Public Art

✓ Adopted January 2020

#### **Minerals**

**SG** Minerals (Including Restoration Bonds)

✓ Adopted February 2020

<b>Cemeteries</b>	
<b>SG</b>	Developer Contributions Towards Cemetery Provision ✓ Adopted August 2021
<b>Transport</b>	
<b>PG</b>	Developer Contributions : A71 Corridor Study ✓ Adopted 2014
<b>SPG</b>	Developer Contributions : A801 Dualling - M8 Junction 4 to Pottishaw Roundabout ✓ Adopted 2010
<b>SPG</b>	Developer Contributions : Provision of a new railway station at Blackridge ✓ Adopted 2010
<b>SPG</b>	Developer Contributions : Southern Park and Ride Facility at Armadale Station ✓ Adopted 2009
<p><i>* The above SPGs are in the process of being replaced by a new SG, 'Developer Contributions Towards Transport Infrastructure'. This was approved by Council Executive on 23 June 2020 and submitted for consideration to Scottish Ministers on 18 January 2021. The council was advised that the guidance may not be adopted until specific modifications have been made and the council has not yet decided its response.</i></p>	
<b>Education</b>	
<b>SG</b>	Planning and Education ✓ Adopted May 2021
<b>General Infrastructure</b>	
<b>SG</b>	Developer Obligations for General Infrastructure for Site Delivery (excluding transport and education infrastructure, cemetery and Public art provision) ✓ Adopted September 2020
<b>Domestic Household Waste, Electric Vehicle Charging Points, Cycle Storage, Parking and Open Space</b>	
<b>SG</b>	Residential Development Guide ✓ Adopted April 2019

**NB: The information in this table was last updated on 28 October 2022 and is kept under review.**

Should there be a change to the status of any of the guidance it will be recorded here as and when appropriate.