

Creating Edinburgh's Health Innovation District

The emerging updated masterplan

Community Consultation
June – July 2020



edinburgh
bioQuarter

Purpose of this Consultation

Edinburgh BioQuarter is a development for the community, and we want to know what you think of our ideas for updating the masterplan for the site.

BioQuarter, which is home to The Royal Infirmary of Edinburgh and Edinburgh Medical School, has been part of the local community in South East Edinburgh for the last 17 years. It has grown to become a leading UK centre of excellence for health research and teaching, healthcare and companies based here are responsible for medical and life sciences innovation – such as developing new drugs and treatments that is improving the lives of people around the world.

In 2014 we prepared a masterplan to extend BioQuarter in collaboration with the City of Edinburgh Council, the local community, and other organisations with an interest in the future of the site.

We now plan to include a wider mix of uses that take account of recent developments on the site and in the wider local area. This masterplan is evolving, and we are asking for your feedback on the initial proposals to feed in to a final version that will be submitted to City of Edinburgh Council for approval later this year.

The Edinburgh BioQuarter partners are City of Edinburgh Council, NHS Lothian, Scottish Enterprise and the University of Edinburgh.

BioQuarter Today

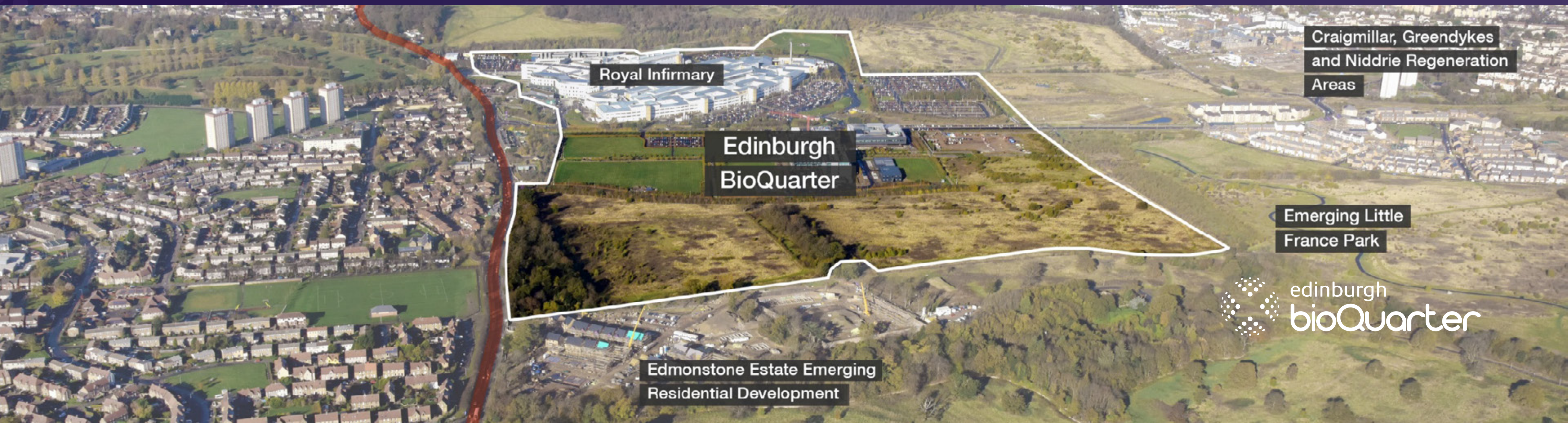
BioQuarter exists to advance healthcare discoveries and education, improve lives, and enhance health and well-being. It is home to a world-leading medical school and a host of award-winning scientific research institutes.

Today, the buildings at BioQuarter provide facilities for talented scientists, doctors, researchers, medical students and businesses to deliver healthcare, conduct research and develop new ideas. Around 8,000 people either work or study here plus patients.

