

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Regulatory and Regeneration****Planning Committee: 15th November 2023**

Subject: Developer contributions**1. Purpose**

- 1.1 To update the Committee of the current balance of the developer contribution account.

2. Recommendations

- 2.1 It is recommended that the Committee note the current balance of the developer contribution account and the funding from the account that is already allocated.

3. Background

- 3.1 The Council's Local Development Plan and Planning Guidance sets out standards for the provision of new open space and other green infrastructure within new developments. For new residential development the option exists, in prescribed circumstances, for a financial contribution to be made towards open space, or other green network, provision/enhancement in an off-site location rather than providing on site.
- 3.2 Developer contributions can also be received for other reasons such as for off-site car parking provision or sustainable access measures.

4. Main Issues

- 4.1 At its meeting of 8 June 2022, the Planning Committee approved documents relating to the procedures for managing developer contributions and the allocation of developer contributions towards green network and green infrastructure projects. A correction is required to the allocations document as it refers to any contribution received from April 2022 being required to be spent within 5 years from the date the contribution is received, after which the contribution will be returned to the developer. This should refer to 10 years as per the approved Green Network and Green Infrastructure Planning Guidance document.

Status of developer contributions at 31 March 2023

4.2 In financial year 2022/23 no contributions were received into the Developer Contribution account, although £11,646.28 interest was credited. One payment of £7500 was made from the account towards the cost of a feasibility study for sustainable travel improvements to the Golden Jubilee Hospital. As at 31 March 2023 there was £591,691.20 in the Developer Contribution account. However, a significant amount of this is already allocated to projects. £234,962 will soon to be transferred for projects already delivered, and £263,500 will be held until identified projects are delivered:

- £192,500 towards sustainable access improvements to the Golden Jubilee Hospital – still to be delivered.
- £52,902 towards Dalmuir Square – delivered
- £50,000 towards Dumbarton waterfront – delivered
- £50,000 towards Christie Park, Alexandria - delivered
- £40,000 towards Loch Lomond Rugby Club improvements – still to be delivered
- £33,255 towards play area at Crown Avenue, Clydebank – delivered
- £25,000 towards Faifley Knowes - delivered
- £23,805 towards play area at Kyle Terrace, Dumbarton – delivered
- £20,000 towards Dalmonach Steps – currently being delivered
- £11,000 towards parking improvements in Dumbarton town centre – still to be delivered

4.3 Taking the above committed or delivered projects into account, there is therefore an unallocated balance of £93,229.20 within the Developer Contributions account. The Planning Service will work with Greenspace and other relevant services to identify suitable projects in line with the allocations procedure. The Planning Service will also work with the Communities team to support the participatory budgeting process and any eligible green network/green infrastructure projects that may come through that process.

5. People Implications

5.1 There are no direct people implications associated with this report.

6. Financial and Procurement Implications

6.1 The procedures and allocation document approved at the 8 June 2022 Planning Committee, and updated via this report, ensure that developer contributions received are managed, reported and spent in an orderly and transparent manner. Local government procurement rules will be followed for any projects being delivered by the Council using developer contributions funds.

7. Risk Analysis

7.1 There are no risks associated with this report.

8. Equalities Impact Assessment (EIA)

8.1 No Equalities Impact Assessment is required with this report as no new policy is being introduced or changed.

9. Consultation

9.1 No consultation is required in relation to this matter. The views of Greenspace, Finance and Legal Services have been sought in the preparation of this report.

10. Strategic Assessment

10.1 The use of developer contributions to develop and enhance green infrastructure is considered to support the strategic priority of Our Environment – A Greener Future.

Pamela Clifford

Planning, Building Standards and Environmental Health Manager

Date: 15th November 2023

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager
pamela.clifford@west-dunbarton.gov.uk

Alan Williamson, Development Planning & Place Team Leader
alan.williamson@west-dunbarton.gov.uk

Appendix: None

Background Papers: West Dunbartonshire Local Development Plan (2020, as modified)
Green Network and Green Infrastructure Supplementary Guidance (2022)
Report to Planning Committee, 8 June 2022

Procedure for monitoring, requesting and allocating
developer contributions (2022)
Allocation of green network developer contributions
(2022)

Wards Affected: All