



2018 local development plan developer contributions framework

PROPOSED SUPPLEMENTARY GUIDANCE

Foreword

East Lothian is a very attractive place to live, work, do business, recreate and visit. The area is facing change in its population, economy and way of life, which will affect all of us who live here and the towns and villages we live in. The Local Development Plan sets out a strategy and policies for accommodating new development in a sustainable way.

Significant population growth is expected to continue in East Lothian and we need to help ensure that the Scottish Government's requirement to provide sufficient land for new homes and employment can be met whilst delivering more affordable homes and jobs. We need to maintain high quality services and infrastructure, taking into account the needs of our changing and growing communities, so sustainable economic growth can take place. In some places this means more capacity must be provided in infrastructure and facilities so that the demand for it generated by new development can be accommodated in an efficient and effective way.

When preparing this Supplementary Guidance we have worked with service and infrastructure providers to assess the impact of the Local Development Plan strategy and sites, including on the transport network and on our education and community facilities. With them we have planned how much more capacity will be required, how much this will cost and how and where it is to be delivered. Within this we have identified how developers are likely to be required to contribute to providing the necessary increases in capacity in line with the impact that will be generated by their developments, as well as the role their sites will have to play in delivery. We want to work collaboratively to make sure the planned growth of East Lothian is delivered.

This Supplementary Guidance supports our Local Development Plan. It has been prepared in line with relevant Scottish Government policy and advice on development planning and developer contributions. It sets out East Lothian Council's likely requirements for developer contributions for the provision of additional capacity in infrastructure and facilities that will be needed to support the new development planned for by our Local Development Plan.

We have done this work upfront alongside the plan because we want to be as clear as possible with our customers about what we need to deliver planned development where; we also want to make the process simpler, easier and faster so we can help make development happen.



Councillor Norman Hampshire
Spokesperson for Environment

Contents

Purpose of this Supplementary Guidance	1
Legal & Policy Context	7
Applying the Developer Contributions Framework.....	9
The Developer Contributions Framework for East Lothian	12
The Developer Contribution Protocol	57
Appendix 1 - Developer Contribution Zones	65

Purpose of this Supplementary Guidance

- 1.1** The planning system allows mitigation to be sought from applicants or developers towards delivering infrastructure capacity where the need for this arises as a result of their development or to make development acceptable. Planning policies can also require that provision is made for other interventions, such as provision for affordable housing as part of market housing development. These interventions are normally called ‘developer contributions’.
- 1.2** To enable additional development in East Lothian further investment will be required from developers to overcome the transport, education, community, health care and affordable housing requirements, or other infrastructure or environmental constraints that will arise as a result of their developments, on an individual and on a cumulative basis. The Council has worked with service and infrastructure providers to identify opportunities, constraints and costed mitigation solutions for planned growth.
- 1.3** The Strategic Development Plan for Edinburgh and South East Scotland (SDP) expects East Lothian’s Local Development Plan (LDP) to set out the items and circumstances in which developer contributions will be sought. Supplementary Guidance is to be prepared to assist applicants, landowners and developers in this regard. Accordingly, this statutory Supplementary Guidance provides further information and detail on how SDP Policies 8 and 9 and LDP Policy DEL1: Infrastructure and Facilities Provision will be applied. This guidance sets out the contributions, where known at this stage, that applicants or developers are likely to be required for as part of their proposals for different types and scales of development within different parts East Lothian.
- 1.4** A need for additional capacity in infrastructure can be generated by an individual development, or by the cumulative impact of a number of developments in an area. One development can impact on a number of different types of infrastructure or facilities. This means a development may need to mitigate its impact on infrastructure or facilities with other developments on a cumulative basis as well as be the sole provider of mitigation where the need for it arises only because of that development.
- 1.5** Scottish Government Circular 3/2012: Planning Obligations and Good Neighbour Agreements is clear developer contributions can only be sought where they are necessary to make a proposal acceptable in planning terms (overcome a barrier to the approval of planning permission); serve a planning purpose (provide or contribute towards mitigation that is normally identified in the development plan); be related to the proposed development either as a direct consequence of it or arising from the cumulative impact of development in an area (there must be a clear direct link between development and the infrastructure to be provided), fairly and reasonably relate in scale and kind to the development (provide or contribute to the provision of infrastructure that would not be necessary were it not for the development, on a proportionate pro-rata basis as appropriate, but not to resolve existing deficiencies); and be reasonable in all other respects.
- 1.6** The Scottish Government acknowledges that infrastructure capacity is a significant issue to enabling further sustainable economic growth in East Lothian. Best use is to be made of existing capacity and facilities as appropriate, but in some cases additional capacity and new facilities will be required. Innovation

and joint working is expected to identify funding solutions and delivery mechanisms. Developer contributions will have a role to play in this and they can be provided for in the following ways:

- **Accumulated Contributions** are placed in an infrastructure fund that relates to a specific infrastructure project that is required to mitigate the cumulative impact of new development in an area. Such funds are used so the cumulative impact of more than one development can be mitigated by combining separate contributions that are in keeping in scale and kind with the proportional impact of each development, so when the individual contributions are taken together they can deliver an intervention that is needed to mitigate the cumulative impact of development;
- **In-kind Contributions** such as where a developer builds (e.g. homes) or provides (e.g. serviced land) the necessary intervention to an agreed standard and transfers it to the service or infrastructure provider, or agrees with them another appropriate delivery mechanism;
- **Financial Contributions** such as one-off upfront payments, or phased payments for more substantial or complex contribution requirements; and
- **Commutated sums**, such as for the on-going maintenance of open space or in lieu of on-site provision for affordable housing.

1.7 This Supplementary Guidance identifies the likely level of contributions that will be required from applicants or developers in association with their proposals for different types and scales

of development for sites planned for by the Local Development Plan in different developer contribution zones within East Lothian. It also identifies the preferred manner in which such developer contributions should be provided for by applicants or developers.

1.8 Commitment from applicants or developers to provide for their contributions will be necessary before planning permission will be approved. This may require use of legal agreements. For the avoidance of doubt, applicants or developers will also need to comply with any conditions of their planning permission.

Delivering the Spatial Strategy for East Lothian

- 1.9** The LDP distributes the SDPs requirement for additional development to sites within East Lothian. Demand for additional capacity in infrastructure or facilities will increase as these sites are developed. Service and infrastructure providers have analysed the impact of this planned development on the need for additional capacity in their infrastructure and facilities. As part of this, they have considered whether there is scope to use their existing assets more effectively to maximise their capacity.
- 1.10** The locations allocated for development by the LDP will make best use of available capacity, or capacity increases that can be provided, at existing infrastructure or facilities. However, the amount of development land that needs to be allocated by the LDP means that not all new development can be serviced by using existing assets. New infrastructure and facilities will need to be provided to accommodate the impact of new development in the area. As part of a place-making approach, the LDP identifies areas of significant change and areas of regeneration within which sites for new development are identified. The scale of development promoted in certain locations will be sufficient to justify and sustain the new facilities or infrastructure required, on an individual or on a cumulative basis as appropriate.
- 1.11** This integrated approach to land use and infrastructure planning focused on how existing and new public assets can be used more effectively in future. Related opportunities have been explored jointly by service and infrastructure providers. This included the scope to deliver services in different ways and to share facilities to maximise the use of assets and minimise the need for new

ones. Service and infrastructure providers were encouraged to consider their capital and asset management strategies in parallel with the preparation and delivery of the LDP. This early up-front work has helped to identify efficiencies, existing capacity deficits, where capacity increases are already planned and, separate from this, where there will be a need for further increases in capacity or provision of new facilities as a direct result of uncommitted development. Infrastructure capacity projects and costs, including the proportion that is likely to need to be met by applicants or developers on an individual or cumulative basis, have also been identified.

- 1.12** Where provision of additional capacity is essential, consideration has been given as appropriate to future flexibility and adaptability to allow scope for shared use of facilities in future. This will minimise the cost of providing infrastructure capacity for new development and will help to minimise revenue costs. This will assist in delivering and maximise the affordability of the Local Development Plan strategy. In this context, there will be a key role for education facilities in future. Out of school hours they will provide an important focus for wider community uses wherever possible and appropriate. However, whilst the shared use of facilities will be important, there will be a need to increase the capacity of other facilities to ensure the additional development can be accommodated and service provision can be maintained.
- 1.13** Accordingly, to accommodate further new development in East Lothian the LDP safeguards land in order that the service or infrastructure providers can assemble it so they can provide the necessary additional infrastructure capacity solutions or other interventions. There is also a need to identify appropriate funding and delivery mechanisms for the provision of these interventions

and within this to embrace the role ‘developer contributions’ will have to play in delivering the LDPs strategy and sites. The LDP Action Programme identifies associated actions, dependencies, roles and responsibilities.

- 1.14** However, notwithstanding all of this early up-front work, as development proposals emerge detailed discussions between applicants and service or infrastructure providers will be required, preferably during pre-application discussion to identify the exact level of development impact through the demand assessment process and the subsequent required level of contributions. Early engagement will be essential to ensure the timescales for the commencement of development and the provision of mitigation are appropriately aligned – e.g. transfer of serviced land or financial contributions relative to the commencement of development and commitment to deliver an infrastructure project.
- 1.15** In some cases this may require the provision of certain ‘developer contributions’ from a development to be prioritised through time to ensure that specific mitigation or infrastructure required as a result of the development will be available when required. Yet in some cases this may be prohibitive to a viable development project – e.g. if significant funding is necessary before development commences or in the early stages of construction. In such situations early discussion on these issues will be essential to try and find and agree appropriate delivery solutions.
- 1.16** To overcome obstacles to the approval of planning permission, and to ensure development projects can be made viable while delivering infrastructure capacity when required, there may be situations where the phased payment of contributions can be

agreed – e.g. to help align payment of financial contributions with the cash flow of the proposed development rather than the cash flow of an infrastructure project - but only if the associated risk can be managed with the use of an appropriate legal agreement. However, the Council may not be able to commit to forward funding if this leads to the Council incurring significant levels of debt charges.

- 1.17** Additionally, where it is essential that an increase in capacity is provided before or simultaneously with development, on an individual or cumulative basis, service or infrastructure providers may decide to target their funding to wholly or partly front fund an infrastructure project so development can be enabled. However, this approach would only be possible because the applicants or developers that would benefit from it will be required to commit to contribute on a cumulative pro-rata basis to the infrastructure project by contributing into a fund that accumulates for the relevant infrastructure solution before any planning permission will be approved, as set out by this Supplementary Guidance.
- 1.18** Allowing staged repayments in this way towards front funded infrastructure capacity will be particularly beneficial where a number of developments are dependent on the prior delivery of a shared infrastructure capacity solution that would address their cumulative impact. This approach would overcome the need for all developers to wait until full funding for the infrastructure project has been committed or gathered and for the additional infrastructure capacity to then be delivered before any of their developments could commence. This is particularly beneficial if each developer wants to progress independently of the others.

1.19 A service or infrastructure provider may agree to delay or phase provision of additional infrastructure capacity and to manage development related impacts in the short term. Where possible and appropriate this approach may allow some development to commence and a service or infrastructure provider to accumulate contributions over time and to combine them from a number of different developments so they can fund on a pro-rata basis the intervention that is required to mitigate their cumulative impact. However, this approach would only be possible because the applicants or developers that would benefit from it will be required to commit to contribute on a cumulative pro-rata basis to the infrastructure project by contributing into a fund for the relevant infrastructure solution before any planning permission will be approved, as specified by this Supplementary Guidance.

1.20 New development will generate a need for other interventions. These may include provision for affordable housing, connections to the surrounding area, measures to encourage public transport use or more sustainable modes of travel (such as active travel) or to offset or compensate for any increased use arising from new development, or mitigation to address environmental issues such as air quality. Developer contributions for interventions will not be sought for the proportionate cost of the intervention associated with resolving pre-existing deficiencies or problems, or to achieve objectives not necessary to overcome an obstacle to the approval of planning permission for an appropriate development; however, proportional developer contributions will be required from uncommitted developments to uncommitted interventions, if those interventions would address pre-existing issues as well as the impact of uncommitted development.

1.21 Every effort has been made in the preparation of the LDP and this Supplementary Guidance to identify the need for ‘developer contributions’ in respect of uncommitted LDP sites. However, it has not been possible to identify all developer contributions that will be required. The need for developer contributions will be identified as early as possible in the Development Management process. This will include any fresh proposals for committed sites and for windfall proposals.

1.22 The availability or ability to provide additional capacity for windfall proposals in addition to planned development will be assessed on a case by case basis. Windfall proposals will not be supported if they would undermine LDP sites i.e. they can only be accommodated by using the infrastructure capacity identified for committed or LDP sites. Similarly, if a windfall proposal is dependent on the prior provision of mitigation from an uncommitted project, or if there is a lack of certainty over the ability or timescale to deliver mitigation, this could make the windfall proposal unacceptable in planning terms. The impact of windfall proposals will be assessed over and above that of planned LDP sites and committed development with its associated mitigation and contributions in place. Windfall development will be required to contribute towards mitigation infrastructure required for LDP development if that windfall proposal can be accommodated within that infrastructure capacity being provided. If additional capacity can be provided above planned capacity, windfall proposals will need to fully fund this increase above planned capacity on an individual or cumulative basis as appropriate at the time of assessment. For all development proposals early engagement and collaborative work with service or infrastructure providers will be essential to seek to

scope the full extent of likely developer contributions that may be associated with a proposal.

1.23 The LDP seeks to deliver new development in a way that promotes sustainable development. To do this it needs to ensure that applicants or developers provide any necessary additional capacity in infrastructure or facilities required as a result of their development, that provision will be made for affordable housing, that development will be integrated with its surroundings, and that environmental impact will be mitigated as appropriate. Early clarity on how these issues will be addressed will be essential for sound development appraisals, proposals and masterplans, and to help ensure the planning authority's target timescales for determining planning applications can be met. Proposals submitted without agreement on how these matters will be addressed risk refusal of planning permission.

1.24 In some circumstances the total financial implication of developer contributions may be more than a viable development is able to address. In exceptional circumstances, if the merits of a proposal would clearly outweigh the public interest in requiring certain contributions, the Council may consider on a case-by-case basis if there is sufficient justification for excusing a proposal from certain developer contributions where this would be in line with LDP policy. Applicants must support any such request with compelling evidence, including an open book development appraisal, including but not limited to the price of land, that the Council will seek to verify.

1.25 Consistent with relevant LDP policies and proposals and Circular 3/2012: Planning Obligations and Good Neighbour Agreements,

this Supplementary Guidance seeks developer contributions for the provision of the following:

- **Transport network capacity**, including for active travel, public transport and the strategic and local road networks;
- **Education facilities capacity**, including for Early Learning & Childcare (ELC), primary school and secondary school levels;
- **Affordable housing**, which may include provision of housing and support services to meet the needs of older people as well as those with long term health needs including learning disability, mental health needs or physical disability or younger people with health and social care needs;
- **Sport Facilities Capacity**, including formal indoor and outdoor recreation and changing facilities;
- **Environmental mitigation**, including to address development related impacts on any identified Air Quality Management Area (which in the case of Musselburgh town centre will be addressed by transport interventions);
- **Health and social care facilities capacity**, including General Practitioner Services and community health services to meet the needs of the growth in population, particularly the projected increase in number of elderly people; and
- **Employment land servicing** as identified on site by site basis.

Legal & Policy Context

Relevant Primary Legislation

- 2.1** Developer contributions or other planning interventions can be secured by imposing a condition on a planning permission or by concluding a legal agreement. Where planning permission cannot be approved without some restriction or regulation on the development, this may be achieved through the use of a planning condition or a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) or under other legal powers.
- 2.2** In terms of securing necessary financial payments to mitigate the impact of development, the Local Government (Scotland) Act 1973 (s69), the Countryside (Scotland) Act 1967, the sewerage (Scotland) Act 1968, and the Roads (Scotland) Act 1984 (s48) also provide mechanisms for one off, upfront payments to be made.
- 2.3** Where subsequent owners of land need to be bound by a restriction or regulation on the use of the land an agreement under Section 75 of the Town & Country Planning (Scotland) Act 1997 (as amended) will be necessary. The need for a Section 75 agreement will arise in situations where, for example, phased payments are agreed and / or where there is a requirement for the delivery of a developer contribution on one part of a wider site to facilitate development on another part of the site (potentially under separate ownership).
- 2.4** Section 75A of the Act creates a formal process whereby a person against whom a planning obligation is enforceable may apply to the planning authority to have the obligation either modified or

discharged. Since proposals to modify and/or discharge a planning obligation cannot be changed by the applicant once submitted for determination by the Council, it is strongly recommended that applicants have early discussion with the relevant service or infrastructure provider to establish if the proposed modification and/or discharge would be acceptable to them, or if and how it could be made so.

- 2.5** The period for determining applications to modify planning obligations is two months. This period begins from the date on which the application is made. Section 75B establishes a right of appeal to the Scottish Ministers where the planning authority refuses the application to modify a planning obligation or does not determine it within two months.

Relevant Scottish Government Circulars

Use of Conditions in Planning Permissions

2.6 Conditions on planning permissions can be used to appropriately control or regulate the use of land, in line with Circular 4/1998: Use of Conditions in Planning Permissions. Planning applications can be made to vary, remove or discharge conditions, and there is a right of appeal to Scottish Ministers if such applications are refused. Planning conditions should only be used when they are:

- Necessary;
- Relevant to planning;
- Relevant to the development to be permitted;
- Enforceable;
- Precise; and
- Reasonable in all other respects.

2.7 It would be *ultravires* to require a developer to carry out works that they have no power to carry out, or which would need the consent or authorisation of a third party, but a similar result may be achieved if a condition is worded in a negative form, such as prohibiting development until a specified action has been undertaken on-site or off-site - e.g. a suspensive or 'Grampian' planning condition. Where there is no reasonable prospect of the necessary action being undertaken it would be inappropriate to use a negative condition. Although planning permission runs with the land, planning conditions do not burden the title of the land.

Planning Obligations & Good Neighbour Agreements

2.8 Scottish Government Circular 3/2012: Planning Obligations and Good Neighbour Agreements sets out the expectations for the use of planning obligations under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended). Circular 3/2012 sets out a series of tests that must be passed before a planning obligation can be used. These tests are that:

- the use of a planning obligation is necessary to make the development acceptable in planning terms;
- the obligation will serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- the obligation must relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- the obligation must be fairly and reasonably related in scale and kind to the proposed development; and
- the obligation must be reasonable in all other respects.

2.9 Where justified, a planning obligation can be used to eliminate, reduce or compensate for any potentially negative impacts of a development on land use, the environment or infrastructure.

2.10 The use of planning obligations can allow obstacles to the approval of planning permission to be overcome where these cannot be satisfactorily addressed by planning conditions.

Applying the Developer Contributions Framework

Proposals Subject to the Framework

3.1 Policy DEL1: Infrastructure and Facilities Provision of the East Lothian Local Development Plan states that:

Policy DEL1: Infrastructure and Facilities Provision

New development will only be permitted where the developer makes appropriate provision for infrastructure and community facilities required as a consequence of their development in accordance with Scottish Government Circular 3/2012 or any revision. Any necessary provision for interventions must be phased as required with the new development.

Developer contributions will be required from all new development proposals that meet or exceed the scale thresholds below, including windfall proposals:

- Proposals of 5 or more dwellings, including affordable homes; and
- Employment, retail, leisure or tourism proposals of 100m² gross floor space or larger.

The items for which developer contributions will be required shall include but not be limited to the key interventions identified by the LDP and its Action Programme. Developer contributions will be required where a development proposal would generate a need for an intervention and the proposed development is within a contribution zone that applies to that intervention.

The likely nature and scale of developer contributions required in association with the developments that are planned for by this LDP is set out within the Supplementary Guidance: Developer Contributions Framework.

The exact nature and scale of developer contributions required in association with all relevant new development proposals, including windfall proposals, will be assessed on a case by case basis.

Developer contributions will always be used to deliver the mitigation for which they were originally intended.

Planning conditions and/or legal agreements will be used as appropriate and required to secure any necessary provision from developers, which could include land and/or a capital contribution.

Developer Contributions by Development Type and Size

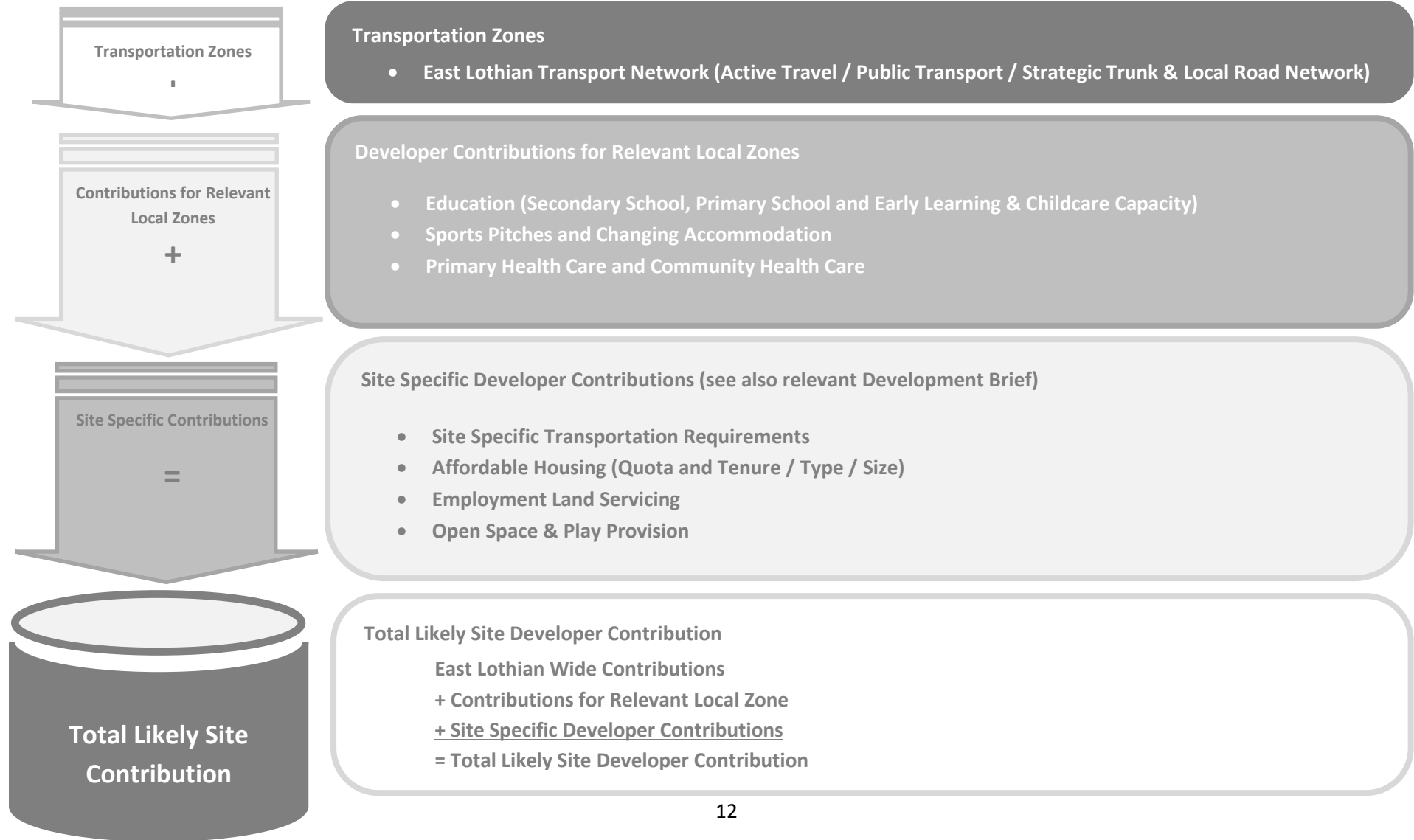
- 3.2** In accordance with Policy DEL1, the Council has adopted this Developer Contributions Framework to specify how appropriate provision for planning interventions required in association with different types and scales of development planned for by the LDP in different identified contribution zones within East Lothian will be secured from applicants or developers.
- 3.3** Table 1 specifies how the Developer Contributions Framework will apply to different types and scales of planned development and the nature of contributions required. Having identified the nature of contributions from Table 1, applicants must then refer to the Developer Contributions Framework to establish the scale of contributions they must provide for as a consequence of their proposed development in the 'contribution zone' in which it would be located. Plans at Appendix 1 show the contribution zones if these are not shown in the main body of the guidance. The framework sets out preferences for how contributions should be provided for – e.g. payment into an infrastructure fund etc.
- 3.4** The framework begins with Transportation Zones, including those for active travel, public transport and for strategic and local road network interventions. Contribution zones that are relevant to the provision of additional infrastructure capacity or facilities at a more local level are then set out. Proposals must provide for the contributions that are relevant to all the zones in which they are

proposed. The framework explains the outline delivery strategy and the role of specific allocated sites in this. The framework must be read with the LDP and relevant site briefs that specify site specific development requirements where known at this stage, such as how a site should be accessed and how open space and play facilities should be provided (see also paragraph 1.21).

Table 1

	APPLYING THE DEVELOPER CONTRIBUTIONS FRAMEWORK BY DEVELOPMENT TYPE AND SIZE		
	RESIDENTIAL DEVELOPMENT OF 5 AND MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
NATURE OF INTERVENTIONS			
Transport Infrastructure	✓	✓	Infrastructure Fund / Financial Payment / In-kind (e.g. delivery of multifunctional pathway)
Education Capacity	✓	X	See Developer Contributions Framework
Affordable Housing	✓	X	See LDP Policies HOU3 and HOU4 and Affordable Housing Supplementary Planning Guidance
Sports Pitches & Changing Accommodation	✓	X	See Developer Contributions Framework
Health & Social Care Facilities	✓	X	See Developer Contributions Framework
Servicing of Employment Land	Site Specific (See LDP and Site Brief)	X	See Developer Contributions Framework

The Developer Contributions Framework for East Lothian



TRANSPORTATION CONTRIBUTION ZONES

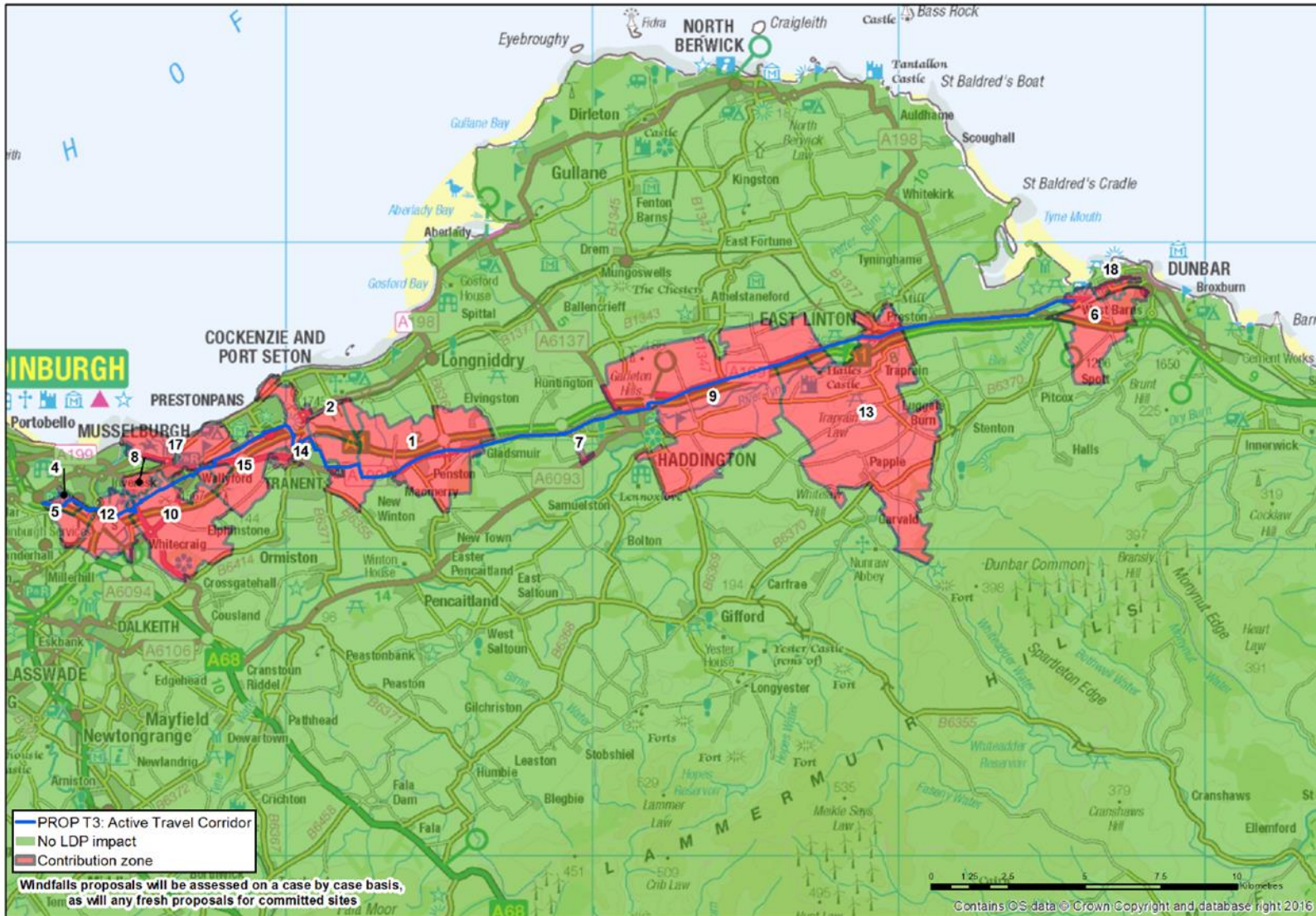
How to Interpret and Apply the Transportation Contribution Zones and Contribution Tables

Applicants for sites identified in the LDP must the following process to identify the level of transport developer contributions that are likely to be required:

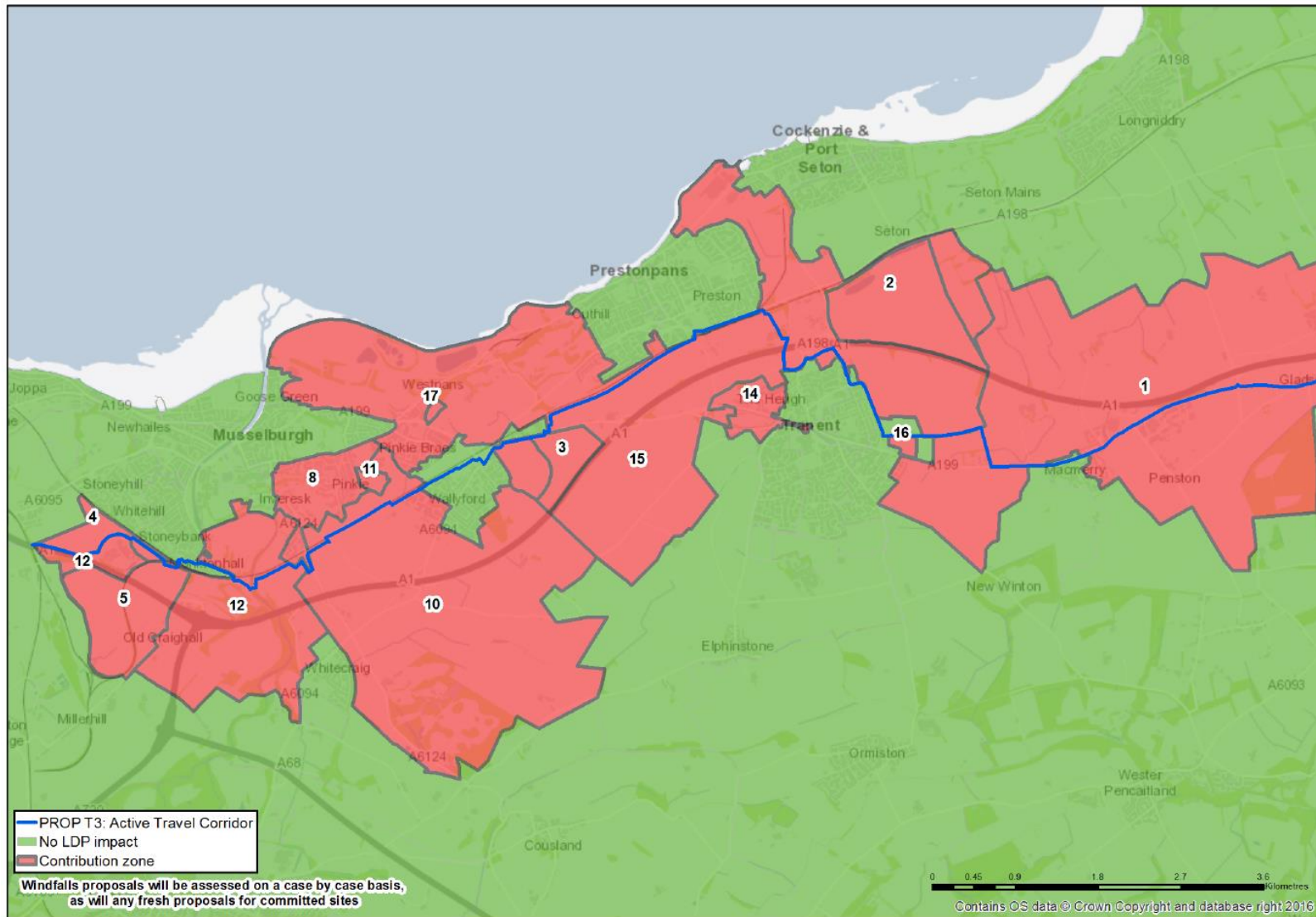
1. For each transportation intervention determine the Transportation Contribution Zone(s) within which the proposed development would be located;
2. If the zone is coloured red then the development is considered to have a relationship to the proposed intervention and therefore a contribution is likely to be required. Importantly, this shall be done for each of the Transportation Developer Contribution Zones relevant to the proposal – e.g. for active travel, public transport and for the trunk and local road network;
3. For housing LDP sites and the housing proportion of LDP mixed use sites, Tables 2, 3 and 4 set out the likely level of contribution for each transport intervention. Where there is no value under a transport intervention, then no contributions towards that intervention are sought
4. For LDP employment, commercial, retail, leisure and tourism sites or the non-housing elements of mixed use sites, Table 5 sets out the per 100m² rate that should be used to determine the contribution for the total floor space (gross)
5. Apply the content of the Development Plan overall, including the outline delivery strategy of this guidance set out for each local area, as well as any site briefs or any further developer contribution requirements identified through the Development Management processes, or preferably through earlier engagement with service or infrastructure providers.
6. Applicants must contact the Council to confirm if the contribution levels are applicable in all instances. If the proposed capacity of the site has changed from what is identified in the LDP, then a higher or lower level of contribution may be required. This may involve a re-assessment of the cumulative impact.

Applicants of windfall sites should refer to paragraph 4.6.

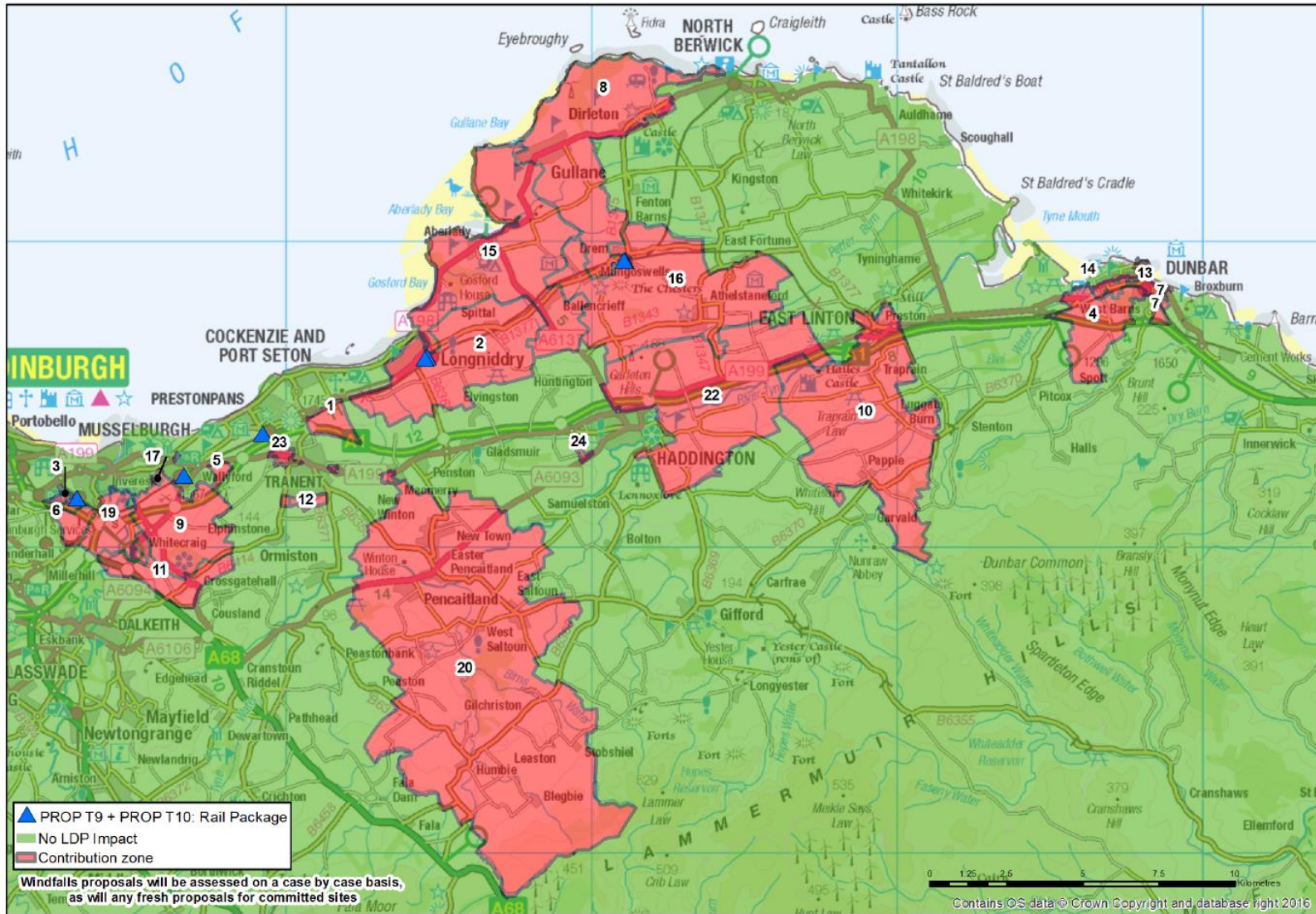
Segregated Active Travel Corridor Contribution Zones



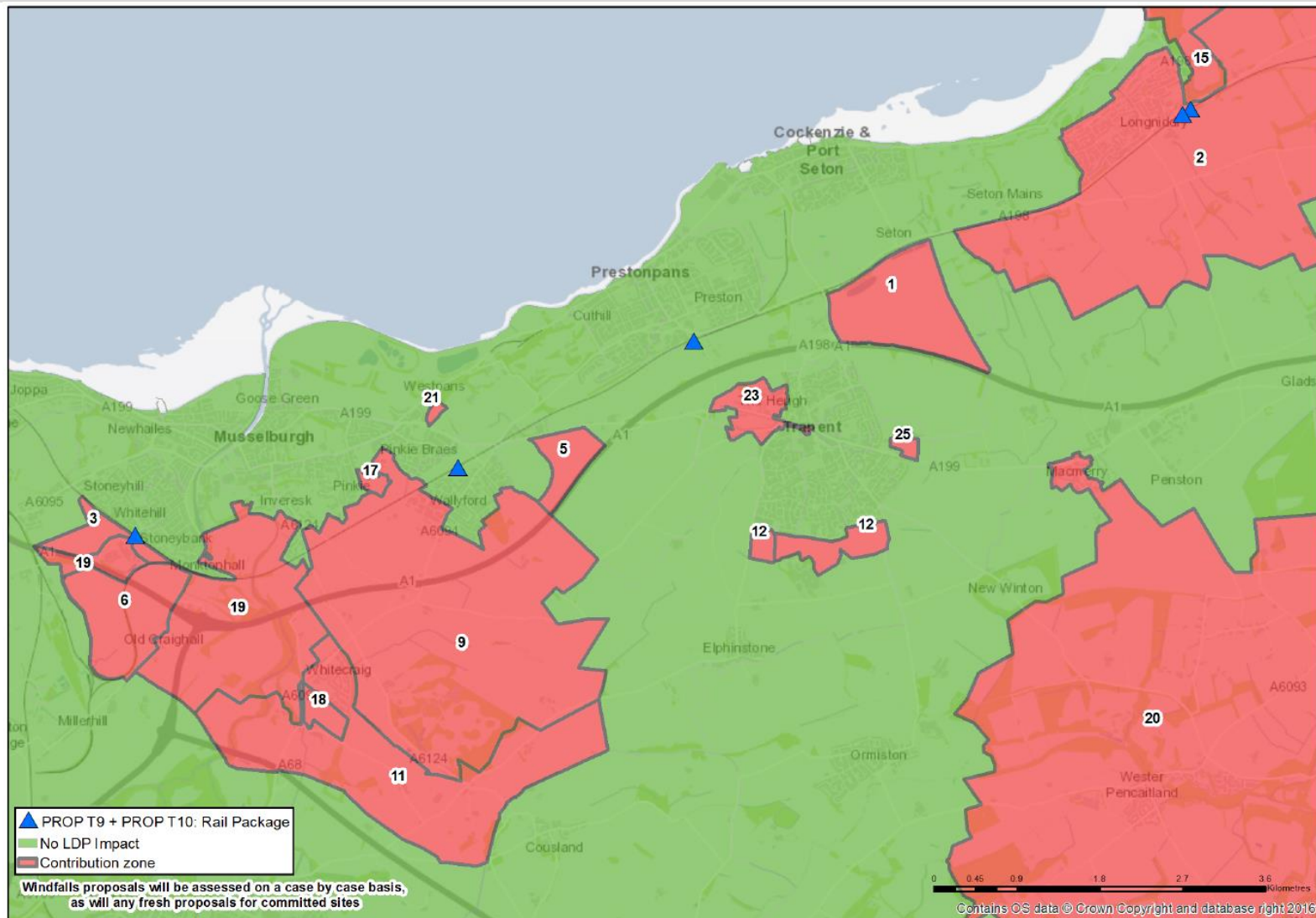
Segregated Active Travel Corridor Contribution Zones Inset



