

East Dunbartonshire Council

Developer Contributions Supplementary Guidance

Draft November 2021

Contents

Introduction	1
The Use of a Developer Contribution, Including a Planning Obligation. 1	
Determining the Need for and Type of Developer Contribution	3
Implementation & Delivery	15
Glossary	17
Appendix 1 – Sustainable Transport	20
Appendix 2 - School Capacity	24
Appendix 3 – Primary Healthcare.....	31

Introduction

This Supplementary Guidance is intended to support implementation of the East Dunbartonshire Local Development Plan 2 (LDP). The relationship between the LDP, Supplementary Guidance and Planning Guidance is established in Scottish Government Circular 6/2013, and summarised in the table below.

Document	Purpose and Scope
LDP	<p>Sets out the Council's policies for the development and use of land, including community strategies which identify opportunities for development, for the period up to ten years from adoption.</p> <p>This guidance supports LDP 2017 and LDP2. This guidance refers to policies in LDP2 as the Council's up to date policy position.</p>
<p>Supplementary Guidance:</p> <ul style="list-style-type: none"> – Developer Contributions – Design and Placemaking – Green Infrastructure and Green Network – Frontiers of the Roman Empire (Antonine Wall) World Heritage Site 	<p>Supplementary Guidance is statutory as it forms part of the development plan, and has that status for decision making. It is limited to the provision of further information or detail in respect of policies or proposals set out in the LDP. Supplementary Guidance will be adopted with the LDP and lasts for the period of the Plan.</p>
Planning Guidance	<p>Non-statutory planning guidance may be used to provide detail on a range of subject areas. This form of guidance should not be termed</p>

Document	Purpose and Scope
	<p>Supplementary Guidance and will not form part of the development plan. However, adoption of this guidance by the Council gives it formal status, meaning that it may be a material consideration in decision making. Planning guidance can be updated as required and without the need for scrutiny by Scottish Ministers. Such updates are normally required where a specific issue arises during the period of the Plan.</p>

The Use of a Developer Contribution, Including a Planning Obligation

The key legislation pertinent to development contributions is:

- Section 75 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006.
- Section 69 of the Local Government (Scotland) Act 1973

Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended by the 2006 Act) provides that a person may either by agreement with the Planning Authority or unilaterally enter into a planning obligation restricting or regulating the use of land in the district of the Planning Authority, either permanently or during such a period as may be prescribed by the agreement or obligation. Section 75 Agreements may include financial provisions. Any agreement or obligation to which the owner of the land is a party may be recorded in the Register of Sasines or registered in the Land Register of Scotland

and become binding on all future owners of the land affected by the agreement or obligation. Any breach of the agreement or obligation is enforceable by the Planning Authority.

Section 69 of the Local Government (Scotland) Act 1973 gives authorities the power to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of their functions. This provision enables agreements to be made which can include financial payments or the transfer of assets to a local authority where this would discharge their functions.

This Guidance has been developed in the context of the following policy, strategy and guidance frameworks and advice:

- Scottish Government Circular 6/2013 Development Planning
- Scottish Government Circular 3/2012: Planning Obligations and Good Neighbour Agreements
- Circular 4/1998 Planning Conditions
- Glasgow and Clyde Valley Strategic Development Plan, 2017
- East Dunbartonshire LDP2

Circular 3/2012: Planning Obligations and Good Neighbour Agreements, paragraph 14, applies to developer contributions and states that:

Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans

- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area
- fairly and reasonably relate in scale and kind to the proposed development
- be reasonable in all other respects

The LDP sets out in its policies what is expected on site as part of development in order to ensure high quality new development across East Dunbartonshire. For some developments there may be requirements, either delivered on site or off site, which require the use of a developer contribution, including a planning obligation. LDP Policy 24 Developer Contributions sets out what types of development requires developer contributions and when different types of contribution are required. Other policies also identify what is required to ensure different types of development do not have an unacceptable impact on land use, the environment and infrastructure. This includes sustainable transport infrastructure, affordable housing, green infrastructure such as open space/ green network and school facilities.

This Guidance supports the implementation of LDP Policies. It brings certainty to developers and the community by addressing costs whilst responding to implications for infrastructure and services that arise from development. The Guidance will help the discussion of the need for potential contributions early on in the planning process. It ensures that the burden of additional infrastructure, facilities and services that are related to the development are absorbed by the landowner and developer, and not by the Council or other public service provider.

Existing deficiencies in public services, facilities or infrastructure can be made worse by new development and new deficiencies created.

However, planning obligations are intended to address matters resulting from new proposals, not existing deficiencies. This includes the additional public infrastructure and service needs associated with the new development. In line with the policy test set out above, where planning obligations are used to secure developer contributions, they will only be sought where there is a clear link between the development and any mitigation offered as part of the contribution.

Supplementary Guidance on Developer Contributions therefore has two key aims:

- To set out the types and thresholds of development where a developer contribution may be requested, the level of contribution and the range of purposes for which it may be sought.
- To provide exact levels of developer contributions required or the methodology for their calculation

Determining the Need for and Type of Developer Contribution

Where possible the infrastructure or environmental mitigation requirements of development should be addressed directly on site through site layout and design. The circular 3/2012 advises that to meet the necessity test planning obligations, including developer contributions or other legal agreements, should not be used to require payments to resolve issues that could equally be resolved in another way. It states that the Council should consider the use of a planning condition or alternative legal agreement before the use of a planning obligation. In particular, a planning obligation is not necessary where the developer

contribution for a landowner or developer may be implemented, for example, by a one-off payment towards the cost of infrastructure provision or the maintenance of open space.

The developer contribution required for a development will be decided at planning application stage based on its scale, location and particular circumstances. Table 1 sets out likely developer contributions for housing development and table 2 sets out likely ones for other types of development. These tables identify the type of purposes for which developer contributions will be sought and further detail for each developer contribution type, including the method for securing the contribution and costs. They also set out exemptions where a developer contribution is not required. For any development table 1 and 2 should be consulted to identify how the tables' guidance applies. This will assist early site development viability calculations and the extent to which this impacts on the total development cost and the residual land value. More information on the development management process and agreeing the relevant developer contribution can be found in the section on Implementation and Delivery.

The developer contribution will be index-linked by reference to the General Building Cost Index as published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors or such other index as the Council and the Developer may reasonably agree. The developer contribution will be index-linked from the date the Section 75 agreement or other appropriate legal agreement is concluded until the date the developer contribution falls due for payment.

Table 1. Housing Development - Determining the Need for a Developer Contribution

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
Sustainable Transport	Policy 11	Where a transport assessment is not required.	<p>Whilst sustainable transport infrastructure should be provided on site, a contribution will also be required to address impacts on the wider transport network (for all forms of transport and active travel) as a result of the development itself or cumulatively with other sites already with planning consent or sites allocated within the LDP. The Transport Assessment for a development will identify the impact caused by the development. In order to mitigate against this impact a developer contribution will be required to be consistent with and contribute towards projects identified in the Local Transport Strategy and Active Travel Strategy.</p> <p>The method for securing the developer contribution towards transport will be applied consistently for all applicable housing developments, See Appendix 2. The cost will be based on:</p> <ul style="list-style-type: none"> • The total number of trips a development will generate during weekday morning and afternoon peak periods (07:00-10:00 and 16:00-19:00) • The total vehicle movements on the network at present and as a result of the implementation of sites in the LDP, during morning and afternoon peak periods. • The total cost of implementing the Council's Local Transport Strategy and Active Travel Strategy. <p>Appendix 2 includes a table which sets out a list of Local Transport Strategy, including Active Travel</p>	The cost is route corridor specific, see Appendix 1.

