

FINALISED

EDINBURGH BIOQUARTER AND SOUTH EAST WEDGE PARKLAND

DECEMBER 2013

Further information

online: www.edinburgh.gov.uk/supplementaryguidance

email: localdevelopmentplan@edinburgh.gov.uk

Contents

Introduction	1
Background	1
Aim	1
Edinburgh BioQuarter Development Principles	2
South East Wedge Parkland	5
Development Principles	5
Implementation and Delivery	6
Map 1 Boundaries	7
Map 2 Development Principles	8
Map 3 Sensitive Area	9

Introduction

This document comprises Supplementary Guidance under Section 22 of the Planning etc. (Scotland) Act 2006 and, once adopted will form part of the development plan. This Supplementary Guidance covers the Edinburgh BioQuarter (the EBQ) the South East Wedge Parkland (the Parkland), surrounding land and the Edmonstone Estate.

This Supplementary Guidance supports the development of the EBQ for life sciences research and directly related commercial developments. Proposals within the EBQ will be assessed against the BioQuarter Development Principles set out in Part 1, Section 5 of the LDP, Policy Emp 2 Edinburgh BioQuarter, this Supplementary Guidance and other relevant local plan policies. This SG also sets out principles to support the development of the South East Wedge Parkland (Proposal GS4) in the LDP.

The extent of the area covered by this Supplementary Guidance is illustrated in Map 1, with development principles illustrated on Maps 2 and 3. It is intended to review this guidance in step with reviews of the LDP (i.e. every 5 years).

Background

The Edinburgh BioQuarter (EBQ) aims to become a top 10 global centre of excellence for life sciences offering opportunities for academic, commercial and clinical research and development with health care, teaching facilities and appropriate support services and facilities. In January 2012, the Scottish Government designated the EBQ as an Enterprise Area due to its potential for national economic benefit, its ability to stimulate improved and sustained business and job creation and its deliverability.

The EBQ is identified as a Special Economic Area in the LDP. Special Economic Areas are areas of strategic economic importance, providing or with the potential to provide a

significant number of jobs. The growth of these areas, through new businesses and the expansion of existing businesses will make a significant contribution towards meeting the plan's economic development objectives.

The context for the South East Wedge Parkland was first established with the approval of the Craigmillar Urban Design Framework (CUDF) in 2005. The CUDF set out that the area should be developed as a significant new strategic park linking with parallel developments in Midlothian. There is an opportunity within the Parkland to create a new landscape that provides a setting for the EBQ and local communities such as Moredun and Craigmillar.

This SG has been informed by the preparation of a Masterplan for the Edinburgh BioQuarter by the EBQ Partners in consultation with CEC. Following formal consultation, the Masterplan will comprise non-statutory guidance for the Edinburgh BioQuarter.

Aim

The aim of this Supplementary Guidance is to realise the full life sciences potential of the Edinburgh BioQuarter; in a mixed use, urban quarter, which protects and enhances the landscape setting of the city.

Edinburgh BioQuarter Development Principles

Proposals for development within the EBQ will be supported which adhere to the following principles:

- 1. A higher density, more urban form of development than previously planned, with less land taken up by surface car parking is required to realise the EBQ's potential. A compact urban approach is also more likely to foster a sense of place, attractive to workers and visitors.**

Buildings and Layout

- a. Buildings should achieve the highest level of sustainable design, reduce carbon and greenhouse gas emissions and make efficient use of energy, resources and land.

Flooding and Drainage

- b. Development within the EBQ must not increase the risk of flooding elsewhere within the site, in particular with regard to the ERI. The EBQ masterplan and future planning applications should ensure coordination with flood defences within the ERI, the Niddrie Burn Restoration Project, and tramline 3.
- c. Phasing of development within the EBQ must not introduce secondary pluvial (i.e. rain-related) flood risk through the introduction of low lying areas or by obstructing existing pluvial flow routes.
- d. Any changes to landform (paths and soft landscaping) within the EBQ, the south East Wedge Parkland and as part of the Niddrie Burn Restoration Project should be designed to maintain existing surface water flow paths and avoiding low lying areas prone to pluvial flooding.
- e. Any mitigation works or areas used for flood risk management should be maintained and protected in perpetuity against any future development.
- f. The proposed foul and surface water drainage systems for the overall BioQuarter

SG site should be designed in line with current guidance and best practice. This includes Sewers for Scotland 2nd Edition, relevant British Standards and CIRIA guidance and Designing Streets amongst others. Drainage systems are required to be designed to meet the requirements and stipulations of the approving bodies.

