



**West Lothian
Council**

POLICY PARTNERSHIP AND RESOURCES COMMITTEE

**DEVELOPER CONTRIBUTIONS TOWARDS THE A71 CORRIDOR STUDY BUS
PRIORITY MEASURES**

**REPORT BY THE TRANSPORTATION MANAGER/STRATEGIC PLANNING
MANAGER**

A. PURPOSE OF REPORT

The purpose of this report is to seek committee approval for a new policy to identify developer contributions towards infrastructure on the A71 to implement the bus priority measures identified in the he A71 corridor study.

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;
2. Note that there will be consultation 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 contribution to the A71 bus priority measures is at a level commensurate with the impact of the new development.

IV Consultations

D TERMS OF REPORT

Introduction

- 1 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 being planned.
- 2 The A71 corridor study identified a package of bus priority measures to improve sustainable transport options on the A71 corridor and which support the developments contained within the local plan development allocations.
- 3 The supplementary planning guidance appended sets out key principles and background to justify the need for developments to provide or contribute towards infrastructure associated with the A71 corridor study findings. The key principles are consistent with *SODD Circular 12/1996 "Planning Agreements"* which sets the Scottish Executive's current guidance on developer contributions.
- 4 Contributions will be secured through section 75 agreements (or section 69 agreements). The policy will apply to the residential and employment (class 4, 5 and 6) land uses identified in the supplementary guidance with exemptions for small scale development.
- 5 Consultation will take place 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 implement A71 bus priority measures. Some of the measures are identified for full funding associated with the core development area at West Livingston/Mossend and Calderwood. However, where a contribution to infrastructure is 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 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

A71 Corridor Study Final Report June 2005

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