

## **APPENDIX 2**

### **SUPPLEMENTARY PLANNING GUIDANCE – DEVELOPER CONTRIBUTIONS FOR A REPLACEMENT ARMADALE LIBRARY – SUMMARY OF CONSULTATION RESPONSES – DECEMBER 2009**

#### **1.0 INTRODUCTION**

- 1.1 Consultation on draft supplementary planning guidance (SPG) on Developer Contributions For A Replacement Armadale Library was carried out over a six week period in 2008.
- 1.2 Two responses were received regarding the developer contributions. Both of these were from potential developers. A summary of the points that they made and the council's proposed responses are listed below.

#### **2.0 SUMMARY OF CONSULTATION COMMENTS RECEIVED**

- 2.1 Dawn Homes who had an interest in the north part of the Armadale CDA stated their concerns. They said that: 'The requirements of this SPG go beyond what could be considered to be reasonable practice by the council'. The contribution 'is just another addition to the long list of excessive financial burdens placed on developers, which will fundamentally impact on the commercial viability of every site within the Armadale CDA'.
- 2.2 Architects EMA, representing SDA Ltd (interests in part of the southern Armadale CDA), made three points as follows.
  - The cost of improvements to access should be deducted from the developer contributions as this would have to be done anyway.
  - Prior to adopting the SPG the council must make available its detailed costs regarding the feasibility of the existing library, in order to justify the move.
  - The council must publish details of the effect of the disposal of the current library on the cost of the new library - the SPG figure of £700,000 does not provide a detailed breakdown of cost and related income.

#### **3.0 SUMMARY OF PROPOSED COUNCIL RESPONSES**

- 3.1 The proposed response to Dawn Homes is as follows. The SPG refers to (SODD) Circular 12/1996, which sets out the criteria that need to be satisfied in using a planning agreement to secure infrastructure and service provision. The contributions sought in this SPG are consistent with the criteria set out in the circular. The contribution required is a reasonable sum based on providing library facilities that can meet the needs of the additional population arising from the CDA housing.
- 3.2 The proposed response to EMA ( representing SDA Ltd) is as follows.
  - The library is not being redeveloped on its current site therefore this point does not apply. Only a pro rata contribution is being required from the developer.
  - The business case for the provision of a new library has been made by Education Services and the proposal is part of the council's ten year capital investment plan which was approved by the Council Executive in December 2007.
  - The council must manage its property in accordance with legislation and council policy. The costings have been arrived at following normal council procedures and are considered appropriate as a base figure for calculating the developer contributions. Once again, it is emphasised that only that

proportion of the costs needed to provide a library facility for the population arising from the CDA development is being required as a contribution.