At the heart of BioQuarter is the Royal Infirmary of Edinburgh, a 900-bed teaching hospital. It sits directly beside the University of Edinburgh Medical School which provides a modern academic space for teaching and research.

BioQuarter is also home to the Queen's Medical Research Institute, which addresses major disease challenges through research and innovation. The Centre for Regenerative Medicine, researches new treatments for major diseases including cancer, heart disease, liver failure, and degenerative diseases such as multiple sclerosis and Parkinson's.

NINE and The BioCubes house the life sciences businesses at BioQuarter, including many award winning companies from across the UK already based here.



Our Future Vision

Our emerging masterplan will support a vibrant mixed-use neighbourhood of Edinburgh, centred around a world-leading community of healthcare innovators. It will be the city's Health Innovation District with the potential to become one of the best locations of this type anywhere in the world.

There will be more space for research and healthcare businesses, commercial use, hotel, gym, retail and leisure. Updated plans also now include more residential housing.

BioQuarter will create a new community of more than 20,000 people and will be a welcoming and accessible place for local people to integrate, with ambitious sustainability targets and excellent connectivity both within the site and to the wider city.

What has changed?

The 2013 Masterplan focused on life sciences and supporting uses within BioQuarter. We are now seeking to grow the development principles to allow a wider mix of uses, which will help create a sense of community and a more sustainable place and attract the best innovators and innovation from around the globe.



Current Planning Status

Edinburgh BioQuarter is located within the South East Strategic Development Area (SDA), defined in SESplan as one of the primary locations for growth and investment.

The Edinburgh Local Development Plan (ELDP), adopted in November 2016, provides policies and proposals to guide development in the city. Currently, BioQuarter is defined in different

sections and policies of the ELDP as an employment centre, as a greenspace proposal and as a special economic area ... with the potential to provide a significant number of jobs.

The ELDP includes a safeguarded Edinburgh Tram route through BioQuarter.



Current Planning Status

Edinburgh BioQuarter Masterplan 2013

A masterplan prepared by the BioQuarter partners in collaboration with City of Edinburgh Council (CEC) and the local community provides detail of the development principles and technical information relative to the area, such as air quality, drainage, and flooding. The Masterplan was approved by City of Edinburgh Council Planning Committee in April 2014.

Planning Permission in Principle – Initial Phases

Planning permission in principle (PPP) was originally granted for the early phases of the life sciences development on the south side of Little France Drive in 2004, and has since been updated in two subsequent planning permissions, the latest of which was granted by CEC Planning Committee in September 2019 (19/03063/FUL). This latest permission will allow detailed approvals to be issued up to 2030.



Phased Development Plan

Our emerging masterplan

This is a representation of how the proposed masterplan 'could be', not what it 'will be'. We want you to have your say in the final masterplan.

Current occupiers

- | | |
|--|---|
| 1. Edinburgh Imaging | 7. Royal Infirmary of Edinburgh |
| 2. Queen's Medical Research Institute | 8. University of Edinburgh Centre for Regenerative Medicine |
| 3. Anne Rowling Regenerative Neurology Clinic | 9. Centre for Tissue Repair |
| 4. Chancellor's Building, Edinburgh Medical School | 10. BioCube 1: Centre for Dementia Prevention |
| 5. Royal Hospital for Children and Young People and Department of Clinical Neurosciences | 11. BioCube 2 |
| 6. Simpsons Centre for Reproductive Health | 12. NINE - Life Sciences Innovation Centre |
| | 13. Usher Institute (future development) |
| | 14. University of Edinburgh Research (future development) |



Key Development Principles

It is crucial that the development at BioQuarter leads to the creation of employment, educational and social opportunities and amenities for local people.

Supplementary guidance - which provides more detailed direction about policies in the Local Plan for BioQuarter - has already been approved and includes a set of development principles which guide future development proposals and planning applications.

Our emerging masterplan will update these development principles to reflect our vision for a higher density, mixed-use place.