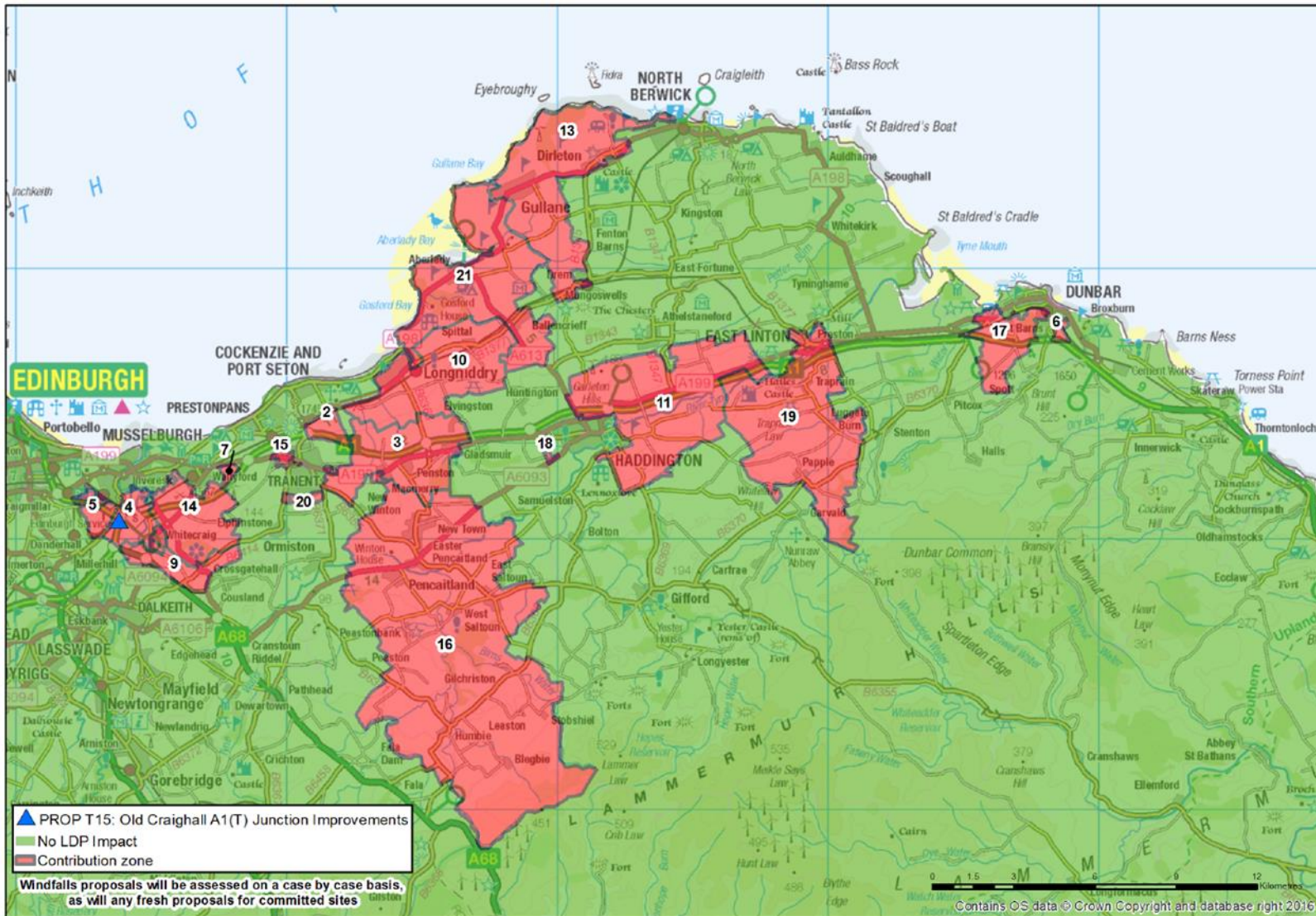
Rail Network Improvements Contribution Zones



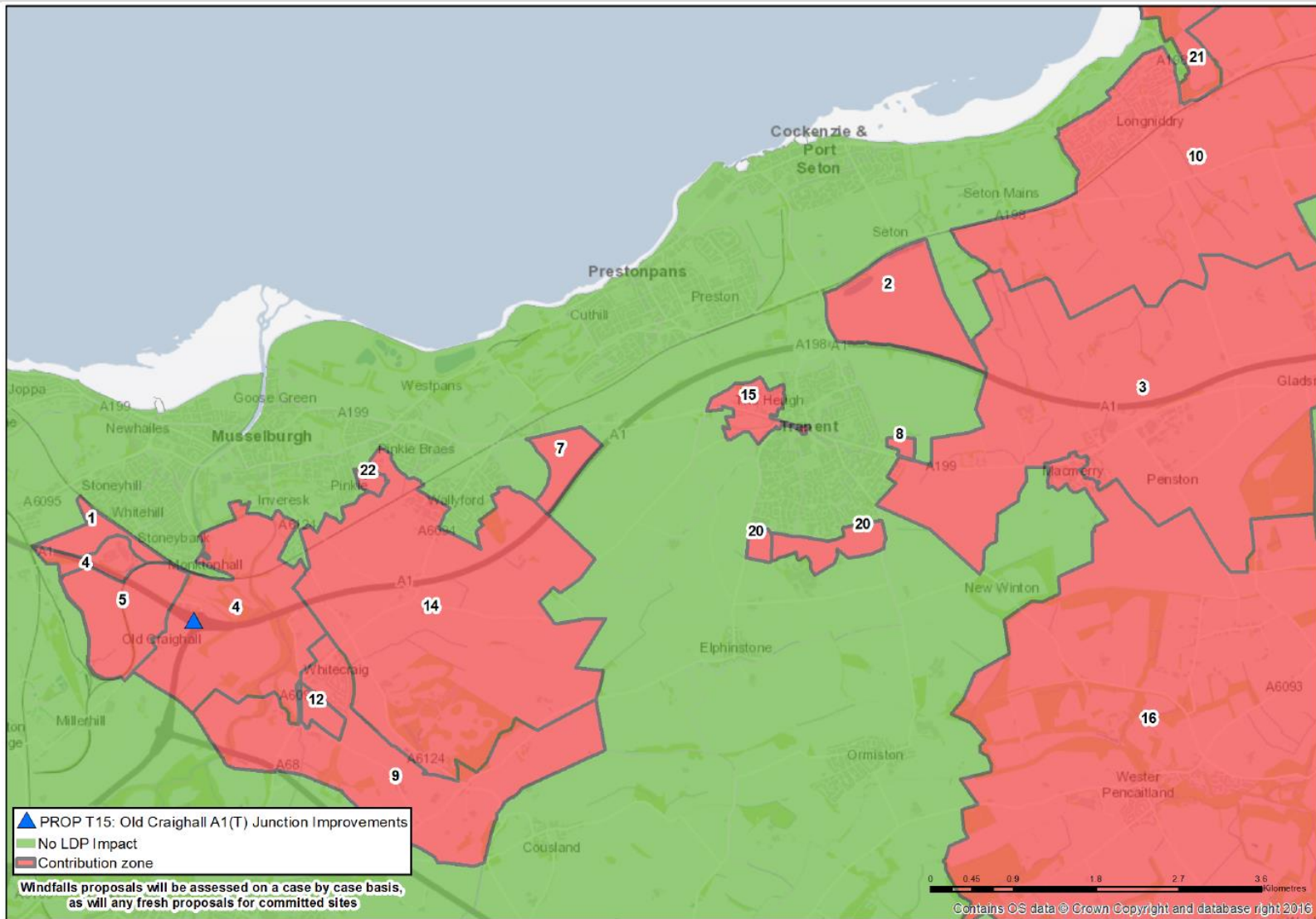
Rail Network Improvements Contribution Zones Inset



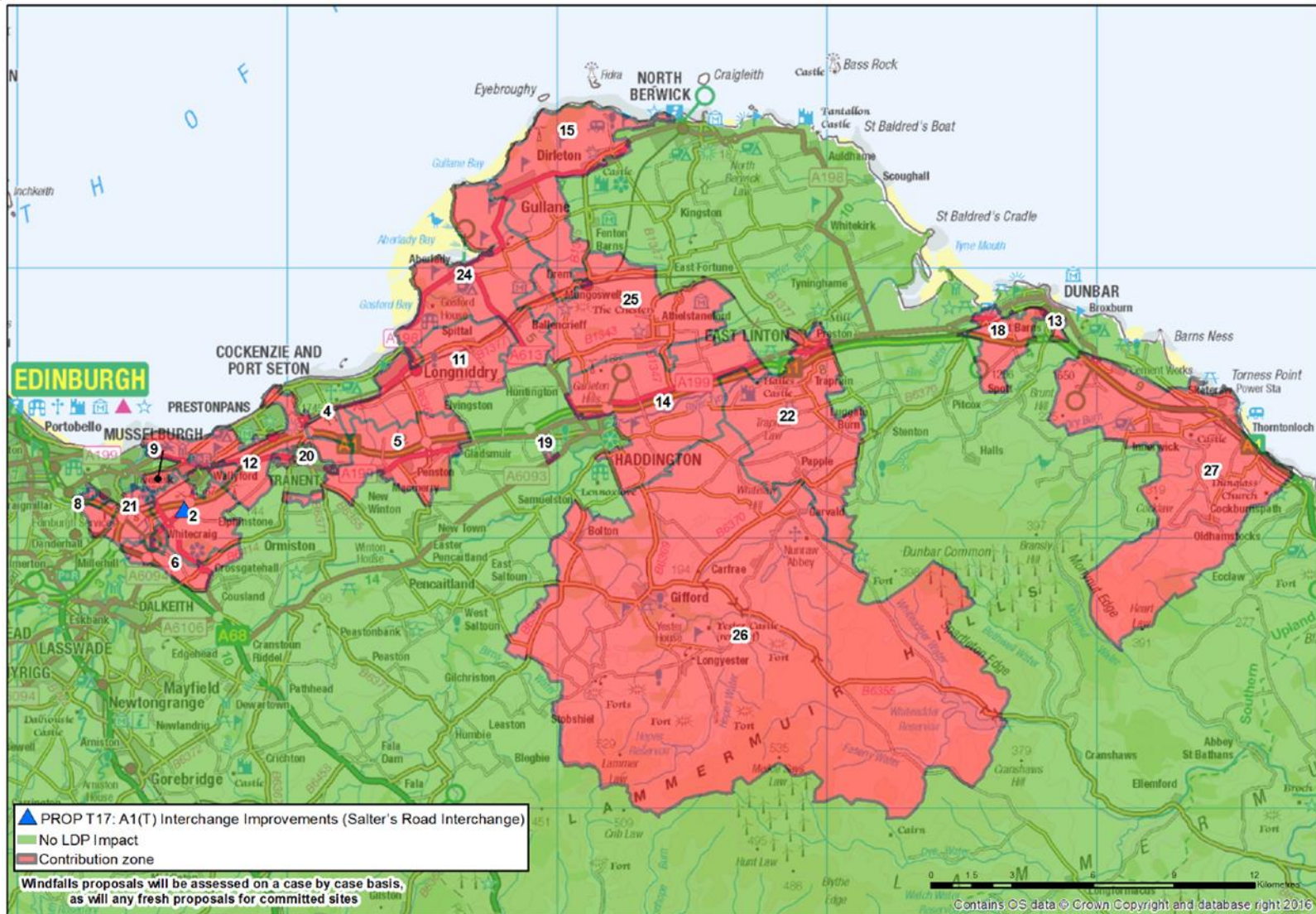
Old Craighall A1(T) / A720 Junction Improvements Contribution Zones



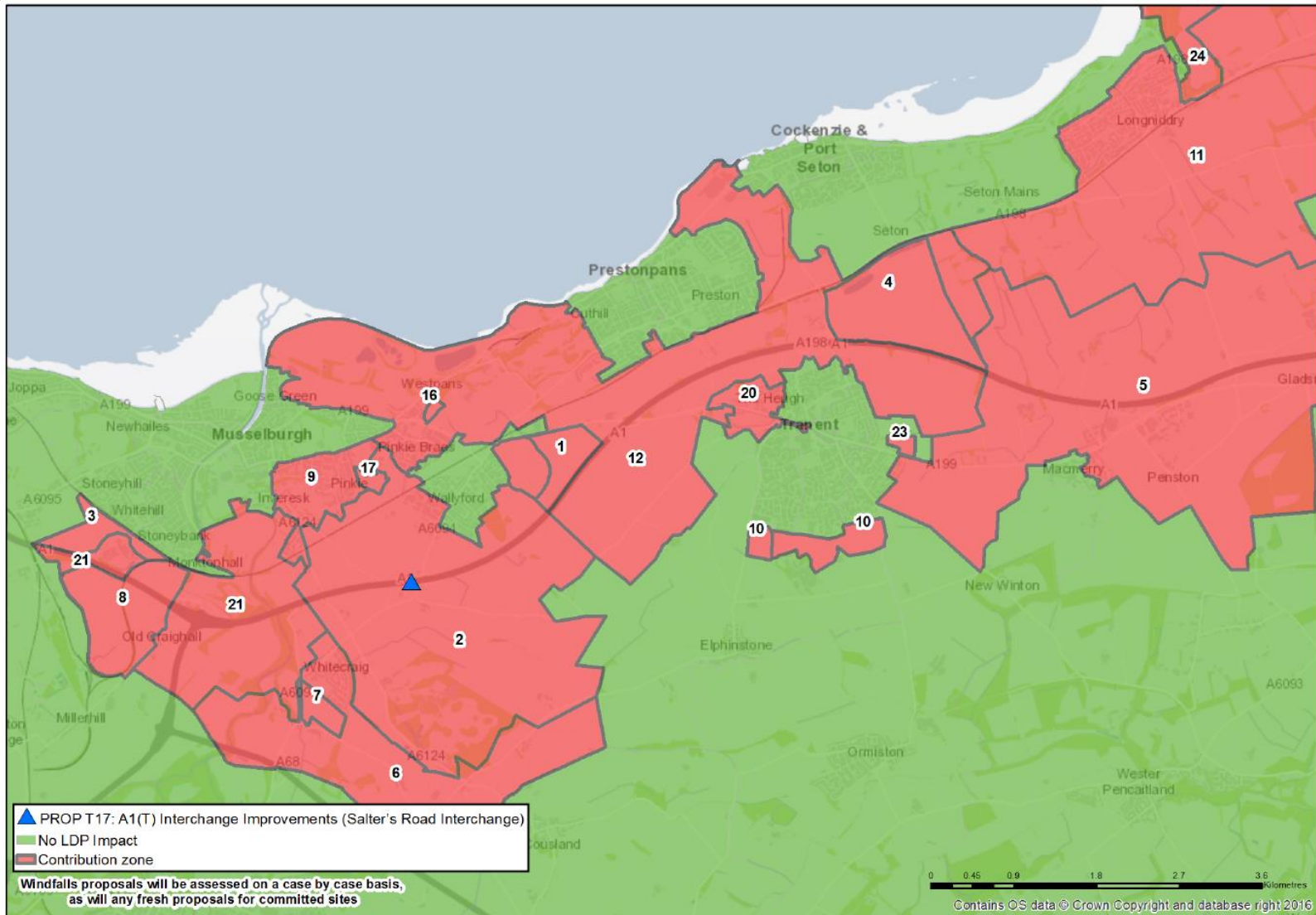
Old Craighall A1(T) / A720 Junction Improvements Contribution Zones Inset



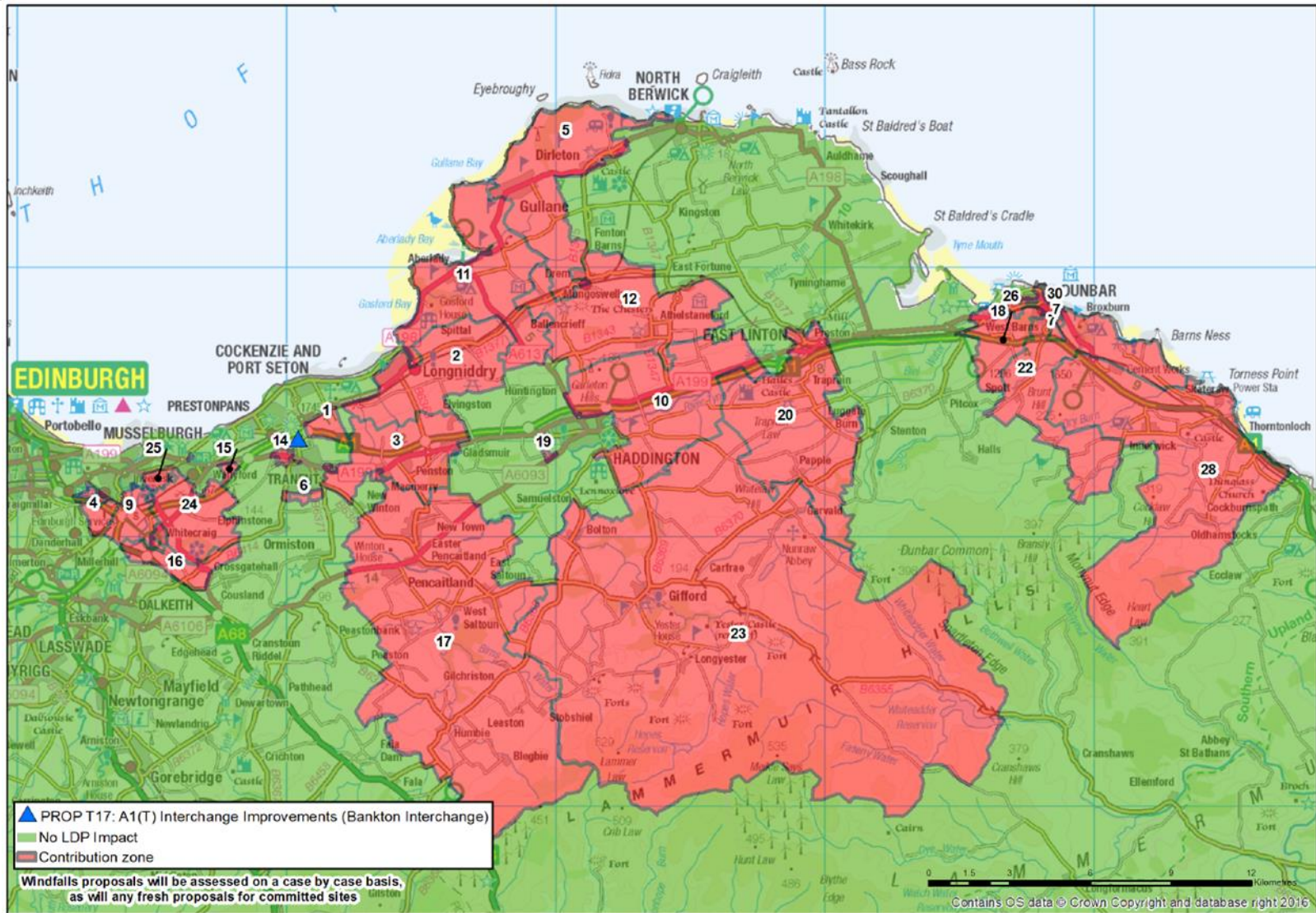
Salter's Road A1(T) Interchange Improvements Contribution Zones



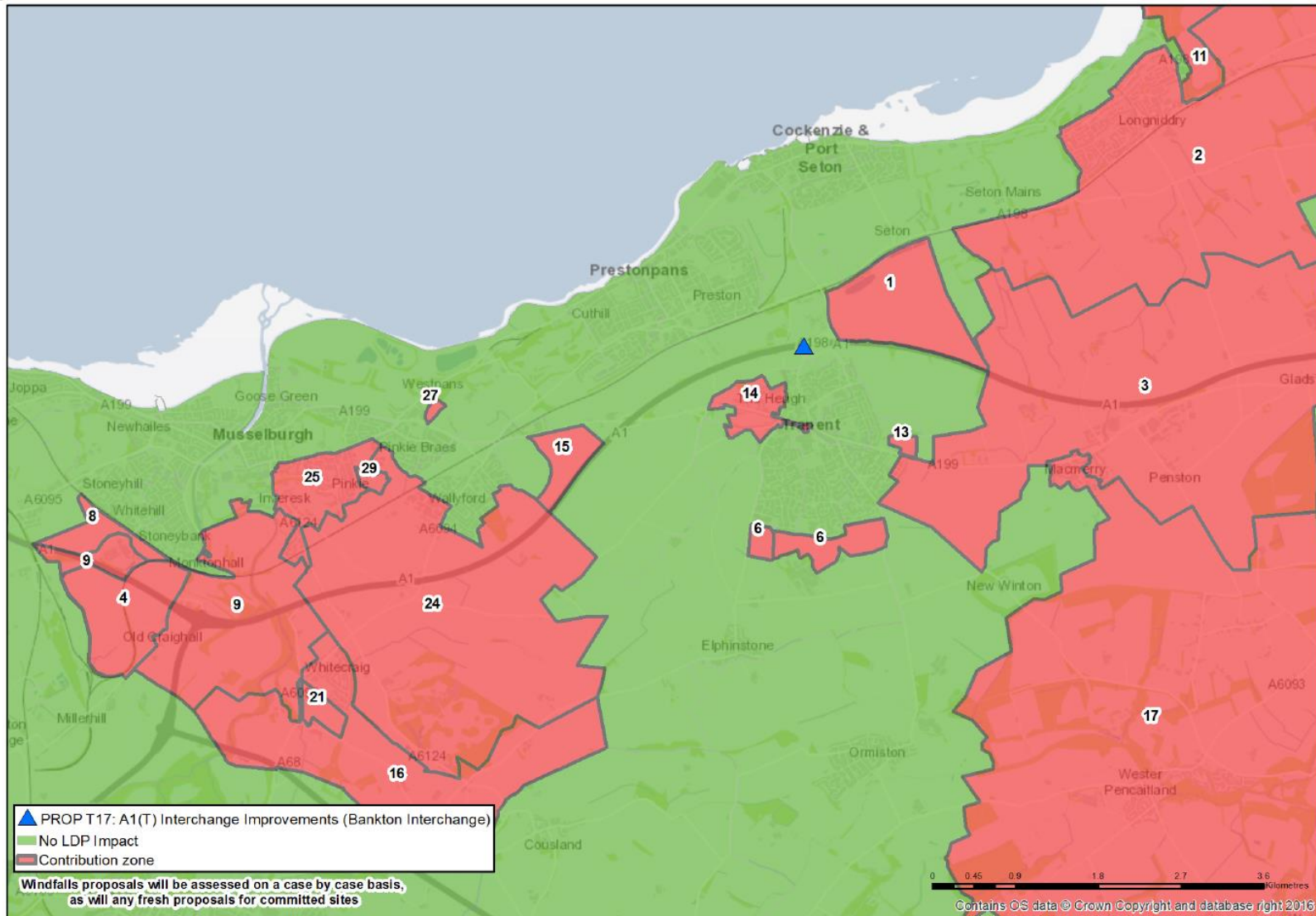
Salter's Road A1(T) Interchange Improvements Contribution Zones Inset



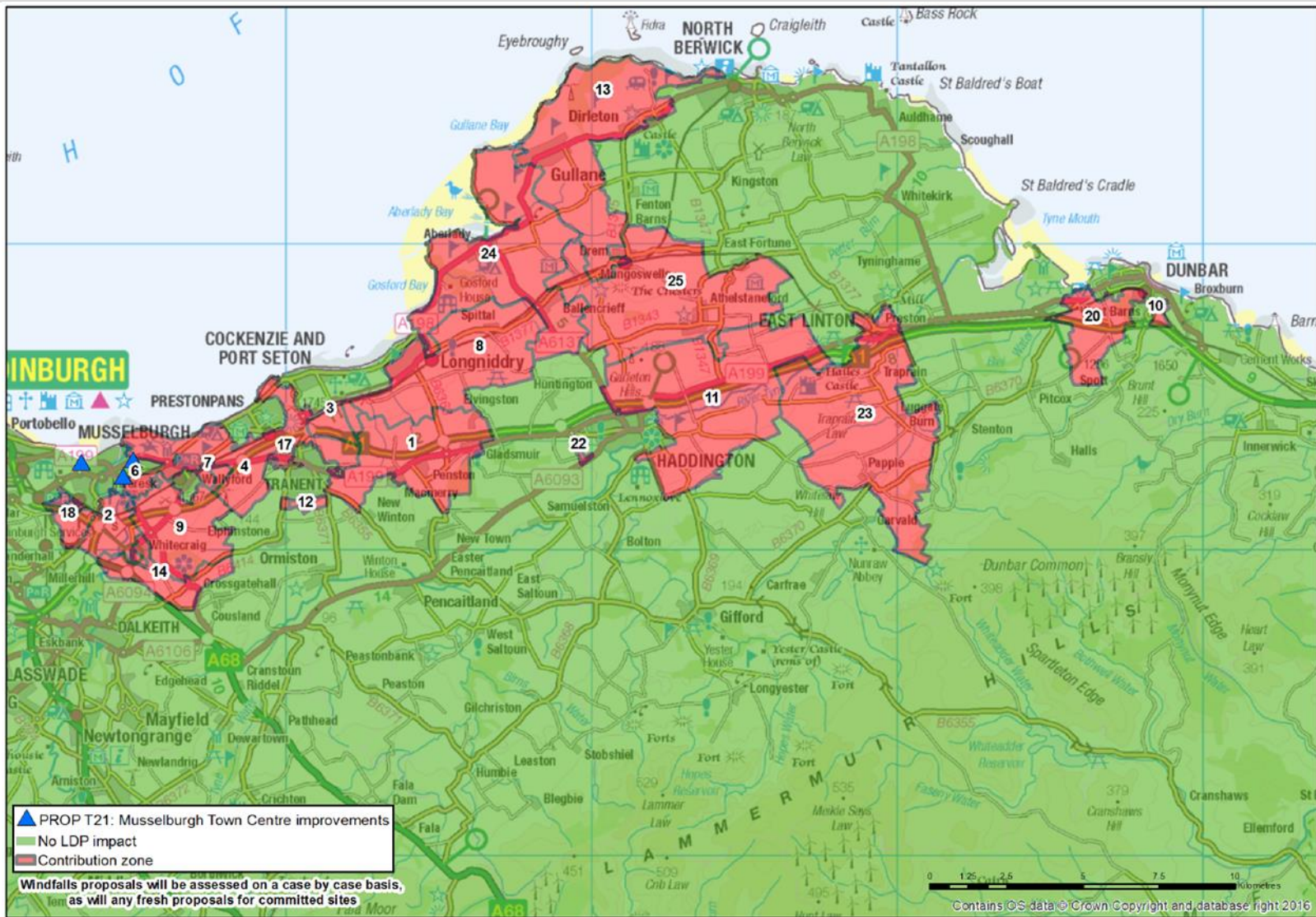
Bankton A1(T) Interchange Improvements Contribution Zones



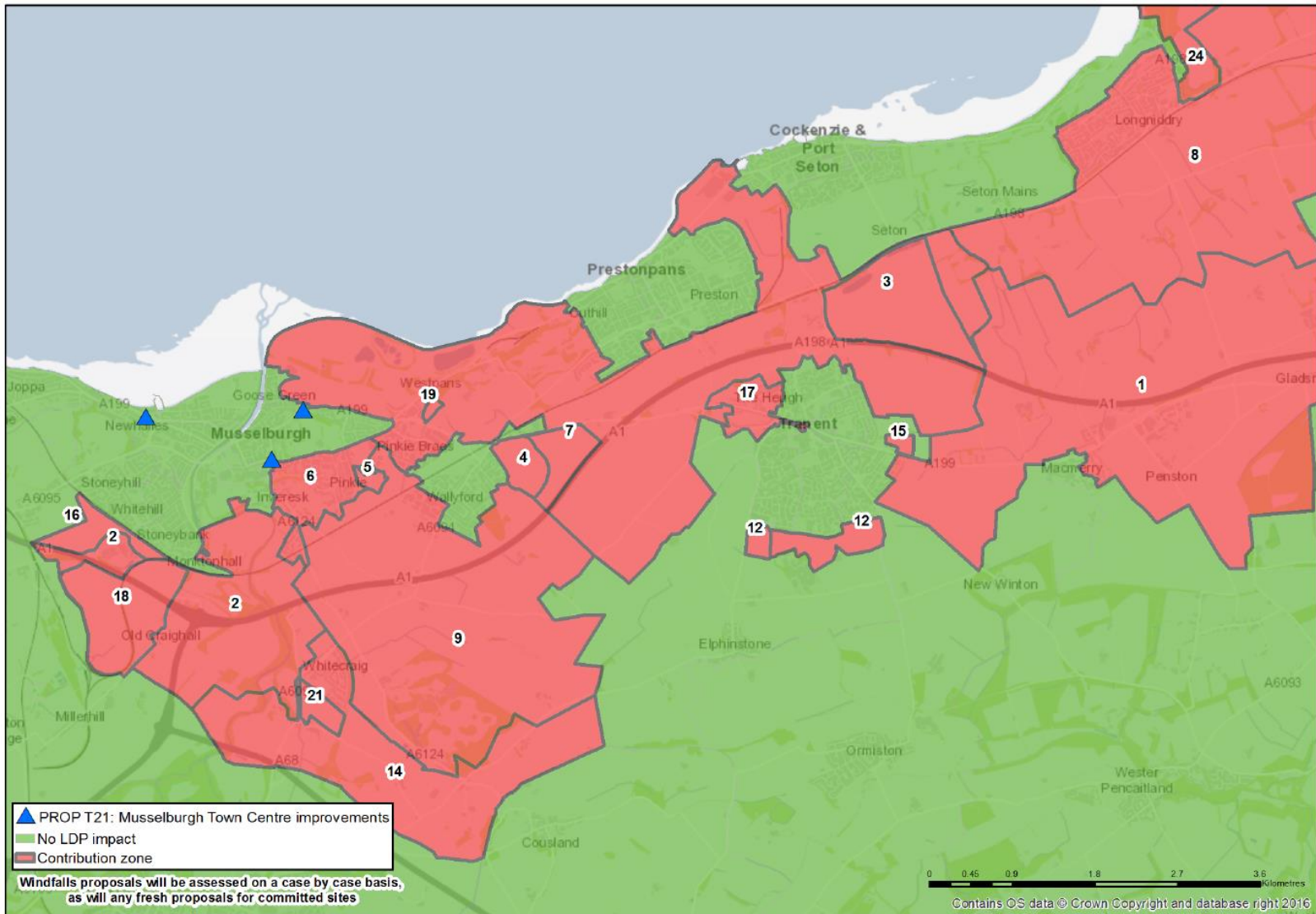
Bankton A1(T) Interchange Improvements Contribution Zones Inset



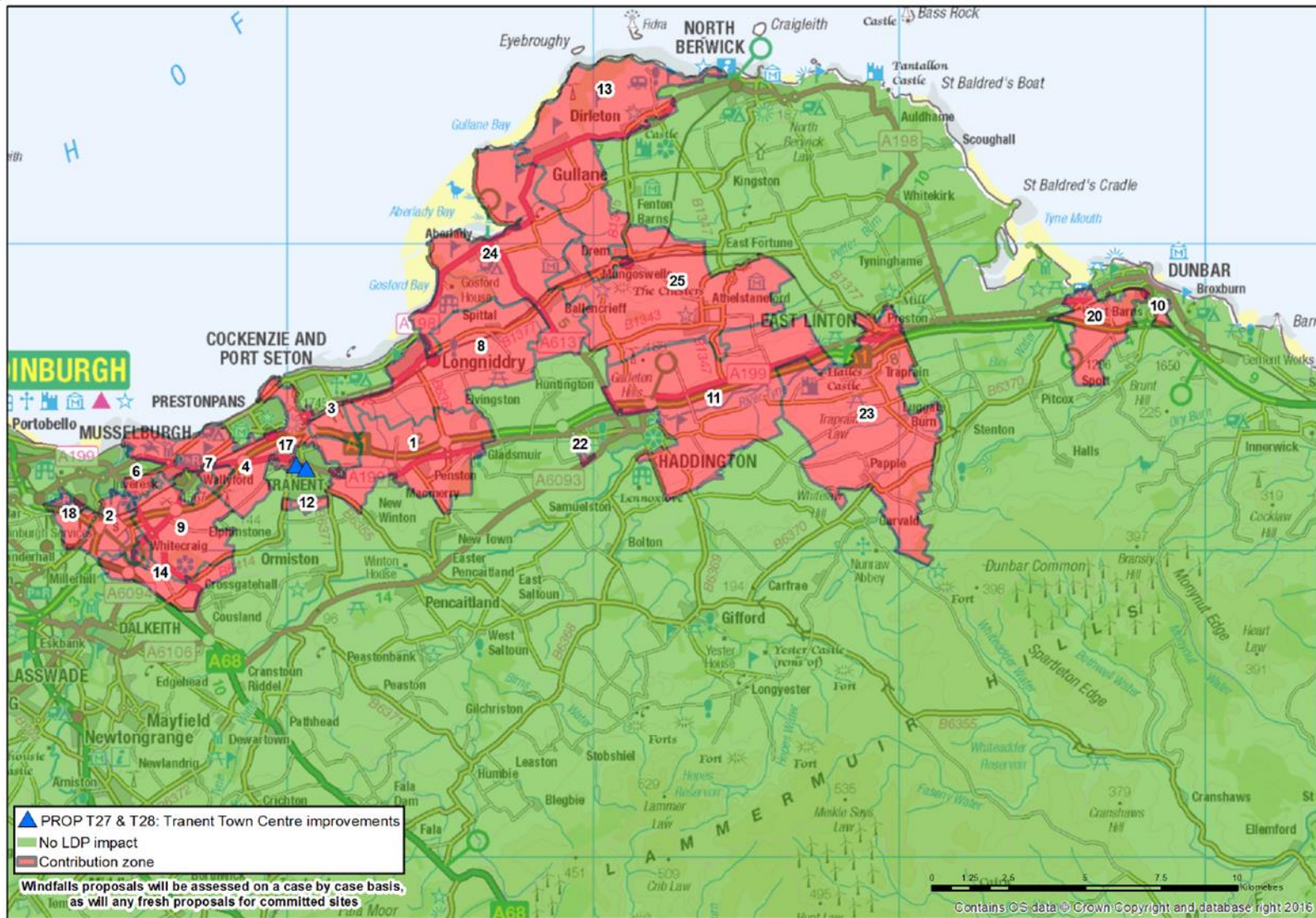
Mitigation of Cumulative Impacts in Musselburgh Contribution Zones



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Mitigation of Cumulative Impacts at Tranent High Street Contribution Zones



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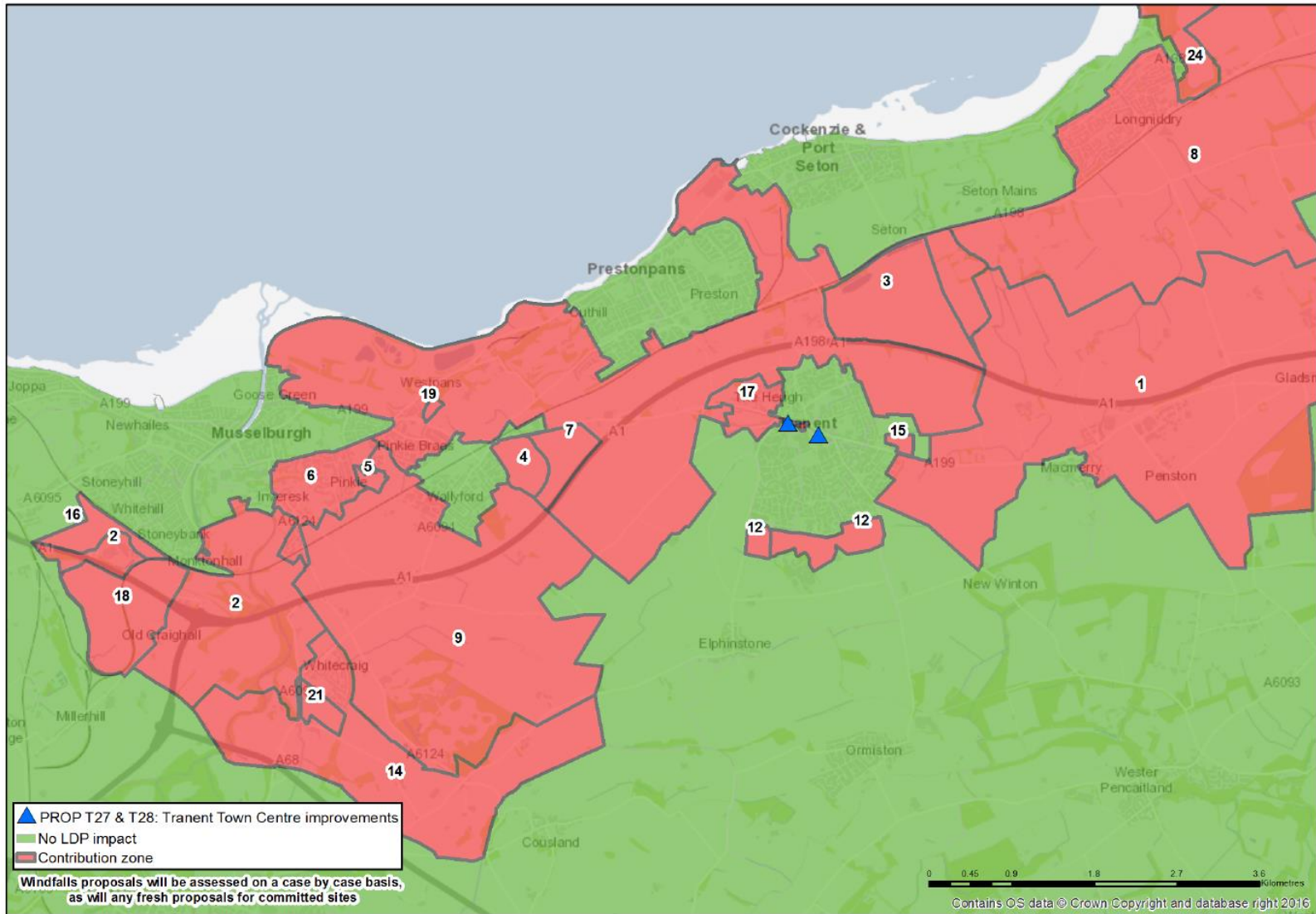


Table 2 Likely Transport Contribution Levels For LDP Housing Sites – Musselburgh, Prestonpans and Blindwells Clusters

Site Name and Code	Old Craighall	Salters Road	Bankton	Musselburgh	Tranent Town Centre	Rail Package	Segregated Active Travel	Total
Musselburgh Cluster								
Craighall MH1	£12,145	£16,011	£19,827	£5,397	£16,556	£520,150	£737,522	£1,327,608
Old Craighall East MH2	£4,716	£2,056	£2,985	£5,306	£1,531	£1,099	£24,584	£42,276
Edenhall MH5	N/A	£3,704	£1,071	£66,309	£2,557	N/A	£49,168	£124,164
Pinkie Mains MH7	N/A	£128	£559	£24,769	£3,636	£11,559	£63,919	£104,569
Levenhall MH8	£2,511	£21,155	£111	£4,632	£2,710	£50,015	£31,959	£113,094
Dolphingstone MH10	£9,316	£88,063	£13,402	£4,189	£18,561	£186,496	£295,009	£615,036
Whitecraig South MH14	£2,968	£9,850	£1,355	£3,746	£1,248	£2,345	N/A	£21,512
Whitecraig North MH15	£3,515	£15,450	£4,788	£11,274	£3,600	£11,767	N/A	£50,394
Prestonpans Cluster								
Longniddry South PS1	£6,873	£6,697	£104,906	£11,587	£13,265	£1,359,007	N/A	£1,502,334
Blindwells Cluster								
Blindwells BW1	£29,977	£21,590	£283,710	£16,502	£46,109	£1,123,987	£786,690	£2,305,565

Table 3 Likely Transport Contribution Levels For LDP Housing Sites – Tranent and Haddington Clusters

Site Name and Code	Old Craighall	Salters Road	Bankton	Musselburgh	Tranent	Rail Package	Segregated Active Travel	Total
Tranent Cluster								
Windygoul South TT1	£1,675	£6,547	£25,629	£10,013	£55,950	£8,481	N/A	£108,296
Lammermoor Terrace TT4	£1,505	£1,280	£8,334	£1,467	£22,578	N/A	£59,002	£94,166
Bankpark Grove TT5	£685	£6,361	£26,364	£7,812	£4,460	£10,117	£39,334	£95,133
Macmerry North TT7	£2,854	£2,202	£10,655	£3,332	£26,830	£690	£73,752	£120,316
Gladsmuir East TT9	£381	£294	£1,421	£444	£3,577	N/A	£9,834	£15,950
Limeylands Ormiston TT10	N/A	N/A	£11,795	N/A	N/A	N/A	N/A	£11,795
Elphinstone West TT11	£244	£952	£3,728	£1,457	£8,138	£1,234	N/A	£15,752
Woodhall Road Pencaitland TT12	£1,492	N/A	£2,318	£316	N/A	£114	N/A	£4,240
Park View Pencaitland TT14	£5,127	N/A	£7,967	£1,086	N/A	£394	N/A	£14,573
Haddington Cluster								
Letham South HN2	£2,696	£1,948	£6,431	£688	£1,495	N/A	£135,212	£148,471
Gifford Garage	£2,674	N/A	£2,902	N/A	N/A	N/A	N/A	£5,577

Table 4 Likely Transport Contribution Levels For LDP Housing Sites – Dunbar and North Berwick Clusters

Site Name and Code	Old Craighall	Salters Road	Bankton	Musselburgh Town Centre	Tranent Town Centre	Rail Package	Segregated Active Travel	Total
Dunbar Cluster								
Hallhill North DR2	£1,107	£1,135	£5,137	£654	£1,292	N/A	£122,920	£132,245
Brodie Road DR4	£221	£227	£1,027	£131	£258	N/A	£24,584	£26,449
Newtonlees North DR5	£1,916	£948	£3,089	£855	£1,079	N/A	N/A	£7,887
Penraig Hill, East Linton DR8	£321	£547	£3,749	£255	£627	£46,740	£49,168	£101,408
Innerwick East DR10	N/A	N/A	£2,509	N/A	£156	N/A	N/A	£2,665
St John Street, Spott DR11	N/A	N/A	£7,062	N/A	£435	N/A	N/A	£7,497
Newtonlees South DR12	£881	£436	£1,421	£393	£497			£3,628
Abbeylands, Dunbar (44 High Street) (Empire)	N/A	N/A	£1,610	N/A	£117	N/A	N/A	£1,727
Abbeylands, Dunbar (Former Hughes Garage)	N/A	N/A	£805	N/A	N/A	N/A	N/A	£805
Assembly Rooms, Dunbar	N/A	N/A	£805	N/A	N/A	N/A	N/A	£805
Belhaven Hospital Field	N/A	N/A	£2,747	N/A	£344	N/A	£19,667	£22,759
Coastguard Site, Dunbar	N/A	N/A	£805	N/A	N/A	N/A	N/A	£805
North Berwick Cluster								
Fire Training School Gullane NK6	£417	£433	£19,575	£2,393	£1,683	£29,716	N/A	£54,217
Saltcoats Gullane NK7	£542	£563	£25,448	£3,111	£2,188	£38,631	N/A	£70,482
Fenton Gait East Gullane NK8	£208	£217	£9,788	£1,196	£841	£14,858	N/A	£27,109
Fenton Gait South Gullane NK9	N/A	N/A	£2,936	£359	£252	£4,457	N/A	£8,005
Aberlady West NK10	£206	£416	£18,805	£1,609	£1,628	£44,725	N/A	£67,389
Castlemains Dirleton NK11	£125	£130	£5,873	£718	£505	£8,915	N/A	£16,265
Mansfield Athelstaneford	N/A	N/A	£20,849	£1,312	£933	£4,149	N/A	£27,242

Table 5 Likely Transport Contribution Levels For LDP Non Housing Sites and Non Housing Parts of Mixed Use Sites

Site Name and Code	Old Craighall	Salters Road	Bankton	Musselburgh	Tranent	Rail Package	Segregated Active Travel	Total
Craighall North West of QMU MH1	£22.00	£11.43	£6.70	N/A	£2.39	£205.68	£147.50	£395.70
Craighall South West of QMU MH1	£2.43	£3.20	£3.97	£1.08	£3.31	£104.03	£147.50	£265.52
Craighall Junction South West MH3	£28.30	£12.33	£17.91	£31.84	£9.18	£6.59	£147.50	£253.66
Mid Road Industrial Estate West PS10	£2.57	£23.85	£98.86	£29.29	£16.72	£37.94	£147.50	£356.75
Blindwells BW1	£5.62	£4.05	£53.20	£3.09	£8.65	£210.75	£147.50	£432.86
Windygoul South TT3	£0.91	£3.57	£13.98	£5.46	£30.52	£4.63	N/A	£59.07
Kingslaw Tranent TT6	£8.58	£2.03	N/A	£4.09	£76.24	N/A	£147.50	£14.31
Macmerry Business Park East TT8	£5.71	£4.40	£21.31	£6.66	£53.66	£1.38	£147.50	£240.63
Macmerry Business Park Extension Land Greendykes	£5.71	£4.40	£21.31	£6.66	£53.66	£1.38	£147.50	£240.63
Peppercraig East HN8	£3.55	£4.35	£12.33	£4.37	£3.17	N/A	£147.50	£175.28
Spott Road DR7	£2.30	£1.14	£3.71	£1.03	£1.30	N/A	N/A	£9.46
Tantallon Road South NK4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Auction Mart, East Linton DR9	N/A	£1.64	£11.25	N/A	£1.88	£140.22	£147.50	£302.49

Sums shown are the per 100m2 rate.

