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By email to: Kate.Hopper@edinburgh.gov.uk

Our ref: A18286016

3 July 2017

Dear Kate

City of Edinburgh, Supplementary Guidance – Developer Contributions and Infrastructure Delivery

I refer to your correspondence of 4 April 2017 certifying notice of City of Edinburgh Council's intention to adopt the Developer Contributions and Infrastructure Delivery Supplementary Guidance.

Scottish Ministers, under section 22(8) of the Town and Country Planning (Scotland) Act 1997, hereby direct the City of Edinburgh Council not to adopt and issue the Supplementary Guidance - Developer Contributions and Infrastructure Delivery.

This Direction is given due to the potential impact on National Development 10, Strategic Airport Enhancements, as identified in National Planning Framework (NPF) 3, published June 2014.

Scottish Ministers' reasons for this direction relate to the supplementary guidance identifying a new secondary school within the area adjacent to Edinburgh Airport at the International Business Gateway (IBG) site. This is within an area that has been identified in NPF3 for commercial and mixed uses to support the economic development opportunities which are particularly suited to this location. Ministers have previously expressed significant interest in the site given its status within NPF, which was fully considered by the Scottish Parliament. Ministers consider that it would not be appropriate for supplementary guidance to be adopted which is based on an assumed level of residential development which is as yet unconfirmed and potentially inconsistent with the aims of a national development included in NPF.

The Local Development Plan sets out that a masterplan for the IBG will demonstrate the relative balance of uses that would be appropriate for the site. Ministers consider that it would be premature to adopt the supplementary guidance before the masterplan process

has concluded. We would therefore encourage the Council to put in place a masterplan as soon as possible that is consistent with the National Planning Framework and the conclusions of the Reporter in the Examination of the Local Development Plan with housing elements being subordinate to the primary role of business-led development which supports strategic airport enhancement. This will enable new supplementary guidance to be prepared and consulted on, which takes into account updated requirements from the mix of uses proposed in the masterplan.

Yours sincerely

John McNairney

Chief Planner

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