- **High Density Urban Form**
Higher density than previously shown to create a sustainable and viable place
- **Mix of Uses**
Increased mixed-use and more residential accommodation to create a sustainable and vibrant community and place
- **Sensitivity of Built Form**
Testing and consideration of building heights in relation to the city context
- **Connectivity**
Extending and improving active travel access within the site and surrounding communities as well as to the wider city

High Density Urban Form

**Mixed-use; compact; sense of community;
attractive to workers, visitors and residents.**

Achieving a higher density of buildings within the BioQuarter will help to create a more sustainable place with a town centre feel and a critical mass of people to create a welcoming environment. More compact development makes more efficient use of land, energy, and resources, which will reduce carbon and greenhouse gas emissions. It is hoped the BioQuarter will become a thriving and sustainable mixed-use place, attractive to workers, visitors, residents and neighbouring community.

Wider Mix of Uses

Promote a wider mix of uses; evening and weekend activity; welcoming environment supporting health innovation and collaboration

Currently BioQuarter is designated as an employment site for life sciences and supporting businesses. To be sustainable, BioQuarter needs to develop into a mixed-use place, with more housing, local shops, restaurants, and cafes. This will help to bring activity to the area during evenings and weekends, which will support health and life sciences innovation, making BioQuarter more sustainable whilst creating a strong sense of community and a place where people will want to be.

BioQuarter has the potential long term to provide 9000 jobs over the longer term. The site will be developed in phases and will include high density residential homes in line with the City Plan 2030 targets to deliver new housing within the city's urban area.

Sensitivity of Built Form

Scale of development and building heights carefully managed

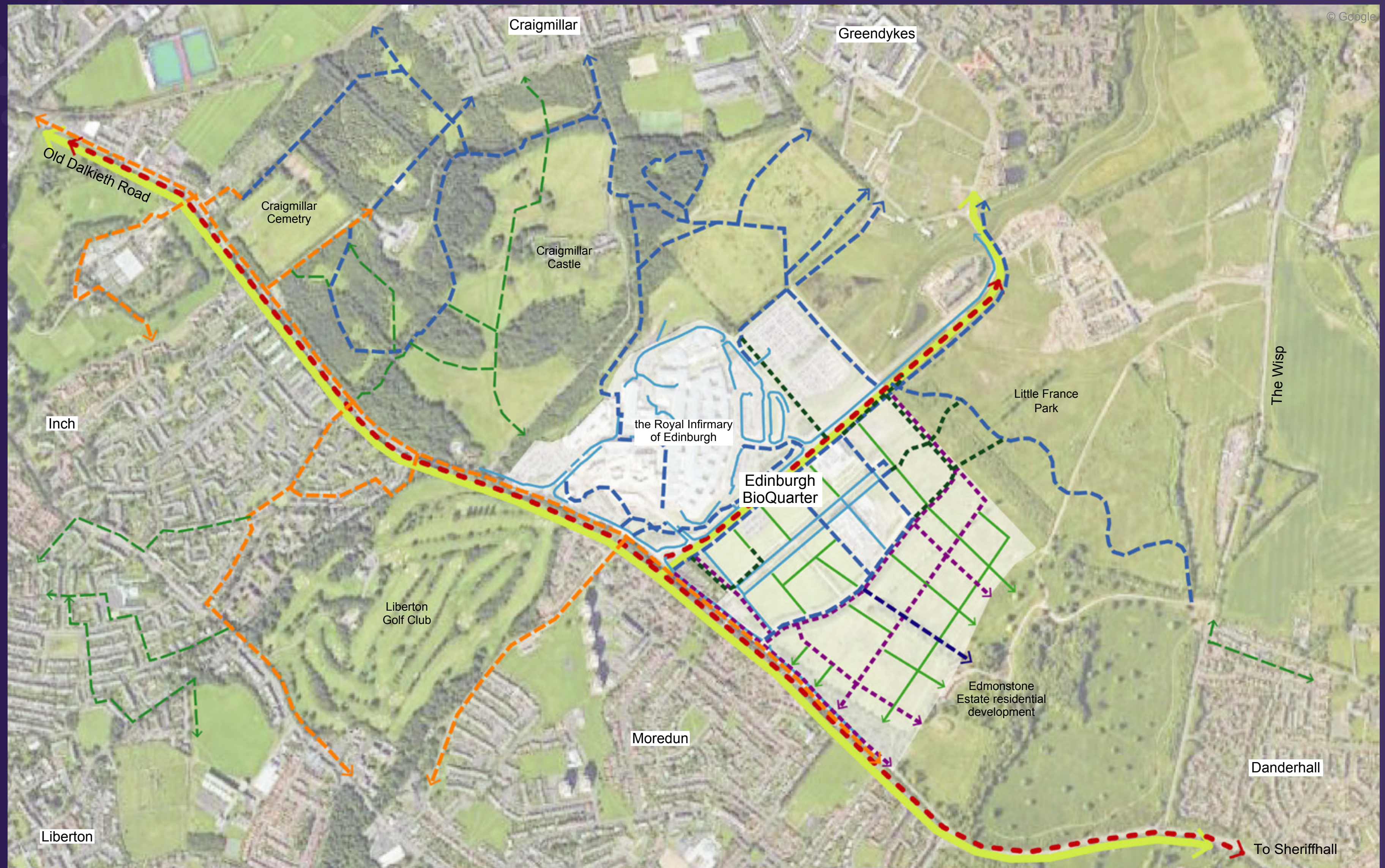
BioQuarter is within a sensitive location, with key views across to Craigmillar Castle and Arthur's Seat. The Edmonstone Ridge is also an important part of the landscape setting of the city and development on the highest points of the BioQuarter site could have an adverse effect on this. We aim to ensure views to, across and from the BioQuarter are not negatively impacted by development.