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
			<p>Strategy, projects that a developer contribution will contribute towards and which will be implemented by the Council.</p> <p>Each developer contribution that contributes towards this list (Appendix 1) from different developments must be proportional, regardless of the point in the development plan period that it is developed. Therefore the list will be maintained regardless of delivery of individual projects.</p>	
Green Infrastructure and Green Network, Open Space, Nature Conservation	Policies 13 & 17	<ul style="list-style-type: none"> • Less than five houses/flats • Alteration &/or extension • Specialist housing for adults is not required to contribute to play space. 	<p>All new or upgraded open space should meet the open space standards (accessibility, quantity and quality), set out in the Supplementary Guidance on Green Infrastructure and Green Network.</p> <p><u>All Sites of 5 houses / flats or more</u> The following should be provided:</p> <p>Play Space</p> <ul style="list-style-type: none"> • Provision of play space on site if more than 400m from an existing play space. Contribution to play space if less than 400m from an existing play space via a safe and convenient walking route. <p>Open Space of Local Importance</p> <ul style="list-style-type: none"> • Provision of an open space of local importance on-site if more than 400m from an existing open space of local importance. • Contribution to the upgrade or improvement of an open space of local importance if less than 400m from an existing open space of this type. 	<p>Contribution to play space - £815 per unit</p> <p>Contribution to open spaces of local importance - £200 per unit</p>

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
			<p>Open Space / Green Network of Neighbourhood Importance</p> <ul style="list-style-type: none"> Contribution to an off-site open space of neighbourhood importance and/or green network opportunity within 840m of the development. <p><u>Sites of 50 houses / flats or more</u> The following should also be provided:</p> <p>Open Space / Green Network of Regional/ Strategic Importance</p> <ul style="list-style-type: none"> Contribution to an off-site green network opportunity and/or the upgrade or improvement of an open space of regional importance within 2km of the development. <p>The Design and Placemaking Supplementary Guidance sets out information required as part of the design process and requirements for development to provide green infrastructure and open space on and/ or off site to meet its needs.</p> <p>The Green Network and Green Infrastructure Supplementary Guidance identifies open spaces of regional, local and neighbourhood importance and the opportunities for improving open space. It also sets out the open space standards, based on the East Dunbartonshire Open Space Strategy. It includes information on green network opportunities of strategic and local importance, from the Green Network Strategy. This includes the key requirements set out in the LDP for individual sites. The Green Network and Green Infrastructure Supplementary Guidance will be updated in due course to reflect the new Greenspace Strategy which</p>	<p>Contribution to open spaces of neighbourhood importance and or green network opportunities in the relevant community area - £345 per unit</p> <p>For sites of 50 units or more: Contribution to the green network and/or open spaces of regional importance - £345 unit</p> <p>Then apply payment % for no. of bedrooms: 1 bedroom= 60% 2 bedroom= 80% 3 bedroom= 100% (i.e. no adjustment) 4 bedrooms= 120% 5 bedrooms= 140%</p>

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
			<p>is programmed to replace the existing Open Space Strategy and Green Network Strategy in early 2023.</p> <p>Long term maintenance of an open space by the Council will require a payment for 25 years maintenance costs.</p>	
Affordable Housing	Policy 12	<p>Applies to new housing proposals, including conversion and market-led specialist housing.</p> <p><u>Exemptions:</u></p> <ul style="list-style-type: none"> • Residential institution • Single house plot • Alteration &/or extension 	<p><u>Sites of 10 units or more</u></p> <p>25% of total units to be provided as affordable housing in line with the following:</p> <ol style="list-style-type: none"> 1. Be provided on-site and be fully integrated within the wider development (taking affordable housing management and requirements into account). 2. Provide a minimum 15% of the number of units on site as social rent, with the remaining 10% (together totally 25%) provided as other affordable tenures (see glossary) that meet recognised local need as identified by the Housing Service. On sites with a total capacity of 25 units or less, the full affordable housing contribution may require to be provided as social rented accommodation only, for management reasons and at the Council's discretion. 3. All affordable tenures for sale must be affordable to those earning less than the median income level for the area (generally 40th percentile in Strathkelvin and 50th percentile in Bearsden and Milngavie). The Council sources this from the Scottish Government (CACI paycheck). In high value areas the Council can increase the maximum affordability level to 60th percentile. 4. All affordable tenures will be provided in perpetuity. 	<p><u>10 units or more</u></p> <p>25% of total units on-site provided as affordable housing</p> <p><u>Affordable price</u></p> <p>Single Person 40th percentile x 3</p> <p>Joint Earners 50th percentile x 3</p>

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
			<p>5. Where the affordable housing contribution is provided in the form of above ground floor flatted accommodation, every effort must be made to ensure that each house is accessible without stairs, for example by lift.</p> <p>6. 10% of all new affordable developments must be accessible for those with particular needs i.e. elderly, wheelchair users. See the Residential Development Section of the Design and Placemaking Supplementary Guidance.</p> <p><u>Sites of 2-9 units</u></p> <p>A commuted sum is to be paid to the Council for use on affordable housing developments within the Council area. The commuted sum per unit on-site is calculated using the following method (based on an independent land valuation):</p> <ul style="list-style-type: none"> Unrestricted market value per plot (A) minus the restricted affordable housing value per plot (B) then divided by 4. 	<p><u>2 – 9 units</u></p> <p>$(A^* \text{ minus } B^* / 4) = \text{cost per unit. Then multiply by total number of units on site.}$</p> <p>*see column to left for definitions of A and B.</p>
Community Facilities - Education	Policy 13	<ul style="list-style-type: none"> One bedroom properties Single house plot Specialist housing designed for groups which do not include children (such as for older people or assisted living). Affordable Housing Alteration &/or extension 	Contribution per unit required for each school where 90% capacity will likely be exceeded as a direct result of the development, either individually or cumulatively with other known developments (see Appendix 2). Contribution also applies where a school already exceeds 90% capacity.	<p>See individual costs per unit per school in Appendix 2</p> <p>Then apply payment % for no. of bedrooms:</p> <p>2 bedroom= 80%</p> <p>3 bedroom= 100% (i.e. no adjustment)</p> <p>4 bedrooms= 120%</p> <p>5 bedrooms= 140%</p>

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
Community Facilities – Primary Healthcare	Policy 13	<ul style="list-style-type: none"> • Single house plot • Affordable Housing • Alteration &/or extension 	<p>New Housing - Contribution per unit required where the relevant healthcare contribution zone is considered to be already at capacity, or where the development either individually or cumulatively with other known development, will result in capacity being exceeded (see Appendix 3).</p> <p>New and Extended Residential Care Facilities (such as care homes) - Contribution per bed required where the relevant healthcare contribution zone is considered to be already at capacity, or where the development either individually or cumulatively with other known development, will result in capacity being exceeded (see Appendix 3).</p>	<p>New Housing - See individual costs per unit per GP Cluster Area in Appendix 3</p> <p>Then apply payment % for no. of bedrooms: 1 bedroom= 60% 2 bedroom= 80% 3 bedroom= 100% (i.e. no adjustment) 4 bedrooms= 120% 5 bedrooms= 140%</p> <p>Care Facilities - See individual costs per bed per GP Cluster Area in Appendix 3</p>
Community Facilities - Other	Policy 13	<ul style="list-style-type: none"> • Single house • Alteration &/or extension 	<p>In addition to education and open space requirements listed above developments may, either individually or cumulatively, give rise to a need for other community facilities. These include nursery education facilities, all weather sports pitches, sports facilities, cultural assets, religious buildings, health facilities and community buildings. In cases where suitable replacement facilities are agreed by the Council, a developer contribution may be required to secure delivery of the replacement facility. The Pitches Strategy and Culture, Leisure and Sport Strategy provides further information.</p>	<p>To be determined on a site by site basis use.</p>

Developer Contribution Type	LDP Policy Requirement	Exemptions	Method for Securing the Contribution	Cost per housing unit (cost is at 31 March 2020 and subject to inflation upon payment)
Water Environment and Flood Risk Alleviation	Policy 18	<ul style="list-style-type: none"> • Single house • Alteration and/or extension 	Refer to the LDP community strategies and any relevant planning guidance, master plan/ planning brief in determining the specific requirements. Also refer to the Clyde and Loch Lomond, East Dunbartonshire Local Flood Risk Management Plan 2016, which also addresses surface water management.	To be determined on a site by site basis use.
Historic Environment - Antonine Wall World Heritage Site	Policy 19	<ul style="list-style-type: none"> • Single house • Alteration &/or extension 	Refer to the LDP community strategies and to Supplementary Guidance on Frontiers of the Roman Empire (Antonine Wall) in determining the specific requirements; this could include landscaping to protect the setting of the World Heritage Site, interpretation (such as public realm works along the route of the wall) or archaeological assessment.	To be determined on a site by site basis.
Business and Employment	Policy 15	<ul style="list-style-type: none"> • None 	LDP Policy 15 safeguards employment land allocations for business, industrial, storage or distribution and generally proposals of this type are not supported. This contribution is only applicable in the exceptional circumstances where housing development of business land is assessed as acceptable in principle for a particular site. The level of contributions will be proportional to the scale of loss of business land or infrastructure requirement.	To be determined on a site by site basis.

