



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

Cemeteries

SPG [Developer Contributions : Cemetery Provision](#) Adopted 2009

** This guidance is in the process of being replaced by a new SG, '[Cemetery Contributions](#)' which has been subject to consultation and is intended to be reported for approval to Council Executive in late 2020.*

Transport

PG [Developer Contributions : A71 Corridor Study](#) Adopted 2014

SPG [Developer Contributions : A801 Dualling - M8 Junction 4 to Pottishaw Roundabout](#) Adopted 2010

SPG [Developer Contributions : Provision of a new railway station at Blackridge](#) Adopted 2010

SPG [Developer Contributions : Southern Park and Ride Facility at Armadale Station](#) Adopted 2009

** The above guidance is in the process of being replaced by a new SG, '[Developer Contributions Towards Transport Infrastructure](#)' which was approved by Council Executive on 23 June 2020.*

Education

SPG [Planning for Education](#) Adopted 2008

SPG [Planning and Education Developer Contributions - School Commissioning Costs](#) Adopted 2008

SPG [Developer Contributions Toward the Provision of Additional Primary School Capacity for the Denominational Sector in Broxburn East Calder and Winchburgh](#) Adopted 2006

SPG [Developer Contributions Policy - Interim Changes to Supplementary Planning Guidance](#) Adopted 2008

SPG [Developer Contributions - Primary School Infrastructure in Armadale](#) Adopted 2011

SPG [Developer Contributions - Whitburn Academy](#) Adopted 2011

SPG [Developer Contributions - Denominational Secondary Education Infrastructure](#) Adopted 2010

SPG [Developer Contributions - Replacement Armadale Academy](#) Adopted 2006

** The above guidance is in the process of being replaced by a new SG, '[Developer Contributions Towards Education](#)' which has been subject to consultation and is intended to be reported for approval to Council Executive in late 2020.*

General Infrastructure

SG [Developer Obligations for General Infrastructure for Site Delivery \(excluding transport and education infrastructure, cemetery and Public art provision\)](#) Adopted September 2020

Domestic Household Waste, Electric Vehicle Charging Points, Cycle Storage, Parking and Open Space

SG [Residential Development Guide](#)

Adopted April 2019

The information in this table was last updated on : 12 October 2020