

NPF4 Early Engagement Response

Land at Norton Park, Edinburgh

April 2020

1. Turley, on behalf of Taylor Wimpey and Hallam Land Limited, welcome the opportunity to provide initial ideas in relation to NPF4 which we set out in the subsequent sections of this representation.

Removal of reference to protecting the Land at Norton Park for new National Showground facilities

2. Taylor Wimpey and Hallam Land Limited have land interests in Land at Norton Park, Edinburgh (fig 1). The land use for the Site at Norton Park is currently identified in NPF3 under National Development 10 – Statement of Need and Description Strategic Airport Enhancements which includes Edinburgh Airport and adjoining land. The description of classes of development includes: *“d. new National Showground facilities south of the A8 where the gross floor space is or exceeds 10,000 square metres or the development is or exceeds 2 hectares.”*. The site is also safeguarded in the adopted Edinburgh Local Development Plan for the relocation of the Royal Highland Centre (RHC). The main driver for the relocation of the RHC was the need to accommodate future expansion of Edinburgh Airport, as set out in the Edinburgh Airport Masterplan 2016-2040 (2016).

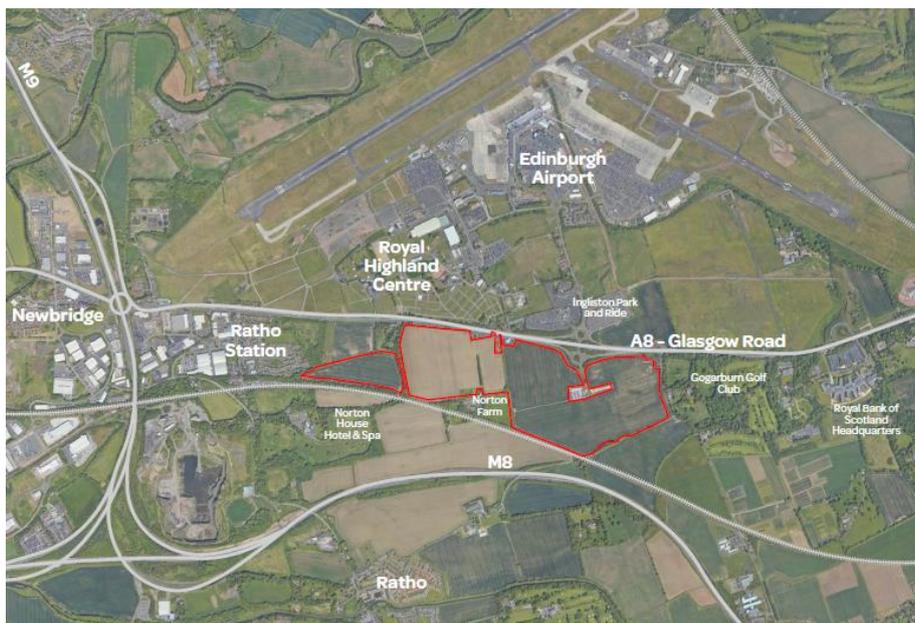


Figure 1. Land at Norton Park Site Boundary

3. The statement of need for the development includes the statement that *“All the airports identified have published masterplans for their development - development proposals vary between the airports. Areas adjacent to Glasgow and Edinburgh Airports have been identified for commercial and mixed uses supporting the economic development opportunities which are particularly suited to these locations. At Edinburgh provision is also made for the re-location of the Royal Highland Showground, and ensuring that the major land users in the area continue to have a co-ordinated approach to development.”*

4. The original driver for the showground safeguard was the Edinburgh Airport Masterplan of 2006 which was prepared pursuant to the UK Government White Paper - Future of Air Transport 2003 which specified that the Aerodrome Safeguarding process should be used to protect land, outside existing airports, needed for future expansion against incompatible development in the intervening period. This drove the preparation of masterplans for all UK airports, including Edinburgh, which ultimately resulted in the identification of land for a second runway at Edinburgh Airport, its associated growth, and the need for the relocation of the showground.
5. It should be noted, however, that the White Paper stated clearly with respect to the closure of the crosswind runway, something that the airport has now taken forward, that *“this would take place once the new runway was operational.”* The White Paper, which was withdrawn in 2018, envisaged the new runway being in place by 2020. The new runway has not been delivered albeit the cross runway has now closed. There may nonetheless be a future need for the delivery of a second runway, and it is therefore sensible that a safeguard for a second runway is maintained, as it is in the Airport Masterplan 2016. However, what can be questioned is the need for the potential scale of the related land take to the south of the terminal complex given the substantial area of land now available to the airport within the Crosswind Ltd land holding.
6. In the meantime, there continues to be a need to provide new housing and other uses on a significant scale to serve the city and city region. It is the view of Taylor Wimpey and Hallam Land Limited, that the current inclusion of the site in the NPF3 and safeguarding of land at Norton for the possible relocation of the RHC in the current Edinburgh Local Development Plan constrains a site with clear potential for a more intensive and practical use within the city region. The Site at Norton Park has the potential to deliver up to 4,000 homes and will help to meet the significant demands for new housing provision within the SESplan region.
7. In Choice 14 of the document (B) of the Edinburgh Choices for City Plan 2030 document, which is currently out for consultation, the Council is seeking to remove the safeguard stating that *“We want to remove the safeguard in the existing plan for the Royal Highland Showground site to the south of the A8 at Norton Park and the site allocated for other uses”*. We have submitted a separate response to the Choices 2030 consultation supporting the Council’s proposed change in removing the safeguard so that the site can be allocated for other uses.
8. To enable the site to be developed for other uses, the NPF4 will also need to remove the reference to protecting the Land at Norton Park for new National Showground facilities. We would encourage the Scottish Government to enter dialogue with the Edinburgh City Council as soon as possible given that the proposed NPF4 and the proposed Edinburgh Local Development Plan 2030 are due to be published around the same time.

Recognising West Edinburgh as a Nationally Significant Location for Development

9. NPF3 recognises West Edinburgh as an important part of Scotland’s economy stating that *“West Edinburgh is a significant location for investment, with the airport, the National Showground and the International Business Gateway. Development here will require continued co-ordination and planning to achieve a successful business-led city extension which fulfils its potential for international investment, new jobs and high quality of place.”*
10. We believe that the importance of West Edinburgh as a significant location for investment should also be included in NPF4. West Edinburgh is well served by public transport including the existing

tram line from the city to the airport, with a safeguard for a tramline extension past the Highland Centre and Ratho to Newbridge and the Airport express bus routes along the A8. It provides an excellent opportunity for sustainable development. In addition to being an area important for economic development, West Edinburgh has the potential to deliver sustainable, low carbon residential-led mixed use development and associated facilities which are highly accessible by public transport. The Land at Norton Park development could potentially deliver 4,000 homes contributing significantly to Edinburgh's housing land supply.

11. Taylor Wimpey and Hallam Land Limited thank you for the opportunity to provide initial ideas to the development of the NPF4. Please don't hesitate to contact us should you have any further questions.

Contact

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