

## 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	
<b>Affordable Housing</b>	<a href="#">Affordable Housing</a> adopted May 2019
<b>Public Art</b>	<a href="#">Developer Contributions Towards Public Art</a> - adopted January 2020
<b>Minerals</b>	<a href="#">Minerals including restoration bonds</a> - adopted February 2020

<b>Cemeteries</b>	<a href="#">Developer contributions: Cemetery provision</a> - 2009
<b>Transport</b>	<a href="#">Developer contributions - A71 Corridor Study</a> – 2014  <a href="#">Developer contributions - A801: Dualling: M8 junction 4 to Pottishaw Roundabout</a> – 2010  <a href="#">Developer contributions - Provision of a new railway station at Blackridge</a> – 2010  <a href="#">Developer contributions - Southern park and ride facility at Armadale Station</a> - 2009
<b>Education</b>	<a href="#">Planning for Education</a> – 2008  <a href="#">Planning and Education Developer contributions - School commissioning costs</a> – 2008  <a href="#">Developer contributions towards the provision of additional primary school capacity for the denominational sector in Broxburn, East Calder and Winchburgh</a> – 2006  <a href="#">Developer contributions policy - Interim changes to supplementary planning guidance</a> – 2008  <a href="#">Developer contributions - Primary school infrastructure in Armadale</a> – 2011  <a href="#">Developer contributions - Whitburn Academy</a> – 2011  <a href="#">Developer contributions - Denominational secondary education infrastructure</a> – 2010

	<a href="#">Developer contributions - Replacement Armadale Academy</a> - 2006
<b>General Infrastructure</b>	<a href="#">Developer contributions - Replacement Armadale Library</a> – 2009 <a href="#">CDA developer contributions - Town and village centre improvements</a> - 2007
<b>Domestic household waste, electric vehicle charging points, cycle storage and parking, open space</b>	<a href="#">Residential Development Guide</a> adopted April 2019

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