LOCAL CONTRIBUTION ZONES

How to Interpret and Apply the Local Contribution Zone Tables and Maps

Applicants of LDP sites should use the following process to identify the likely level of education, sports, health & social care, affordable housing and employment land contributions:

1. Determine the Local Contribution Zone(s) within which the proposed development would be located;
2. Cross reference the relevant contribution zone(s) (see diagrams in Appendix 1) to the relevant area table(s);
3. Using the relevant area table consider the type and scale of the proposed development - i.e. the number of homes proposed – and apply the relevant per dwelling developer contribution requirement to the proposal. This shall be done by:
 - a. Multiplying the developer contribution requirement (cost per dwelling) by the overall number of dwellings proposed. Note that contribution levels are more likely to change if the site capacity proposed is different from that set out in the LDP, from which the demand assessment to identify contribution levels was based ;
4. Importantly, this shall be done for each of the Contribution Zones relevant to the proposal – e.g. for Education (ELC, primary and secondary), Affordable Housing, Sports Pitches and Changing Accommodation and for Health and Social Care as relevant etc;

Apply the content of the Development Plan overall, including affordable housing policies including the outline delivery strategy of this guidance set out for each local area, as well as any site specific requirements, such as the servicing of employment land, any site briefs or any further developer contribution requirements identified through the Development Management processes, or preferably through earlier engagement with service or infrastructure providers.

For most housing proposals 25% of housing to be provided on site will be required to be affordable housing either through units completed by the developer or the provision of on-site serviced land. Please see LDP policies HOU3 and HOU4 and the Affordable Housing Supplementary Guidance for more detail of what is required. Windfall development will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in each cluster.

Musselburgh Area Contribution Zone

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Secondary School Capacity</i>			
<i>Musselburgh Secondary School Capacity</i>	£4,355.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Secondary School Campus Land</i>	£426.00 per home	N/A	<i>In-kind (delivery of serviced school campus land) / Infrastructure Fund / Financial Payment</i>
& Primary School Capacity			
<i>Craighall</i>	£9,399.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Craighall – school campus</i>	Minimum 3.1 ha	N/A	<i>In-kind (delivery of serviced school campus land)</i>
<i>Campie</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Stoneyhill</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Musselburgh Burgh</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Pinkie St Peter's</i>	£7,548.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Wallyford</i>	£8,160.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Whitecraig</i>	£8,619.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Whitecraig – additional school campus 0.6ha</i>	To be determined and based on District Valuer valuation	N/A	<i>In-kind (delivery of serviced school campus land)</i>
<i>Loretto RC</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (delivery of serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>

SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Land at Craighall (Proposal MH1)</i>	£1,060.00 Per home	N/A	<i>In-kind (provided in developer led delivery solution) / Financial Payment</i>
<i>Land at Old Craighall Village (Proposal MH2)</i>	£1,060.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Land at Dolphingstone (Proposal MH10)</i>	£977.00 Per home	N/A	<i>In-kind (provided in developer led delivery solution) / Financial Payment</i>
<i>Whitecraig South (Proposal MH14)</i>	£1,270.00 Per home	N/A	<i>In-kind (provided in developer led delivery solution) / Financial Payment</i>
<i>Whitecraig North (Proposal MH15)</i>	£1,270.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	N/A	N/A	<i>Infrastructure Fund / Financial Payment</i>
SERVICING OF EMPLOYMENT LAND			
	Site Specific (See LDP)	N/A	<i>In-kind (delivery of serviced employment land)</i>

Musselburgh Area Outline Delivery Strategy

An outline of the strategy for delivering the additional capacity in infrastructure and facilities for LDP allocations in the Musselburgh area is set out below:

- Land at Craighall (Proposal MH1) will provide the focus for the provision of new education and community facilities in west Musselburgh. The site will provide a new pre-school and primary school (minimum campus of 3.1ha) to service demand that will be generated by that site and sufficient serviced land within Proposal MH1 must be provided by the developer for this, preferably to the north west of Old Craighall village. The Craighall Primary Education Contribution Zone is shown at Appendix 1. The Craighall site will provide three full size grass sport pitches and a six team changing facility, preferably near the new primary school. As part of the open space provision on the site the developer shall also provide allotments. Contributions may be required towards other facilities or infrastructure, such as open space;
- Developer contributions towards the sports pitches and changing accommodation at Craighall (Proposal MH1) will be required from uncommitted dwellings on Land at Old Craighall village (Proposal MH2) in line with their proportional impact and the contribution zone for these facilities shown at Appendix 1. The Land at Old Craighall (Proposal MH2) is within both the Campie Primary School and Whitecraig Primary School contribution zones. Campie Primary School will accommodate half the committed dwellings (those wholly within the Campie catchment) from the Land at Old Craighall, but cannot expand; contributions towards the expansion of Whitecraig Primary School will be required from the remaining Land at Old Craighall (circa 50 units) on a proportionate basis with Land at Whitecraig South (Proposal MH14) and Land at Whitecraig North (Proposal MH15) in line with the contribution zone for that facility as shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- Within Musselburgh, contributions will be required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. The committed Pinkie Mains site (Proposal MH6) has committed contributions to expand Pinkie St Peter's Primary School and will provide a seven-a-side sports pitch on-site. The uncommitted sites at Edenhall Hospital (Proposal MH5), Pinkie Mains Intensification (Proposal MH7) and Levenhall (Proposal MH8) all lie within the Pinkie St Peter's Education Contribution Zone. Contributions may also be required towards other facilities or infrastructure, such as open space;
- At Wallyford, the original allocation (Proposal MH9) is committed and under construction. It will provide a replacement Wallyford Primary School and one 3G synthetic pitch and one grass pitch and a four team changing facility as well as other community facilities, including allotments. Land at Dolphingstone (Proposal MH10) will contribute to the expansion of the replacement Wallyford Primary School. Land at Dolphingstone (Proposal MH10) will provide as part of its open space requirement land for an additional grass sports pitch and changing accommodation for a further two teams and contribute capital costs towards these facilities, preferably as an expansion of the committed sports pitches and changing facilities within the original

Wallyford allocation (Proposal MH9). As part of the open space provision for the Land at Dolphingstone (Proposal MH10) the developer shall provide allotments. A new secondary school for the Musselburgh area will be provided at expanded Wallyford, either within Proposal MH9 or MH10, but preferably within Proposal MH9. Contributions may also be required towards other facilities or infrastructure, such as open space;

- Land at Barbachlaw (Proposal MH12) is committed but not yet under construction;
- Land at Whitecraig South (Proposal MH14) and Land at Whitecraig North (Proposal MH15) will make contributions towards the expansion of Whitecraig Primary School as well as towards a new full size grass sports pitch and two team changing accommodation. Land within Whitecraig South (Proposal MH14) is safeguarded adjacent to the existing primary school and parkland. To deliver this 0.6ha will be required for the primary school campus land and the cost for this will be shared with Whitecraig North (Proposal MH15); the balance of the safeguarded area will be provided as part of the open space provision for Whitecraig South (Proposal MH14). Contributions may also be required towards other facilities or infrastructure, such as open space;
- There is sufficient accommodation within the Musselburgh Primary Care Centre to accommodate additional GP services in the Musselburgh area to accommodate planned development and consequently no developer contributions towards the expansion of this facility will be sought at this stage;
- Elsewhere, contributions will be likely required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. Contributions may also be required towards other community facilities, such as open space.

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located.

Developers must also make provision for other site specific requirements identified by the LDP, any relevant development framework or brief or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

Prestonpans Area Contribution Zone

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Secondary School Capacity</i>			
<i>Preston Lodge High School</i>	£4,029.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>ELC & Primary School Capacity*</i>			
<i>Longniddry</i>	£6,989.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Cockenzie</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Prestonpans Infant</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Prestonpans Primary</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>St Gabriel's RC</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (delivery of serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>
SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Longniddry South (Proposal PS1)</i>	£411.00 Per home	N/A	<i>In-kind (provided in developer led delivery solution) / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	N/A	N/A	<i>Infrastructure Fund / Financial Payment / In-kind (if serviced land or whole facility provided within a site)</i>
SERVICING OF EMPLOYMENT LAND			
	Site Specific (See LDP)	N/A	<i>In-kind (delivery of serviced employment land)</i>

Prestonpans Area Outline Delivery Strategy

An outline of the strategy for delivering the additional capacity in infrastructure and facilities for LDP allocations in the Prestonpans area is set out below:

- Land at Longniddry South, Longniddry (Proposal PS1) and Land at Dolphingstone North, Prestonpans (Proposal PS2), Prestonpans, will provide the focus for the provision of new community facilities in the Prestonpans area;
- Land at Longniddry South (Proposal PS1) will provide contributions towards the expansion of Longniddry Primary School, the capacity of which could be made sufficient to accommodate the impact of Longniddry South. The Longniddry Primary Education Contribution Zone is shown at Appendix 1. The developer of this site will also provide a full size grass sports pitch and shall provide for the enhancement of pedestrian crossing facilities at the A198 within Longniddry so that use may be made of the existing changing pavilion at Recreation Park. Contributions may also be required towards other community facilities, such as open space and will also likely be required towards improvements to Main Street and the Coal Road to accommodate development and land will be required to expand the rail station car park;
- Land at Dolphingstone North, Prestonpans (Proposal PS2) is committed but not yet under construction. Developer contributions towards the provision of ELC and primary school capacity at Prestonpans Infant and Primary Schools are committed. The Prestonpans Primary Education Contribution Zone is shown at Appendix 1. To the west of this site, the developer will also provide serviced land for a potential cemetery in line with LDP Proposal OS5;
- With the committed expansions of the Prestonpans Group Practice in Prestonpans and The Harbours Medical Practice in Cockenzie there will be sufficient accommodation in this area to provide additional GP services for planned development and consequently no developer contributions towards the expansion of these facilities will be sought at this stage. Longniddry South (Proposal PS1) is within The Harbours Medical Practice boundary. Modification of catchment boundaries will be needed to provide access to capacity for the land at Dolphingstone North (Proposal PS2);
- Elsewhere, contributions will be likely be required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. Contributions may also be required towards other community facilities, such as open space.

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located. Developers must also make provision for other site specific requirements identified by the LDP, any relevant development framework or brief or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

Blindwells Contribution Zone (Current Allocation)

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Secondary School Capacity</i>	£3,967.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>ELC & Primary School Capacity*</i>			
<i>New Primary School</i>	£9,872.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>ELC & Primary School Campus Land**</i>	Min 4 hectares	N/A	<i>In-kind (delivery of serviced campus land) / Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>
SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Indoor Sports</i>	£1,077.00 Per home	N/A	<i>In-kind (provided in developer led school delivery solution) / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	£1,125.00 Per home	N/A	<i>In-kind (serviced land in site) / Financial Payment</i>
SERVICING OF EMPLOYMENT LAND			
	Site Specific (See LDP)	N/A	<i>In-kind (delivery of serviced employment land)</i>

Blindwells Outline Delivery Strategy

An outline of the strategy for delivering the capacity in infrastructure and facilities for the current Blindwells allocation (Proposal BW1) is set out below:

- In terms of education provision, the developer of the land at Blindwells will provide for ELC and primary school capacity as well as secondary school capacity to serve the needs of that development. Proposal ED3 of the Local Development Plan explains that this capacity will be provided through time as follows:
 - To allow for a new ELC and primary school facility to be delivered in an appropriate location on the Blindwells site (Proposal BW1), and for a viable pupil roll to develop from the site, pupils from Blindwells new settlement will be hosted at Cockenzie Primary School where the new primary school for Blindwells will be established on a temporary basis until the permanent primary school for Blindwells is delivered on site BW1;
 - A new permanent ELC and primary school facility for the current Blindwells allocated site will be delivered on the allocated site (Proposal BW1). The developer shall also provide a campus of no less than 4 hectares so these education facilities can be delivered;
 - Additional secondary school capacity for the current allocated Blindwells site (BW1) shall be provided at Preston Lodge High School and the developer shall provide contributions towards the expansion of that facility on a pro-rata basis with other sites within the Prestonpans Secondary Contribution Zone as shown in Appendix 1.
- Provision for community services (e.g. library / community meeting spaces / sports hall facilities etc) shall be made by the developer by contributions towards primary education capacity described above, since the facility will be shared by the services when appropriate;
- The Blindwells site is not within any existing GP practice boundary. The impact of the development cannot be accommodated on a permanent basis by the neighbouring practices in Tranent, Cockenzie or Prestonpans, although a small number of patients will be provided for in the short term to allow for new GP facilities to be delivered in a suitable location on the Blindwells site (Proposal BW1). In order to provide the new facility the developer will be required to make a financial or in kind contribution;
- Provision for outdoor sports and changing accommodation will be required in the form of three full size grass sports pitches, changing accommodation for six teams, a cricket wicket and four tennis courts. These formal facilities and changing accommodation should be located nearby the new primary

school so that pupils can benefit from the shared use of the wider recreational areas outwith the schools' campus. This should be achieved through the provision of a Town Park that will also provide informal open space and recreation areas, including allotments and equipped play spaces;

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located. The developer must also make provision for other site specific requirements identified by the LDP, the relevant Development Framework or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

Tranent Area Contribution Zone

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Ross High School</i>	£4,953.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Secondary School Campus Land**</i>		N/A	<i>In-kind (delivery of serviced school campus land)</i>
<i>ELC & Primary School Capacity*</i>			
<i>Windygoul</i>	£6,390.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Windygoul additional campus Total 1.124ha (0.624 ha Developers / 0.5ha ELC)</i>	To be determined and based on District Valuer valuation		<i>In-kind (delivery of serviced school campus land) / Infrastructure Fund / Financial Payment</i>
<i>Sanderson's Wynd</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Elphinstone</i>	£5,875.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Ormiston</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Macmerry</i>	£4,765.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Pencaitland</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Saltoun</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>St Martin's RC</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (delivery of serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>

SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Windygoul South (Proposal TT1)</i>	£276.00 Per house	N/A	<i>In-kind (provided in developer led delivery solution) / Financial Payment</i>
<i>Lammermoor Terrace (Proposal TT4)</i>	£382.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Bankpark (Proposal TT5)</i>	£106.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Elphinstone (Proposal TT11)</i>	£625.00 Per house	N/A	<i>In-kind / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	N/A	N/A	<i>Infrastructure Fund / Financial Payment / In-kind (if serviced land or whole facility provided within a site)</i>
SERVICING OF EMPLOYMENT LAND			
	Site Specific (See LDP)	N/A	<i>In-kind (delivery of serviced employment land)</i>

Tranent Area Outline Delivery Strategy

An outline of the strategy for delivering the additional capacity in infrastructure and facilities for LDP allocations in the Tranent area is set out below:

- Land at Windygoul South (Proposal TT1) will provide the focus for the provision of new education and community facilities in Tranent. The site will provide for an expansion of ELC and primary school campus land for Windygoul Primary School (with minimum area of 1.124ha) and sufficient land within Proposal TT1 to the south of the current primary school campus must be provided for this by the developer, as shown on the Proposals Map. The Windygoul Primary Education Contribution Zone is shown at Appendix 1. To the west of the area of the primary school campus expansion the developer of Proposal TT1 shall provide land for a full size grass community sports pitch as part of the open space provision for Windygoul South, the capital costs of which shall be shared between the developer of Windygoul South (Proposal TT1) and Lammermoor Terrace (Proposal TT4). Changing accommodation for this sports pitch shall be made available at Windygoul Primary School. Allotments shall also be provided as part of the open space provision for site TT1 in accordance with LDP Proposal OS7. Contributions may be required towards other facilities or infrastructure, such as open space;
- Land at Lammermoor Terrace (Proposal TT4) shall provide proportional developer contributions towards the expansion of Windygoul Primary School, including for the additional campus land, on a pro-rata basis with Proposal TT1. The Windygoul Primary Education Contribution Zone is shown at Appendix 1. The developer of Proposal TT4 shall also make contributions towards the enhancement of community sports facilities at Polson Park on a pro-rata basis with the site at Bankpark Grove (Proposal TT5). Contributions may also be required towards other facilities or infrastructure, such as open space;
- Land at Bankpark Grove can be accommodated within the available capacity at ELC and primary school level at Sanderson's Wynd Primary School. The developer of Bankpark Grove (Proposal TT5) shall make contributions towards the enhancement of community sports facilities at Polson Park on a pro-rata basis with the site at Lammermoor Terrace (Proposal TT4). Contributions may also be required towards other facilities or infrastructure, such as open space;
- The developers of Land at Macmerry North (Proposal TT7) and Gladsmuir East (Proposal TT9) shall make contributions towards the expansion of Macmerry Primary School, including any necessary campus land expansion. The Macmerry Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- At Ormiston the developer of Limeyland Road (Proposal TT10) shall make proportional contributions towards the expansion of Ormiston Primary School for this committed site. The Ormiston Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;

- At Elphinstone, the developers of land at Elphinstone West (Proposal TT11) shall make contributions towards the expansion of Elphinstone Primary School, including any necessary campus land expansion. The Elphinstone Primary Education Contribution Zone is shown at Appendix 1. The developer of this site shall make contributions towards the off-site enhancement of Elphinstone playing field changing facility as well as provide facilities for vehicle turning and parking for the sports facility on the Elphinstone West site. Contributions may also be required towards other facilities or infrastructure, such as open space;
- The relevant Contribution Zones are shown at Appendix 1. Contributions may be required from these sites towards other facilities or infrastructure, such as open space;
- In accordance with LDP Proposal HSC2, land to the south of the west of Tranent Medical Practice may be developed to provide a further expansion of the facility to provide additional capacity for GP services should there be a need. Ormiston Medical Practice has recently relocated to new premises and has sufficient capacity to accommodate planned development. No developer contributions will be sought at this stage towards the expansion of these facilities;
- Elsewhere, contributions will likely be required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. Contributions may also be required towards other community facilities, such as open space.

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located. Developers must also make provision for other site specific requirements identified by the LDP, any relevant development framework or brief or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

Haddington Area Contribution Zone

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Secondary School Capacity</i>			
<i>Knox Academy</i>	£5,713 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>ELC & Primary School Capacity*</i>			
<i>Haddington Infant</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>King's Meadow</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Letham Mains</i>	£8,400.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Yester</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>St Mary's RC</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (delivery of serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>
SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Letham Mains Expansion (Proposal HN2)</i>	£336.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	N/A	N/A	<i>Infrastructure Fund / Financial Payment / In-kind (if serviced land or whole facility provided within a site)</i>
SERVICING OF EMPLOYMENT LAND			
	Site Specific (See LDP)	N/A	<i>In-kind (delivery of serviced employment land)</i>

Haddington Area Outline Delivery Strategy

An outline of the strategy for delivering the additional capacity in infrastructure and facilities for LDP allocations in the Haddington area is set out below:

- Land at Letham Mains, Haddington (Proposal HN1) will provide the focus for the provision of new education and community facilities in Haddington. The Council is minded to grant this proposal and the associated decision sets out the basis for the necessary S75 legal agreement. The site will provide for a new Letham Mains Primary School and sufficient land within Proposal HN1 must be provided for this by the developer, as shown on the Proposals Map. The Letham Mains Primary Education Contribution Zone is shown at Appendix 1. The developer of Proposal HN1 shall provide land for a full size grass community sports pitch and changing accommodation as part of the open space provision for the site. The developer of this site shall make contributions towards the expansion of Aubigny Sport centre, Haddington, in accordance with LDP Proposal HN1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- The developer of the Letham Mains Expansion (Proposal HN2) shall make contributions towards the expansion of Letham Mains Primary School within Proposal HN1, and also towards the provision of any additional campus land for the facility should this be required and deliverable (by way of modification to the minded to grant masterplan for Proposal HN1 if necessary). The Letham Mains Primary Education Contribution Zone is shown at Appendix 1. The developer of Proposal HN2 shall provide a grass seven-a-side sports pitch as part of the open space provision for the site, and users of this facility shall make use of the changing accommodation to be provided within Proposal HN1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- Land at Dovecot (Proposal HN3), Gateside East (Proposal HN4), Gateside West (Proposal HN5), Land at Alderston (Proposal HN7) are all committed developments. Contributions from the developer of these sites towards the provision of education capacity at Haddington Infant School and King's Meadow Primary School have been committed. The relevant Haddington Education Contribution Zone for these schools is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- The Lammermuir, Orchard and Tyne Medical Practices are within the Newtonport Surgery which will not have sufficient capacity to provide GP services to accommodate planned development in the Haddington area. Additional capacity will need to be provided, potentially in the redevelopment of Roodlands Hospital or elsewhere and since these practices are run by an independent contractors no developer contributions will be sought at this stage;
- Elsewhere, contributions will likely be required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. Contributions may also be required towards other community facilities, such as open space;

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located. Developers must also make provision for other site specific requirements identified by the LDP, any relevant development framework or brief or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

Dunbar Area Contribution Zone

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Secondary School Capacity</i>			
<i>Dunbar Grammar School</i>	£3,442.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>ELC & Primary School Capacity*</i>			
<i>Dunbar PS – John Muir P1 – P3</i>	£2,346.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Dunbar PS – Lochend P4 – P7</i>	£4,525.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>East Linton</i>	No further impact	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>West Barns</i>	£3,963.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Innerwick</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Stenton</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (delivery of serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>
SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Halhill North, Dunbar (Proposal DR2)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Brodie Road, Dunbar (Proposal DR4)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Newtonlees South (Proposal DR12)</i>	£980.00 per home		
<i>Abbeylands, Dunbar (Established Supply Uncommitted)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Abbeylands Garage (Established Supply Uncommitted)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Belhaven Hospital Field (Established Supply Uncommitted)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Coastguard Site (Established Supply Uncommitted)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>

<i>Assembly Rooms Dunbar (Established Supply Uncommitted)</i>	£980.00 per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	N/A	N/A	<i>Infrastructure Fund / Financial Payment / In-kind (if serviced land provided on a site)</i>
SERVICING OF EMPLOYMENT LAND			
	Site Specific (See LDP)	N/A	<i>In-kind (delivery of serviced employment land)</i>

Dunbar Area Outline Delivery Strategy

An outline of the strategy for delivering the additional capacity in infrastructure and facilities for LDP allocations in the Dunbar area is set out below:

- Land at Hallhill South West (Proposal DR1) is a committed site and is under construction. Contributions from the developers of this site towards the provision of education capacity at Dunbar Primary School John Muir and Lochend campuses have been committed. The relevant Dunbar Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- Land at Hallhill North, Dunbar (Proposal DR2) will provide the focus for the provision of new community facilities in Dunbar. As part of the open space requirement for site DR2, the developer shall provide land for a full size grass community sports pitch to provide an expansion of the Hallhill Healthy Living Centre (Proposal DR3) as shown on the Proposals Map. The associated two team changing accommodation for this sports pitch shall be provided as an expansion of the Hallhill Healthy Living Centre. The developer of the site DR2 shall make contributions towards the capital costs of delivering the sports pitch and changing accommodation on a pro-rata basis with other uncommitted sites within the Dunbar Sport Facilities Contribution Zone shown at Appendix 1. The developer of this site shall also make contributions towards the expansion of ELC and primary school education capacity at Dunbar Primary School John Muir and Lochend campuses. The Dunbar Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- The developers of the land at Brodie Road (Proposal DR4) and Newtonlees South (DR12) shall make contributions towards the expansion of ELC and primary school education capacity at Dunbar Primary School John Muir and Lochend campuses. The Dunbar Primary Education Contribution Zone is shown at Appendix 1. The developers of Proposals DR4 and DR12 shall also make contributions towards the capital costs of delivering the sports pitch and changing accommodation (Proposal DR3) on a pro-rata basis with other uncommitted sites within the Dunbar Sport Facilities Contribution Zone shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- Land at Hallhill South West (Proposal DR1), land at Newtonlees (Proposal DR5), land at Beveridge Row (Proposal DR6) are all committed developments. Contributions from the developers of these sites towards the provision of education capacity at Dunbar Primary School John Muir and Lochend campuses and at West Barns Primary School have been committed. The relevant Dunbar and West Barns Education Contribution Zones for these facilities is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- At East Linton, development of 113 homes at Pencraig Hill (Proposal DR8) has been given minded to grant status at appeal. This shall make contributions towards the expansion of East Linton Primary School. The East Linton Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;

- Sufficient capacity exists within Innerwick Primary School to accommodate the planned development (Proposal DR10). The Innerwick Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- At Spott, the developer of land at St John's Street (Proposal DR11) shall make contributions towards the expansion of West Barns Primary School. The West Barns Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;
- Elsewhere, contributions will likely be required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. Contributions may also be required towards other community facilities, such as open space;
- There is sufficient accommodation within the Dunbar Medical Centre to accommodate additional GP services in the Dunbar area to accommodate planned development. There is sufficient accommodation within East Linton Surgery to accommodate additional GP services in the East Linton area to accommodate planned development. Consequently, no developer contributions towards the expansion of these facilities will be sought at this stage.

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located. Developers must also make provision for other site specific requirements identified by the LDP, any relevant development framework or brief or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

North Berwick Area Contribution Zone

	DEVELOPMENT TYPE AND SCALE		
	RESIDENTIAL DEVELOPMENT OF 5 OR MORE HOMES	EMPLOYMENT, COMMERCIAL, RETAIL, LESUIRE OR TOURISUM DEVELOPMENT OF 100M ² +	MANNER IN WHICH THE CONTRIBUTION SHOULD NORMALLY BE PROVIDED FOR
EDUCATION			
<i>Secondary School Capacity</i>			
<i>North Berwick High School</i>	£6,733.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>ELC & Primary School Capacity*</i>			
<i>Law PS</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Athelstaneford</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Dirleton</i>	No LDP impact.	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Gullane</i>	£7,584.00 Per home	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Aberlady</i>	No further impact	N/A	<i>Infrastructure Fund / Financial Payment</i>
AFFORDABLE HOUSING			
	See LDP Policy HOU3 and HOU4 and SPG on Affordable Housing	N/A	<i>In-kind (delivery of serviced land / completed units) / Commuted Sum (if agreed in lieu of on-site provision)</i>
SPORTS PITCHES & CHANGING ACCOMMODATION			
<i>Saltcoats, Gullane (Proposal NK7)</i>	£567.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Fenton Gait East, Gullane (Proposal NK8)</i>	£567.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Fenton Gait South, Gullane (Proposal NK9)</i>	£567.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
<i>Aberlady West, Aberlady (Proposal NK10)</i>	£123.00 Per house	N/A	<i>Infrastructure Fund / Financial Payment</i>
HEALTH & SOCIAL CARE PARTNERSHIP			
	N/A	N/A	<i>Infrastructure Fund / Financial Payment / In-kind (if serviced land or whole facility provided within a site)</i>

SERVICING OF EMPLOYMENT LAND			
	Site Specific (See Site Brief)	N/A	<i>In-kind (delivery of serviced employment land)</i>

North Berwick Area Outline Delivery Strategy

An outline of the strategy for delivering the additional capacity in infrastructure and facilities for LDP allocations in the North Berwick area is set out below:

- At North Berwick, land at Mains Farm (Proposal NK1), Gilsland (Proposal NK3), and windfall developments at Tantallon Road (Proposal NK4) and at Ferrygate Farm (Proposal NK5) are committed, as are contributions from the developers of these sites to the provision of additional education capacity at Law Primary School. The Law Education Contribution Zone is shown at Appendix 1. The developer of Mains Farm (Proposal NK1) has also committed to provide land for a full size grass sports pitch and two team changing accommodation as part of the open space provision for that site. The developers of the Mains Farm and Gilsland sites (Proposals NK1 and NK3 respectively) have committed capital contributions for the delivery of the sports pitch and changing accommodation on a pro-rata basis. Contributions may also be required towards other facilities or infrastructure, such as open space;
- As such, land at Mains Farm (Proposal NK1), in combination with the adjoining safeguarded land for the expansion of North Berwick High School and Law Primary School (Proposal NK2), will provide a focus for the provision of new education and community facilities in the North Berwick area. In accordance with LDP Proposal HSC2, land to the south of the Mains Farm site identified for employment purposes by Proposal NK1 may also be developed for the provision of a health care facility that can deliver additional GP services capacity should this become the preferred site for this;
- At Gullane, the site of the Former Gullane Fire Training School (Proposal NK6) is committed as are contributions from the developer of that site towards the expansion of Gullane Primary School. Developers of land at Saltcoats (Proposal NK7), Fentoun Gait East (Proposal NK8) and Fentoun Gait South (Proposal NK9) shall make contributions towards the expansion of Gullane Primary School, and if necessary towards the provision of additional campus land for the school to the south of the exiting primary school site within the Saltcoats (Proposal NK7) site. The Gullane Primary Education Contribution Zone is shown at Appendix 1. The developers of the Saltcoats, Fentoun Gait East and Fentoun Gait South sites (Proposals NK7, NK8 and NK9 respectively) must contribute towards the enhancement of the existing full size grass sports pitch within Recreation Park, Gullane, as well as towards the provision of a seven-a-side sports pitch to the south of the existing Gullane Primary School campus and to the west of the Saltcoats (Proposal NK7) site on a pro-rata basis. Contributions may also be required towards other facilities or infrastructure, such as open space;
- At Aberlady, the developer of land at Aberlady West (Proposal NK10) shall make contributions towards the expansion of Aberlady Primary School. The Aberlady Primary Education Contribution Zone is shown at Appendix 1. The developer of this site shall also make contributions towards the off-site enhancement of Aberlady playing field. Contributions may also be required towards other facilities or infrastructure, such as open space;
- Sufficient capacity exists at Dirleton Primary School to accommodate the planned development at Castlemains Place (Proposal NK11). The Dirleton Primary Education Contribution Zone is shown at Appendix 1. Contributions may also be required towards other facilities or infrastructure, such as open space;

- The North Berwick Group Practice will not have sufficient capacity to provide GP services in the North Berwick area to accommodate planned development. The practice will need to be extended or reprovided potentially within the Mains Farm site, Edington Hospital or elsewhere and since it is run by an independent contractor no developer contributions will be sought at this stage. There is sufficient accommodation within Gullane Medical Practice to accommodate additional GP services in the Gullane area to accommodate planned development. Consequently, no developer contributions towards the expansion of this facility will be sought at this stage;
- Elsewhere, contributions will likely be required from the developers of sites towards the education and community facilities whose contribution zone the site lies within. Contributions may also be required towards other community facilities, such as open space.

All relevant sites will make any necessary contributions towards secondary education capacity in the contribution zone in which they are located. Developers must also make provision for other site specific requirements identified by the LDP, any relevant development framework or brief or through the Development Management process, including provision for affordable housing as appropriate. Windfall development, or fresh proposals for committed developments, will be assessed on a case by case basis in accordance with LDP policies and guidance and where relevant in line with the outline strategy for delivery in this area set out above.

The Developer Contribution Protocol

Introduction

- 4.1 The Developer Contribution Protocol consists of two parts:
- a. **A demand assessment or policy requirement** that identifies the requirement for a developer contribution to be provided for (e.g. how the need to increase capacity in infrastructure or facilities as a result of development has been assessed, identified, costed and apportioned among 'eligible' proposals), or a policy requirement the proposal must provide for – e.g. affordable housing;
 - b. **An Administrative process** that is capable of specifying, negotiating, co-ordinating, concluding, discharging, monitoring and enforcing developer contributions, as well as tracking them, including financial payments, from the point that they are committed or gathered until all obligations are fulfilled.

Demand Assessment Approach - Survey / Analysis / Plan

- 4.2 The demand assessment was carried out in the preparation of draft Supplementary Guidance in 2016 and subsequently updated following the 2018 LDP Examination Report. It has separated the needs of existing users from any additional capacity that will be required to mitigate the impact of users anticipated from new development allocated in the East Lothian Local Development Plan.

- 4.3 In broad terms, the assessment methodology consists of four parts, and has assessed the following:
- a. the demand anticipated from existing infrastructure or service users through time, and how this relates to the existing capacity in infrastructure or facilities;
 - b. the action that has been or will be committed through time to increase capacity in infrastructure or facilities beyond existing levels to meet the anticipated increases in baseline levels of demand and / or demand arising as a result of development that is already committed; and
 - c. the additional capacity that will be necessary beyond these committed capacity increases to accommodate the further impacts of uncommitted development through time;
 - d. the cost of providing additional capacity for uncommitted development apportioned pro-rata among the uncommitted developments generating the additional impact, on an individual or cumulative basis, as appropriate.
- 4.4 Developer contributions will only be required towards the additional mitigation identified in Part C and will be sought as set out in Part D. Any deficiency in provision identified following Parts A or B of the assessment will not be met by applicants or developers of uncommitted proposals.
- 4.5 The Council will assess windfall proposals as additional to LDP and committed development. Windfall proposals will not be allowed to utilise capacity identified for committed or LDP development, as it is assumed that they will all be developed as planned. If windfall proposals require additional infrastructure or service capacity over and above identified for committed or LDP development, then they will be required to contribute the full cost of this.

4.6 For transport infrastructure contributions from windfall development, the contribution zones do not apply. Instead a cumulative transport assessment will be required to identify windfall proposals relationship with the transport interventions planned to identify: 1) if the interventions can accommodate the additional demand generated by the proposal; and 2) if contributions are required. The Council can advise on the methodology required to undertake this. Once this cumulative assessment has been undertaken, the scope of the site specific transport appraisal is likely to be limited to the site and the surrounding local area.

4.7 The demand assessment has assessed how anticipated changes in levels of demand through time relate to standards for service provision and for provision of capacity. The starting point for this was the standards for service delivery or infrastructure capacity the service or infrastructure providers expect of themselves. This informed the amount of additional capacity that must be provided at existing facilities or that must be provided in new facilities as a result of new development.

4.8 In carrying out the assessment the following approach was used:

- a.** An appropriate contribution zone was identified to make the assessment;
- b.** The assessment was undertaken against recognised standards, including relevant quantitative, qualitative or accessibility standards as appropriate;
- c.** The standards used have a recognised status and have been applied consistently - e.g. national and / or local standards that have been consulted on and adopted by the service / infrastructure provider;

- d.** Demand projections have been generated and applied – e.g. births, child per house ratios, migration & secondary school stay on rates to forecast pupil product over time or team generation rates per head of population / age group for provision of outdoor sports facilities etc
- e.** The demand assessment for the contribution zone is then compared to what is available and required in terms of capacity in assets to ensure related standards can be met.

4.9 This has been undertaken to determine whether or not there is or will be sufficient capacity in existing facilities to serve existing service users. Committed increases in capacity by the service or infrastructure provider (including planning obligations discharged or financial payments already gathered or committed etc) have been taken into account. This separates the impact of changes in demand arising from the baseline and committed development (with associated capacity increases) from that of uncommitted development that is still ‘eligible’ to contribute to the provision of further capacity increases. Developer contributions will not be sought to resolve any existing deficiencies (including from committed development). However, proportional contributions will be required from uncommitted development to interventions, if those interventions would address pre-existing issues as well as the impact of uncommitted development.

4.10 Where the assessment has found a need to increase capacity due to uncommitted growth, either at existing facilities or by the provision of new ones, the same methodology and principles were applied to assess the additional capacity requirement that need be provided by applicants or developers as a result of their development, on an individual or cumulative basis as appropriate.

Principles for the Assessment

4.11 The following principles apply in the assessment:

- Service or infrastructure providers are not required to provide mitigation to accommodate uncommitted development;
- The need to accommodate anticipated changes in the level of baseline use of facilities / infrastructure through time, including committed development, will always be prioritised when assessing if any spare capacity exists within any facility / infrastructure through time;
- Developer contributions cannot be sought to resolve existing deficiencies in capacity due to increases in baseline levels of use, including committed development, even if such capacity issues are expected at a future point in time;
- Developer contributions cannot be sought retrospectively if the actual impacts from committed development prove greater than originally anticipated;
- If capacity exists in facilities or works have been completed to provide further capacity which could absorb the impact of development on an individual or cumulative basis as appropriate, it can be used at no cost by applicant(s);
- Proportional contributions will be required from applicants or developers to uncommitted interventions their developments are dependent on, even if those interventions address pre-existing issues as well as the impact of new development;
- If the impact of development on an individual or cumulative basis would require additional capacity in infrastructure / facilities this must be provided for by applicants or developers who generate the impact on a proportionate and pro-rata basis as appropriate;

- Service or infrastructure providers must use developer contributions for the purpose and within the timescales originally intended;
- Threshold capacities will be reached when the facility / infrastructure presents no more opportunity to support additional levels of use in its existing operational format;
- Capacity may be increased by adaptation of facilities (to make better use of existing assets) or by enhancement of existing facilities if appropriate (e.g. replacing grass pitches with synthetic) or by physical expansion (increase accommodation) or by provision of new facilities (and flexibility in the design of facilities / infrastructure will be essential);
- Infrastructure capacity must be increased in appropriate units of capacity – e.g. provision of a single class room / sports pitch plus provision for changing for two teams etc;
- Units of capacity must be provided in a permanent format to serve the anticipated peak demand;
- The maximum operational capacity is reached when the facility / infrastructure has no more scope to provide additional on-site capacity.
- If the Council is required to procure land for the provision or expansion of infrastructure, the land cost will be recovered proportionately from development(s) which are dependent upon this. The value will be determined by the District Valuer.