Table 2. Other Development - Determining the Need for a Developer contribution

Developer contribution Type	LDP Policy Requirement	Type of Development This Applies To & Exemptions	Method for Securing the Contribution	Cost (at 31 March 2020 and subject to inflation upon payment)
Sustainable Transport	Policy 11	Exemptions: Where a transport assessment is not required.	<p>Whilst sustainable transport infrastructure should be provided on site, a contribution will also be required to address impacts on the wider transport network (for all forms of transport and active travel) as a result of the development itself or cumulatively with other sites already with planning consent or sites allocated within the LDP. The Transport Assessment for a development will identify the impact caused by the development. In order to mitigate against this impact, a developer contribution will be required to be consistent with and contribute towards projects identified in the Local Transport Strategy (including the Active Travel Strategy) and related A803/ A806 and A81 Route Corridor Studies.</p> <p>The method for securing the developer contribution towards transport will be applied consistently for all applicable developments, see Appendix 1. The cost will be based on:</p> <ul style="list-style-type: none"> • The total number of trips a development will generate during weekday morning and afternoon peak periods (07:00-10:00 and 16:00-19:00) • The total vehicle movements on the network at present and as a result of the implementation of sites in the LDP, during morning and afternoon peak periods. • The total cost of implementing the Council's Local Transport Strategy and Active Travel Strategy. 	The cost is route corridor specific, see Appendix 2.

Developer contribution Type	LDP Policy Requirement	Type of Development This Applies To & Exemptions	Method for Securing the Contribution	Cost (at 31 March 2020 and subject to inflation upon payment)
			<p>Appendix 2 includes a table which sets out a list of Local Transport Strategy, including Active Travel Strategy, projects that developer contributions will contribute towards and which will be implemented by the Council.</p> <p>All developer contributions that contribute towards this list (Appendix 2) from different developments must be proportional, regardless of the point in the development plan period that it is developed. Therefore the list will be maintained regardless of delivery of individual projects.</p>	
Green Infrastructure and Green Network, Community Facilities - Open Space, Nature Conservation	Policies 13 & 17	<p>Applies to any development type</p> <p>Exemptions:</p> <ul style="list-style-type: none"> • Conversion and/or change of use • Alteration &/or extension 	<p>Open space, green network, green infrastructure and enhancement of nature conservation designations should be provided as part of the development in line with LDP policies.</p> <p>Any developer contribution for off-site provision to meet the needs of the development will be assessed on a site by site basis.</p> <p>The information required as part of the design process and requirements for open space and green infrastructure is set out in the Design and Placemaking Guidance. Consideration should be given to the priorities and opportunities in the Green Infrastructure and Green Network Supplementary Guidance, which is based on the Open Space Strategy and Green Network Strategy. The key requirements set out in the LDP for individual sites and any master plan or Planning Brief should be taken into account.</p>	To be determined on a site by site basis use.

Developer contribution Type	LDP Policy Requirement	Type of Development This Applies To & Exemptions	Method for Securing the Contribution	Cost (at 31 March 2020 and subject to inflation upon payment)
Water Environment - Flood Risk Alleviation or Water Quality	Policy 18	Applies to any development type Exemptions: <ul style="list-style-type: none"> • Conversion and/ or change of use • Alteration &/or extension 	Refer to the LDP community policies and the Water Environment Planning Guidance and any other relevant guidance or master plan in determining the specific requirements.	To be determined on a site by site basis use.
Historic Environment - Antonine Wall World Heritage Site	Policy 19	Applies to any development type Exemptions: <ul style="list-style-type: none"> • Conversion and/ or change of use • Alteration &/or extension 	Refer to the LDP community strategies and Supplementary Guidance on Frontiers of the Roman Empire (Antonine Wall) in determining the specific requirements; this could include landscaping to protect the setting of the World Heritage Site, interpretation or archaeological assessment.	To be determined on a site by site basis
Network of Centres and Retail	Policy 14	Applies where a retail or commercial development with a gross floorspace of over 2,500m ² is proposed outwith a town centre, and is contrary to the development plan – in such circumstances a retail impact analysis should be undertaken to understand the impacts of the development.	LDP Policy 14 sets out a town centre first policy and a presumption against proposals outwith the network of centres which are likely to have an adverse impact on any centre in the network. Therefore proposals of this type are not generally supported. This developer contribution is therefore only applicable in the exceptional circumstances where there is an identified need for retail or commercial development and where the proposal otherwise accords with all other aspects of the Plan. In the event of such proposals being granted, the Council wishes to ensure that the applicant/ developer contributes appropriately to mitigating the potential negative impacts on our town centres. Out of Centre developments which are shown to have an adverse impact on the vitality and viability of centres by diverting trade or footfall will therefore be required to make a proportionate contribution to the delivery of the interventions in the relevant town	A development proposal which has been assessed by an agreed Retail Impact methodology to divert, for example, 10% of trade or footfall would be expected to meet 10% of the costs of delivering the town centre strategy. This contribution will be tied to the development of the site through a Legal Agreement and may, subject to negotiation, be delivered as a single sum or a series of contributions over the ten year period.

Developer contribution Type	LDP Policy Requirement	Type of Development This Applies To & Exemptions	Method for Securing the Contribution	Cost (at 31 March 2020 and subject to inflation upon payment)
			centre strategy, including the Kirkintilloch Town Centre Masterplan.	
Business and Employment	Policy 15	Exemption: <ul style="list-style-type: none"> • None 	<p>LDP Policy 15 safeguards employment land allocations for business, industrial, storage or distribution and generally proposals for other uses are not supported. This developer contribution is only applicable in the exceptional circumstances where housing development of business land for another use is assessed as acceptable in principle for a particular site.</p> <p>The level of contributions will be proportional to the scale of loss of business land or infrastructure requirement.</p>	To be determined on a site by site basis
Low Carbon and Renewable Energy, Mineral Resources - Restoration and Aftercare	Policy 9 & 21	Applies to: <ul style="list-style-type: none"> • Low carbon or renewable energy proposal of more than householder scale. • New or extended mineral workings. 	<p>LDP Policy 9 and 21 requires commercial proposals to set out a sustainable, fully costed, phased restoration and aftercare scheme to restore the site. It also states that it should identify a beneficial after-use for the site which also enhances the green network.</p> <p>The individual level of planning obligation for a development will be addressed by a legal agreement, such as a section 75 planning obligation restoration and aftercare bond. Supplementary Guidance on Green Infrastructure and Green Network provides information on the green network and opportunities to enhance it.</p>	To be determined on a site by site basis

Implementation & Delivery

To facilitate the speed of delivery of the planning application process, it is important that developers discuss the likely levels of developer contributions with the Development Management Officer at the earliest opportunity. Scottish Planning Policy encourages the efficient and transparent handling of planning applications; this can be assisted by processing agreements, which cover the whole process, including a developer contribution and legal agreement.

Developers should:

- Check this Guidance for potential requirements and any other relevant guidance.
 - Check for any site-specific requirements, including those stipulated in the LDP Community Policies, LDP Action Programme, master plan or planning brief.
 - Discuss matters with the development management officer, relevant services such as housing and organisations, such as a Registered Social Landlord (RSL), prior to the submission of a planning application. A developer can draft an agreement with an RSL early in the process to ensure that the RSL's standards are met.
 - Establish their preferred mechanism for the negotiation and delivery of any developer contribution (Section 75 agreement or other appropriate legal agreement like a section 69 agreement).
 - Factor any developer contribution requirements into any land valuations and development viability calculations.
- Present to the Council a full development viability appraisal with all supporting financial and other information where the financial viability of the development scheme is considered to be in doubt as a result of a requested developer contribution.
 - Should aim to conclude any agreement timeously.

The Council will:

- Suggest the use of particular types of planning conditions and legal agreements, appropriate to the circumstances. Use planning conditions where possible and only use planning obligations where they meet the tests set out in Circular 3/2012.
- Identify in a timely manner and negotiate where a development requires a developer contribution to mitigate infrastructure, environmental issues or community facilities required by the development, ideally at pre application stage and if necessary as part of a processing agreement.
- Consider all relevant factors which may impact on the financial viability of the development scheme. The Council's priorities in terms of necessary infrastructure and other priorities will take into consideration the economic circumstances of the development scheme. There may be exceptional circumstances where the provision of the required developer contribution might render a development unviable. The Council will be willing to review the timing or phasing of paying a developer contribution to assist the financial viability of a scheme.
- Review obligation costs set out in this Supplementary Guidance, for example to ensure they remain in line with inflation.