- g. The surface water system will need to limit discharge into the receiving watercourse/sewer to the agreed flow and quality.
- h. A 'treatment train' of SUDS measures should provide the required and agreed treatment and attenuation volumes and amenity and biodiversity enhancements. This 'treatment train' will include source control, site control and on-site regional control measures as appropriate.
- i. Source control measures, within the individual development plots, will include green roofs, filter blankets/trenches, permeable paving and bio-retention features. Site control measures could include swales and other linear SUDS features, and regional control measures, which will be provided by on-site SUDS ponds, detention basins or below ground containment. Innovative and creative features and landforms will be encouraged and quality hard landscape details appropriate to the location.
- j. Planning applications should include a flood risk assessment and surface water management plan to show that development is not at risk of flooding in a 1:200 year (0.5% Annual Exceedence Probability (AEP)) flood from a watercourse and to ensure that flood risk elsewhere is not made worse by runoff from the development. An allowance should be made for climate change. An exception to this is for essential civil infrastructure, where 1:1000 year flood is required.

- k. Full details of drainage measures will be expected to be submitted with individual planning applications. Each application will be required to demonstrate that it has made adequate provision for the treatment of surface water in line with the SG's preferred treatment train or hierarchy (source control first) and preferred treatment methods.

Vehicular, Pedestrian and Cycle Access

- l. Vehicular access to the EBQ site is to be taken from Old Dalkeith Road and Little France Drive only. An additional access point from Old Dalkeith Road is supported and defined on Map 2 as Access Point 3. No vehicular access to the EBQ site should be taken from The Wisp due to the traffic impact and the visual impact on the greenbelt and the SEW Parkland.
- m. Pedestrian and cycle linkages should be provided within the EBQ site and from the EBQ and Craigmillar to the SEW Parkland. Pedestrian and cycle routes should connect to long range strategic cycle paths as identified on Map 2.

Parking

- n. In order to achieve the overall density of the new urban quarter, a number of multi-storey car parking structures will form an integral part of the development. An overall parking strategy for the EBQ should be provided as part of the non-statutory masterplan, and individual applications should contain full details of their proposals accord with this strategy.

Frontages

- o. Buildings should have active ground floor frontages addressing key vehicular, pedestrian and cycle routes and spaces to allow visual contact and pedestrian movement between inside and out.
- p. The building line along Little France Drive should be brought forward to allow building entrances to address the street. Sufficient space for pedestrian and cycle functions and the safeguarded off-road tram route should be retained.
- q. Building frontages should address the SEW Parkland and be integrated into the

landscape, taking advantage of the parkland setting.

- r. The existing landscape along the Edmonstone Estate boundary should be retained and strengthened in accordance with the approved Estate Management Strategy and informed as necessary by the 2010 Survey of Gardens and Designed Landscapes in Edinburgh.
- s. The existing woodland belt adjoining Old Dalkeith Road is important in terms of the wider landscape setting of the city and the non-Inventory designed landscape of the Edmonstone Estate and the majority should be retained as illustrated on Map 2. Beyond Access Point 3 buildings should address the street, with parts of the existing boundary removed or reconfigured to create more open views.

Public Open Space

- t. Whilst the SEW Parkland will provide a significant new park for the EBQ and surrounding area, a hierarchy of well connected, publicly accessible, open space should be provided throughout the EBQ site including pocket parks, gardens and public squares.

2. Ancillary uses are supported to promote place making and provide local services and evening and weekend activity. However the type and quantity of ancillary uses must support, not jeopardise, the overall life science purpose of the EBQ.

Floorspace

- a. Floorspace within the EBQ should be predominantly specialist buildings for life sciences research and development, teaching, health care and clinical uses as well as directly related commercial life sciences developments.
- b. A basic assessment of floorspace capacity across the EBQ site has been undertaken based on the more urban approach set out in Principle 1 above. The maximum floorspace capacity of the site south of Little France Drive has been calculated to be 295,000 sqm gross. The target for life sciences floorspace is 245,000 sqm gross.

- c. Up to 50,000 sqm gross of ancillary uses will be supported in addition to the target level of life science use. These numbers are to be monitored at regular intervals by CEC and the EBQ partners, in line with the ongoing review of the SG, to demonstrate that the target life sciences capacity can still be achieved. There will only be spare land capacity for such uses if car parking is provided in multi-storey form.