4.12 These are the principles that have been applied in the development of the Developer Contributions Framework, including in relation to how contributions have been apportioned pro-rata among developments.

Monitoring and Review

4.13 This Supplementary Guidance will be reviewed with the Local Development Plan or earlier if the Council deems necessary. However, monitoring and review of the audits, standards, assumptions, projections and demand assessment will be carried out more regularly to help inform when additional capacity need be delivered. These regular reviews will inform the Developer Contributions Framework for LDP2. The programme of monitoring and review will include:

- **The Audit of Assets** – e.g. number of rooms of classroom size and teaching spaces within schools as capacity increases / number of changing rooms to service use of sports pitches (booking information) / number of meeting spaces needed in community facilities to serve need (booking information) / committed increases in capacity;
- **Relevant Standards** – e.g. any changes in national or local standards – maximum number of pupils per classroom / number of matches that can be supported on particular types of playing surface / construction and lifecycle expected of buildings etc;
- **Assumptions** – e.g. births, migration and pupil per house ratios / pupil stay on rates and if these change through time and by location / team generation rates and if they change by location and as a consequence of sports participation strategies (Active Schools etc);
- **Capacity Assessment and Cost Apportionment** – updated in light of monitoring and review processes above and in light of planning permissions granted and contributions gathered and interventions committed and LDP2 requirements etc.

Administrative Process

4.14 The **administrative process** for specifying, gathering, holding, monitoring, enforcing and using developer contributions, including financial payments, will be transparent and will follow the 14 step process set out in the boxes overleaf. Additional detail of certain steps is set out in the subsequent paragraphs..

1: Applicant reviews LDP site proposal, relevant site brief, the Developer Contributions Framework and zones to identify what contributions may be required and their likely levels.

2: Applicant contacts Council in advance of application for discussions and to undertake demand assessment of proposal to identify updated likely level of contributions and to identify any site specific requirements.

3: For windfall proposals, in order to calculate contributions towards transport interventions a cumulative impact transport appraisal will have to be undertaken. Please contact Roads Services for advice on this process.

4: Affordable housing provision, financial contribution values and in-kind contributions agreed.

5: If the application is approved by delegated decision or the planning committee, it will be given minded to grant consent with the permission subject to concluding a Section 75 Agreement in line with the delegated or planning committed decision.

6: Council and applicant lawyers draft and review the Section 75 Agreement.

7: The Section 75 Agreement must be signed within six months of delegated/planning committee decision or it shall be considered whether the application shall be refused for failing to agree the necessary developer contributions.

8: S75 Agreement submitted for registration. The planning decision notice will be issued once receipt from Registers of Scotland is confirmed.

9: Prior to the commencement of development, an Initiation of Development notice must be submitted to the Council. All prior to commencement of development obligations should also be fulfilled. Failure to do so may lead to enforcement action.

10: Developer to notify Council Planning Obligations Officer when contribution trigger is approached.

11: Council calculates indexation (if applicable) and issues invoice. Contribution payments to be made within 28 days of invoice date.

12: Upon receipt of payment(s), Council will confirm receipt and by when the next obligation(s) are due to be fulfilled.

13: Council holds contribution in interest bearing account and utilises the contribution and fulfil its obligations within terms of the agreement.

14: If all or part of financial contributions are not used within the period set out in each agreement, then the Council will return any unused contribution, including any interest earned, to the party that paid the contribution.

- 4.15** Thresholds for different types and scales of development proposals which the Developer Contributions Framework will apply are clearly set out in Table 1. Pre-application discussion is strongly encouraged between the applicant(s) and the relevant service or infrastructure provider(s), particularly for large or complex proposals.
- 4.16** Once an 'eligible' planning application enters the Developer Contributions Protocol the relevant service or infrastructure provider(s) will be consulted on it by the case officer handling the application. This is so the relevant service or infrastructure provider(s) can assess the impacts of the proposed development, including against the Developer Contributions Framework. Any negotiation and agreement between the service or infrastructure provider(s) and applicant(s) on how, where and when developer contributions are to be provided for must be confirmed by the service or infrastructure provider(s) in their response. Windfall proposals will be assessed following the principles set out in paragraphs 1.22, 4.5 and 4.6.
- 4.17** The service or infrastructure provider(s) will respond to the case officer handling the planning application to set out the developer contributions required and the manner in which they must be provided for, normally within 14 days of receipt of a consultation request. As the Developer Contributions Framework only sets the likely level of contribution identified at the time of LDP preparation, during the assessment of the application a different level of contribution(s) may be identified. The case officer will confirm with the applicant that they are willing to provide for the necessary contributions prior to making any recommendation to Council on whether planning permission for the proposal should be approved or refused.
- 4.18** Avoiding legal drafting delay is why pre-application discussions are strongly encouraged between applicants and relevant service or infrastructure provider(s) **before** an application is made. Large or complex proposals may require a degree of negotiation between applicants and service or infrastructure providers to agree how, where and when developer contributions will be provided for, for example to agree a programme of staged financial payments and an indexation measure (e.g. inflationary indices or cost guides / tables) or the specification of and locations for contributions to be fulfilled 'in-kind' on-site (e.g. affordable housing provision).
- 4.19** Early and ongoing consultation and engagement between applicants and service or infrastructure provider(s) will be important. This is so the cumulative impact of development can be assessed as fully as possible to input into ongoing monitoring and review processes, and to ensure that infrastructure projects are programmed to be delivered in line with new development and increasing demand and capacity requirements. It will also help to ensure that the actions and any other funding required to deliver interventions can be identified and aligned with the delivery of the associated project.
- 4.20** It is East Lothian Council policy that any required S75 legal agreement should be concluded within six months of any minded to grant decision from the Council on a planning application, or planning permission could be refused. Any delay in these timescales may impact on the timescales or way in which a planning application will be determined. The Council will seek to recover from applicants the cost for drafting legal agreements.

4.21 The Developer Contributions Protocol must be led, managed and co-ordinated by the relevant service or infrastructure providers. They will be assisted by others in supporting or enabling roles as appropriate. As a minimum this will include the following relevant service or infrastructure providers:

Relevant Service or Infrastructure Providers

- Education Authority;
- Roads Authority;
- Transport Scotland
- Network Rail;
- Community Services;
- East Lothian Health & Social Care Partnership;
- Environmental Health;

Support or Enabling Roles

- Planning;
- Legal;
- Property;
- Estates;
- Finance; and
- Procurement.

4.22 Alongside the Planning Obligations Officer, service or infrastructure providers must record the developer contributions they have agreed, including any financial payments, separating those already gathered from any future expectations on intake. They must record how contributions have been or are intended to be gathered, held and spent, and the amount of committed contributions held and that remain to be gathered. They must demonstrate that contributions are being and will be used for the

purpose originally intended, and that the developer contributions for projects are clearly identified. Transparency is therefore needed in capital plans, with monies ring fenced so it is demonstrable that developer contributions will be used for the purpose intended. To fulfil this separate accounts will be established for each development and each infrastructure item it is contributing to.

4.23 All financial payments ‘anticipated, gathered or committed’ will be suitably index linked using the All-in BCIS Tender Price Index. If the demand assessment confirms the same infrastructure requirement as set out in this Supplementary Guidance, then the financial contribution will be indexed from the date of adoption of this Supplementary Guidance to until the payment is received. If the demand assessment of an application indicates a different scale of infrastructure requirement that has had to be re-costed, the financial contribution will be indexed from the point a service or infrastructure provider responds to a planning application until the payment is received. In the event that financial payments are not paid in full, service or infrastructure providers shall be entitled to charge interest at 4% per annum above Bank of England base rate from 1 month after the due payment date to date of receipt.

4.24 Developers are required to notify the Council that they intend to initiate their development, and must also do same once their development is complete. They may also be required to notify the Council about when key points in their development will be reached. Developer contributions cannot be held in perpetuity. It is reasonable for service or infrastructure providers to retain contributions for the period necessary to achieve the purpose originally intended. If the phased provision of infrastructure is

agreed, then contributions will be held in line with the agreed phasing programme – e.g. a series of phased payments set against agreed milestones, with any unused payments to be returned after a specified period from the date of payment.

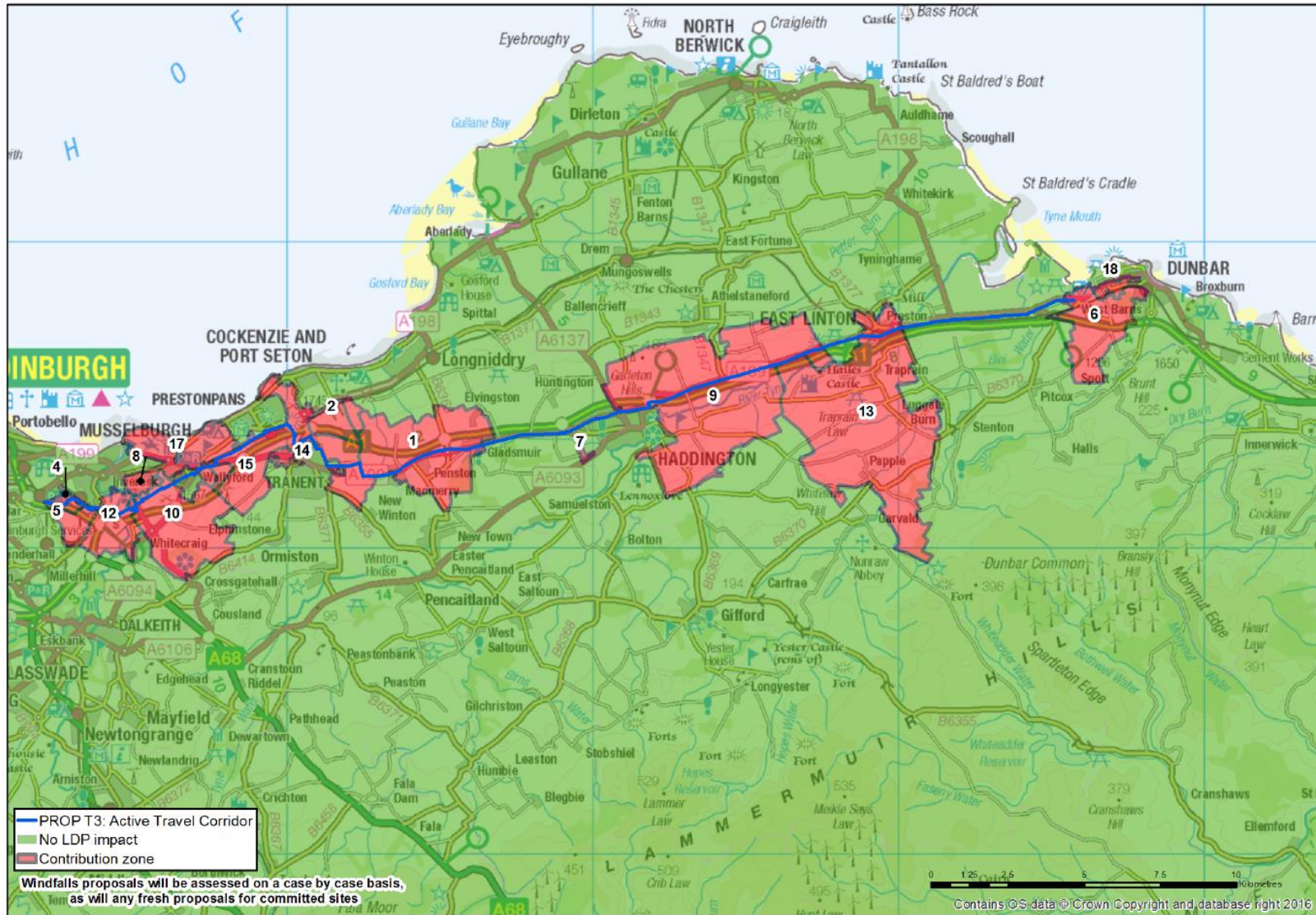
and obligations should be revised because of the changing context between the original consent and the renewal.

4.25 Repayment provisions may be referred to in a Section 75 agreement. The period within which the service or infrastructure provider is obligated to return or repay part or all of any contribution or financial payment is dependent on a reasonable period for the service or infrastructure provider to provide the necessary infrastructure. As such, this period will be determined on a case by case basis. Any unused payments will be returned to applicants or developers after any specified time period with any interest accrued since the payment was received. For cumulative transport infrastructure contributions this period will be ten years from the last payment date, plus a further three year period if not used within the ten years but the works are programmed in the first three years of the latest Council Capital Plan at the end of the ten year period. This is due to the need to gather contributions from all LDP development which cumulatively contributes towards the requirement for such strategic infrastructure improvements. The timing of the delivery of the interventions will be dependent on the delivery of development sites across East Lothian. Should this take longer than envisioned, the delivery of the infrastructure could be pushed back.

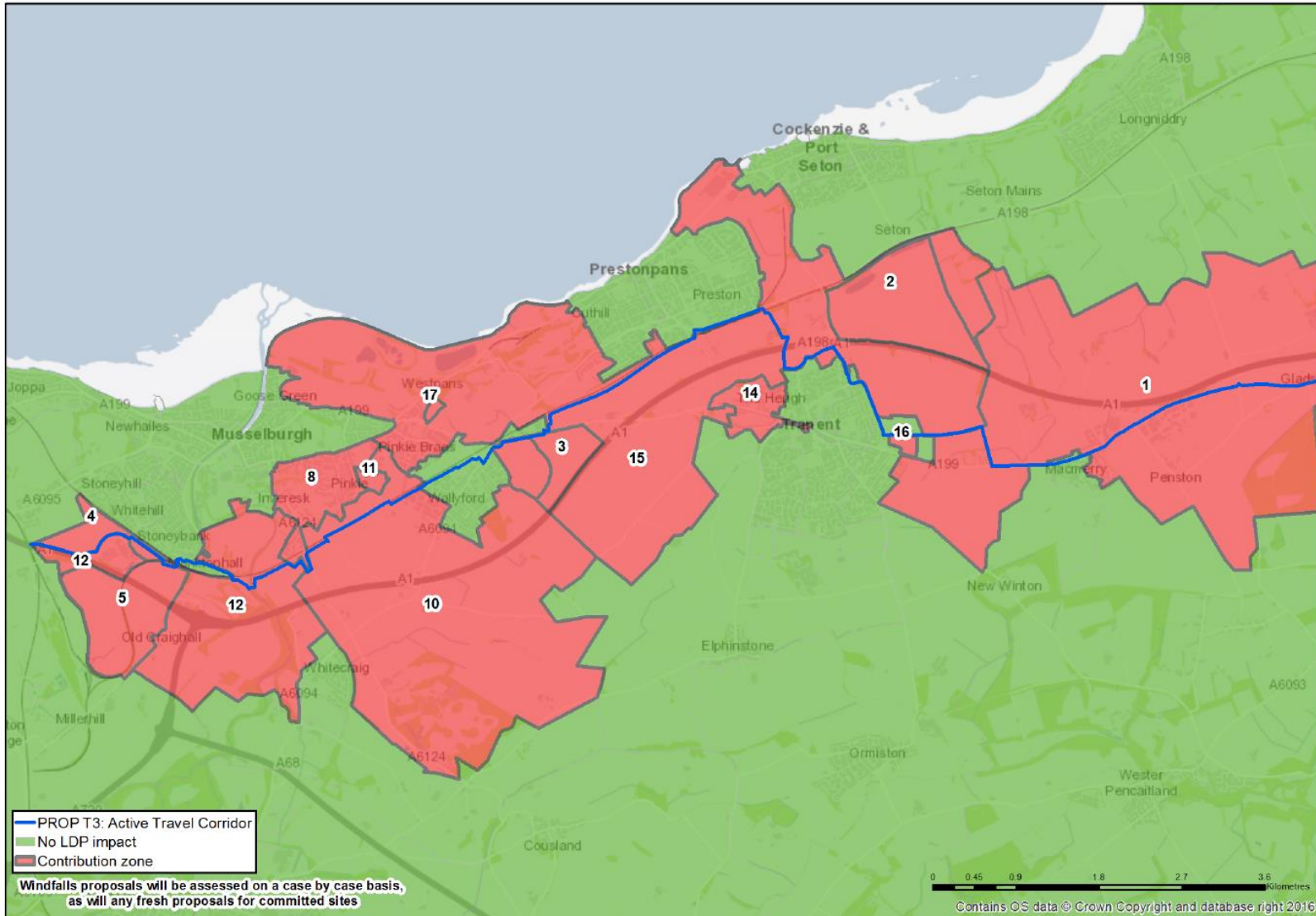
4.26 Once planning permission is approved developer contributions should not be revisited, unless a fresh planning application is submitted under a reviewed Developer Contributions Framework or an application for the modification of a planning obligation is approved. For renewal of planning permissions, it is the Council's decision as to whether the scale or terms of any contributions

Developer Contribution Zones: Transportation

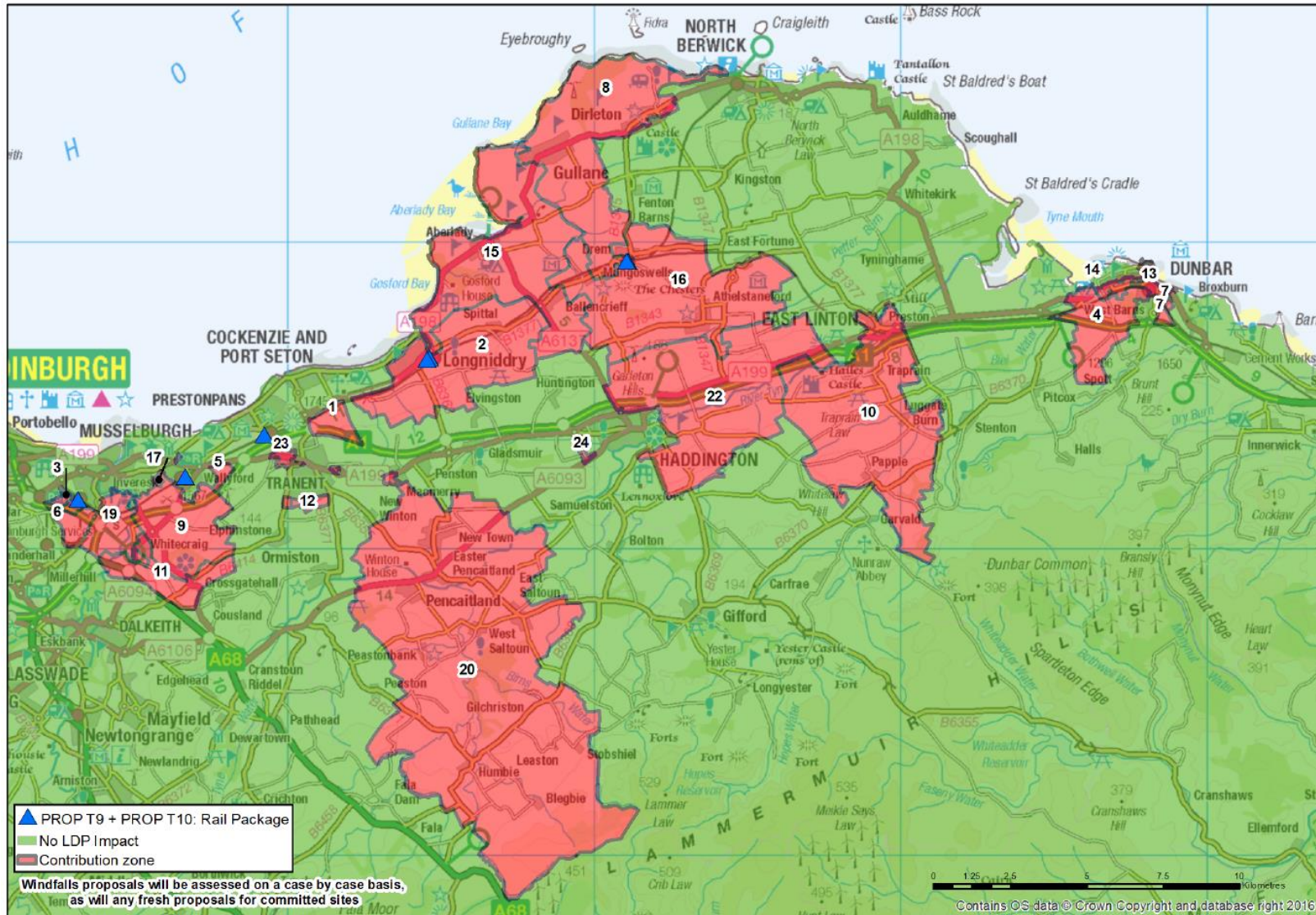
Segregated Active Travel Corridor Contribution Zones



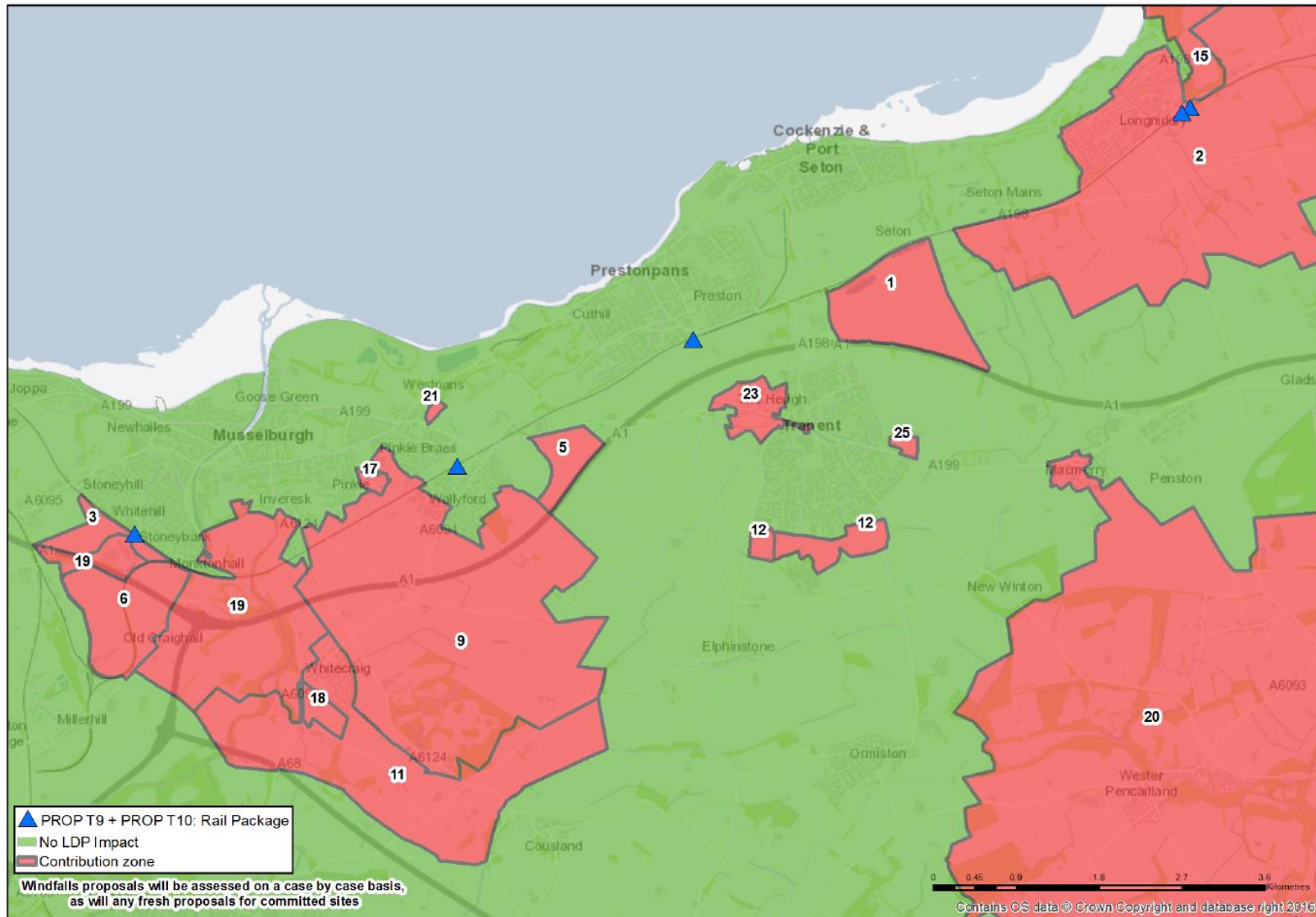
Segregated Active Travel Corridor Contribution Zones Inset



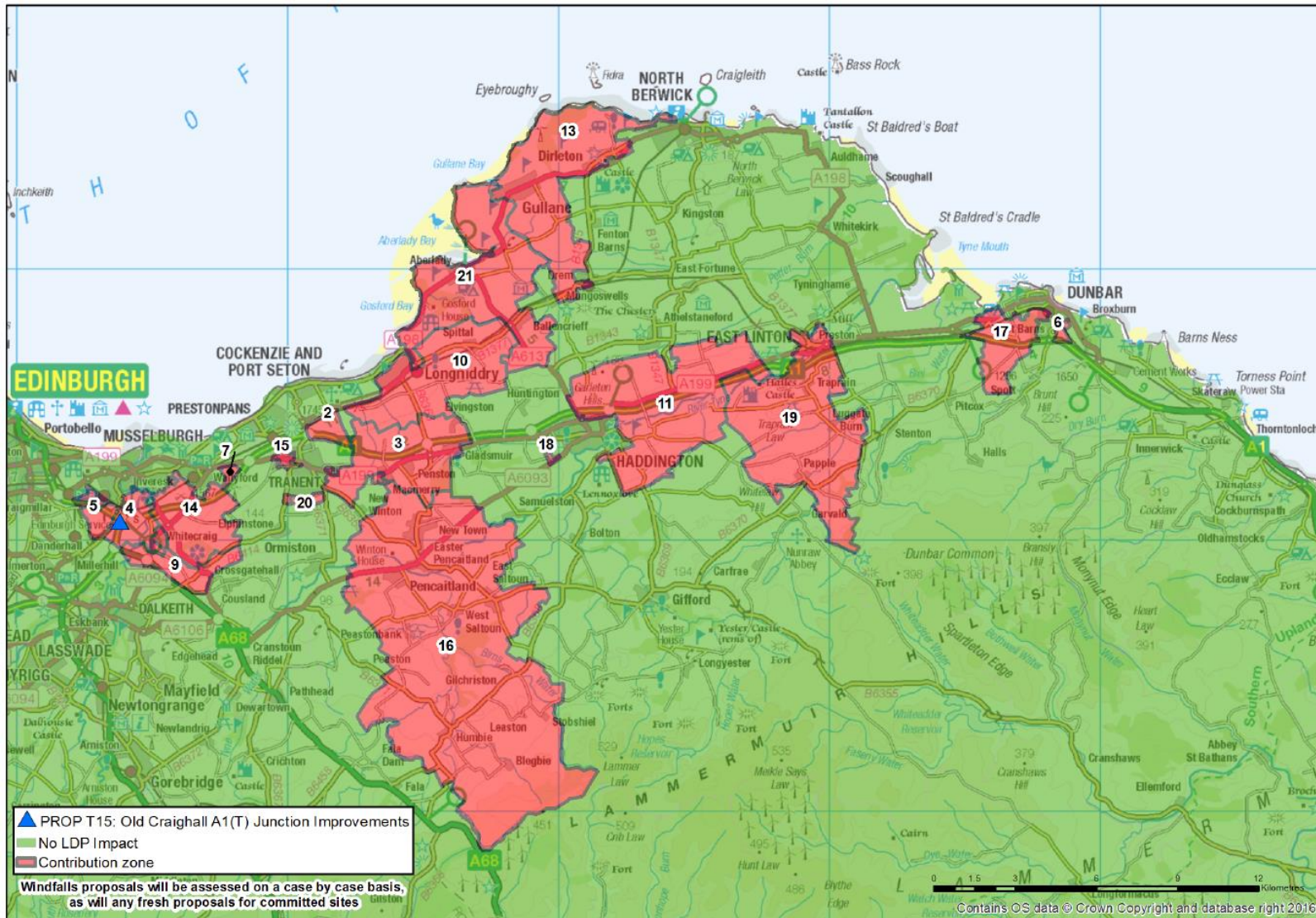
Rail Network Contribution Zones



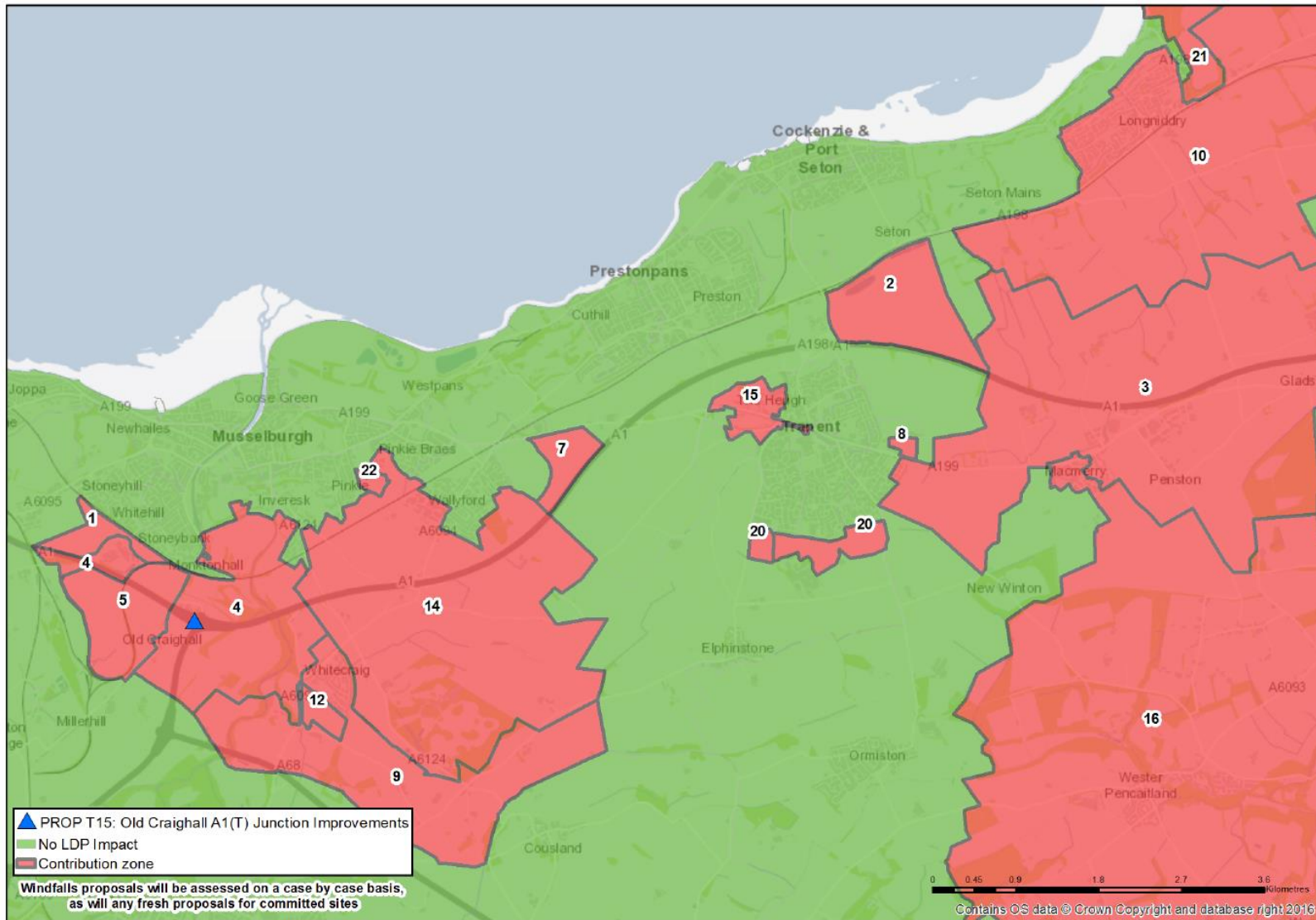
Rail Network Contribution Zones Inset



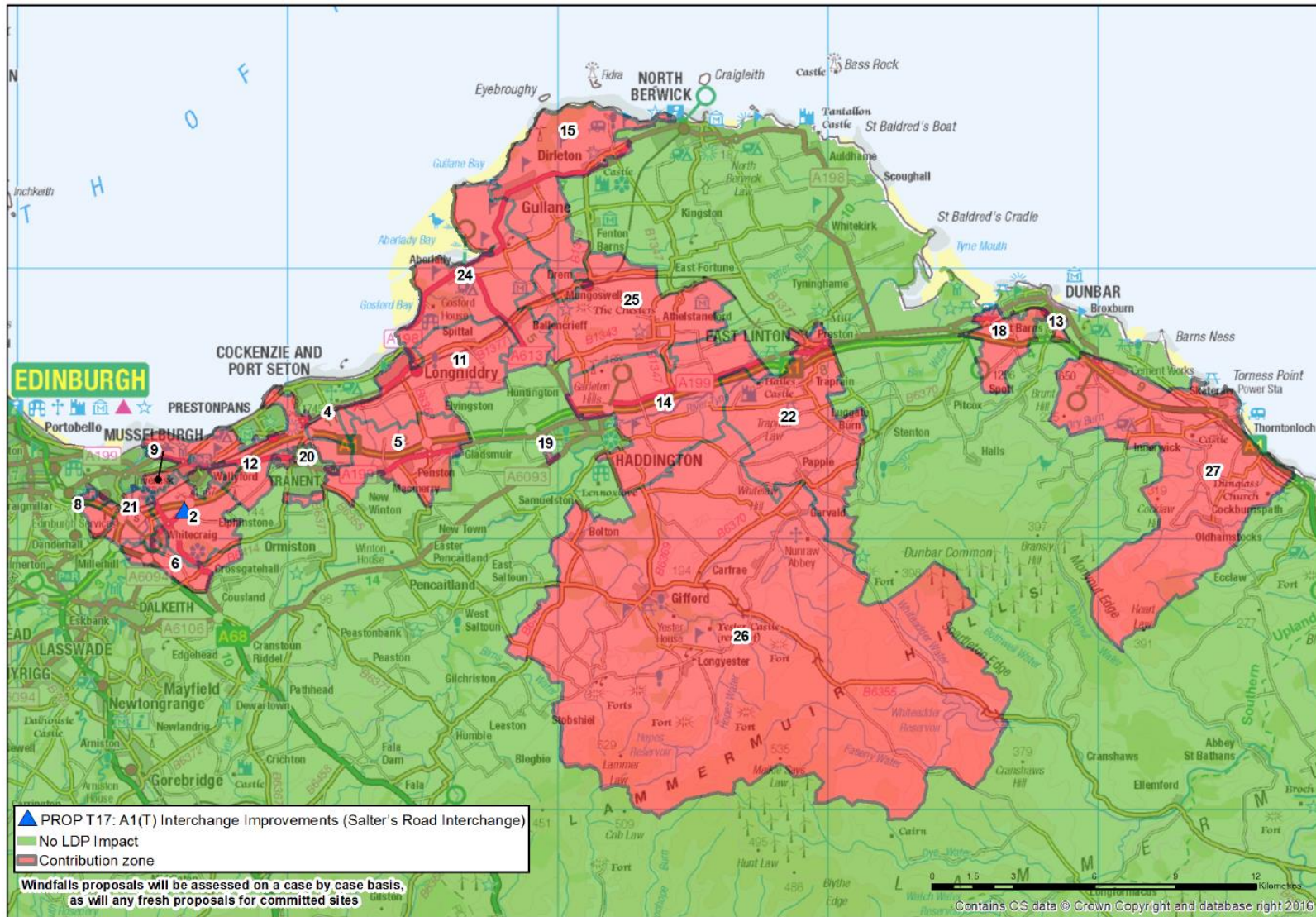
Old Craighall A1(T) / A720 Junction Contribution Zones



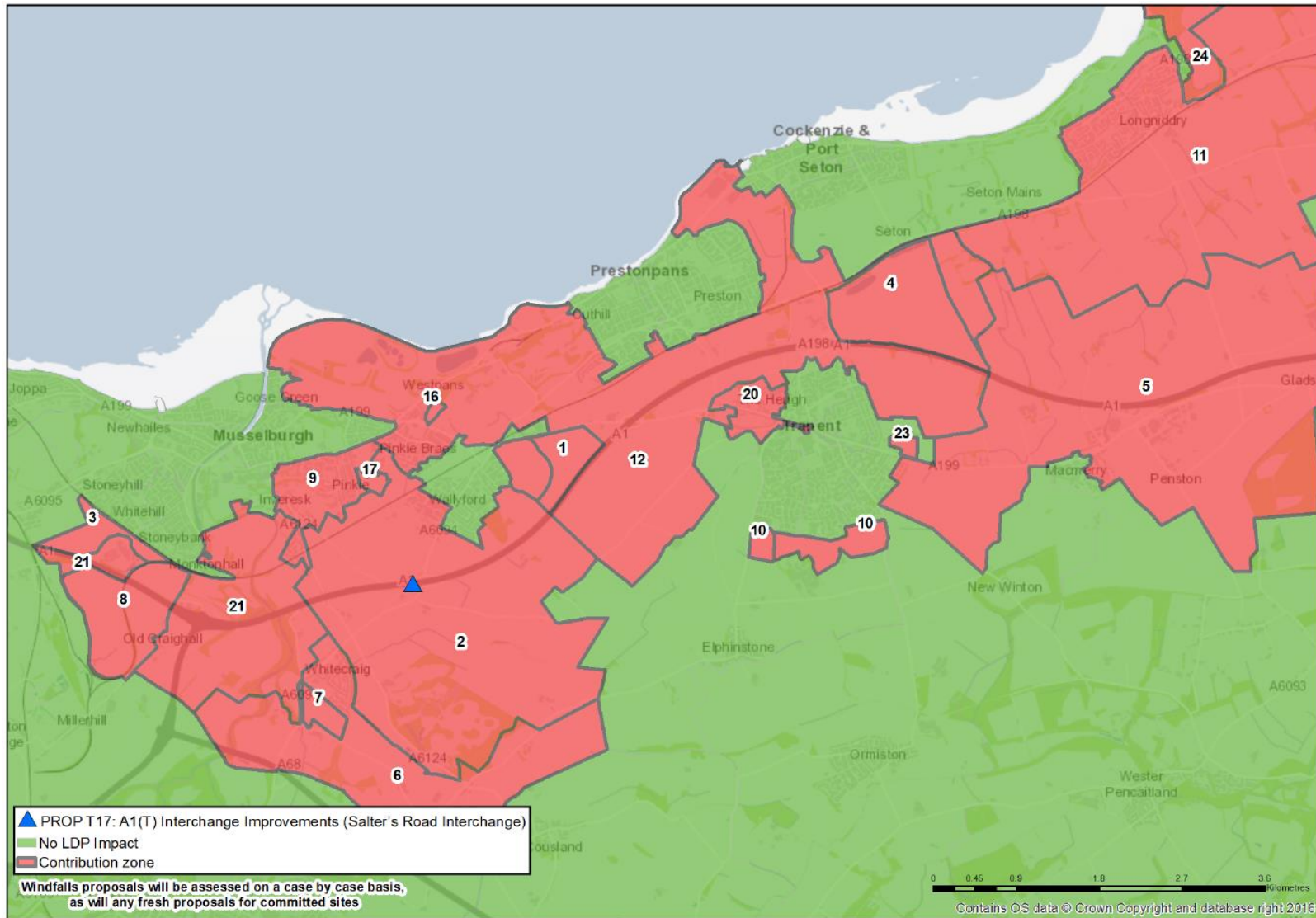
Old Craighall A1(T) / A720 Junction Contribution Zones Inset