- Issue planning consent only when the Section 75 agreement or other appropriate legal agreement has been signed by all parties, and (if required) the agreement has been recorded in the Register of Sasines or registered in the Land Register of Scotland.
- Monitor developer contributions and seek payments when due.
- Hold the funds in a Council bank account. Ensure that a developer contribution is used within a reasonable time period after the planning approval and date of payment, five years for most obligations and ten years for contributions towards schools. After this period any unused funds will be returned to the developer.

In the absence of a concluded agreement or special circumstances for delay, the Council would expect developers to conclude the negotiations for any agreement timeously. In the case of local developments this should be within six months of the Planning Authority indicating that it is minded to grant the planning permission. In the case of major developments negotiations should be concluded within twelve months of such a date. Should the legal agreement not be concluded within the above timescales the Council may move to refuse the application, unless there have been extenuating circumstances which have delayed the legal agreement. This should be discussed and agreed with the planning case officer.

The Council will charge interest on the late payment of developer contributions at the rate of five per centum per annum above the bank base lending rate from time to time, from the date fourteen days after the developer contribution falls due until payment.

In the interests of providing an efficient service, Legal Services may require to undertake early legal work for the negotiation and agreement of the planning obligation, in parallel with considerations of the application by Development Management. This will be part of a processing agreement, if required. The involvement of Council Legal Services at any stage in the process of dealing with a planning application is not to be construed as inferring planning permission will be granted.

Glossary

Active Travel	Mode of travel powered by human physical activity, usually walking or cycling.
Affordable Housing	<p>The LDP provides the following definition of affordable housing: <i>“Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes.”</i></p> <p>Affordable housing may be in the form of:</p> <ul style="list-style-type: none"> • social rented housing – housing provided at an affordable rent and usually managed locally by the Council / a Registered Social Landlord (RSL) and including housing specifically designed for elderly people; • subsidised low cost housing for sale; <ul style="list-style-type: none"> ○ shared ownership – the owner purchases part of the dwelling and rents the remainder usually from the Council / an RSL; ○ shared equity – the owner purchases part of the dwelling, with the remaining stake purchased by the Council / an RSL. Unlike shared ownership, the owner pays no rent for the equity stake which is retained by the Council / RSL. While the Council / RSL does not receive any rental income in respect of their stake, it benefits from any equity gain when the house is sold; ○ discounted market housing – a dwelling sold at a percentage discount of its open market value to households in the priority client group; • low cost housing for sale without subsidy – non-subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and with conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. This includes entry level housing without subsidy for first time buyers where it can be demonstrated that it is affordable to low-income household groups; or, • mid-market rented housing – housing with rents set at a higher level than purely social rent, but lower than market rent levels and usually provided through the Council / and RSL. <p>Qualifying Criteria</p> <p>A qualify criteria will be set for all tenures other than social rent to ensure that it targets those on moderate to low incomes and priority is given to those in housing need. The Scottish Government specifies that it is for local authorities to set the qualifying criteria for their area.</p> <p>The qualifying criteria set by East Dunbartonshire is generally as follows:</p>

Active Travel	Mode of travel powered by human physical activity, usually walking or cycling.
	<ol style="list-style-type: none"> 1. Must be a first time buyer (excluding for mid-market rent) 2. Gross Income must be below the median income for the area which is currently £26,139 for a single person (CACI Income Date 2013 40th percentile) and £32,799 (median CACI income data 2013). This can increase to £40,397 in high value areas (60th percentile CACI income data 2013). 3. Must be in employment (mid-market rent only) 4. Preferably be on the Council's Housing List 5. The maximum mortgage for a qualified applicant is set at 3 times an individual's or joint salary. 6. Based on the 2013 income levels, the maximum affordable price would be £80,000 for a single person and £105,000 for two or more people. In area of high land values this can increase this to £120,000.
Commuted Sum	A commuted sum is an amount of money, paid by a developer to the Council, where the size or scale of a development triggers a requirement for the provision of (for example) affordable housing, but it is not possible to achieve an appropriate element of that required provision on site.
Cumulative Impact	Impact in combination with other development. That includes existing developments of the kind proposed, those which have permission, and valid applications which have not been determined. The weight attached to undetermined applications should reflect their position in the application process.
Developer Contribution	In line with Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements Local Authorities may use agreements under Section 75 of the Town & Country Planning (Scotland) Act 1997 to mitigate the impact of new development on infrastructure. Where a shortfall in infrastructure capacity has been identified the impact of new development may be mitigated through a financial contribution.
Green Infrastructure	Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.
Green Network	Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.
Open Space	Space within and on the edge of settlements comprising green infrastructure and/or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function. Detailed typologies of open space are included in PAN65 and the Open Space Strategy.
Open spaces of Local Importance	<p>Core assets include:</p> <ul style="list-style-type: none"> • local park • civic space • private gardens/grounds

Active Travel	Mode of travel powered by human physical activity, usually walking or cycling.
	<ul style="list-style-type: none"> • play space <ul style="list-style-type: none"> – local equipped areas for play – local areas for play • allotments • cemeteries • amenity greenspace
Open spaces of Neighbourhood Importance	Core assets include: <ul style="list-style-type: none"> • neighbourhood park • play space - neighbourhood equipped areas for play • local nature conservation site • natural/ semi natural greenspace • sports area (refer to Pitches Strategy)
Open spaces of Regional Importance	Core assets include: <ul style="list-style-type: none"> • Open space with a regionally important historical/ natural attraction including: Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, nature conservation interest, local geodiversity site • open space with a sport or outdoor recreation attraction • open space with a recreational walkway/ cycle route
Planning Obligation	Planning obligations have a role in the development management process where they can be used to overcome obstacles to the grant of planning permission. In this way development can be permitted or enhanced and potentially negative impacts on land use, the environment and infrastructure can be reduced, eliminated or compensated for.
Specialist Housing	Housing which supports the independent living and care of older persons and those with a disability. It covers accessible and adapted housing, wheelchair housing and supported accommodation, including sheltered housing, care homes and other forms of assisted living.
Trip	This is a one way movement.
Viability	Viability is the key factor which determines whether development proceeds or not. For development to actually take place on the ground, the value (revenue) generated from the development must exceed the costs of undertaking the development.

Appendix 1 – Sustainable Transport

In order to mitigate against the impact of development on the wider transport network a developer contribution will be required to be consistent with and contribute towards projects identified in the Local Transport Strategy (including the Active Travel Strategy) and related A803/ A806 and A81 Route Corridor Studies. Where a developer is providing, as part of the planning application, a measure which forms part of the route corridor project, this will be considered in determining any required contribution to the relevant route corridor. The level of expected developer contribution to route corridors will be calculated on the following basis:

$$Contribution = \left(\left(\frac{Cost_{proj}}{2} \right) \times \left(\frac{DM_{am}}{(Move_{am} + TFOR_{am})} \right) \right) + \left(\left(\frac{Cost_{proj}}{2} \right) \times \left(\frac{DM_{pm}}{(Move_{pm} + TFOR_{pm})} \right) \right)$$

Where

DMam = Development movements weekday AM Peak 7am to 10am

DMpm = Development movements weekday PM Peak 4pm to 7pm

Moveam = Total Vehicle Movements weekday AM peak 7am to 10am

Movepm = Total Vehicle Movements weekday PM peak 4pm to 7pm

CostProj = Cost of the Local Transport Strategy (including Active Travel Strategy) for the A81 or A803/A806 Route Corridors

TFORam = Total Forecast Development Movements weekday AM peak 7am to 10am

TFORpm = Total Forecast Development Movements weekday PM peak 4pm to 7pm

The tables below sets out a list of these interventions/actions as set out in the Local Transport Strategy and Active Travel Strategy, by route corridor (A81 or A803/ A806). Further information on the detail and delivery of each action can be found in the relevant strategy. The interventions/actions in the tables will be updated when a new Local Transport Strategy and Active Travel Strategy are developed. The costs in the tables are subject to change over the lifetime of this Guidance, as a result of inflation or detailed project costs becoming available. The current costs are based on known costs, estimates based on previous projects and figures provided in the Route Corridor Studies produced for the Council.