Connectivity

BioQuarter should connect physically, visually and socially with local neighbourhoods and the wider city

BioQuarter is located close to Moredun, Craigmillar, Gilmerton, The Inch, Niddrie, Liberton and Danderhall – as well as the growing residential communities at the Wisp and Greendykes. There is also new housing proposed at Edmonstone Estate adjacent to the site. It sits close to other University site such as King's Buildings, Easter Bush Campus and Peffermill Sports Complex. BioQuarter should become part of these established communities, and should be a welcoming accessible place in addition to the greenspace currently developed at Little France Park. Public transport, walking and cycling connections will be prioritised over cars both within BioQuarter and to the local communities and Park & Rides.

Connectivity



Key			
	Existing shared use footpath		Existing cycle lane on carriageway
	Existing pedestrian only footpath		Existing country path
	Proposed shared use route (by others)		Safeguarded tram route
	Existing bus routes		Masterplan - proposed extension to the shared use route
	Masterplan - proposed upgrade/ new segregated cycle route		Masterplan - proposed pedestrian connections (indicative)

Summary

What has changed from the consented proposals?

One of the principal drivers behind our evolving plans is to bring lasting economic and social benefits to communities local to BioQuarter, as well as for the wider city. These benefits will include things like: new jobs, skills and educational opportunities and a place which promotes wellbeing.

The Development Principles still aim to achieve a quality place with a high development density, flexibility of building uses, and ensure the height of buildings has no negative impact on the surrounding landscape. The main change is regarding the types of uses allowed within the BioQuarter.

The previous Development Principles stated that floorspace in the BioQuarter should be primarily for life

sciences uses, with some ancillary uses to provide local services, evening, and weekend activity. The Development Principles now aim to allocate more of this floorspace for other uses, to create a mixed-use area forming our Innovation District. It is hoped by adding a wider mix of uses, this will create a more sustainable environment for the BioQuarter to operate successfully in the long term.

Please share your views with us by completing our [feedback form](#)