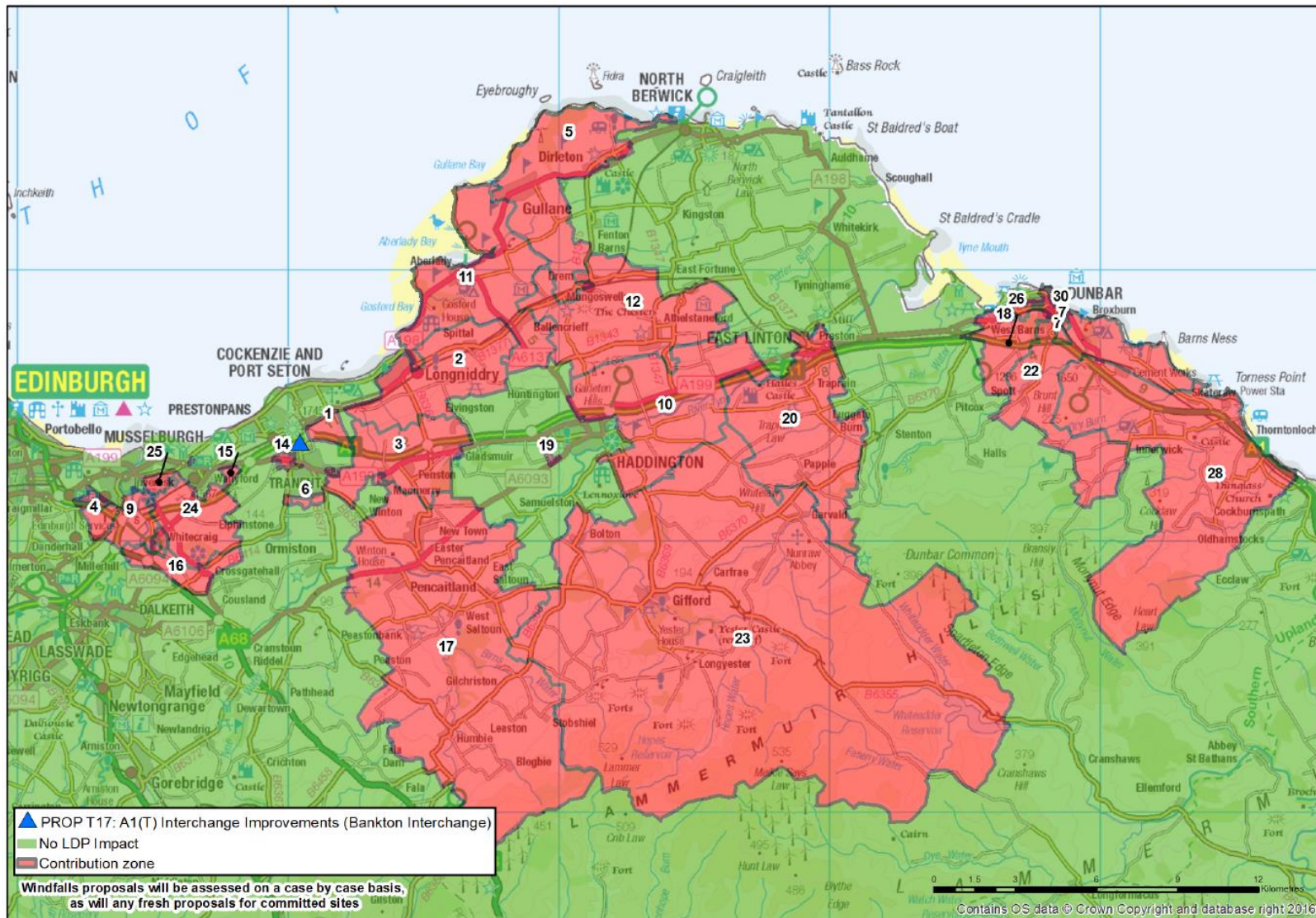
Salter's Road Interchange A1(T) Contribution Zones



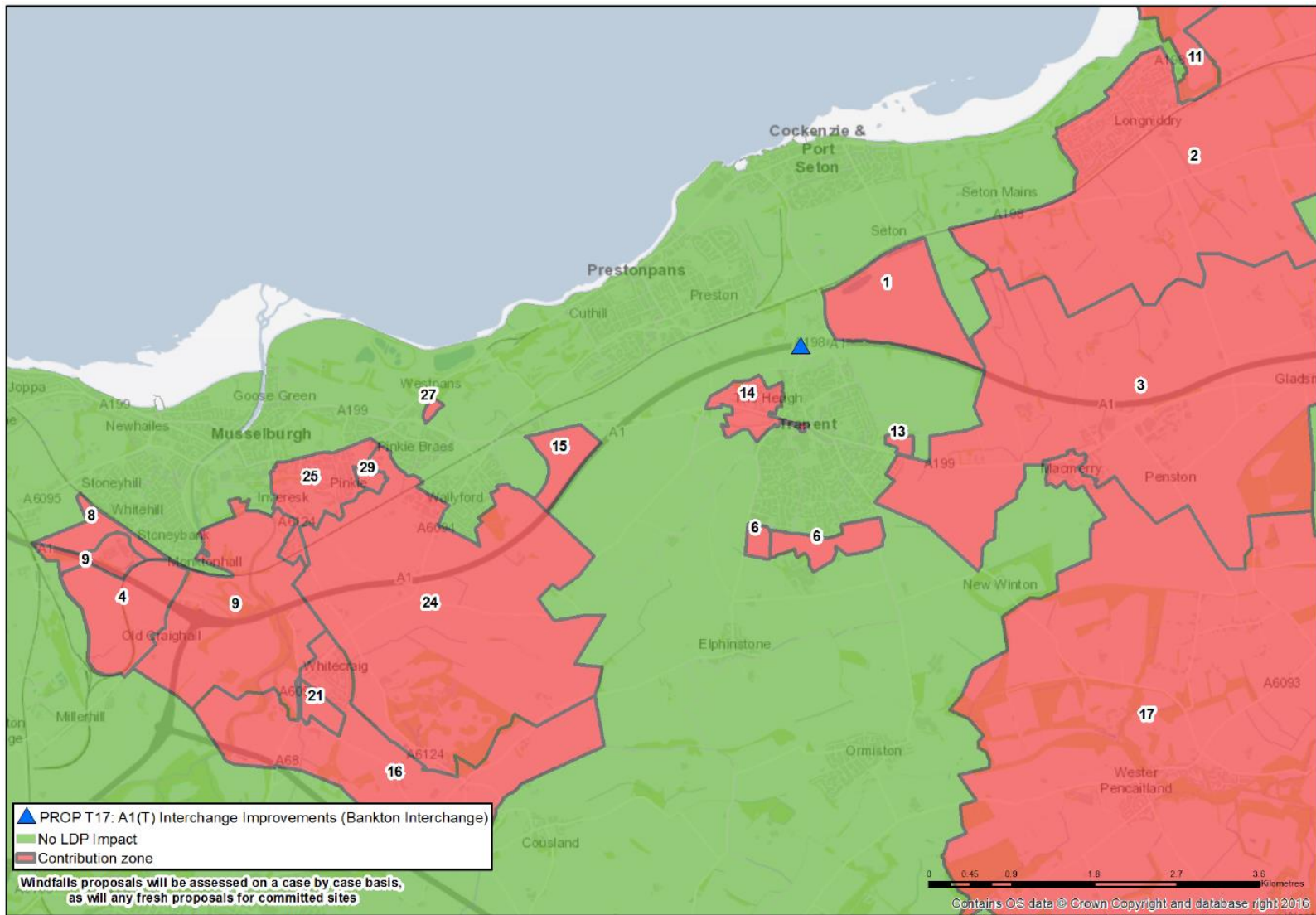
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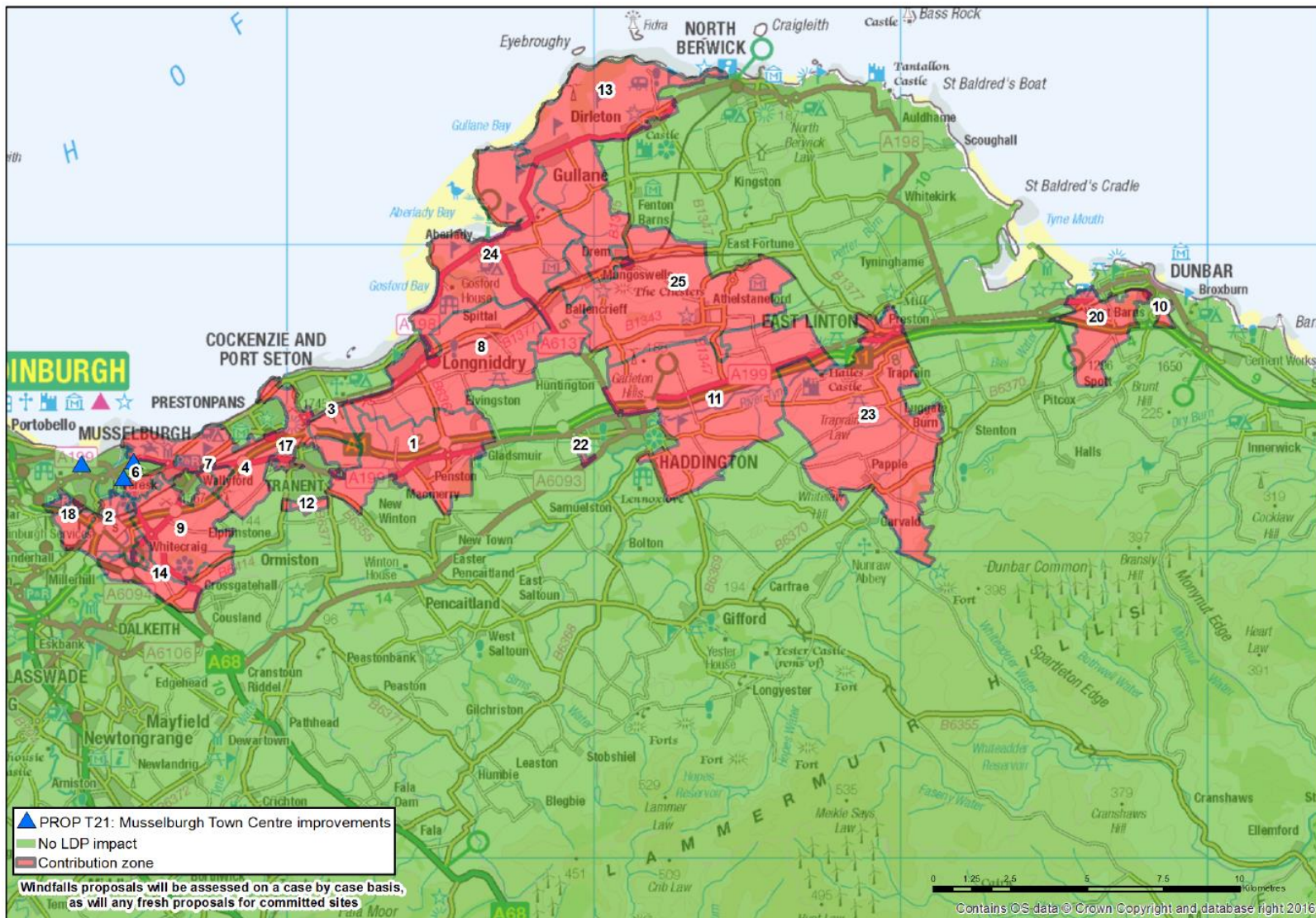
Bankton Interchange A1(T) Contribution Zones



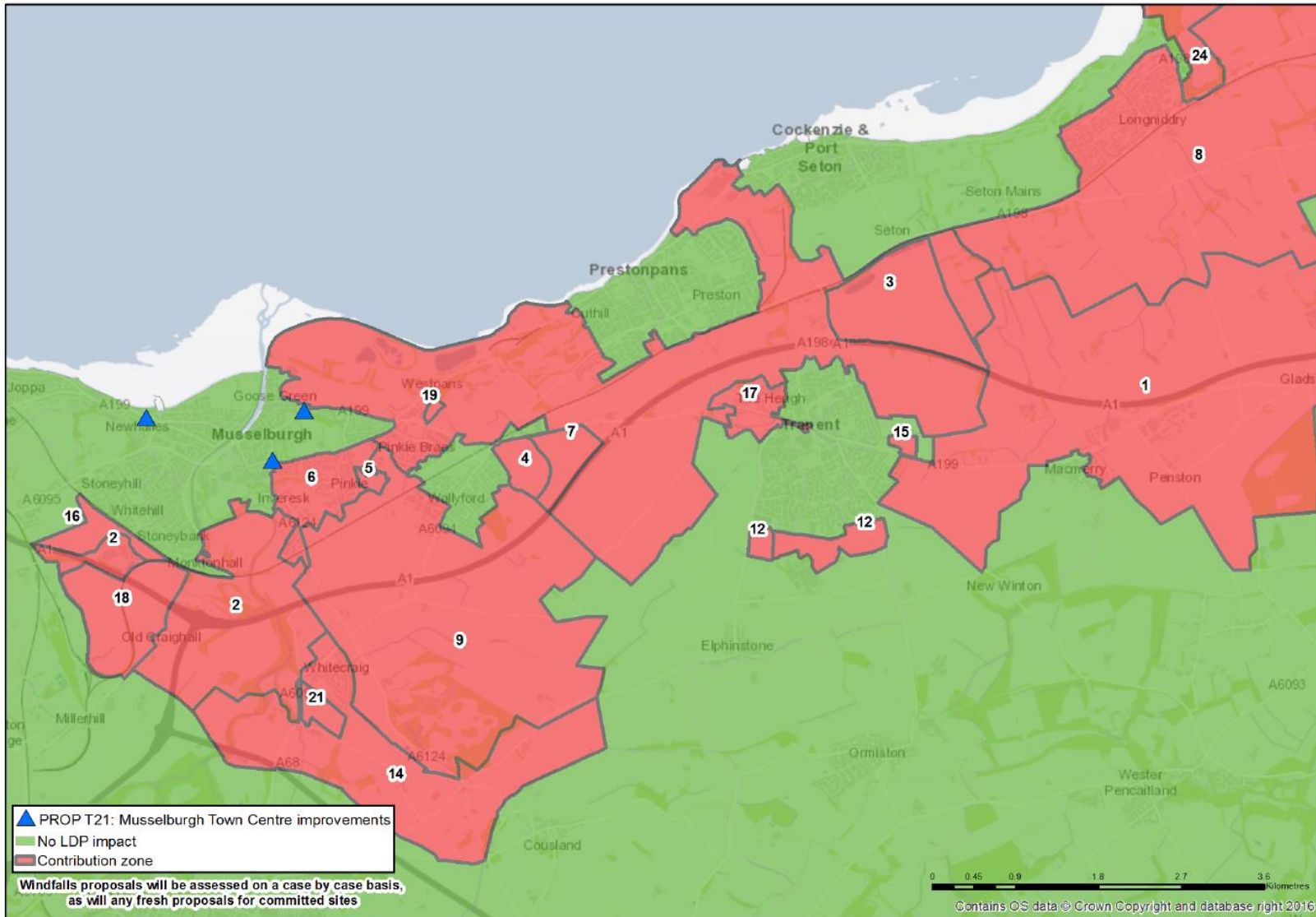
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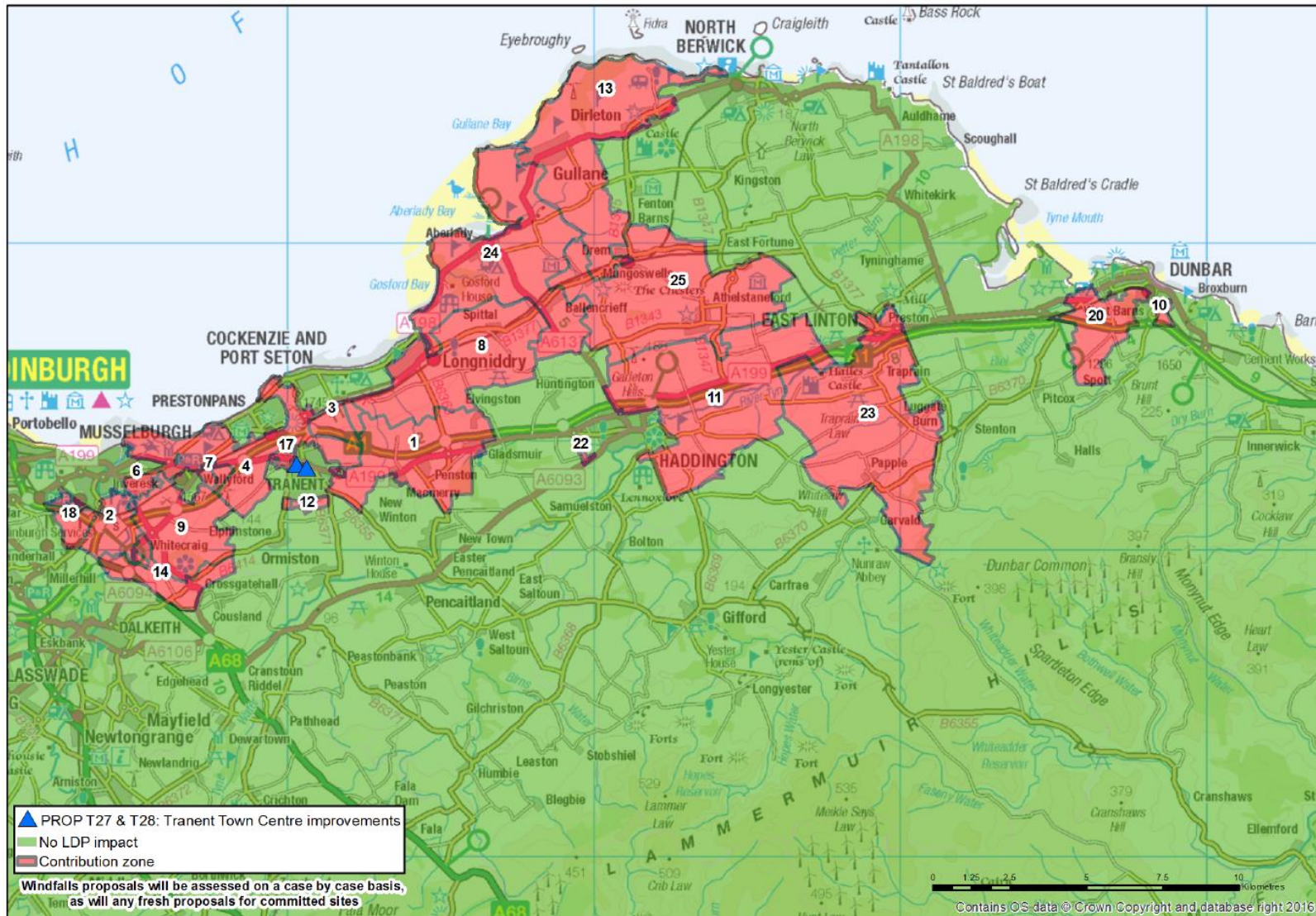
Mitigation of Cumulative Impacts in Musselburgh Contribution Zones



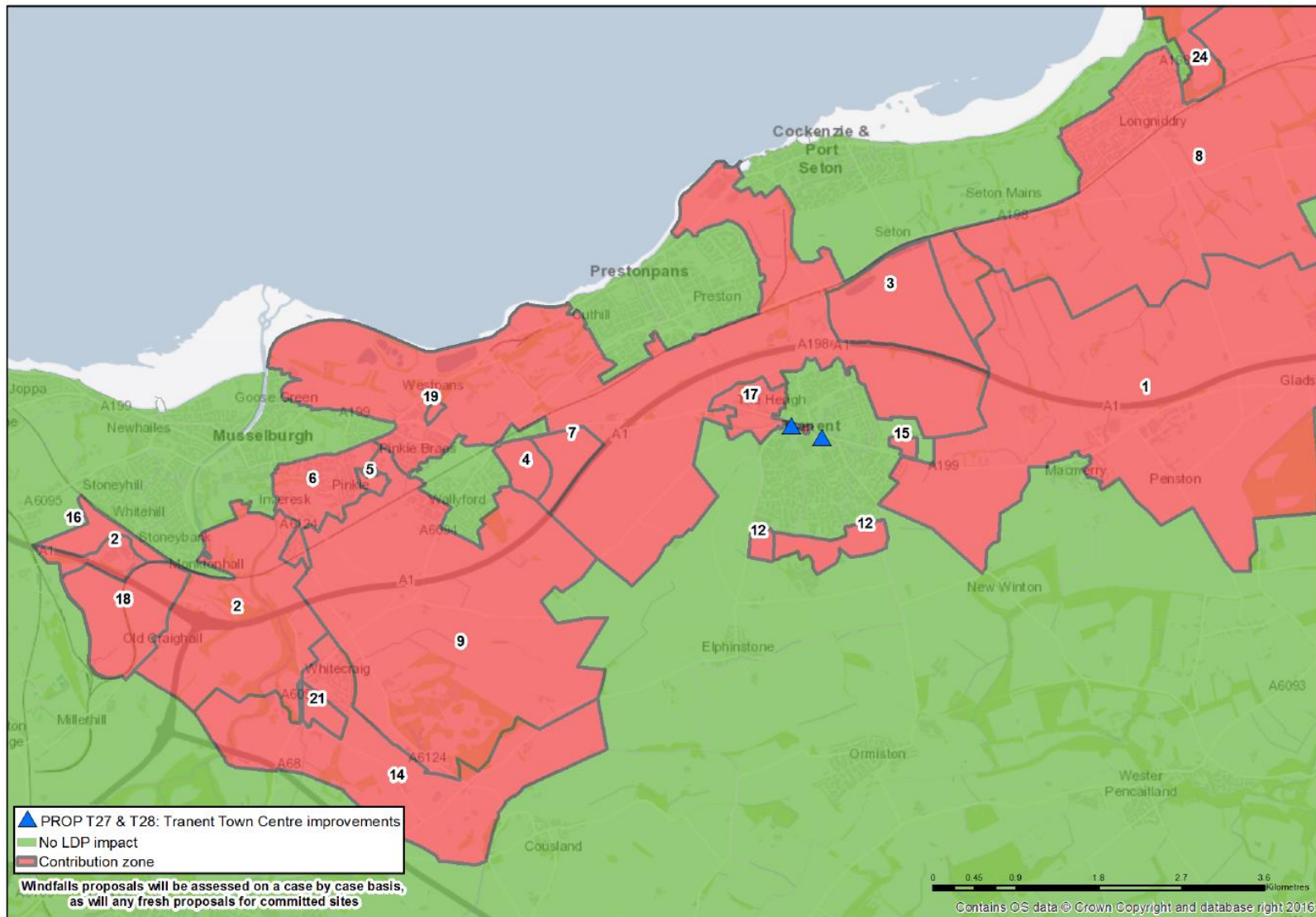
Mitigation of Cumulative Impacts in Musselburgh Contribution Zones Inset



Mitigation of Cumulative Impacts at Tranent Contribution Zones

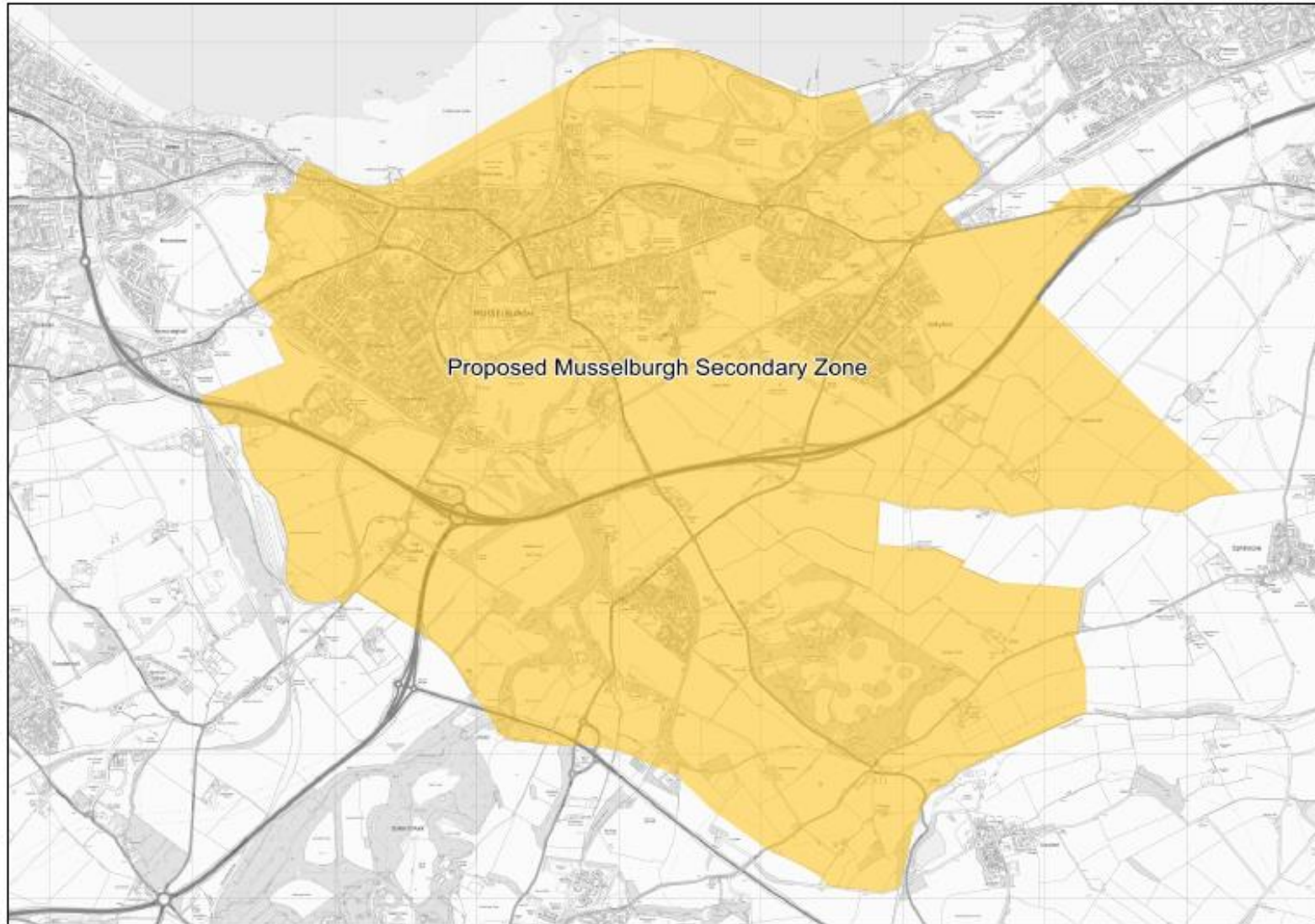


Mitigation of Cumulative Impacts at Tranent Contribution Zones Inset

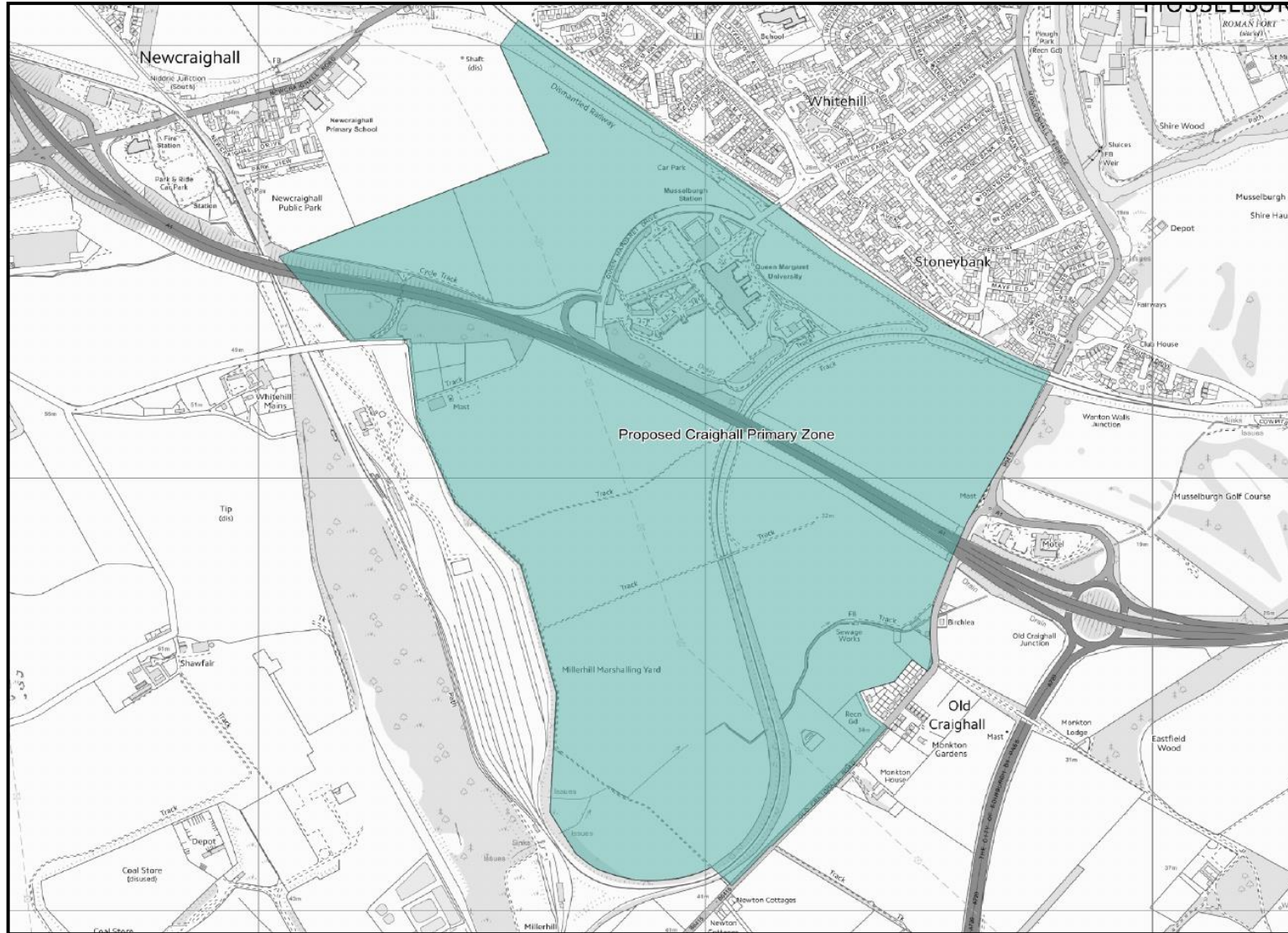


Developer Contribution Zones: Education

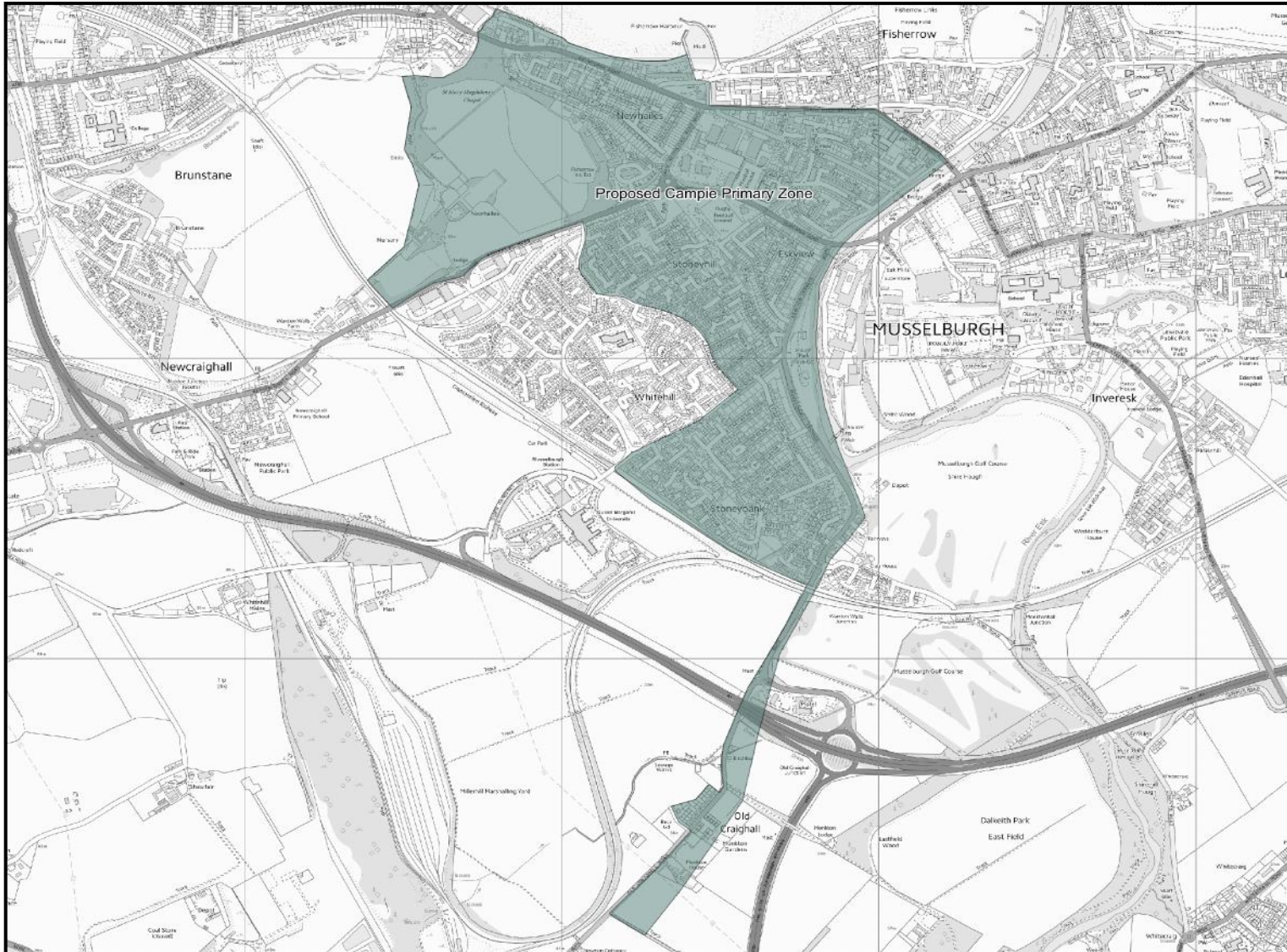
Musselburgh Secondary Education Contribution Zone



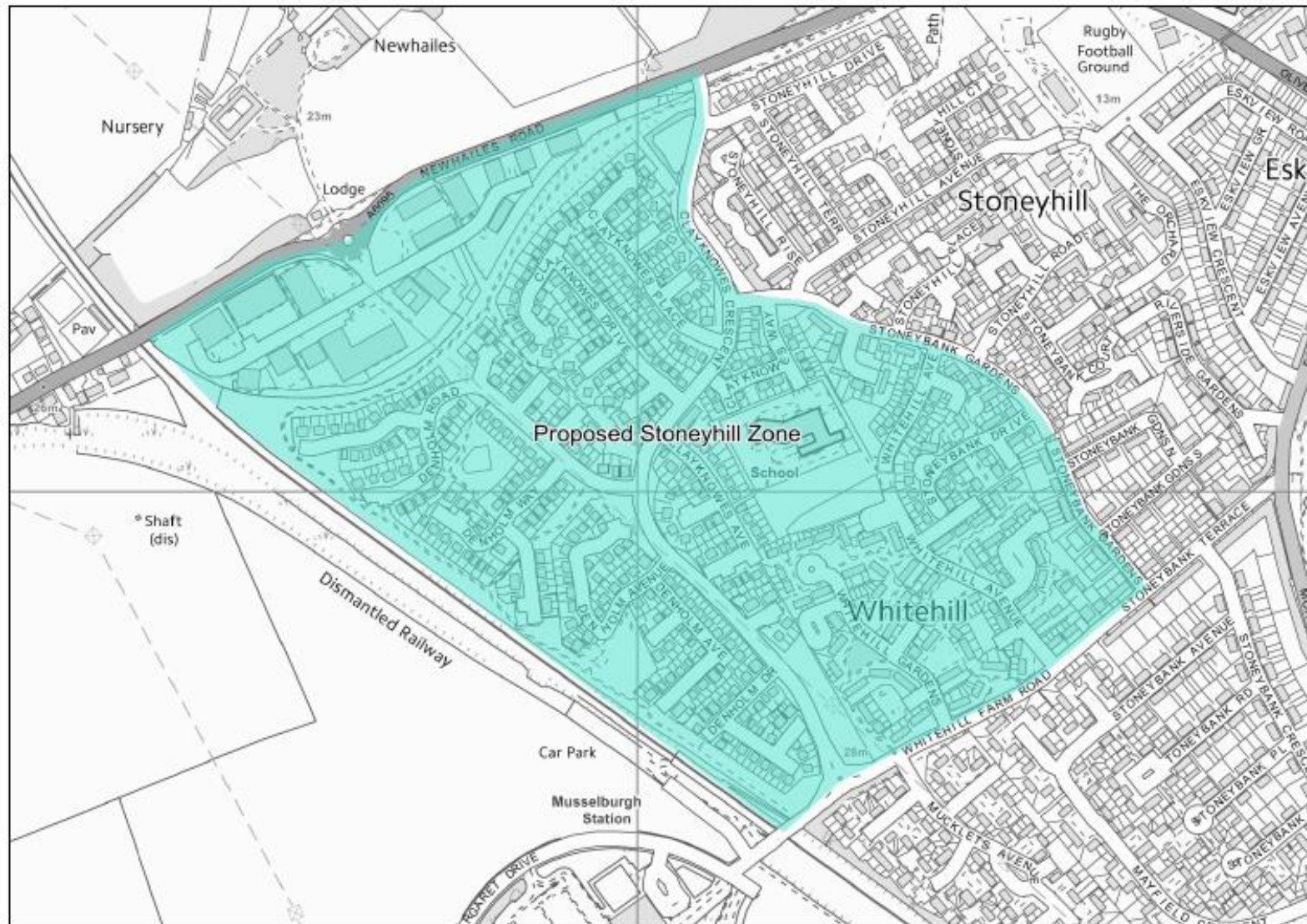
Craighall Primary Education Contribution Zone



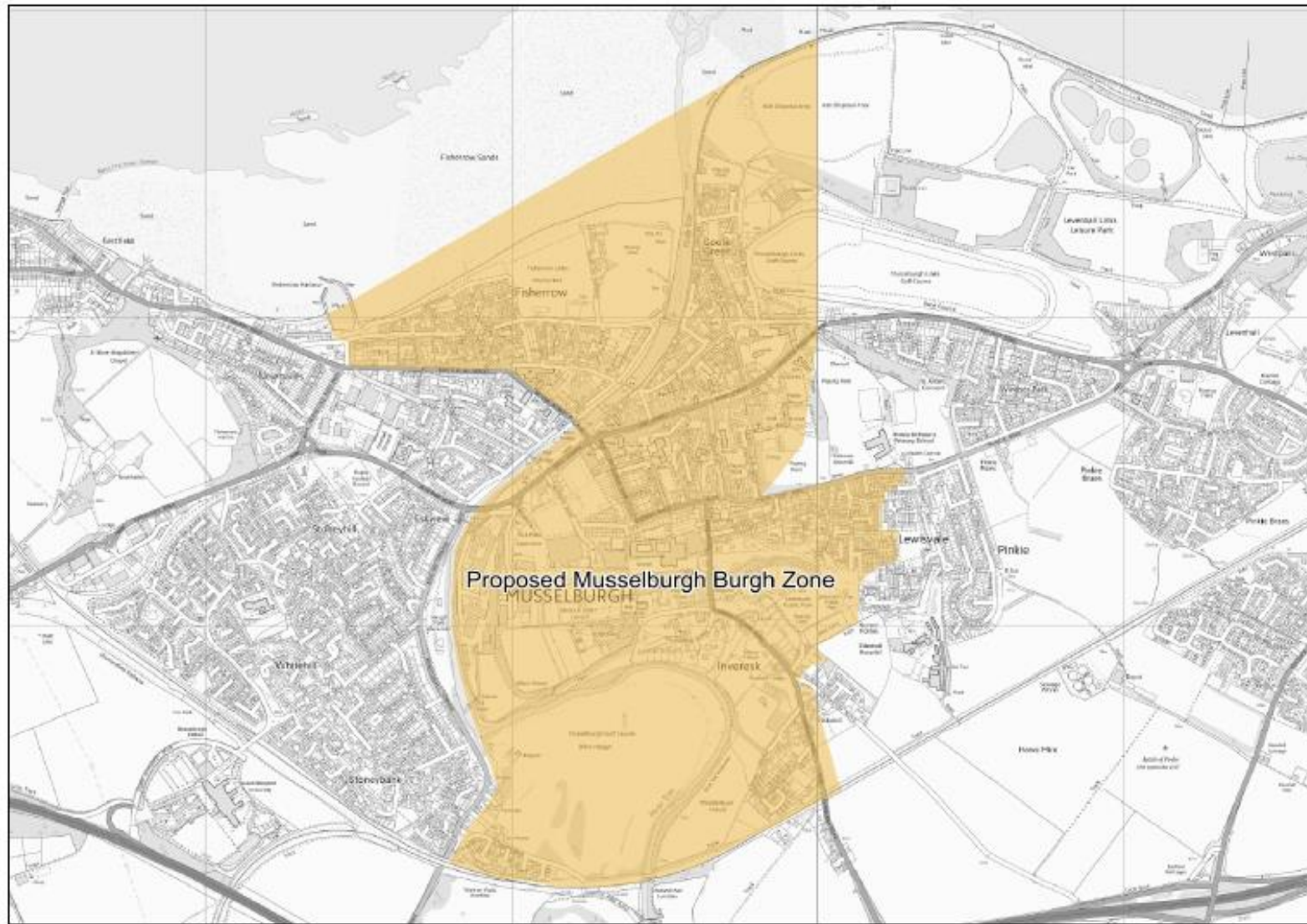
Campie Primary Education Contribution Zone