Table A - Interventions/ Actions in the A81 Route Corridor

Strategy	Action	Cost
Local Transport Strategy	4. Provision of low-level cycle signals at traffic signals and at carriageway crossings where appropriate	£250,000
	5. Provision of Advanced Stop Lines with lead-in cycle lanes at signal controlled junctions where appropriate	£30,000
	8. Continue to deliver bus stop and shelter improvements across East Dunbartonshire in partnership with SPT	£100,000
	9. Deployment of Real Time Passenger Information (RTPI) systems across East Dunbartonshire	£100,000
	24. Identify suitable locations and roll out Urban Traffic Control systems to improve traffic management	£94,000
	25. Implement appropriate measures for reducing vehicle speeds to enhance the appeal of sustainable travel	£1,000,000
	These measures can include: <ul style="list-style-type: none"> • Carriageway marking • Localised road narrowing • Place-making initiatives to improve town centres e.g. public realm improvements • 20 mph speed limits 	
	27. Increase the availability of electric vehicle charging infrastructure	£1,000,000
	29. Bearsden Town Centre Strategy Action	Improved signage and navigation aids to Bearsden train station £20,000
	30. Milngavie Town Centre Strategy Actions	Improved pedestrian access arrangements between the 'precinct' and the Town Hall £300,000
		Upgrade existing access to Milngavie Enterprise Centre, current Library and Education Centre and neighbouring residential areas £100,000
		Develop high quality shared use path connecting town centre with new Kilmardinny development site £500,000
	31. Deliver an A81 Quality Bus Corridor. A Quality Bus Corridor on the A81 can include: <ul style="list-style-type: none"> • Provision of real time passenger information • Improvements to bus stops and shelters • Bus detection at key points on the network 	£300,000

Strategy	Action	Cost
	32. Investigate the design and implementation requirements of parking options at rail stations on the A81 corridor	£30,000
	33. Undertake a study in line with Scottish Transport Appraisal Guidance on the A81 Corridor to assess options for enabling a shift to sustainable transport, including options for improving performance of the Milngavie railway line	£70,000
	35. Deliver junction improvements on the A81. Improve the operation of the junctions at: <ul style="list-style-type: none"> A81 Milngavie Road / B8049 Boclair Road / B8049 Roman Road ASDA Bearsden / A81 Milngavie Road / West Chapelton Avenue 	£200,000
	36. Improve Canniesburn Toll for all road users	£1,500,000
Active Travel Strategy	1.1 – Enhancement of path and cycle network – Bearsden	£415,000
	Investigate the feasibility of provision of new infrastructure or enhancement and its likely environmental implications.	
	1.2 – Enhancement of path and cycle network – Milngavie	£200,000
	Investigate the feasibility of provision of new infrastructure or enhancement, and its likely environmental implications.	
	1.11 – Milngavie Active Travel Town	£17,000
	1.12 – A807 Torrance to Milngavie/Bearsden	£30,000
	1.16 - Secure cycle storage at rail stations and town centres	£2,000
	2.1 – Ensure schools are able to invest in adequate secure and sheltered cycle parking	£2,000
Total		£6,260,000

Table B - Interventions/ Actions in the A803/ A806 Route Corridor

Strategy	Action	Cost
Local Transport Strategy	4. Provision of low-level cycle signals at traffic signals and at carriageway crossings where appropriate	£250,000
	5. Provision of Advanced Stop Lines with lead-in cycle lanes at signal controlled junctions where appropriate	£30,000
	8. Continue to deliver bus stop and shelter improvements across East Dunbartonshire in partnership with SPT	£100,000
	9. Deployment of Real Time Passenger Information (RTPI) systems across East Dunbartonshire	£100,000
	24. Identify suitable locations and roll out Urban Traffic Control systems to improve traffic management	£94,000

Strategy	Action	Cost
	25. Implement appropriate measures for reducing vehicle speeds to enhance the appeal of sustainable travel These measures can include: <ul style="list-style-type: none"> • Carriageway marking • Localised road narrowing • Place-making initiatives to improve town centres e.g. public realm improvements • 20 mph speed limits 	£1,000,000
	27. Increase the availability of electric vehicle charging infrastructure	£1,000,000
	40. Deliver improvements to the Bishopbriggs path network	£100,000
	41. Deliver a bus hub in Auchinairn	£100,000
	43. Work on developing a Glasgow City Region City Deal project for East Dunbartonshire	A803 Sustainable Transport Corridor
		Assess the feasibility of creating a bus park and ride facility in the Westerhill area
		Improving existing connections, as well as creating cross-boundary active travel links
		Delivering an integrated transport hub in Bishopbriggs town centre.
		Bishopbriggs Town Centre Regeneration – improved accessibility and public realm
		Delivery of Bishopbriggs Relief Road Phase 5
Active Travel Strategy	46. Kirkintilloch Town Centre Masterplan Actions	£1,000,000
	49. Improve the layout and associated transport infrastructure in Kirkintilloch Town Centre through a refresh of the Kirkintilloch Town Centre Masterplan	£2,000,000
	1.3 – Twechar towpath and crossing improvements	£15,000
	1.4 – Bishopbriggs/Forth and Clyde Canal access	£400,000
	1.5 – East-West connectivity improvements – Allander Walkway to Cadder Bridge	£500,000
	1.8 – Torrance to Birdston via the River Kelvin railway path	£200,000
	1.10 – Kirkintilloch/Lenzie to Bishopbriggs route	£800,000
	1.11 – Pilot Kirkintilloch as an Active Travel Town	£2,000
	1.12 – A807 Torrance to Milngavie/Bearsden	£30,000
	1.16 – Secure cycle storage at rail stations and town centres	£2,000
	2.1 – Ensure schools are able to invest in adequate secure and sheltered cycle parking	£2,000
Total		£41,725,000

Appendix 2 - School Capacity

1. The cost per unit for each different school is shown in tables A and B below. Note that once the cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied (see relevant section of Table 1 Housing Development in the main body of this document).
2. The cost per unit for each different school has been calculated using the processes set out in tables C, D and E below.
3. Contributions only apply where the development is located in the catchment of a school that is projected to exceed 90% capacity; taking school rolls and new development allocated within the LDP into account.
4. The relevant school catchment areas for each development site can be accessed via the interactive mapping system on the Council's website.
5. When determining whether or not a contribution is required consideration will be given to both non-denominational and denominational schools at primary and secondary level. The tables below set out whether or not each school is projected to exceed 90% capacity for the 2026/27 academic year. Where possible the tables will be updated annually to ensure that the information is as up to date as possible. Given the dynamic nature of school rolls the interim updates will only inform new planning applications and future calculations may take already agreed contributions into account.
6. Note also that LDP2 designates land at both Westerhill and Kirkintilloch Gateway as mixed use regeneration areas that are likely to include the provision of new housing. The extent of the land that will be suitable for new housing in both cases has yet to be determined through the preparation of masterplans. Once the likely number of units on each site is established the tables below will be updated accordingly.
7. Where a school is marked 'yes' a contribution towards additional capacity at that school will be required. In the case of windfall developments of over 25 units, that have not been anticipated and considered in the LDP, a school being marked as no contribution required does not completely rule out the need for a contribution. In such circumstances contact should be made with the Planning Service as soon as possible to establish if the proposed development could have an additional impact upon the capacity of any of the relevant local schools thus potentially requiring a contribution. This is to allow the Council to consider whether or not the proposal would materially change the capacity assessment which has been undertaken using factors known at the time including allocations in the Local Development Plan and the Housing Land Audit.
8. Capacity at schools will be calculated using the Council Procedure Manual's for Primary and Secondary Schools Capacity published in 2011, or as updated.
9. Note that the pressures on school infrastructure are dynamic and that the Council has recently upgraded some of the estate, and continues to do so. Any decisions regarding the school estate are made taking all known factors into account at the time of making the decision and the outcome of such decision(s) does not prejudice the need for contributions.

10. The contribution will be spent on projects to increase capacity at each school affected by the associated development through one of the following:
- new-build additional capacity at an existing school, for example by building an extension, or in exceptional circumstances the use of modular accommodation if this is deemed to be suitable, or
 - new-build school, or
 - where a new/ modernised school is already planned by the Council additional capacity through re-design, or
 - conversion of current non-teaching space to form new teaching space of an appropriate quality.
- Additional information setting out which interventions could be utilised at each particular school may be provided in future factual updates to this guidance.
11. If the Council has not spent the contribution within 10 years of receipt the payment will be returned to the developer.
12. The Primary School capacity information set out below does not include early years education and any potential impacts as a result of new housing development will be addresses on a case by case basis.
13. Killermont Primary School has recently been extended and at this time remains above the realistic planning capacity. As such it is considered that there are currently no reasonable interventions possible for further increasing the school capacity. Subsequently, new housing development likely to generate school age children may not be acceptable however this position will be reviewed as and when required.

Table A- Secondary School Contributions¹

	Non-denominational Secondary School Catchment (A)	Contribution Required?	Cost per Unit² (at 31st March 2020 and subject to inflation)	Denominational Secondary School (B)	Contribution Required?	Cost per Unit² (at 31st March 2020 and subject to inflation)
1.	Bearsden Academy	Yes	£4,675	Turnbull/ St Ninians	No	£29
2.	Bishopbriggs Academy	Yes	£3,060	Turnbull	No	£1,644
3.	Boclair Academy	No	£4,648	Turnbull/ St Ninians	No	£56
4.	Douglas Academy	No	£4,637	Turnbull/ St Ninians	No	£67
5.	Kirkintilloch High	Yes	£3,269	St Ninians	No	£1,435
6.	Lenzie Academy	Yes	£3,832	St Ninians	No	£872

¹ Using this table- Secondary contributions are arranged by non-denominational high school catchments. Developers should first ascertain which non-denominational high school catchment the site is located within and then work across the table from left to right on the relevant row.

² Once the cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied (see relevant section of Table 1 Housing Development in the main body of this document).

Table B- Primary School Contributions¹

Primary School	Settlement	Contribution Required?	Cost per Unit² (at 31st March 2020 and subject to inflation)
Baldernock	Baldernock	Yes	£3,380
Baljaffray	Bearsden	No	£3,837
Balmuildy	Bishopbriggs	No	£2,782
Bearsden	Bearsden	No	£3,837
Castlehill	Bearsden	Yes	£3,837
Clober	Milngavie	Yes	£3,780
Colquhoun Park	Bearsden	No	£3,837
Craighdu	Milngavie	No	£3,780
Craighead	Milton of Campsie	No	£3,380
Gartconner	Kirkintilloch	Yes	£3,150
Harestanes	Kirkintilloch	No	£3,150
Hillhead	Kirkintilloch	No	£3,150
Holy Family	Lenzie	No	£1,017
Holy Trinity	Kirkintilloch	No	£1,247
Killermont ⁴	Bearsden	N/A	£3,837
Lairdsland	Kirkintilloch	Yes	£3,380
Lennoxtown	Lennoxtown	No	£3,380
Lenzie Meadow	Lenzie	Yes	£3,380
Meadowburn	Bishopbriggs	No	£2,782
Millersneuk	Lenzie	No	£3,380
Milngavie	Milngavie	No	£3,780
Mosshead	Bearsden	No	£3,837
Oxgang	Kirkintilloch	No	£3,150
St. Helen's	Bishopbriggs	No	£1,615
St. Machan's	Lennoxtown	No	£1,017
St. Matthew's	Bishopbriggs	No	£1,615
St. Nicholas' ³	Bearsden	No	£560
St. Nicholas' ³	Milngavie	No	£617

Primary School	Settlement	Contribution Required?	Cost per Unit ² (at 31 st March 2020 and subject to inflation)
Thomas Muir	Bishopbriggs	Yes	£2,782
Torrance	Torrance	No	£3,380
Twechar	Twechar	No	£3,380
Wester Cleddens	Bishopbriggs	No	£2,782
Westerton	Bearsden	No	£3,837

¹ Using this table- Unlike Appendix 2 Table A above non-denominational and denominational schools are listed separately. Therefore the catchments for each type of school should be worked out separately using the interactive mapping system.

² Once the cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied (see relevant section of Table 1 Housing Development in the main body of this document).

³ St Nicholas' Primary has been separated out between Bearsden and Milngavie as the percentage of pupils attending the school from each of these areas is different.

⁴ Killermont Primary School has recently been extended and at this time remains above the realistic planning capacity, see point 13 above.

Table C- Base Cost Per Unit Calculation

	Primary	Secondary
Sqm required per pupil	8.5 sqm	12 sqm
Times cost per sqm	£3,233	£2,450
Equals cost per pupil	£27,481	£29,400
Multiply by pupil product ratio	0.16	0.16
Equals Base Cost Per Unit	£4,397	£4,704

Notes:

- The measurements and costs in the table are based on the Scottish Futures Trust metric for school build projects.
- Costs are adjusted for inflation to March 2020.
- The pupil product ratio is the estimated number of new pupils expected to be generated by each new dwelling house. This is calculated by the Council using established information on school rolls and the impact of new development.

Table D- Secondary School Denominational and Non-denominational Split Adjustment

Non-denominational Secondary School	Base Cost Per Housing Unit	Non-denominational Split & Adjustment	Denominational Split & Adjustment
Bearsden Academy	£4,704	99.39% = £4,675	0.61% = £29
Bishopbriggs Academy	£4,704	65.05% = £3,060	34.95% = £1,644
Boclair Academy	£4,704	98.80% = £4,648	1.20% = £56
Douglas Academy	£4,704	98.57% = £4,637	1.43% = £67
Kirkintilloch High	£4,704	69.49% = £3,269	30.51% = £1,435
Lenzie Academy	£4,704	81.47% = £3,832	18.53% = £872

Notes:

- The adjustment above reflects the fact that the percentage of children attending denominational schools versus non-denominational schools differs widely across the Council area. The adjustment ensures that the cost in each case is proportionate to the number of children from new development that would be expected to attend each designated school.

Table E- Primary School Denominational and Non-denominational Split Adjustment

Primary Clusters	Base Cost Per Housing Unit	Non-denominational Split & Adjustment	Denominational Split & Adjustment
Bearsden – Baljaffray, Bearsden, Castlehill, Colquhoun Park, Killermont, Mosshead, St Nicholas', Westerton	£4,397	87.27% = £3,837	12.73% = £560
Bishopbriggs – Balmuildy, Meadowburn, St Helen's, St Matthew's, Thomas Muir, Wester Cleddans	£4,397	63.28% = £2,782	36.72% = £1,615
Kirkintilloch – Gartconner, Harestanes, Hillhead, Holy Trinity, Oxcgang	£4,397	71.64% = £3,150	28.36% = £1,247
Lenzie & Villages – Baldernock, Craighead, Holy Family, Lairdsland, Lennoxton, Lenzie Meadow, Millersneuk, St Machan's, Torrance, Twechar	£4,397	76.88% = £3,380	23.12% = £1,017
Milngavie – Clober, Craighdu, Milngavie, St Nicholas'	£4,397	85.97% = £3,780	14.03% = £617

Notes:

- The adjustment above reflects the fact that the percentage of children attending denominational schools versus non-denominational schools differs widely across the Council area. The adjustment ensures that the cost in each case is proportionate to the number of children from new development that would be expected to attend each designated school.

- The proportion calculations for primary schools have been undertaken using a best fit approach and schools have been grouped together to streamline the number of calculations required.
- The percentage split between denominational and non-denominational at primary school level is different from the split at secondary school. This reflects the dynamic nature of school rolls and various different factors affecting where children go to school. This includes the example that many children attending St Nicholas' Primary - which is the denominational primary school covering Bearsden and Milngavie - choose to undertake their secondary education at the non-denominational high schools within that local area rather than the designated denominational schools which are Turnbull High in Bishopbriggs and St Ninians High in Kirkintilloch.

Appendix 3 – Primary Healthcare

1. Healthcare contributions will apply where the development is located within a GP cluster area that has been identified as being either already over capacity or will exceed capacity as a result of housing development sites allocated within LDP2. Table A below sets out the most recent assessment of GP capacity in each of the cluster areas.

Table A – Impact of LDP2 Allocations on Primary Healthcare in GP Cluster Areas

Cluster Name	Total GP Capacity (based on 1,108 patients per individual GP)	Combined Current GP List Sizes	Current Surplus Capacity	Potential New Patients Generated (2.3 persons per household)	Surplus Capacity Minus Potential New Patients	Contribution Required?	Method to Address Impact of Increase Capacity	Cost Per Housing Unit	Cost Per Care Bed
Bearsden & Milngavie	37,672	39,583	None	$486 \text{ units} \times 2.3 = 1,118$	N/A	Yes	Additional capacity for 1 GP or equivalent complimentary provision	£2,972	£1,292
Bishopbriggs & Auchinairn	24,366	25,981	None	$359 \text{ units} \times 2.3 = 826$	N/A	Yes	Additional capacity for 0.75 GP or equivalent complimentary provision	£2,231	£970
Kirkintilloch & Lennoxton	47,644	44,118	+3,526	$1,797 \text{ units} \times 2.3 = 4,133$	-607	Yes	Additional capacity for 0.5 GP or equivalent complimentary provision	£1,405	£611

2. The three GP cluster area's are as follows, the boundaries of which are shown in the maps on pages 33-35:
 - **Bearsden & Milngavie** - including also Bardowie and Baldernock hamlet
 - **Bishopbriggs & Auchinairn**
 - **Kirkintilloch & Lennoxton** – including also Balmore, Lenzie, Milton of Campsie, Torrance and Twechar
 - *Note that the maps may be updated as necessary.*
3. Note that LDP2 designates land at both Westerhill and Kirkintilloch Gateway as mixed use regeneration areas that are likely to include the provision of new housing. The extent of the land that will be suitable for new housing in both cases has yet to be determined through the preparation of masterplans. Once the likely number of units on each site is established Table A and the primary healthcare capacity in each affected GP cluster area will be updated accordingly.