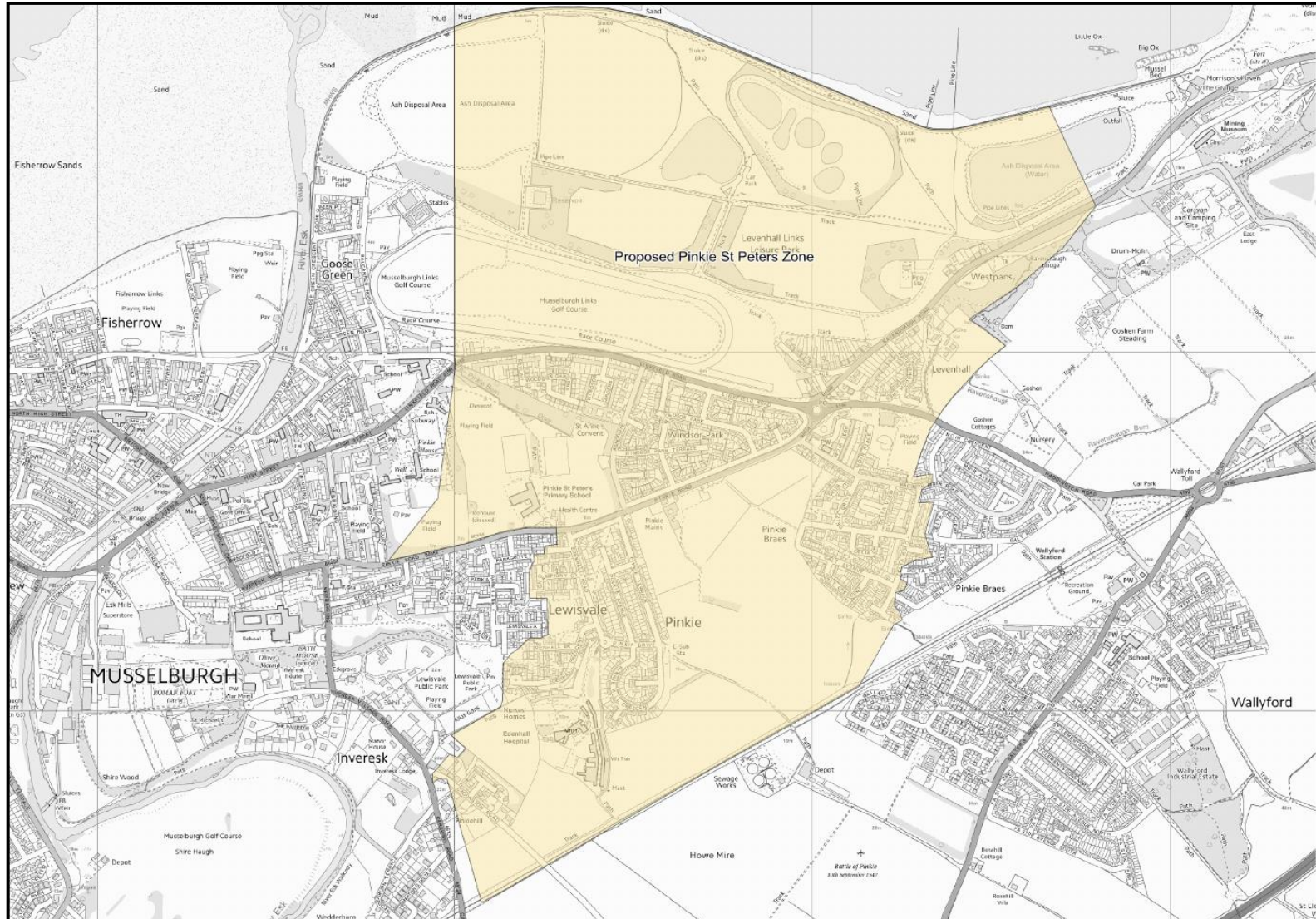
Stoneyhill Primary Education Contribution Zone



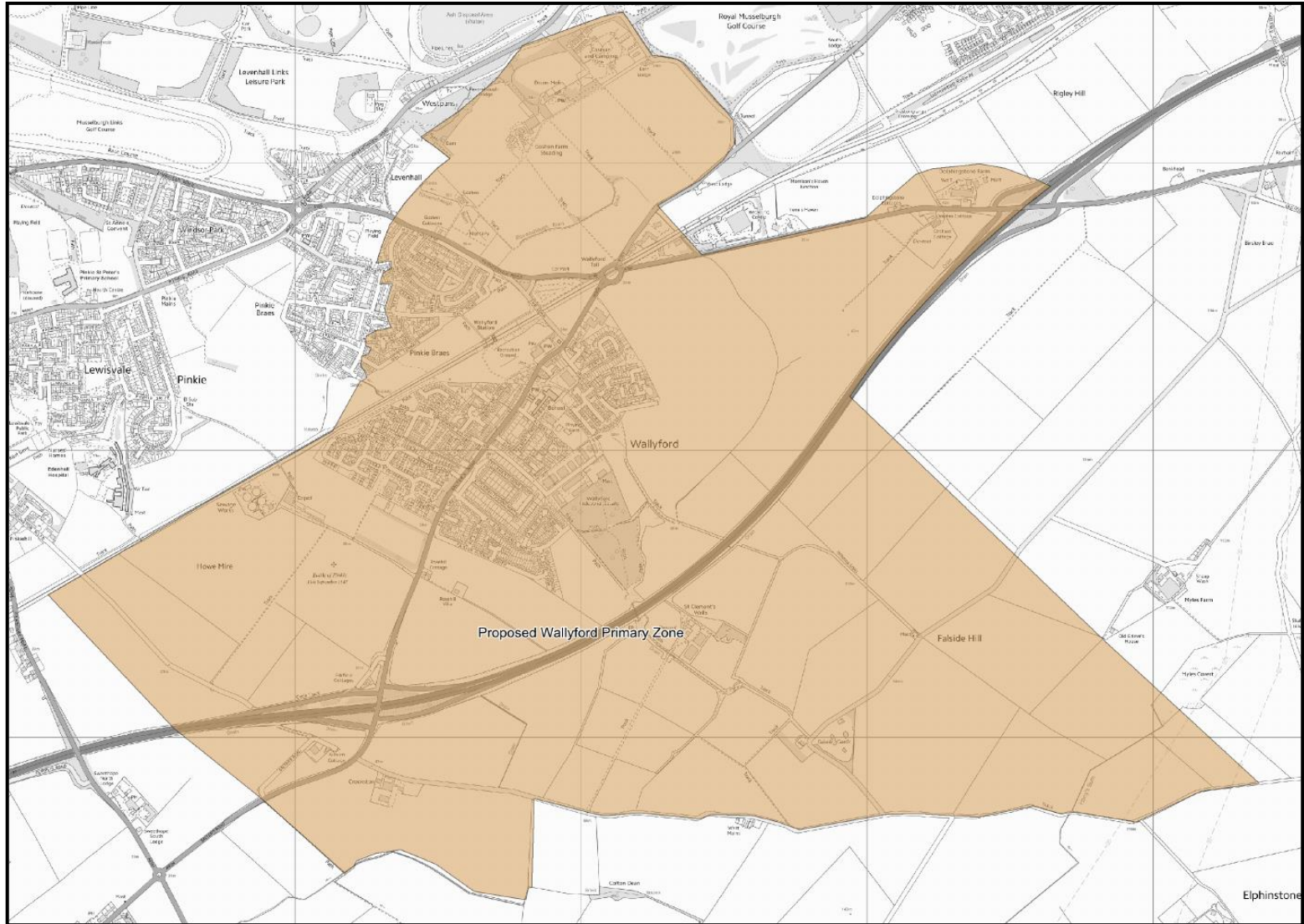
Musselburgh Burgh Primary Education Contribution Zone



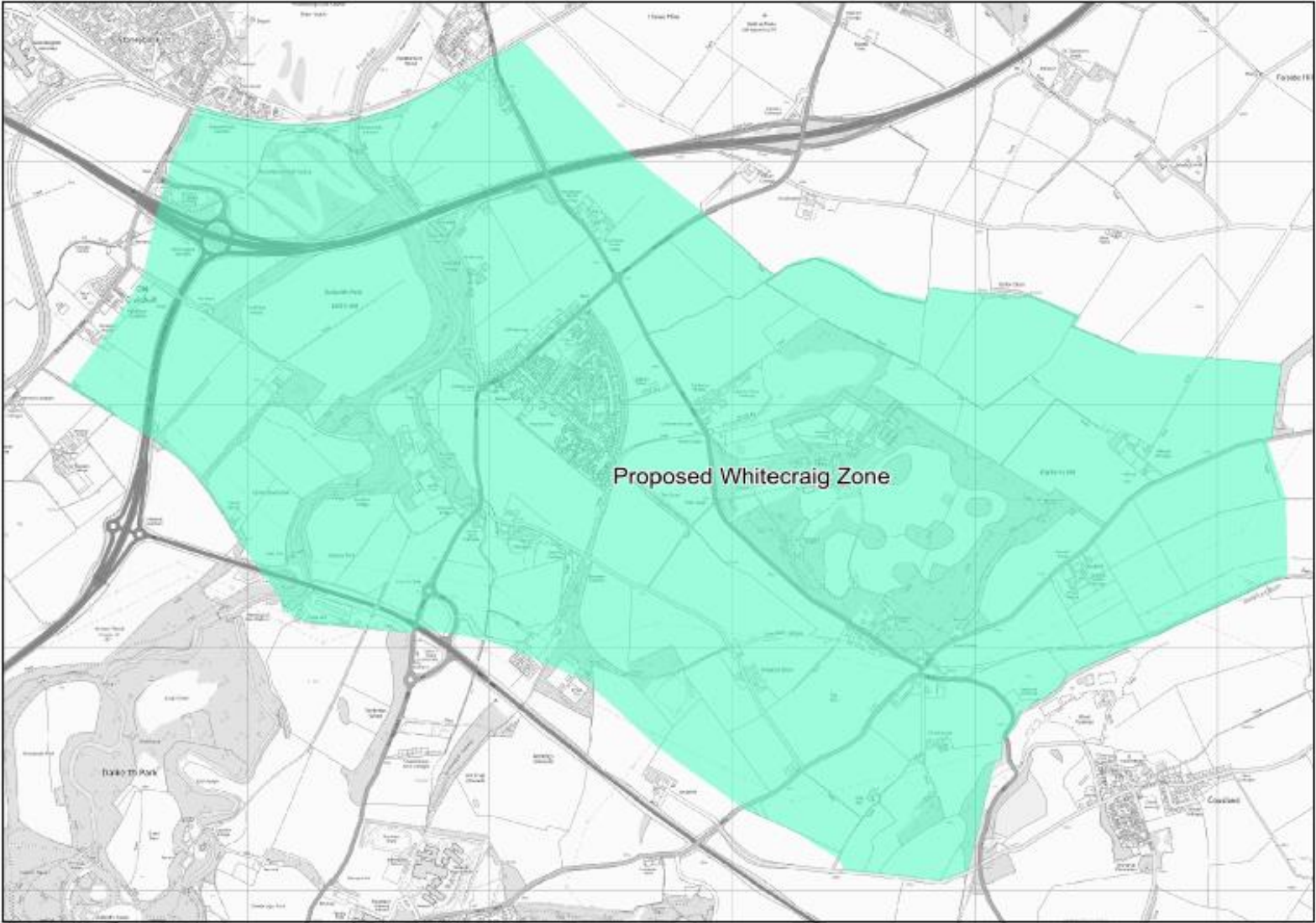
Pinkie St Peter's Primary Education Contribution Zone



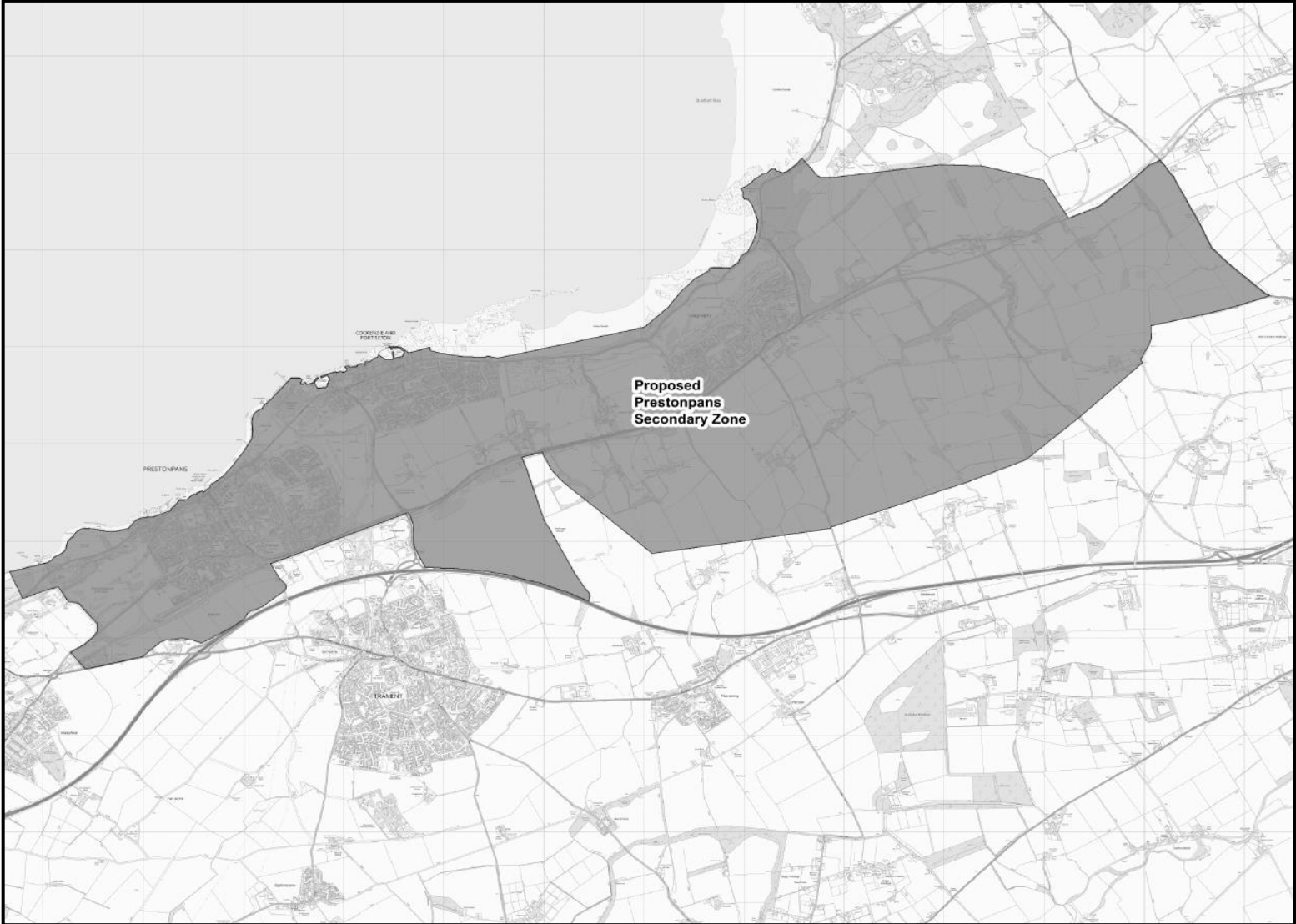
Wallyford Primary Education Contribution Zone



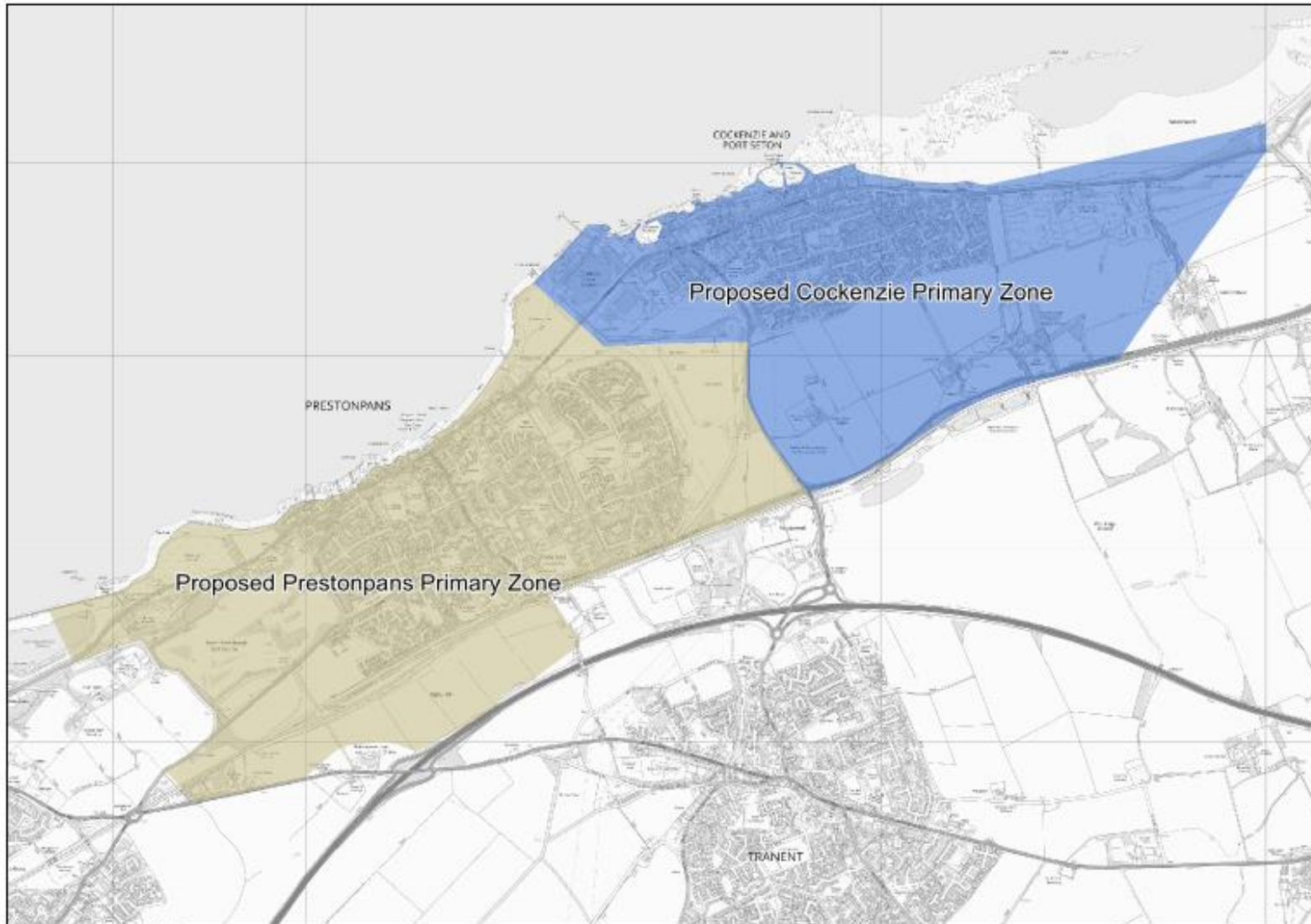
Whitecraig Primary Education Contribution Zone



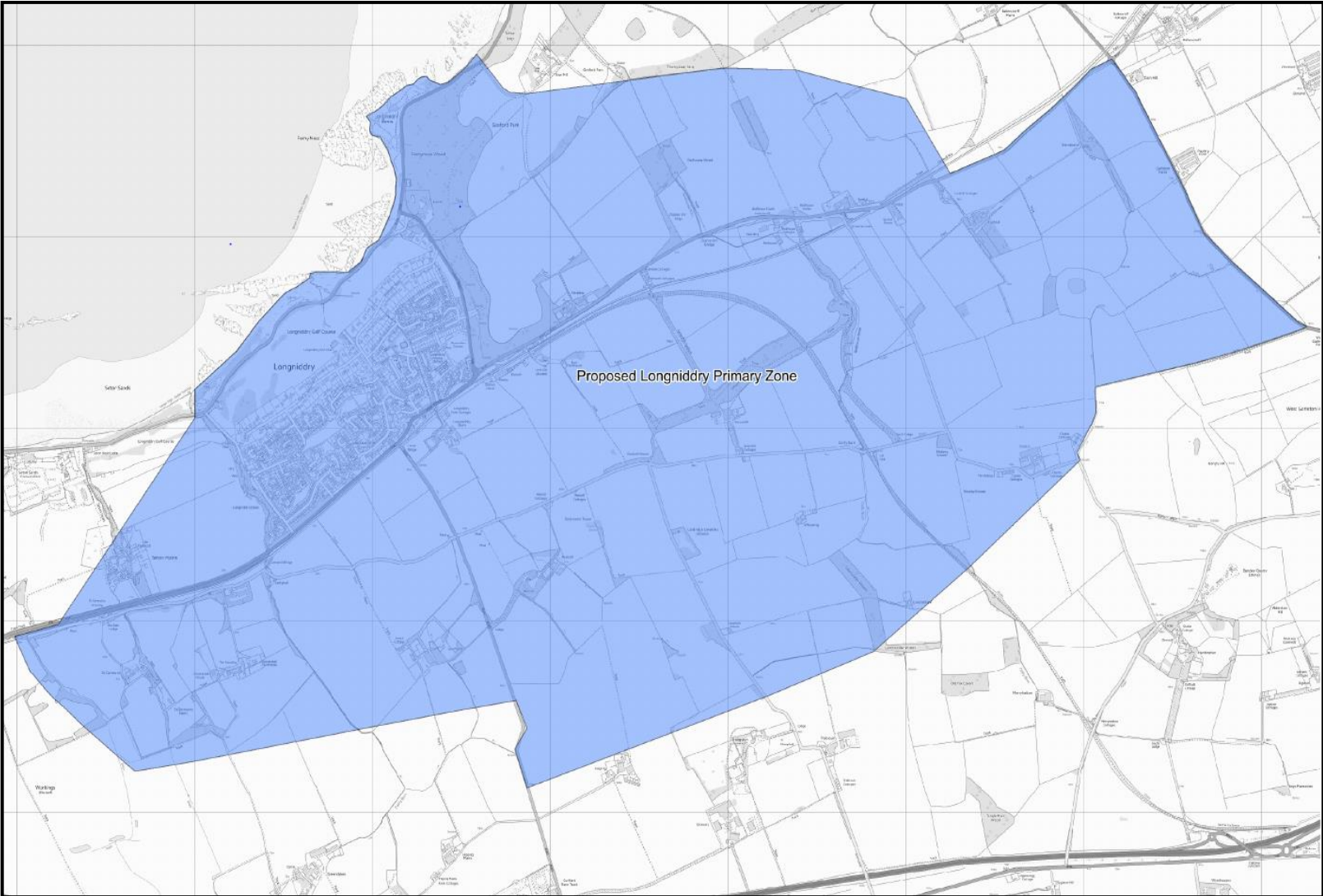
Prestonpans Secondary Education Contribution Zone



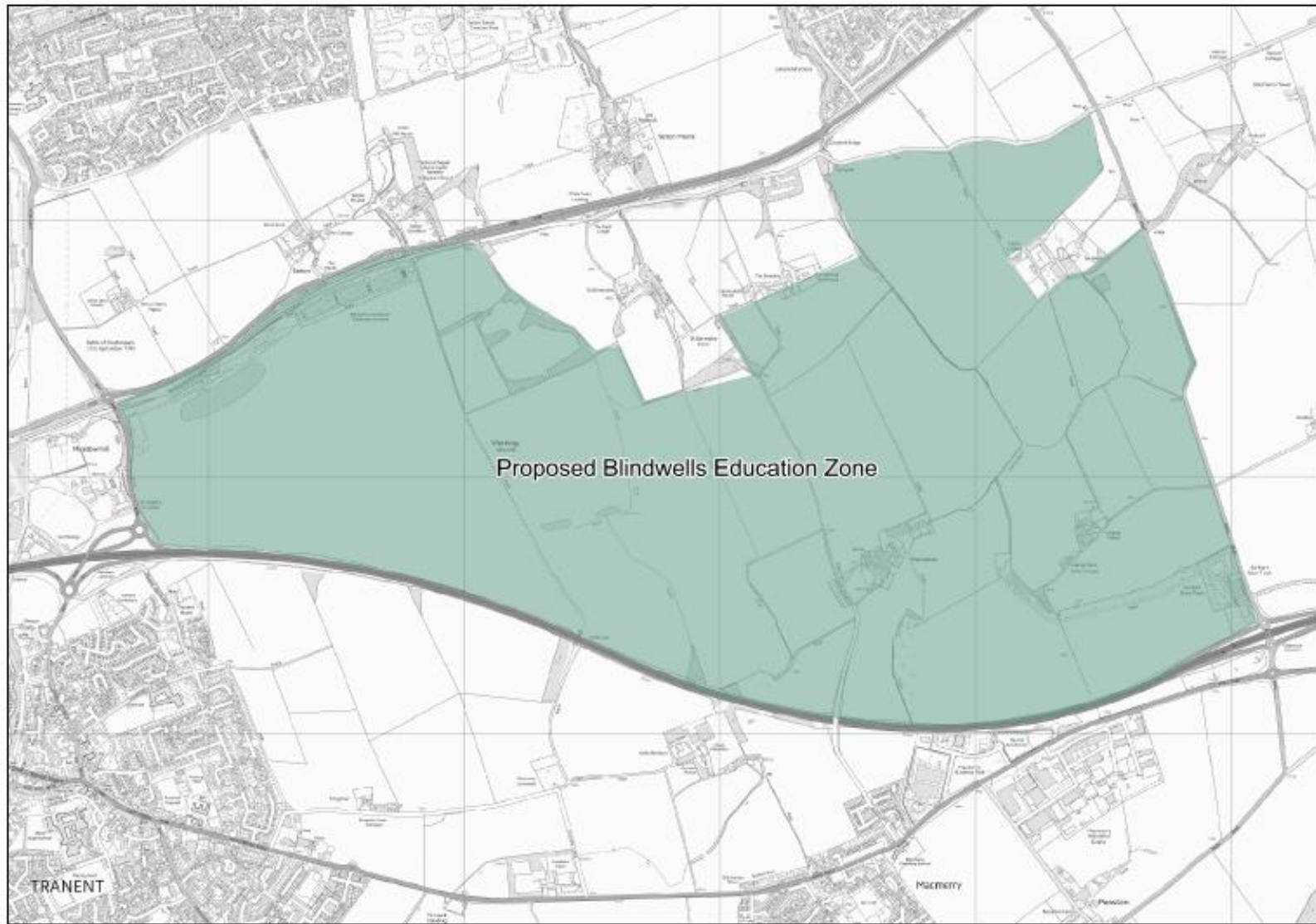
Prestonpans (Prestonpans Infant and Primary) and Cockenzie Primary Education Contribution Zones



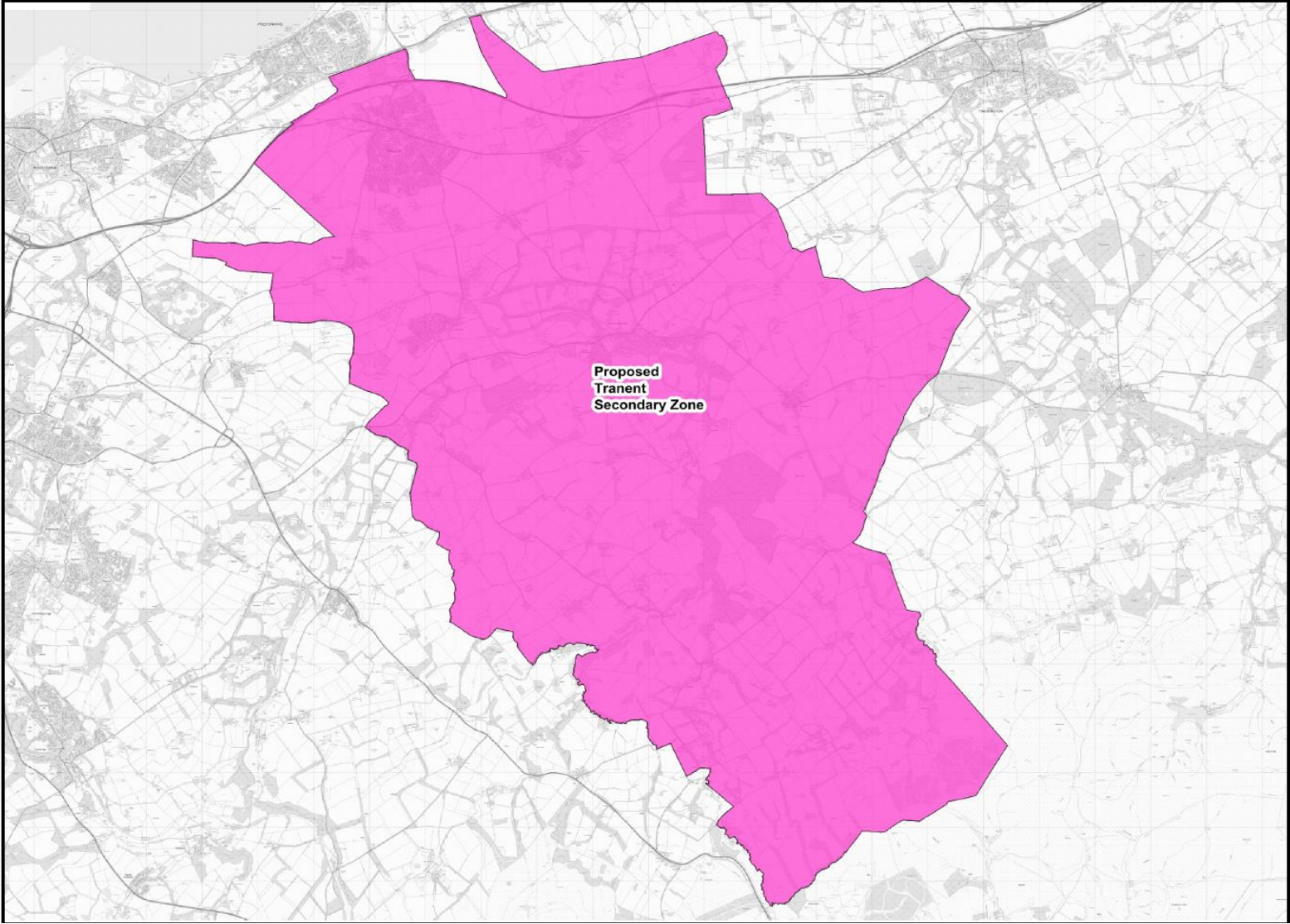
Longniddry Primary Education Contribution Zone



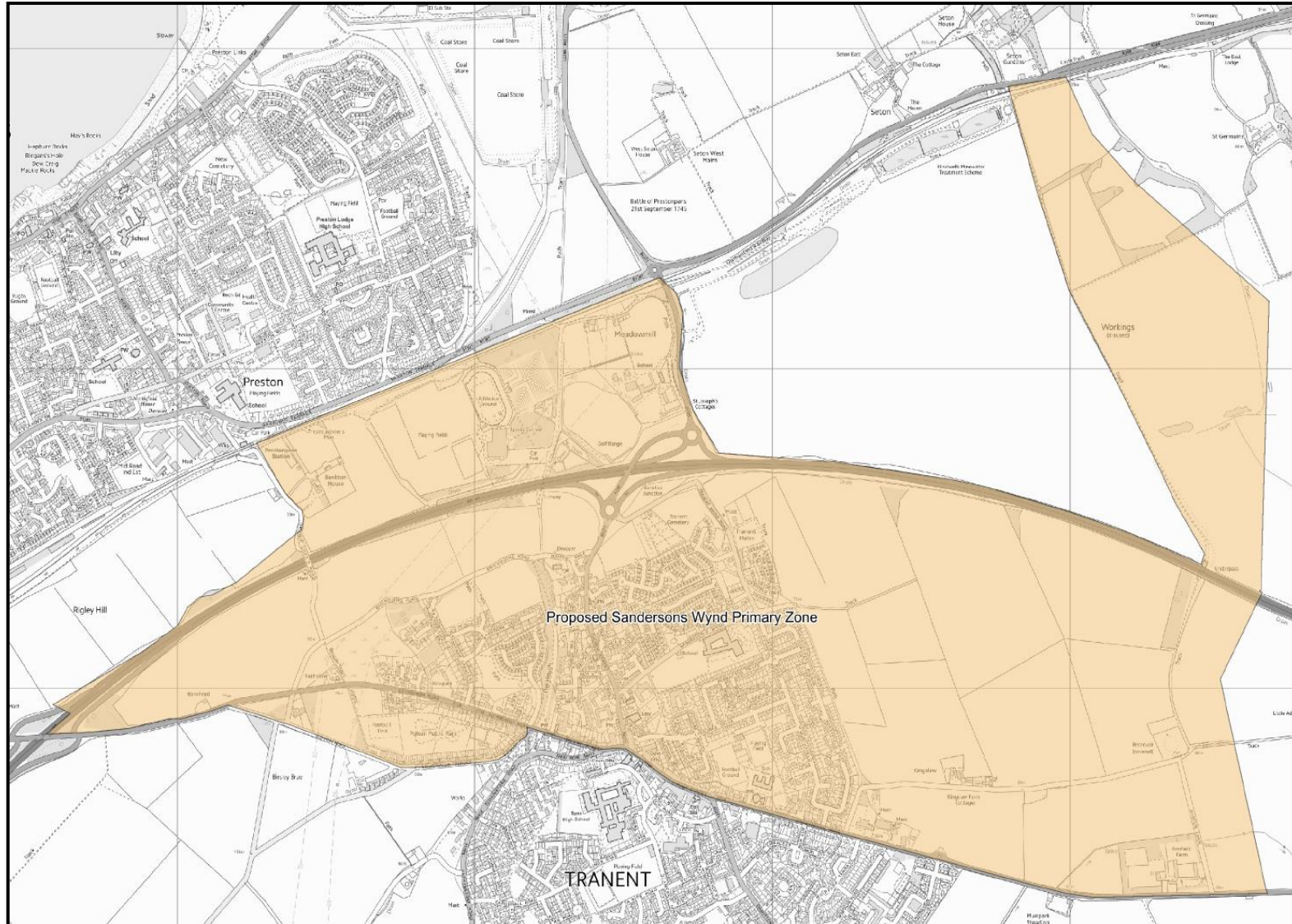
Blindwells Education Contribution Zone



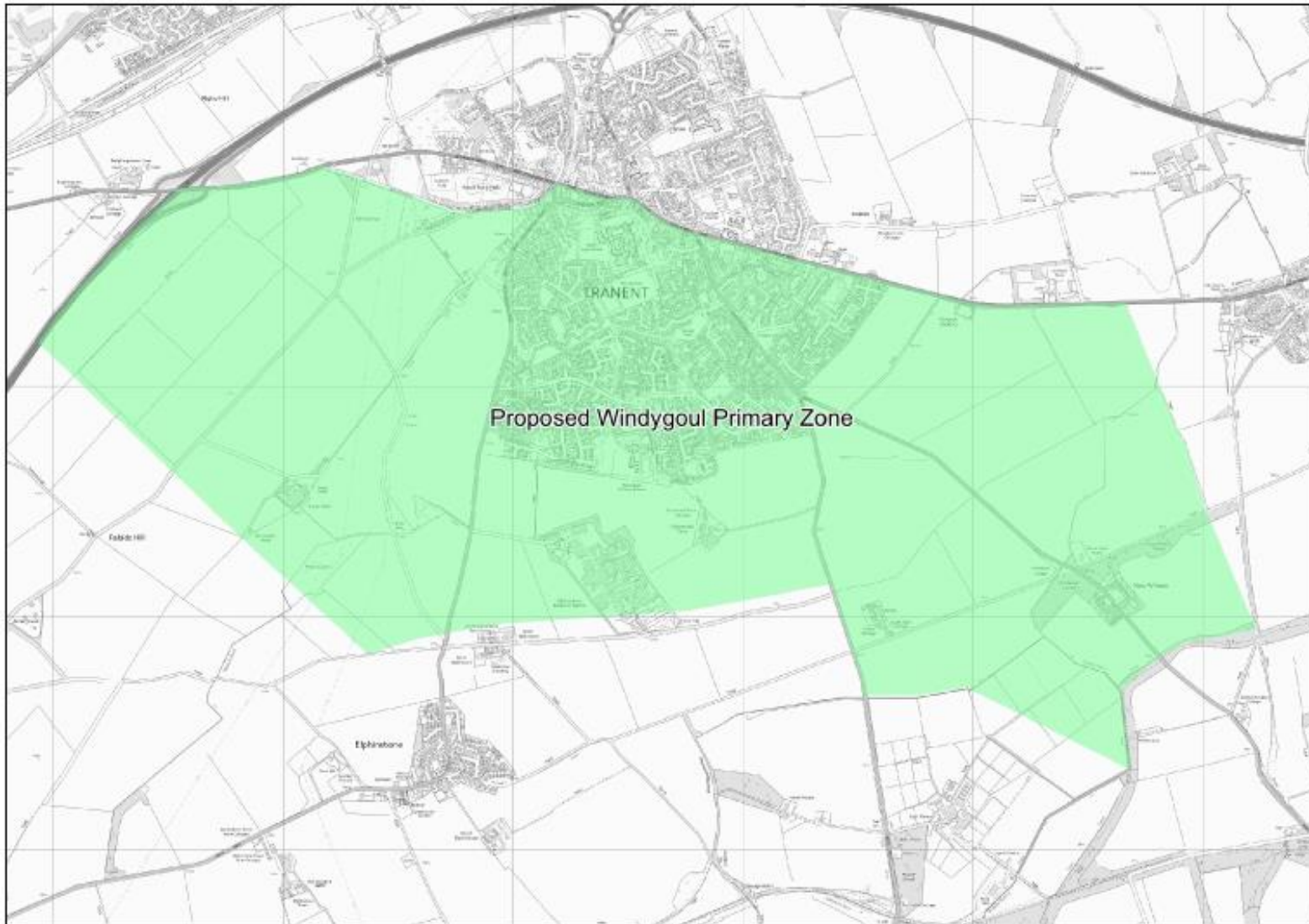
Tranent Secondary Education Contribution Zone



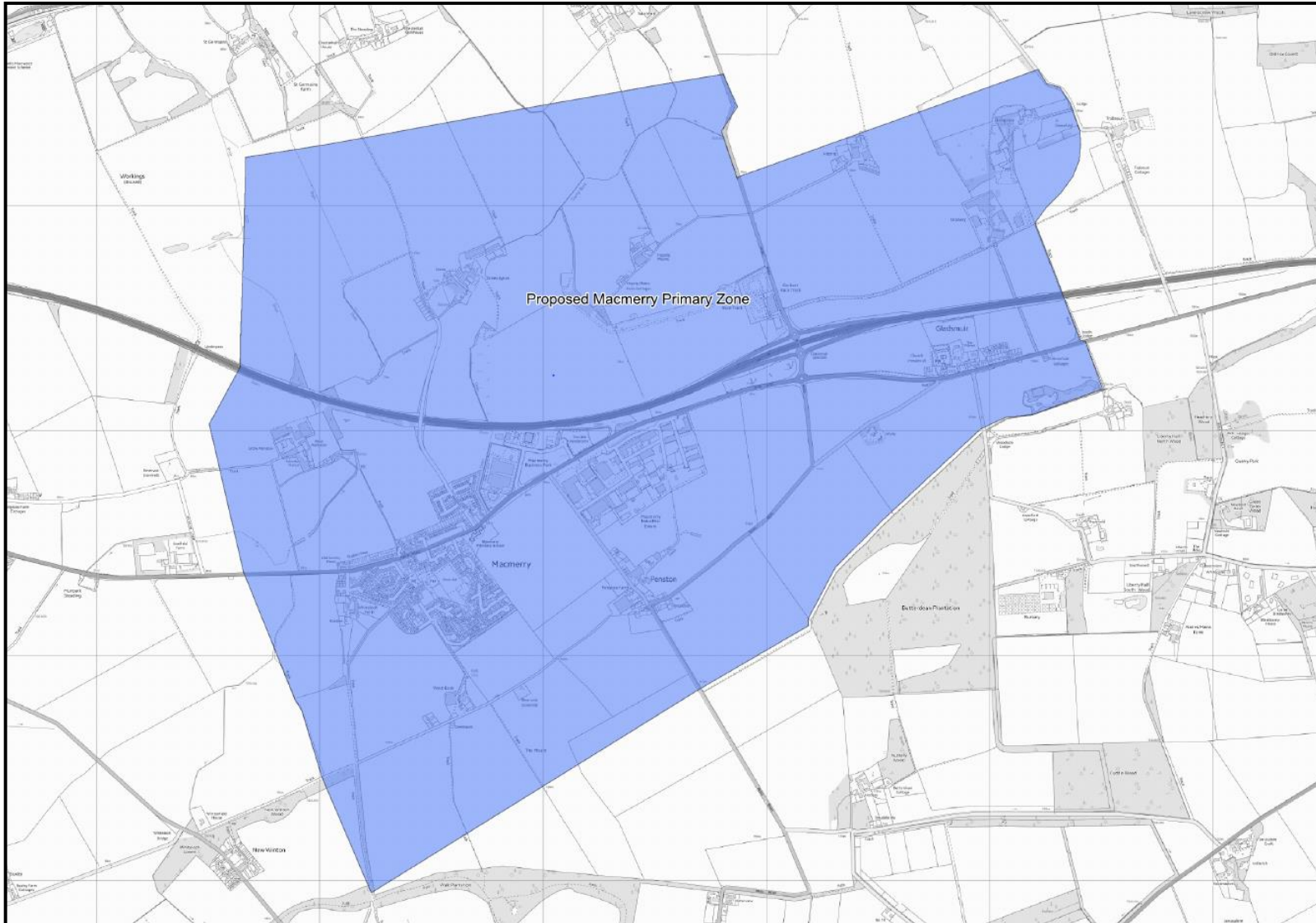
Sandersons Wynd Primary Education Contribution Zone