4. The GP cluster area capacity set out in Table A has been calculated on the basis of the land allocations contained within LDP2 and therefore windfall developments (particularly over 25 units), that have not been anticipated and considered in the LDP, may have an additional impact upon local primary healthcare infrastructure.
5. In addition to the circumstances set out in number 3 above Table A may also be updated to reflect the most recent GP list sizes for each cluster area; or where any significant new windfall development (including residential care facilities such as care homes) has been given planning consent and will have a notable impact upon local primary healthcare capacity.
6. The capacity in each GP cluster area has been calculated by taking the total current list size, adding the number of potential new patients generated by development and comparing this combined figure with the number of patients that the cluster can accommodate using the East Dunbartonshire average list size of 1,108 patients per individual GP. See Table A above.
7. Note that once the need for a contribution and cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied. See relevant section of Table 1 Housing Development in the main body of this document (Does not apply to residential care facilities such as care homes where provision is by the bed).
8. The contribution will be spent on physical infrastructure to increase primary healthcare capacity within the relevant GP cluster area through either of the following:
 - New or reorganised clinical and associated support space directly for use by the additional GP's (see Table A below for the number of new GP's required in each cluster area).
 - Equivalent new or reorganised multi-functioning space providing supportive and complementary healthcare services where this will have a direct improvement on GP capacity in the cluster area.
9. For practical reasons and for the purposes of calculating developer contributions primary healthcare provision has been measured in terms of the number of GP's operating within the area. Note however that other supportive healthcare services are increasingly contributing to primary healthcare provision. This is particularly important where GP recruitment is an issue.
10. Any decisions regarding the management of primary healthcare facilities, either as a consequence of new development or more widely to address the dynamic nature of healthcare provision, will be made taking all known factors into account at the time of making the decision. The outcome of such decision(s) or interventions do not prejudice the need for possible developer contributions
11. Contributions towards acute or specialist healthcare provision would only be sought in circumstances where the development affects such provision physically and where the principle of the development meets Policy 13 Community Facilities and Open Space.
12. If the Council has not spent the contribution within 10 years of receipt the payment will be returned to the developer.
13. The costs per housing unit or residential care bed has been calculated using the calculations below:

Cost Calculation – Bearsden & Milngavie Cluster

Housing Cost per unit

Average No. of GP's per practice = 6
Required space per GP = 130sqm
Required support space (GP space x 3) = 390sqm
Equals total space = 520sqm
Multiply by cost per sqm = £2,754
Equals = £1,432,080
Divide by total number of patients served = 1,108
Equals = £1,292
Multiply by average household size (2.3) = **£2,972**

Care Cost per bed

Average No. of GP's per practice = 6
Required space per GP = 130sqm
Required support space (GP space x 3) = 390sqm
Equals total space = 520sqm
Multiply by cost per sqm = £2,754
Equals = £1,432,080
Divide by total number of patients served = 1,108
Equals = **£1,292**

Cost Calculation – Bishopbriggs & Auchinairn Cluster

Housing Cost per unit

Average No. of GP's per practice = 6
Required space per GP = 130sqm
Required support space (GP space x 3) = 390sqm
Equals total space = 520sqm
Multiply by 0.75 = 390sqm
Multiply by cost per sqm = £2,754
Equals = £1,074,060
Divide by total number of patients served = 1,108
Equals = £970
Multiply by average household size (2.3) = **£2,231**

Care Cost per bed

Average No. of GP's per practice = 6
Required space per GP = 130sqm
Required support space (GP space x 3) = 390sqm
Equals total space = 520sqm
Multiply by 0.75 = sqm
Multiply by cost per sqm = £2,754
Equals = £1,074,060
Divide by total number of patients served = 1,108
Equals = **£970**

Cost Calculation – Kirkintilloch & Lennoxtown Cluster

Housing Cost per unit

Average No. of GP's per practice = 7

Required space per GP = 123sqm

Required support space (GP space x 3) = 369sqm

Equals total space = 492sqm

Multiply by 0.5 = 246sqm

Multiply by cost per sqm = £2,754

Equals = £677,484

Divide by total number of patients served = 1,108

Equals = £611

Multiply by average household size (2.3) = **£1,405**

Care Cost per bed

Average No. of GP's per practice = 7

Required space per GP = 123sqm

Required support space (GP space x 3) = 369sqm

Equals total space = 492sqm

Multiply by 0.5 = 246sqm

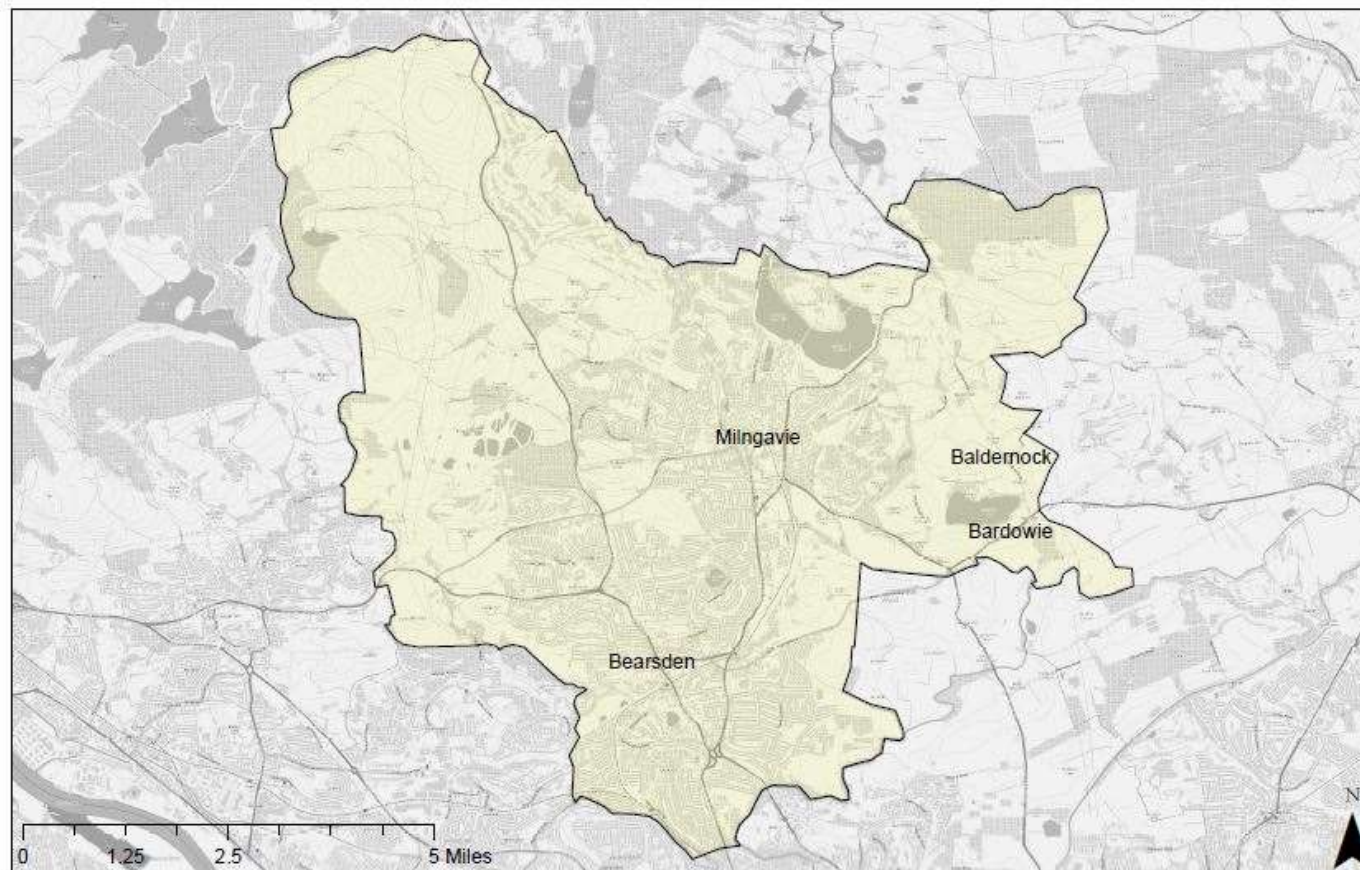
Multiply by cost per sqm = £2,754

Equals = £677,484

Divide by total number of patients served = 1,108

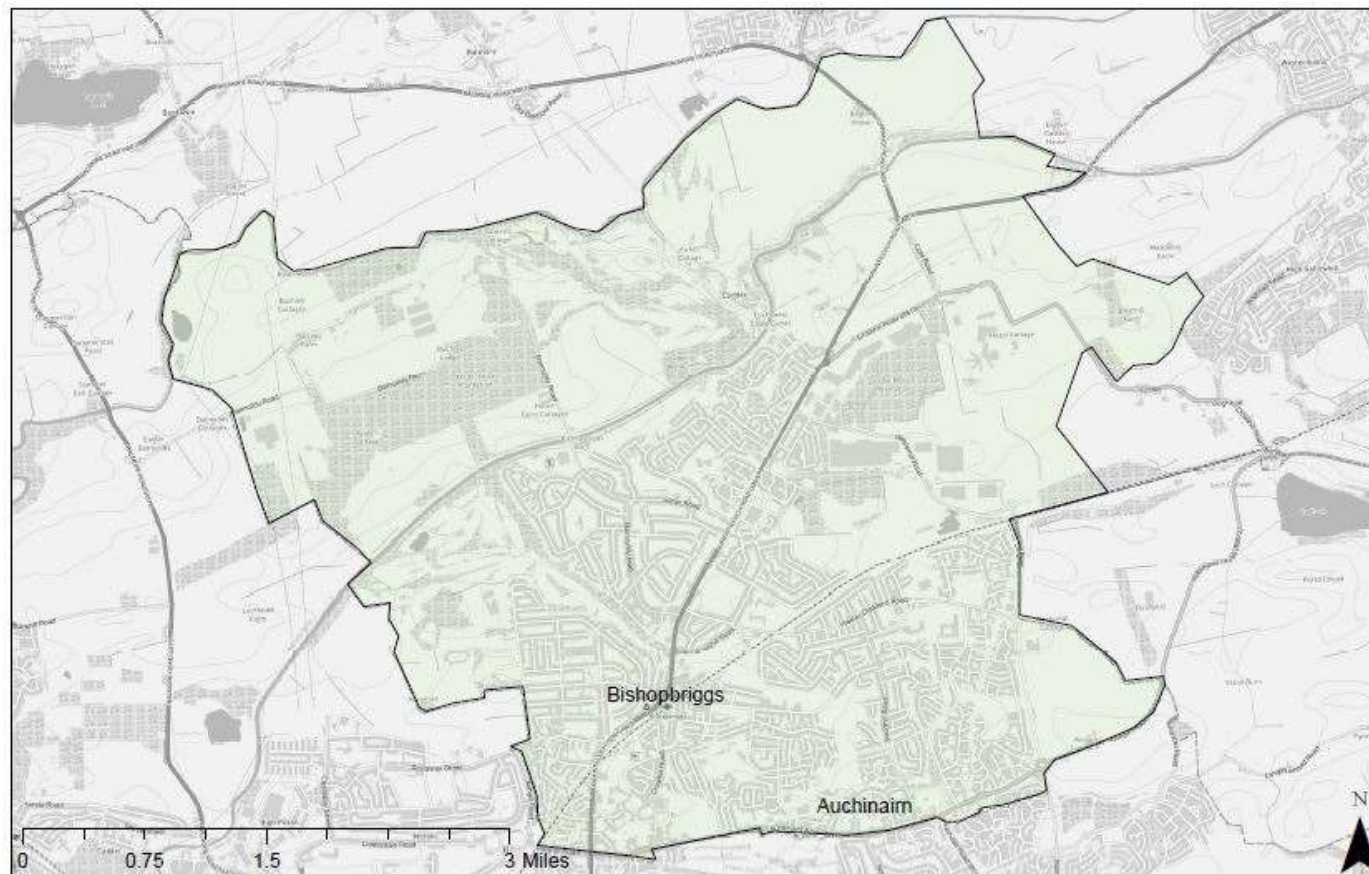
Equals = **£611**

Bearsden & Milngavie GP Cluster



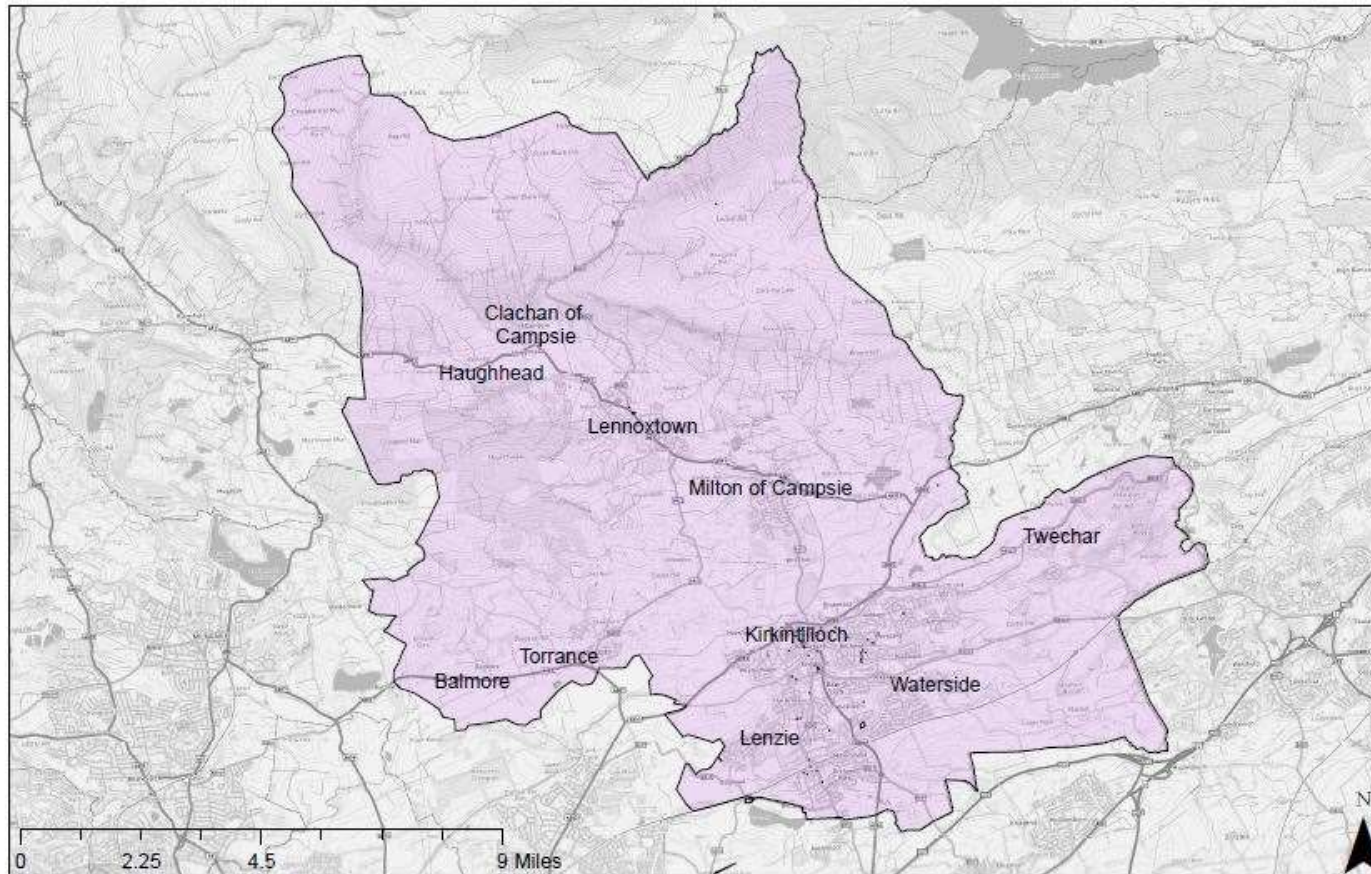
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Bishopbriggs & Auchinairn GP Cluster



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Kirkintilloch & Lennoxtown GP Cluster



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