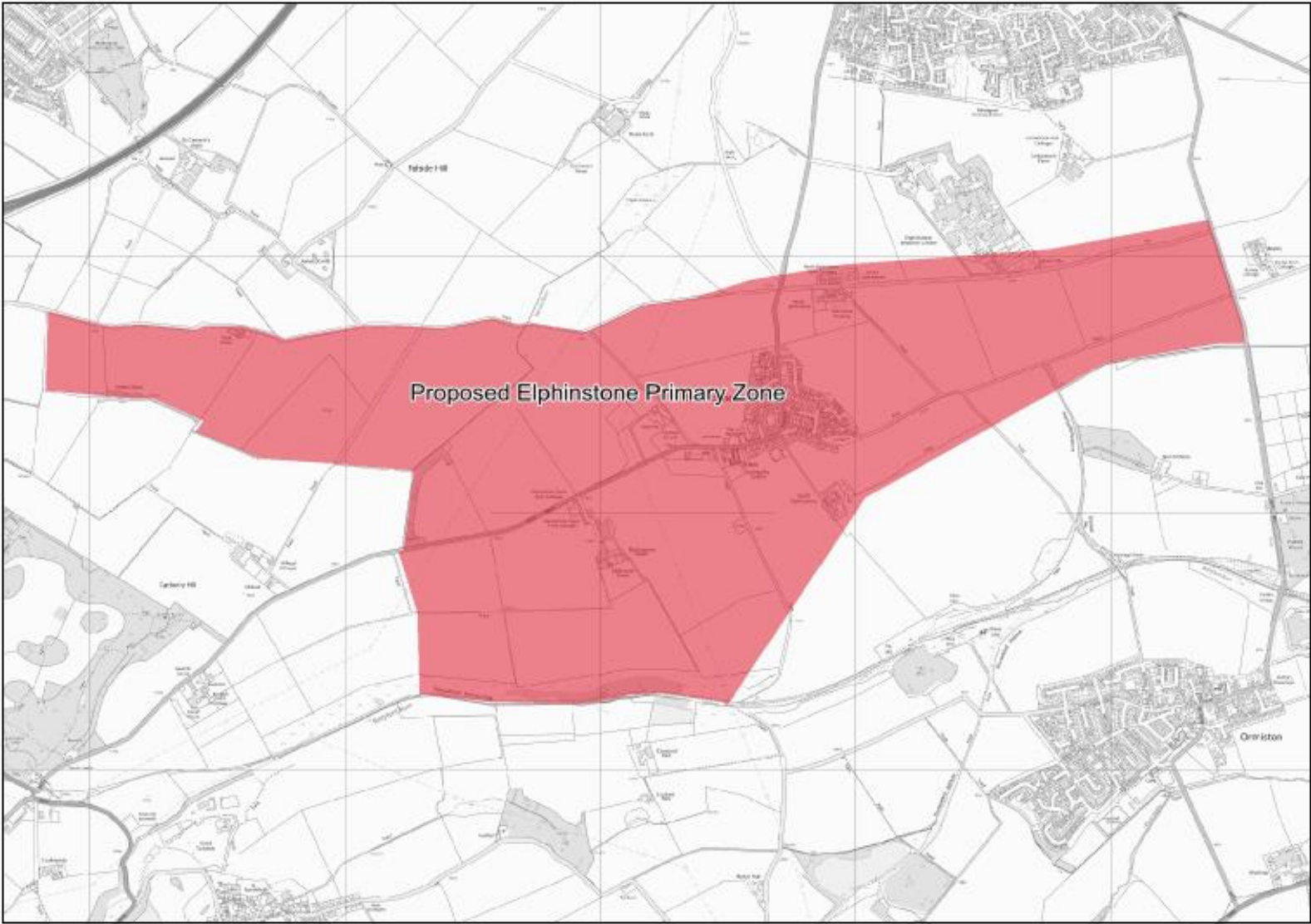
Windygoul Primary Education Contribution Zone



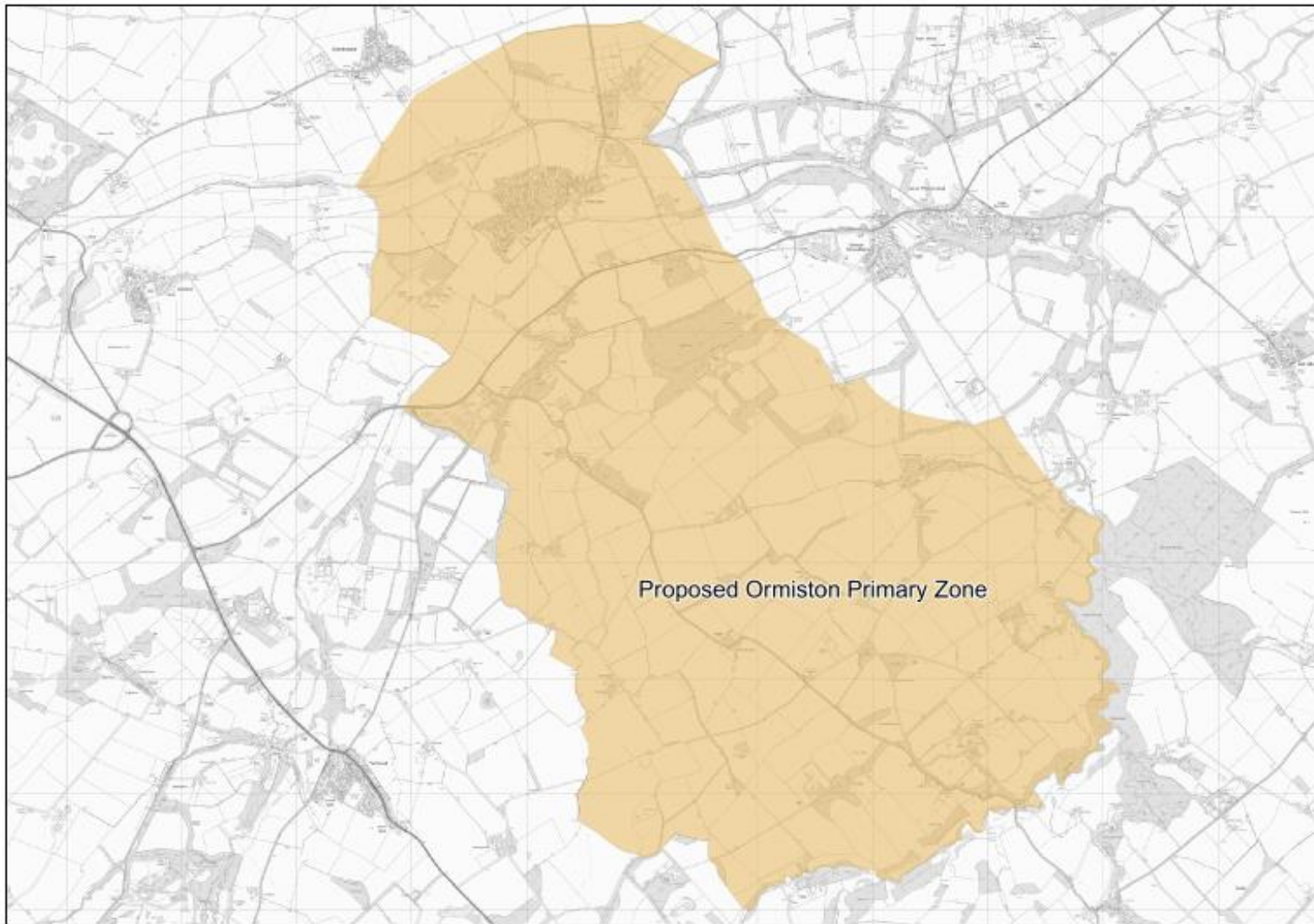
Macmerry Primary Education Contribution Zone



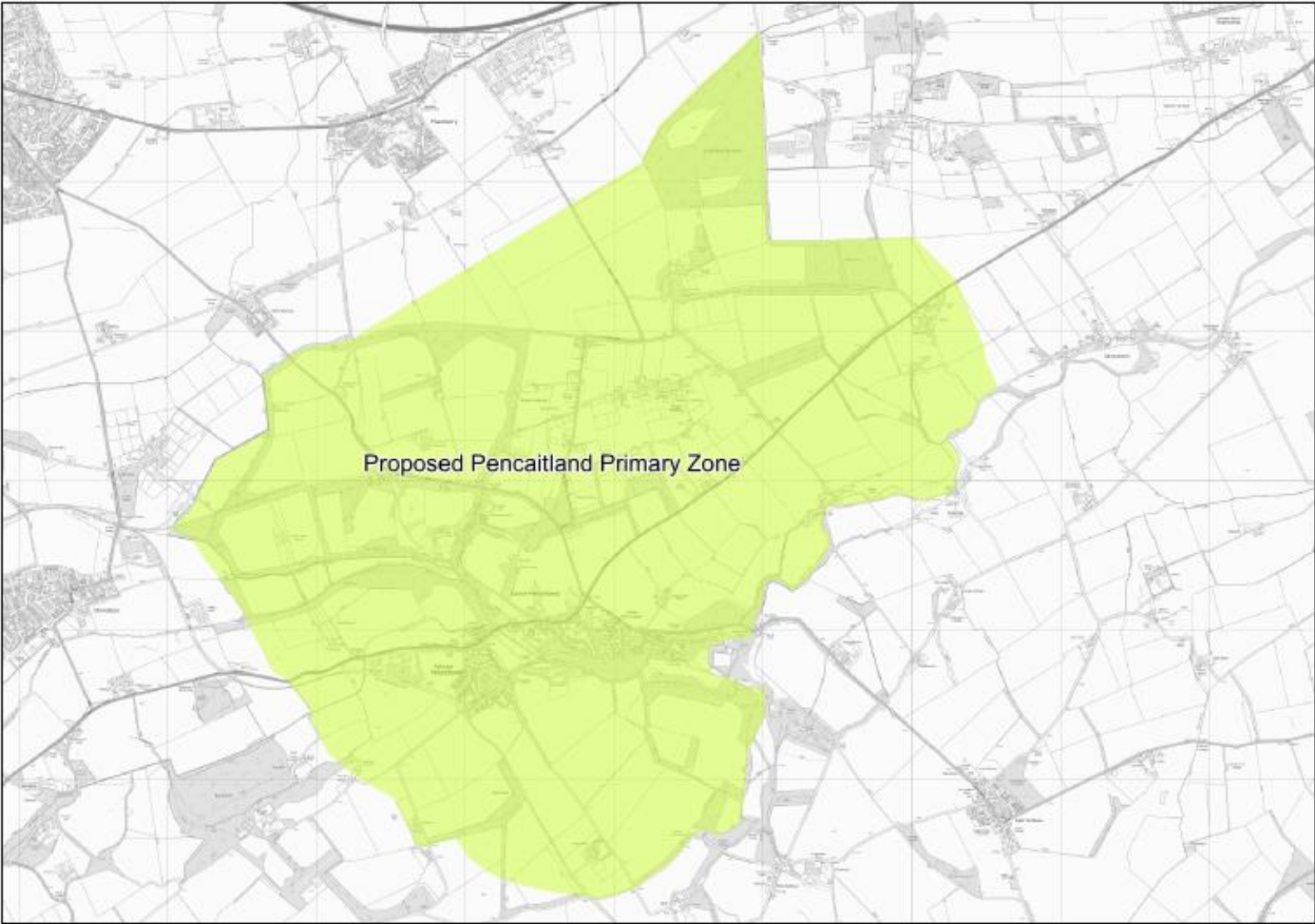
Elphinstone Primary Education Contribution Zone



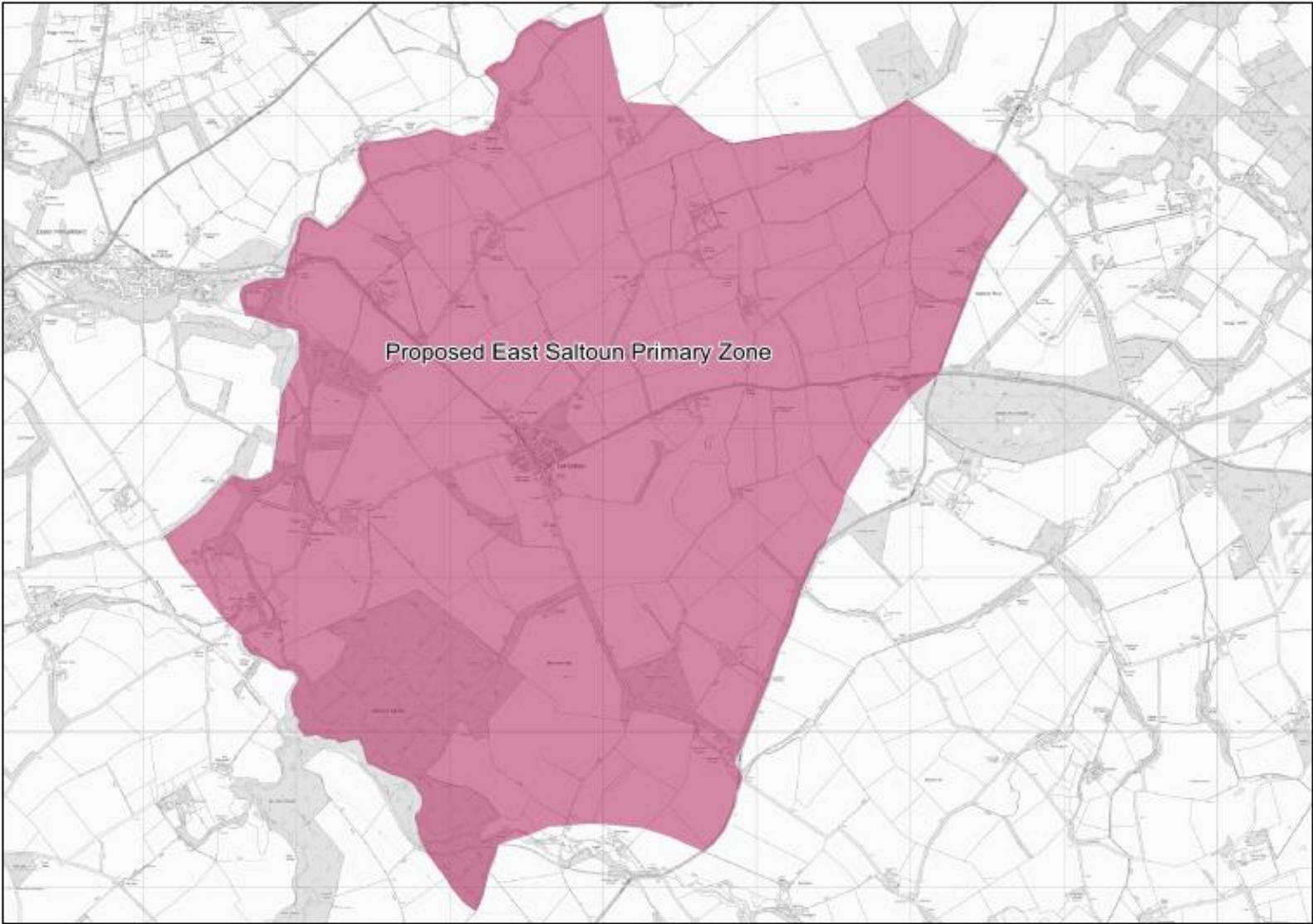
Ormiston Primary Education Contribution Zone



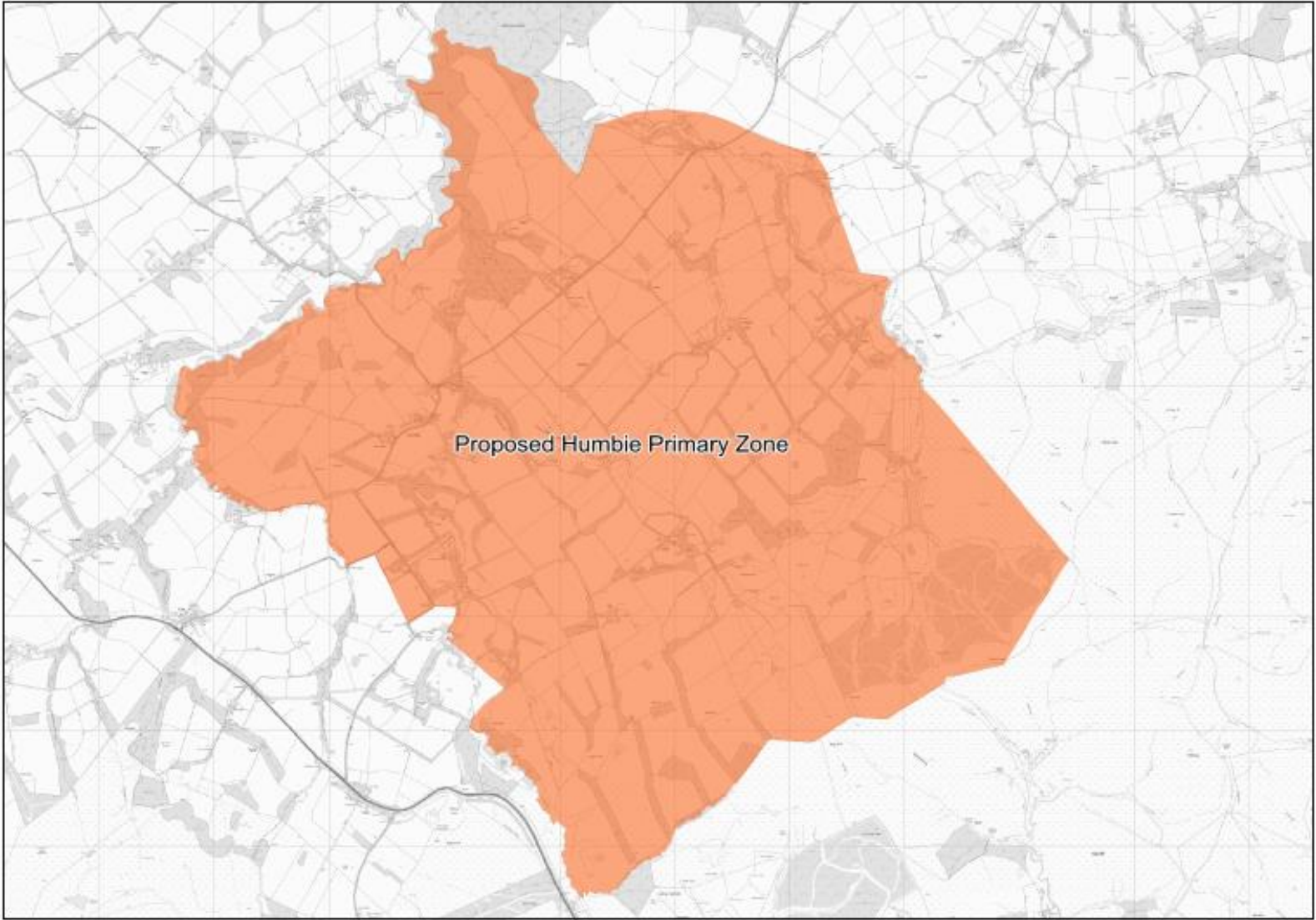
Pencaitland Primary Education Contribution Zone



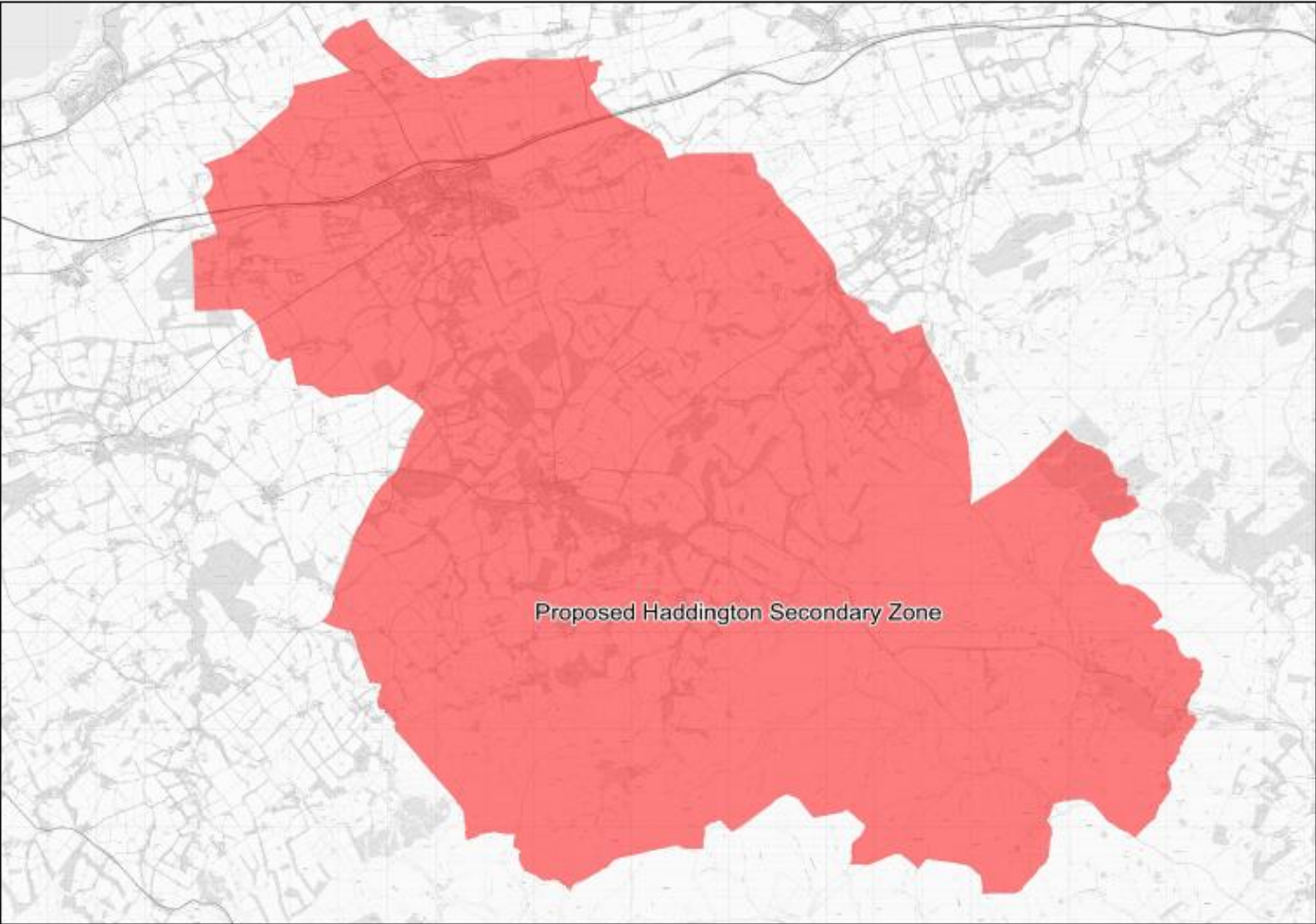
Saltoun Primary Education Contribution Zone



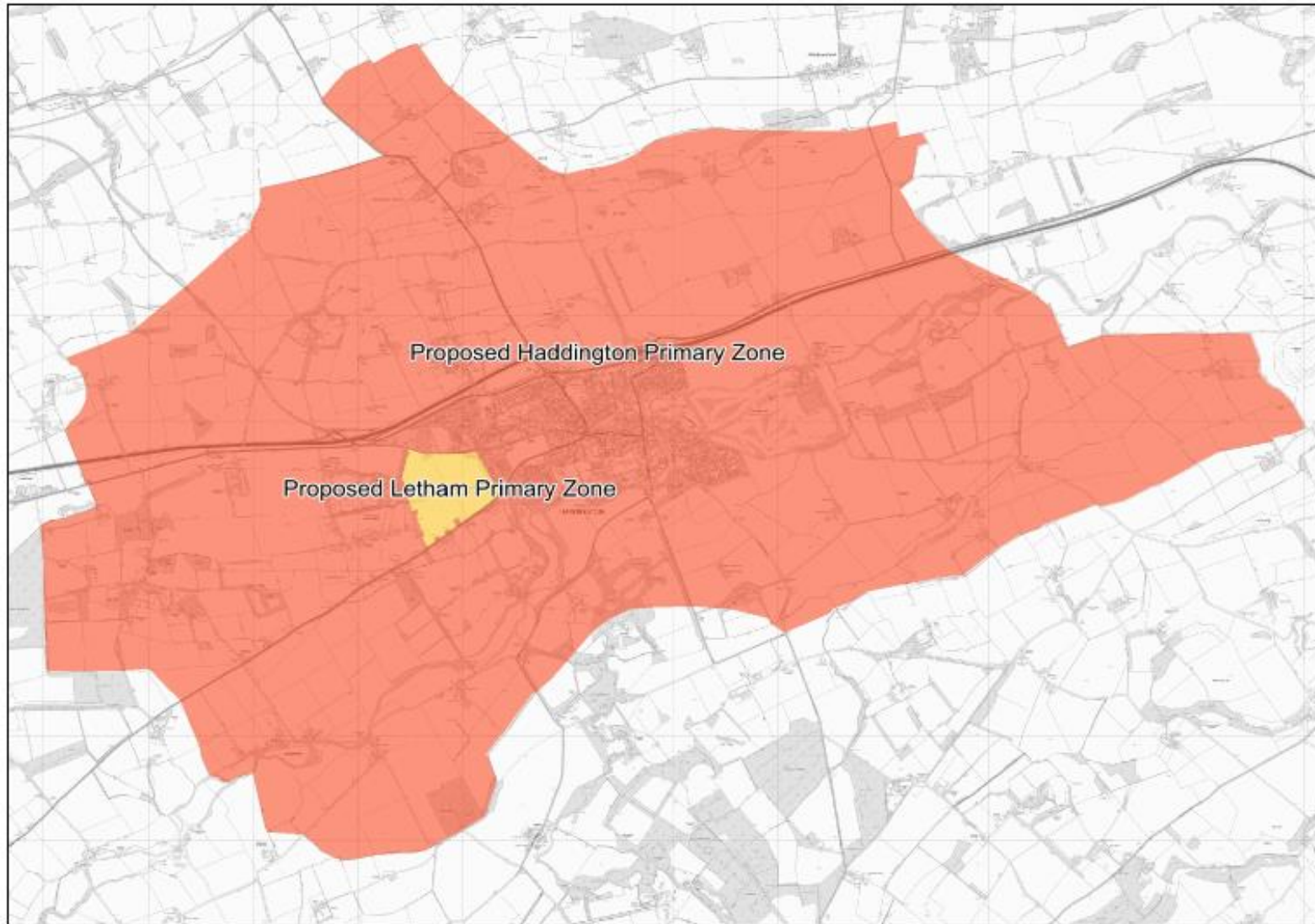
Humbie Primary Education Contribution Zone



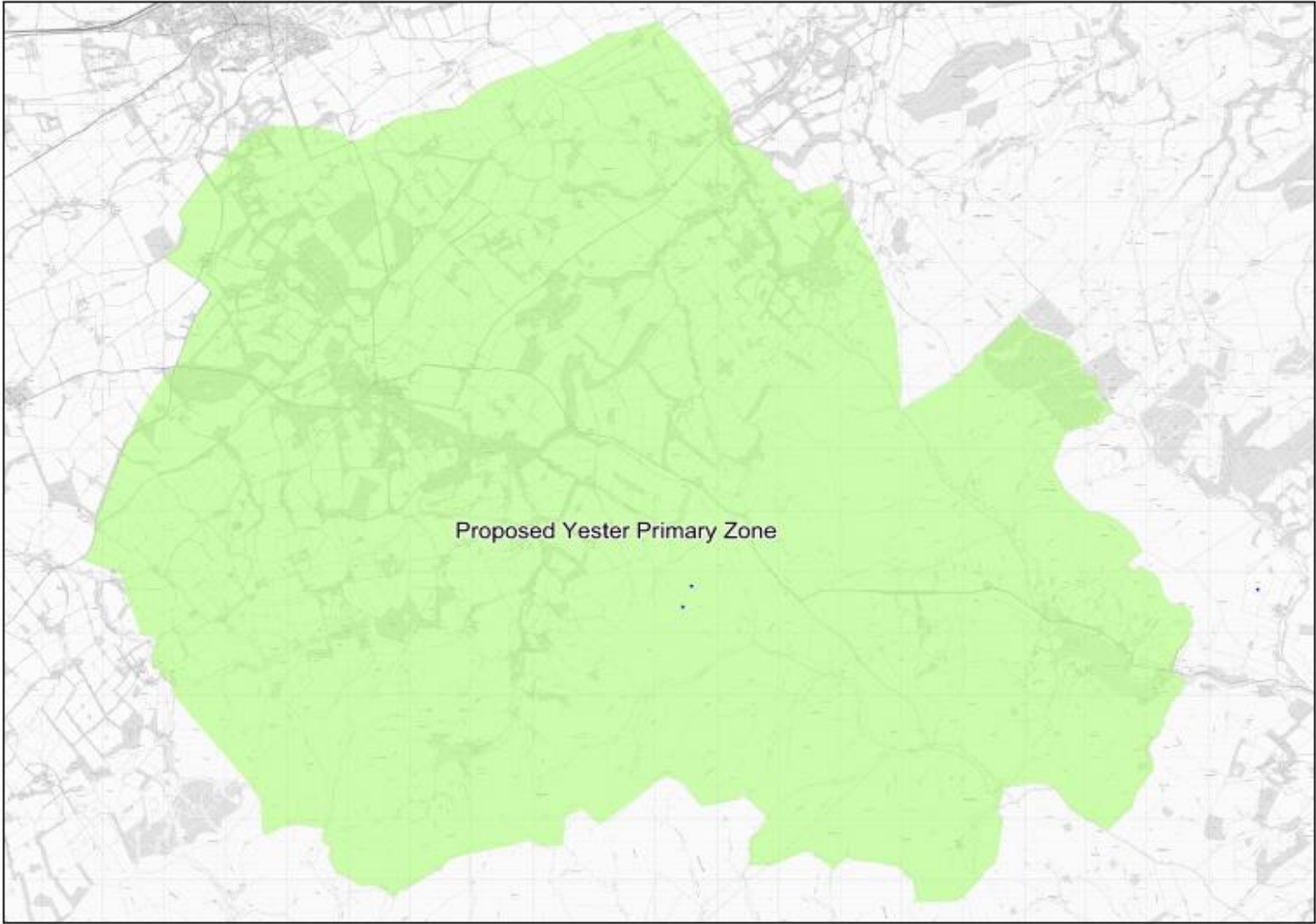
Haddington Secondary Education Contribution Zone



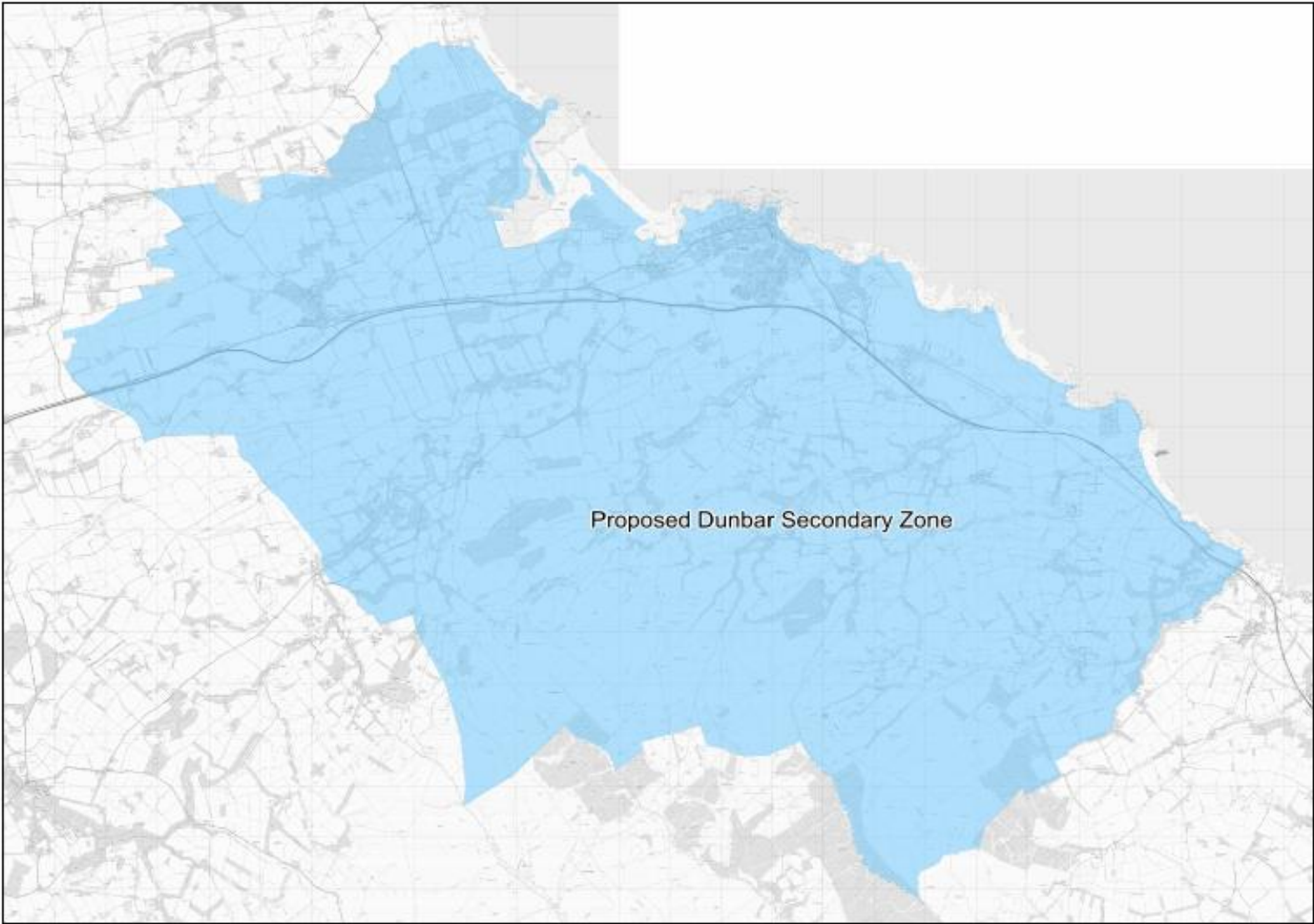
Haddington (Haddington Infant and King's Meadow) and Letham Mains Primary Education Contribution Zones



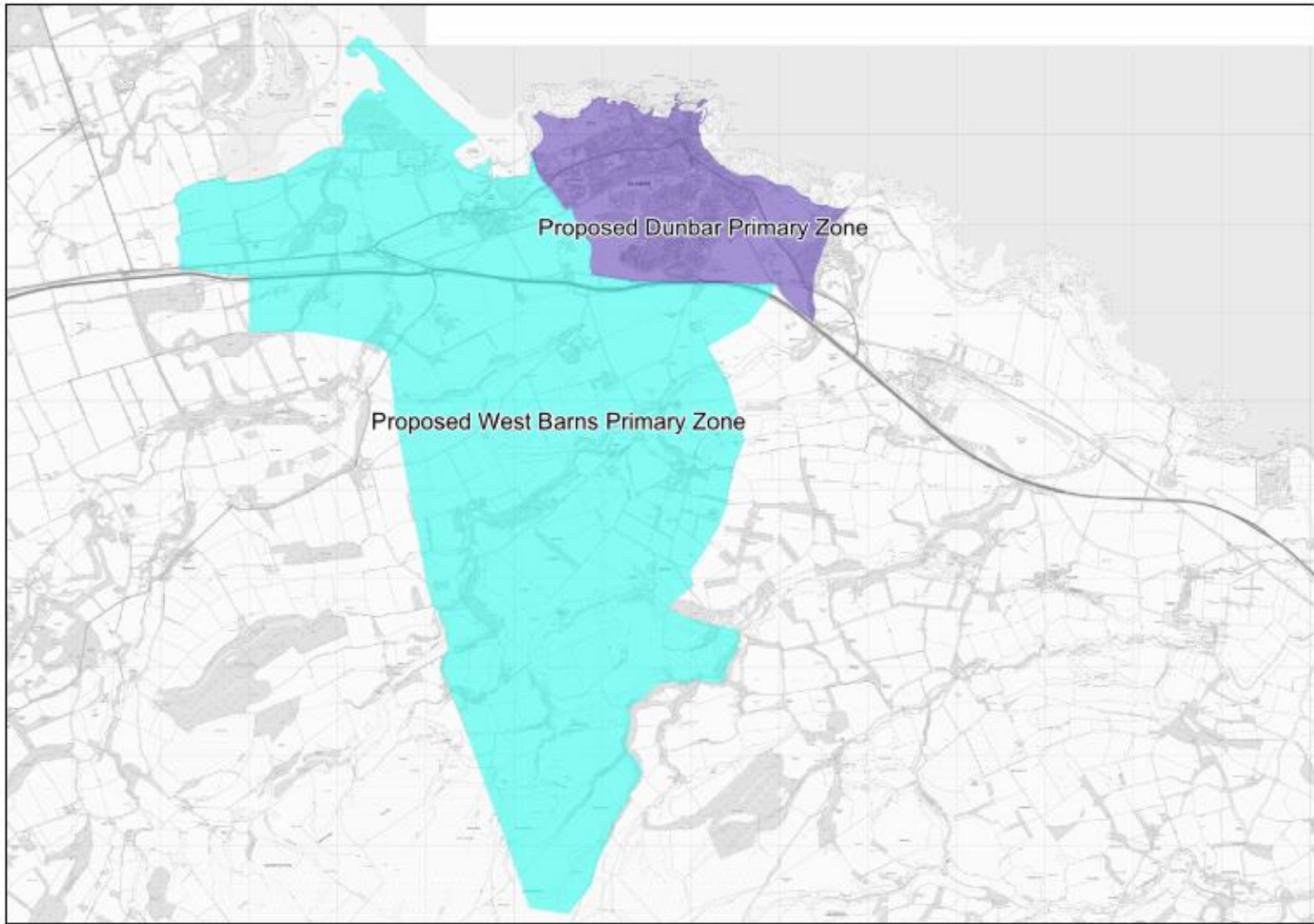
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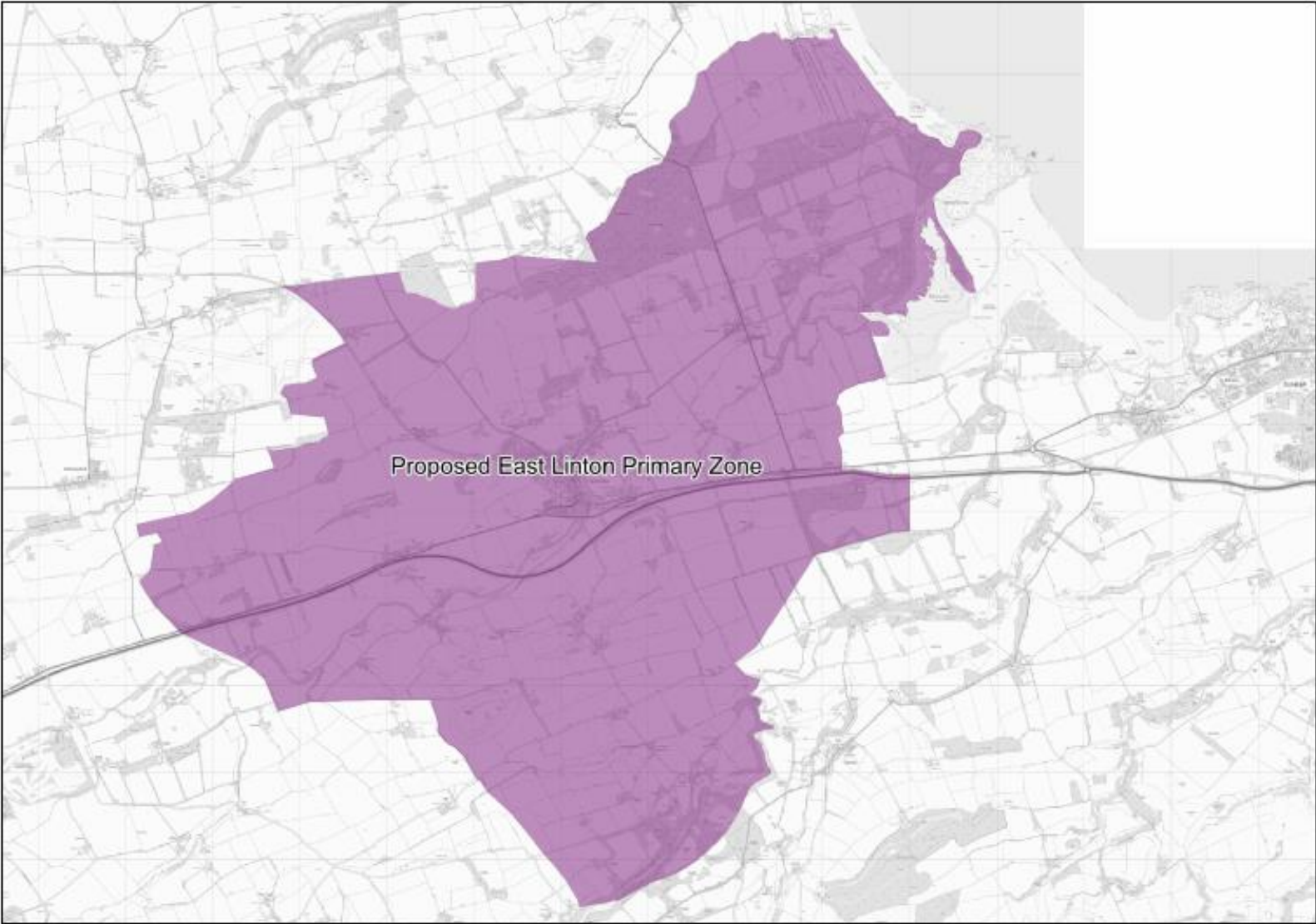
Dunbar Secondary Education Contribution Zone



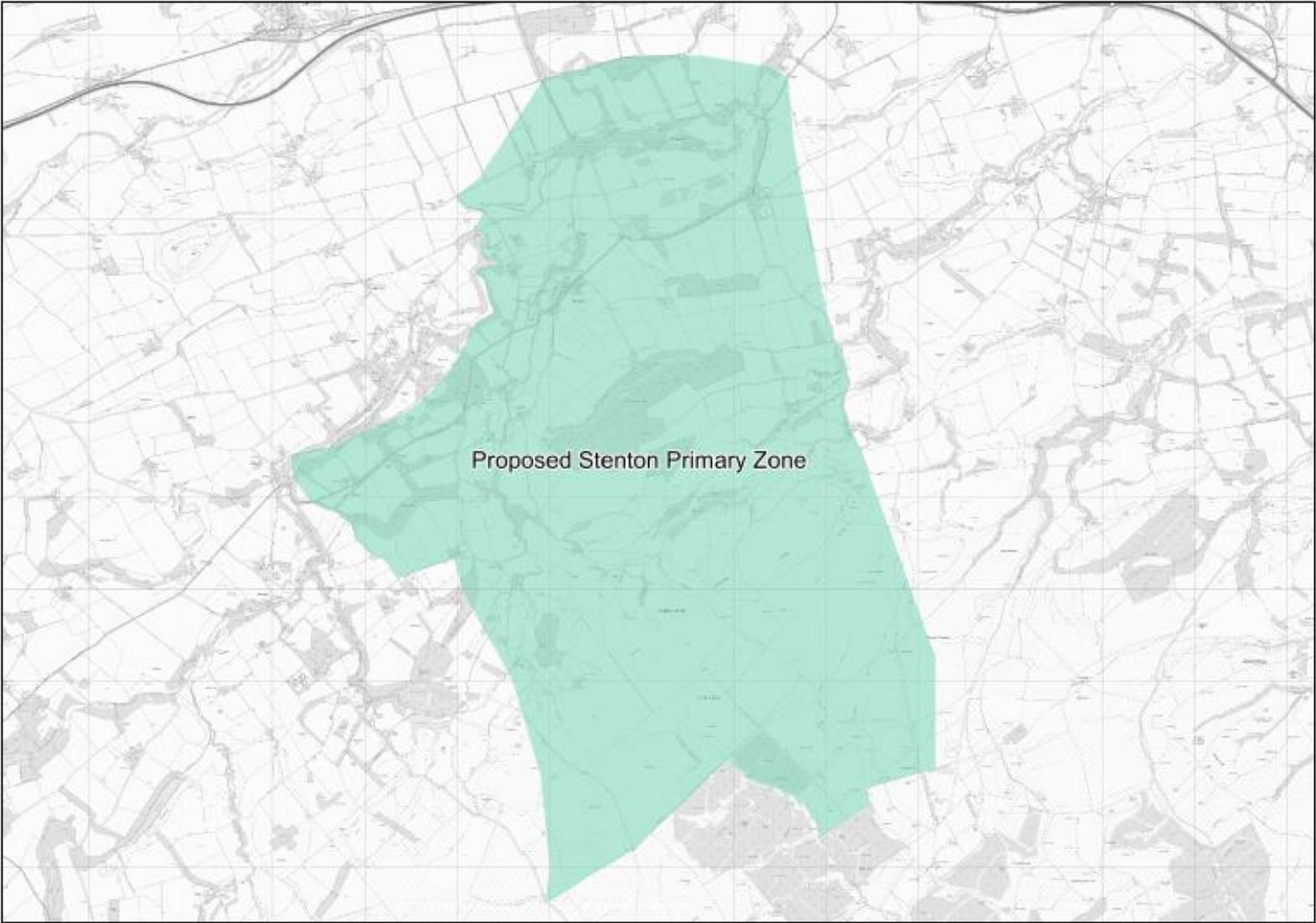
Dunbar and West Barns Primary Education Contribution Zones



East Linton Primary Education Contribution Zone



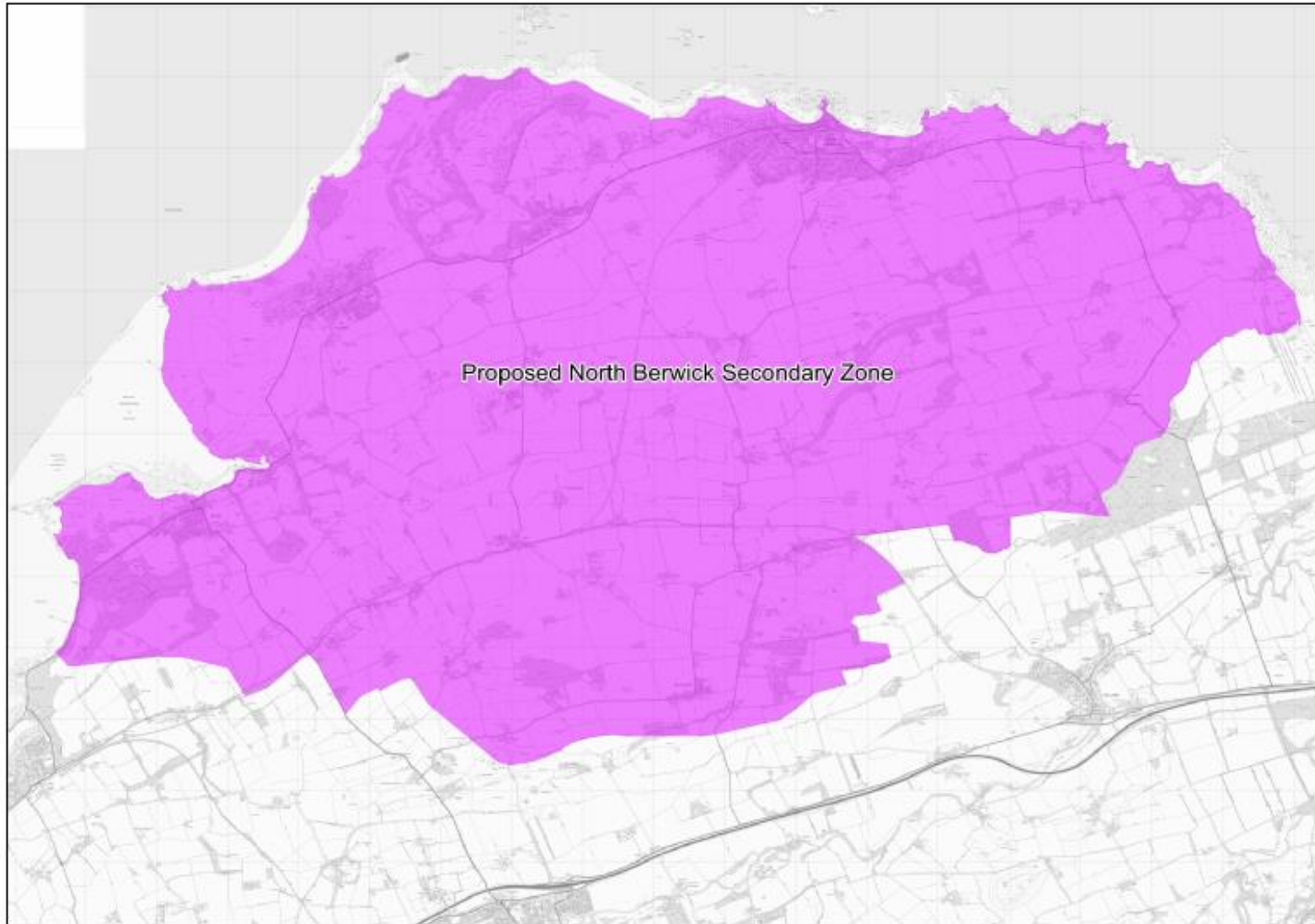
Stenton Primary Education Contribution Zone



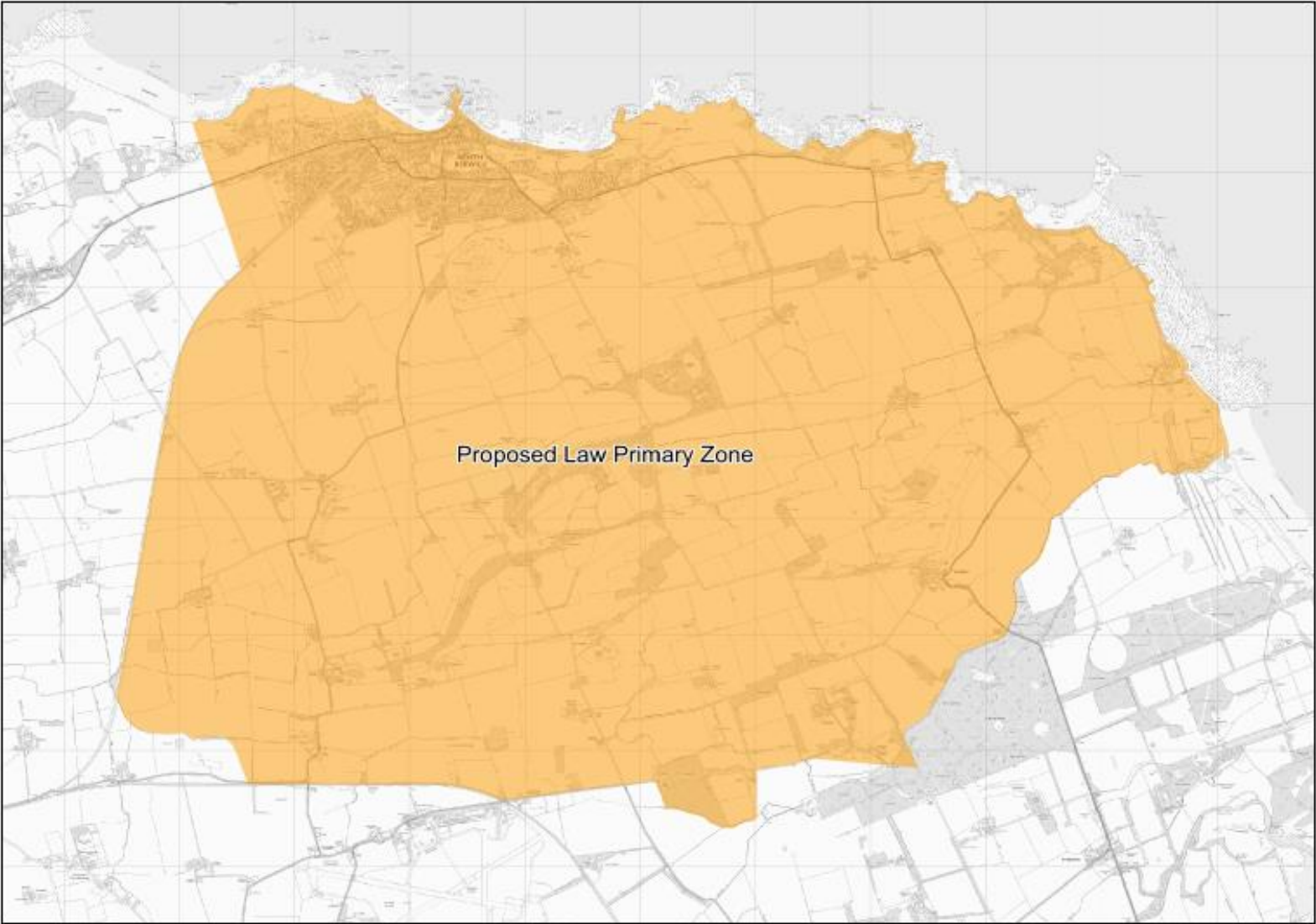
Innerwick Primary Education Contribution Zone



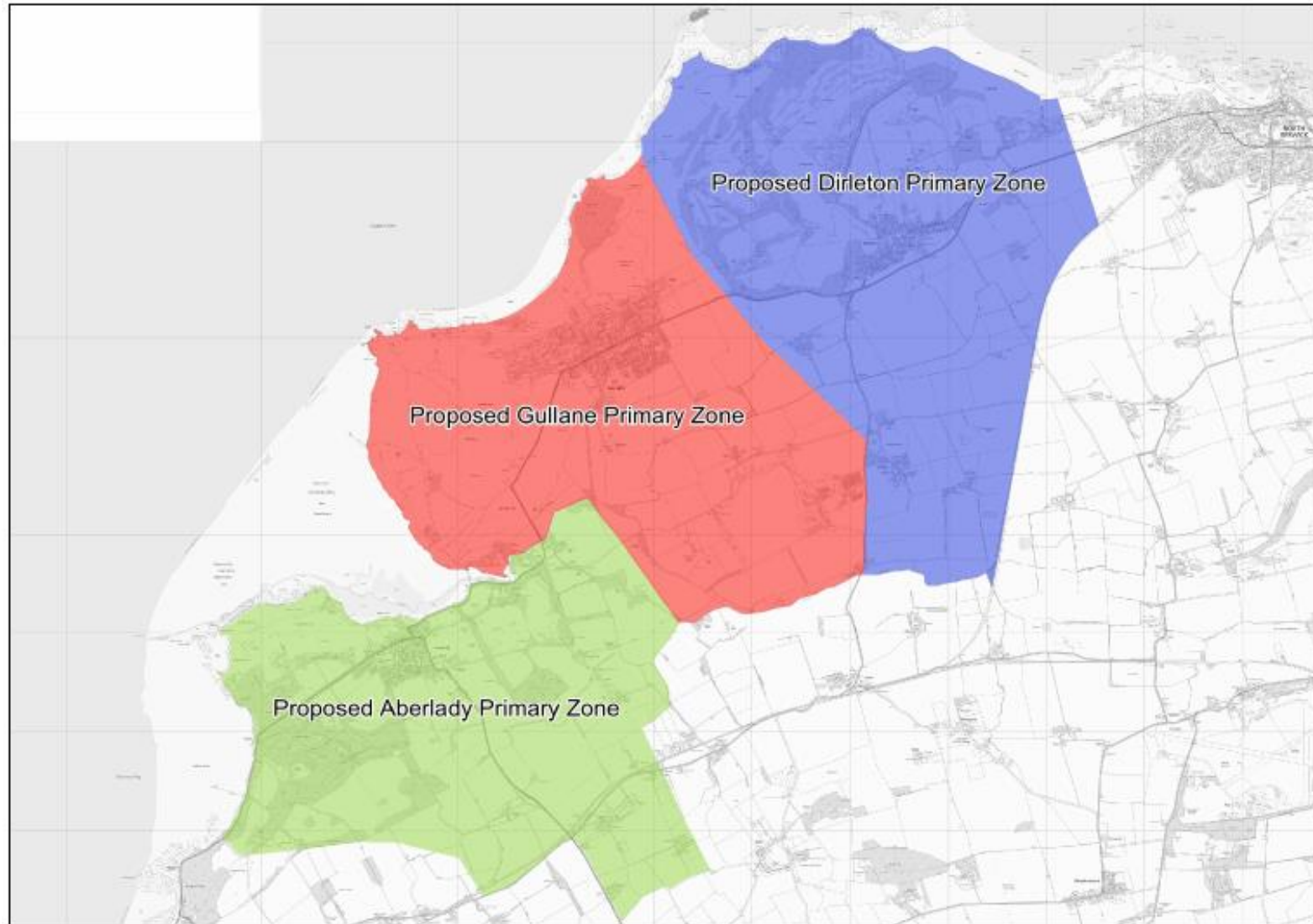
North Berwick Secondary Education Contribution Zone



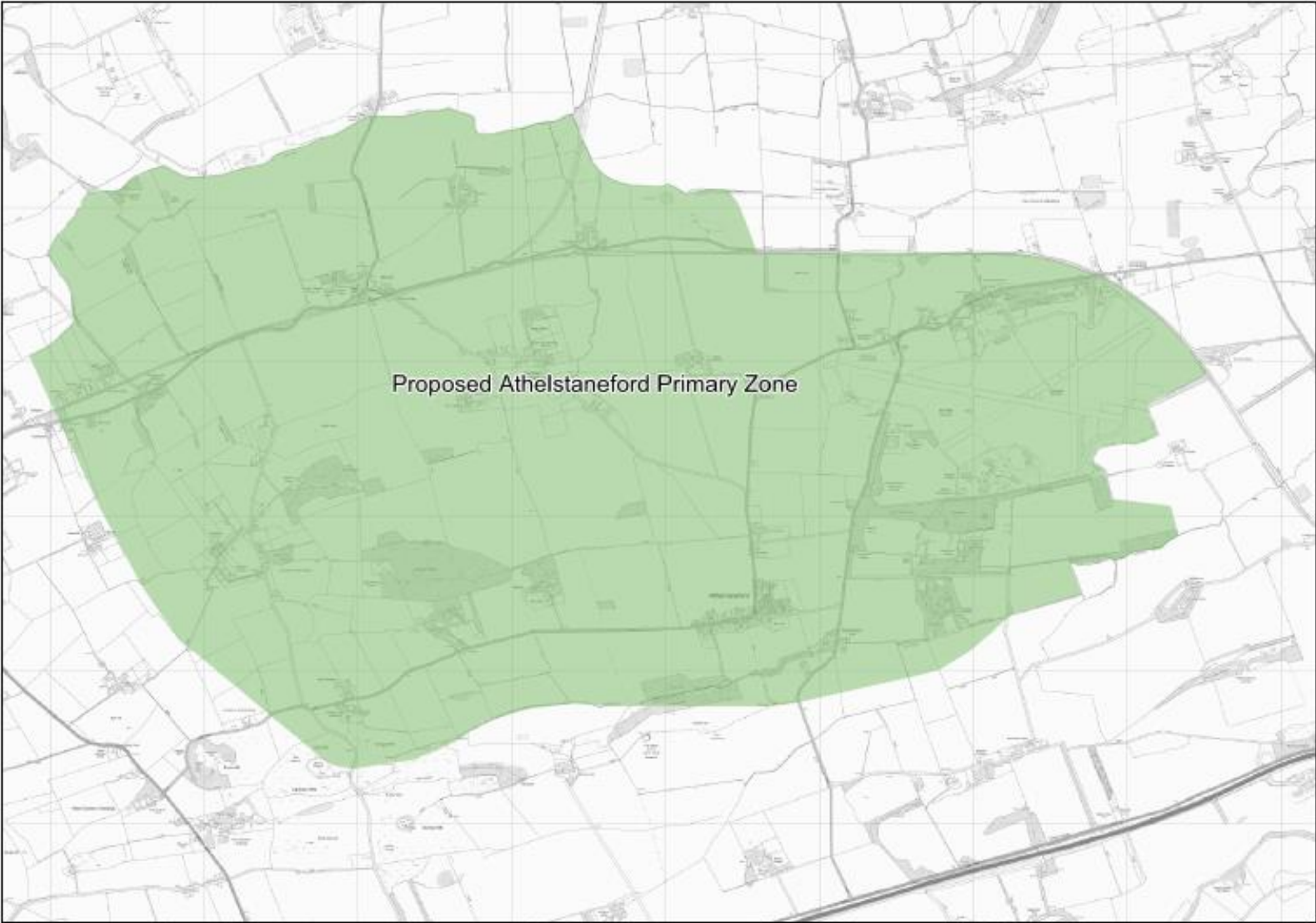
Law Primary Education Contribution Zone



Dirleton, Gullane and Aberlady Primary Education Contribution Zones

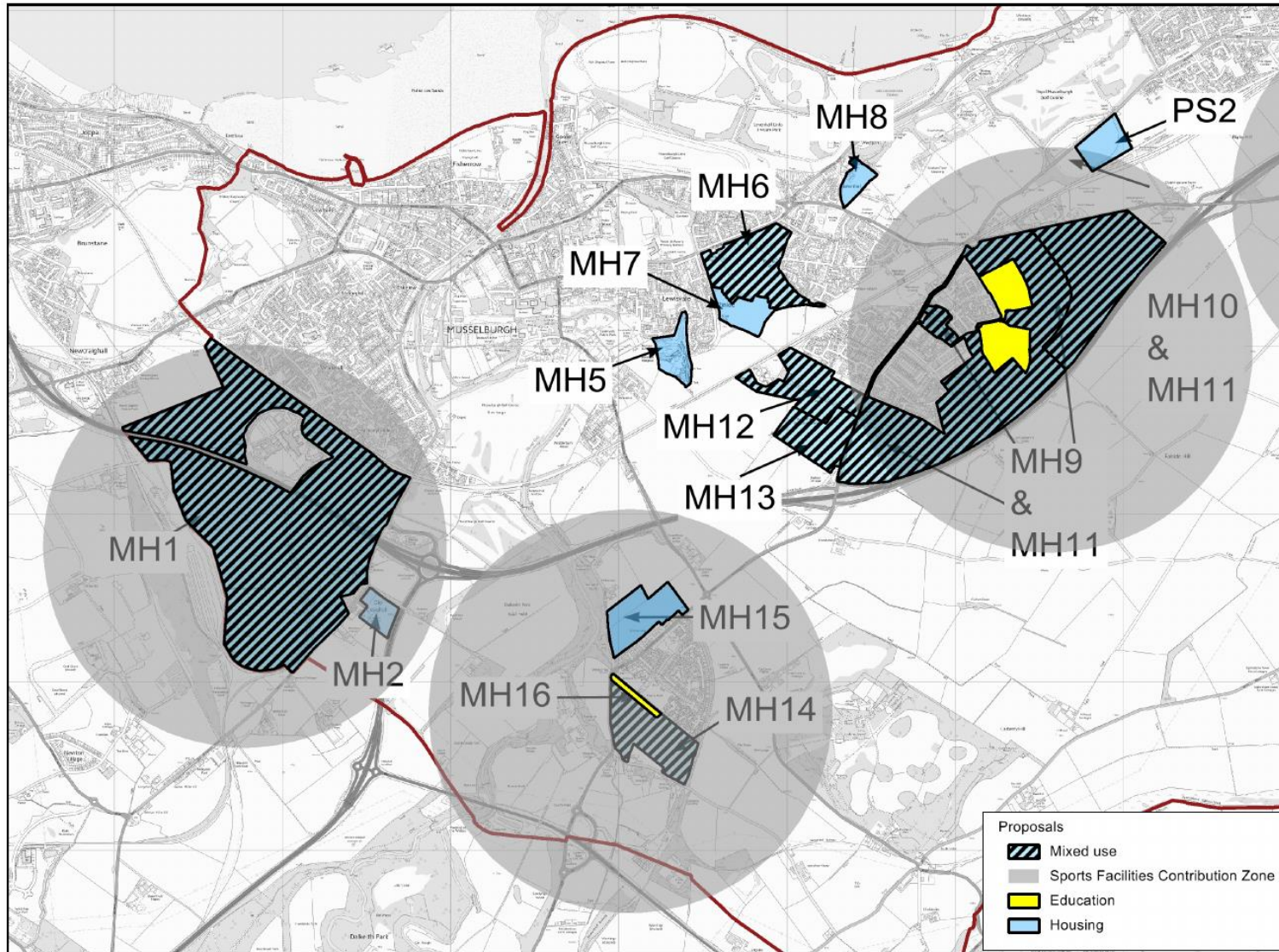


Athelstaneford Primary Education Contribution Zone

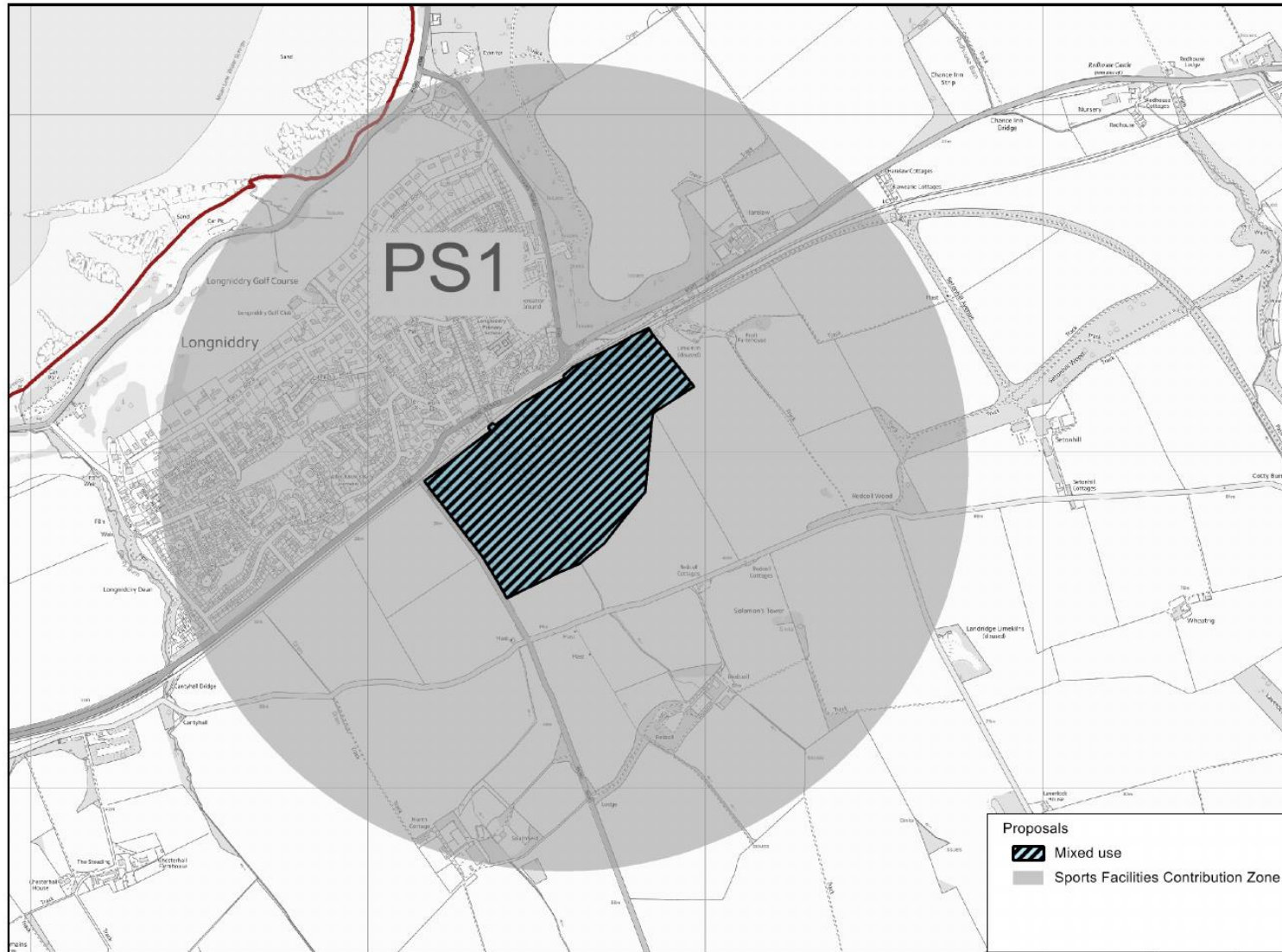


Developer Contribution Zones: Sports Facilities

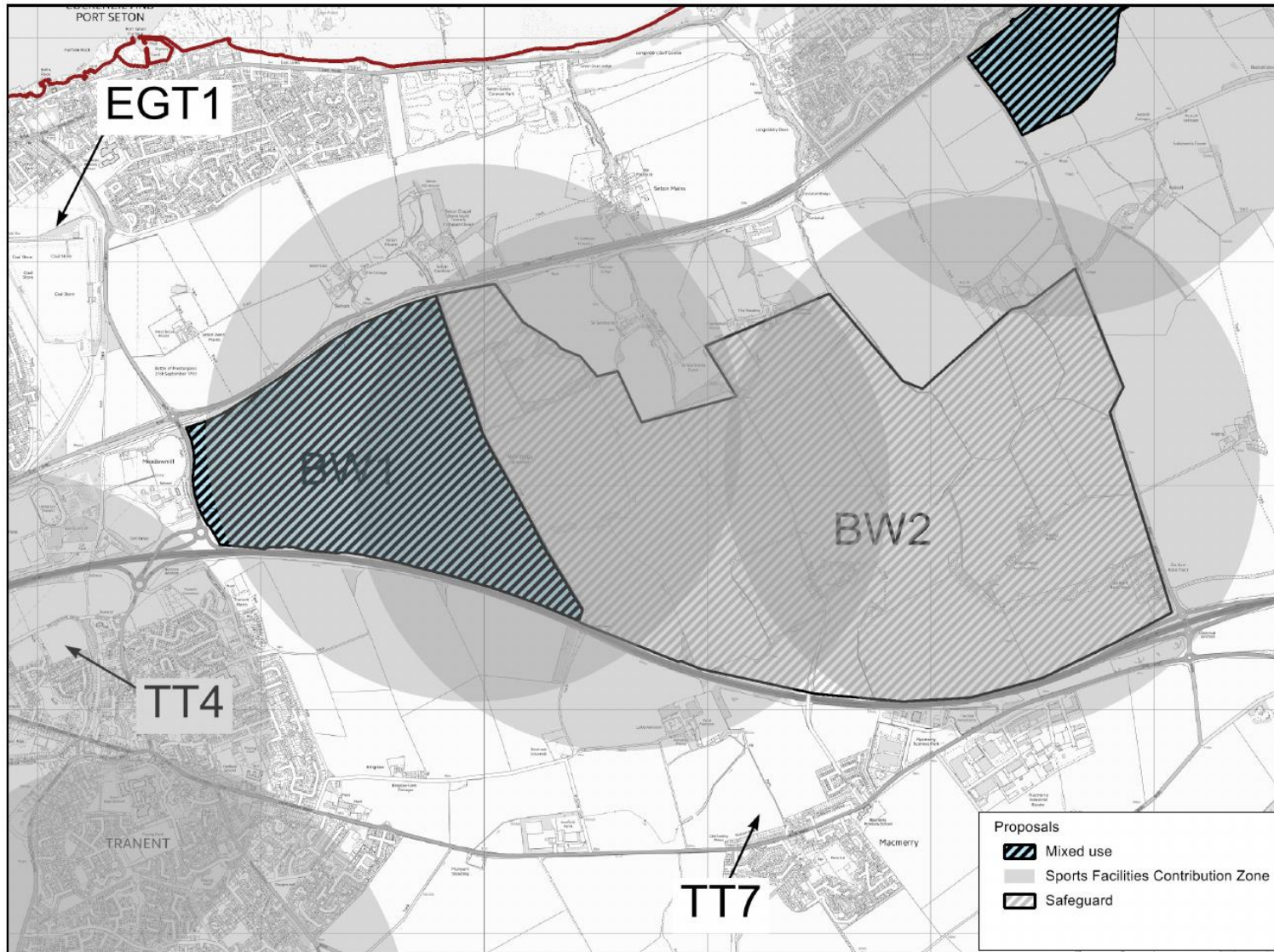
Musselburgh Sports Facilities Contribution Zones



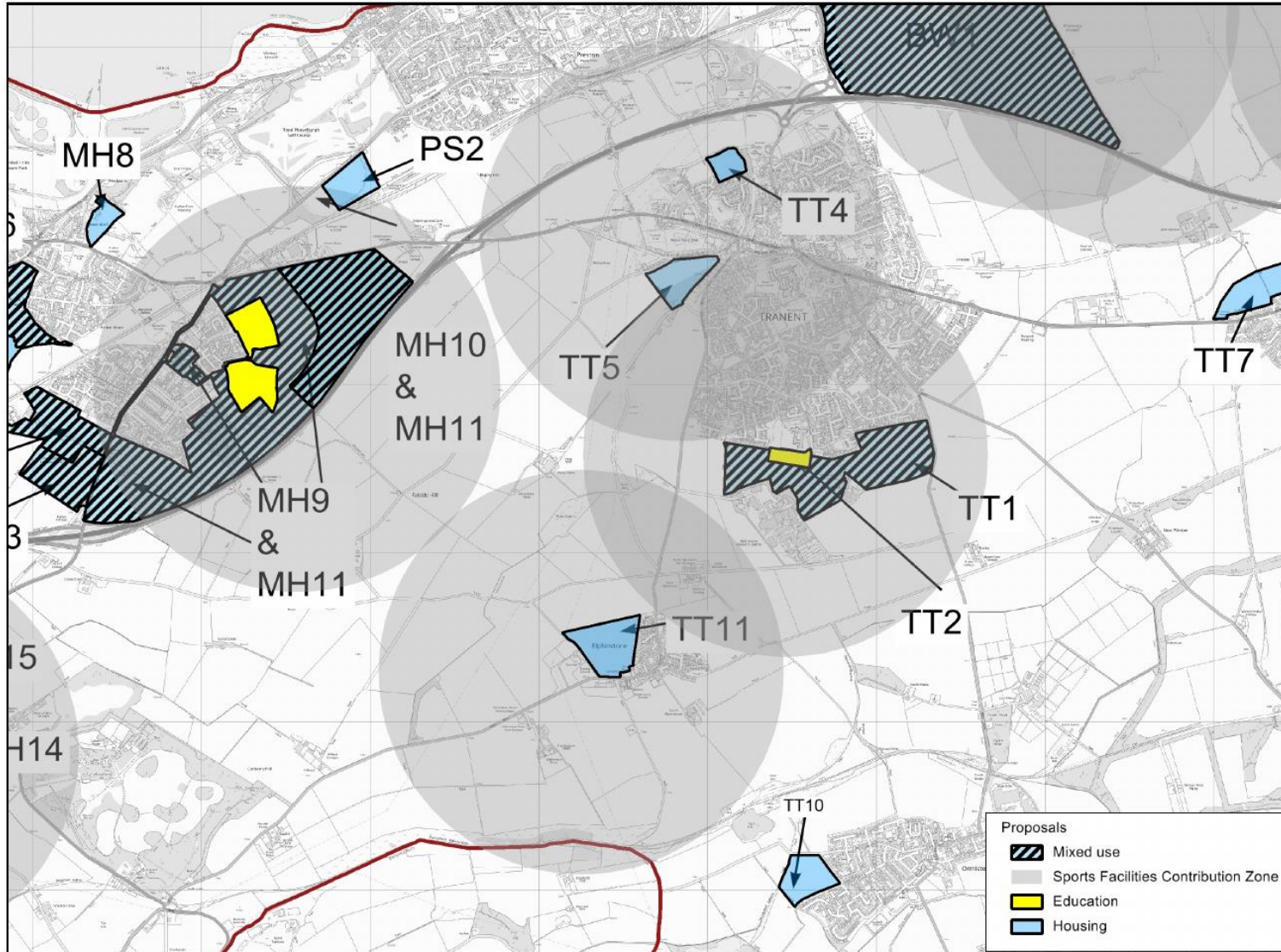
Prestonpans Sports Facilities Contribution Zone



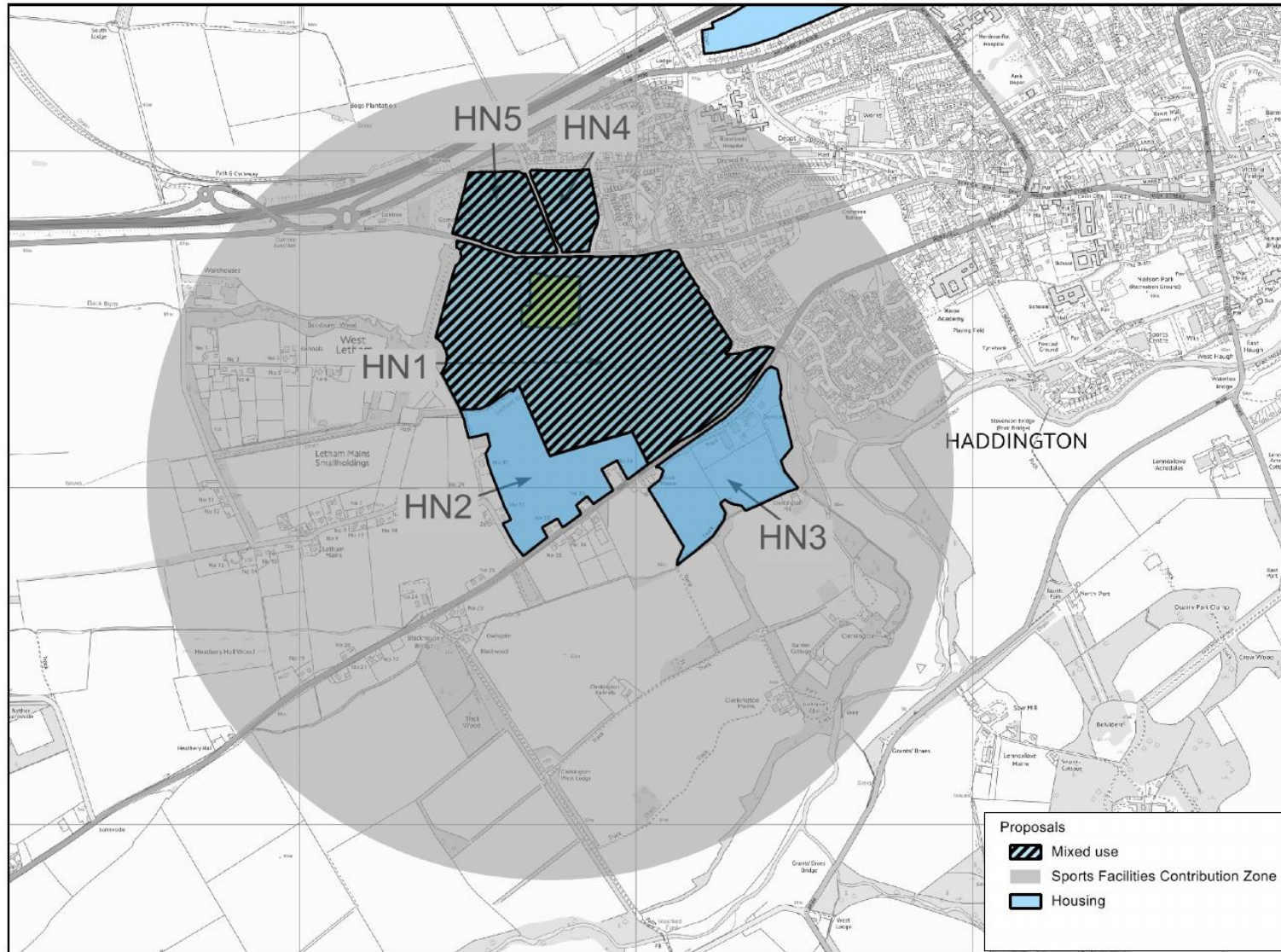
Blindwells Sports Facilities Contribution Zone



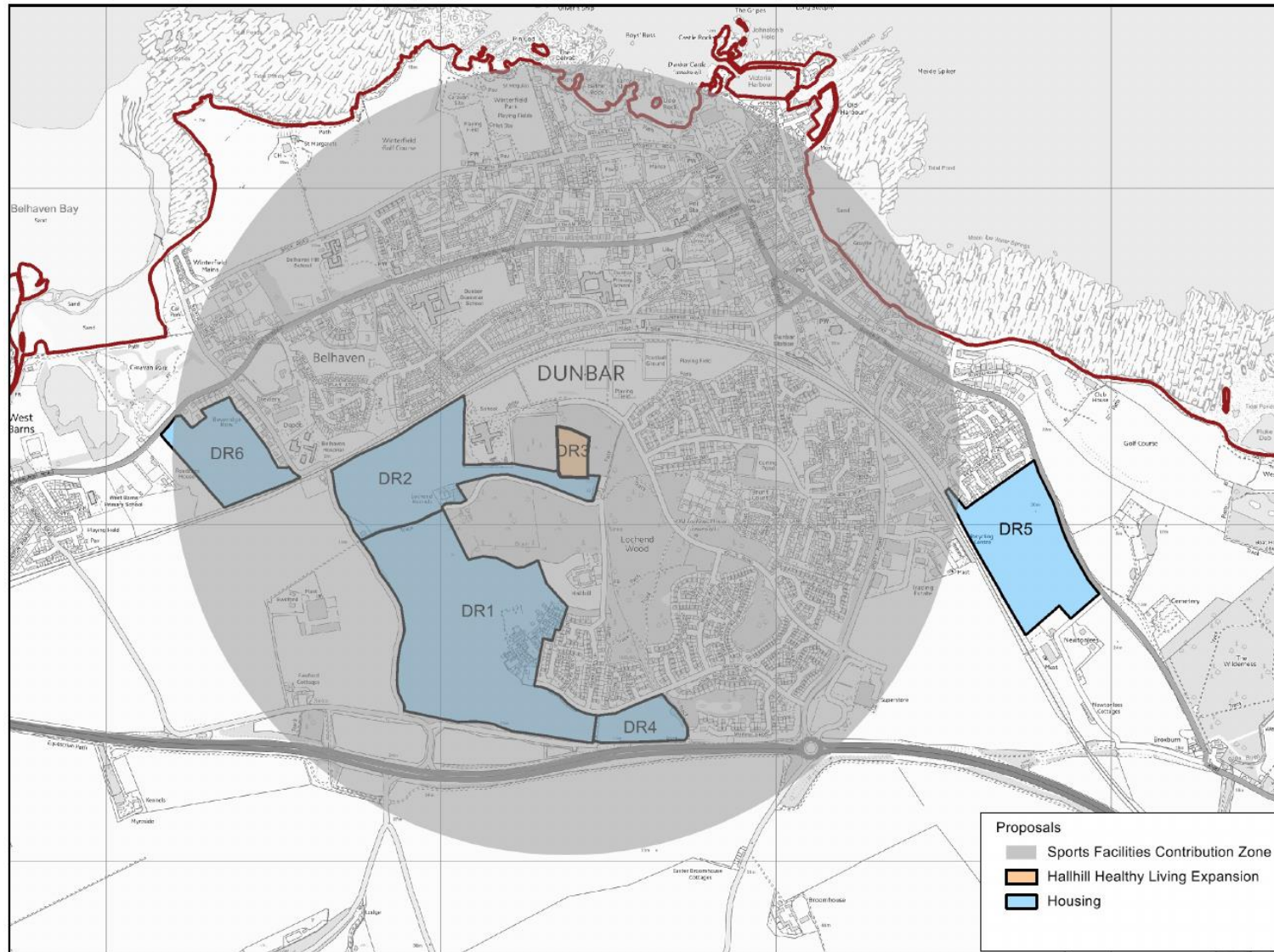
Tranent Sports Facilities Contribution Zone



Haddington Sports Facilities Contribution Zone



Dunbar Sports Facilities Contribution Zone



North Berwick Sports Facilities Contribution Zone





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