Uses

- d. Appropriate supporting uses are: retail (class 1), professional services (class 2) food and drink (class 3), general business (class 4), hotel (class 7), housing and student accommodation. Additional acceptable uses include: crèche / day nursery and gymnasium.
- e. The scale of retail proposals will be assessed using LDP Policy Ret 5 (out of centre development). That policy recognises that there are benefits in providing small scale, convenience stores (up to 250 sqm gross floorspace) within the BioQuarter to provide local shopping facilities.
- f. The scale of new general office development will be assessed using LDP Policy Emp 1 criterion c.
- g. The appropriateness and scale of leisure proposals, including a gymnasium, will be assessed using LDP Policy RET 7 (entertainment and leisure developments – other locations).
- h. Student accommodation will be supported within the EBQ due to its proximity to university teaching and research facilities and in terms of access to public transport.
- i. Residential accommodation is seen as being appropriate to help to develop the “mixed use, urban quarter”, an aim of the SG as articulated in Principle 1 above. Any residential development should contribute to the overall aims for density, mixed uses and urban form and should not take place on isolated sites.

- 3. Development at the BioQuarter must respect the site’s sensitive location within the wider landscape setting of the city. The extent of development and building heights, particularly on the upper slopes, must be carefully managed.**

Heights

- a. To accommodate life sciences uses, maximum heights across the site are expected to be 20 metres (including plant). There may be scope for buildings taller than 20m and if these are proposed they will require to be assessed by a further landscape and visual impact assessment (LVIA).

Sensitive Area

- b. The Edmonstone ridge is an important part of the landscape setting of the city. Development on the upper slopes of the EBQ site will have an adverse effect on this. In order to mitigate this impact, part of the site has been identified as sensitive. The Sensitive Area is illustrated on Plan 3.
- c. Within the Sensitive Area, building heights up to the OSD heights shown on plan 3 will be supported.
- d. To accommodate plant for life science uses, building heights 5 metres above these levels will be supported provided they that they have regard to the positioning, scale, form, and detailing in respect of their impact on recognised views and the sensitive Edmonstone ridge. Such proposals will be required to comply with a design code prepared for the site.

South East Wedge Parkland Development Principles

The following development principles apply to the South East Wedge Parkland.

4. The BioQuarter should front onto and connect with the adjacent South East Wedge Parkland (Proposal GS 4), a key element of the Plan's Spatial Strategy.

The Parkland as a whole will:

- a. have a clearly defined landscape structure which is designed with future use and low maintenance in mind,
- b. be a visually stimulating environment which provides clear transition between the urban area and Edinburgh's rural hinterland,
- c. use a limited palette of parkland furniture including benches, signage and footpath surfacing – exceptions to this should be high quality public art,
- d. through its design, walkways and planting, protect views to Craigmillar Castle, Arthur's Seat and Edinburgh Castle,
- e. maximise biodiversity throughout the design,
- f. promote the interpretation and conservation of the area's important archaeological and historic sites and monuments, including the remains of the Edmonstone Estate, Niddrie Marischal and the scheduled ancient monument located NE of Home Farm; and,
- g. protect the function of the public transport link, the safeguarded tram route, and complete strategic footpath and cycleway networks (safeguards 37 and 9).

The North Meadows should:

- h. create an attractive setting for the new adjacent buildings at the Edinburgh Royal Infirmary and housing at Greendykes South,
- i. accommodate flood water storage, and,
- j. enhance the setting of Craigmillar Castle and its Designed Landscape.

The South Woods should:

- k. create a robust and defensible edge to the housing at New Greendykes, the EBQ and the edge of the built up area,
- l. frame views of Craigmillar Castle, Edinburgh Castle and Arthur's Seat from Edmonstone ridge,
- m. recognise the setting of and highlight the Scheduled Ancient Monument (Prehistoric Domestic and Defensive NE of Home Farm) by use of careful interpretation and a maintenance regime, and
- n. recognise and protect the Edmonstone estate boundary and remains of Home Farm.

The Edmonstone Estate should:

- o. conserve, enhance and maintain the surviving structure, and landscape elements of Edmonstone and Niddrie Marischal.
- p. keep updated and implement an Estate Management Plan

The Niddrie Burn Corridor should:

- q. provide space for the Niddrie Burn to flood safely,
- r. create a safe and informal recreational space for the local community, allowing those on both sides of the river to interact,
- s. create a highly valuable wildlife corridor with a variety of habitats, ensuring that the surveyed otter population and potential water vole population can move freely along the watercourse, and,
- t. conserve, interpret and enhance historic elements of the burn.

Implementation and Delivery

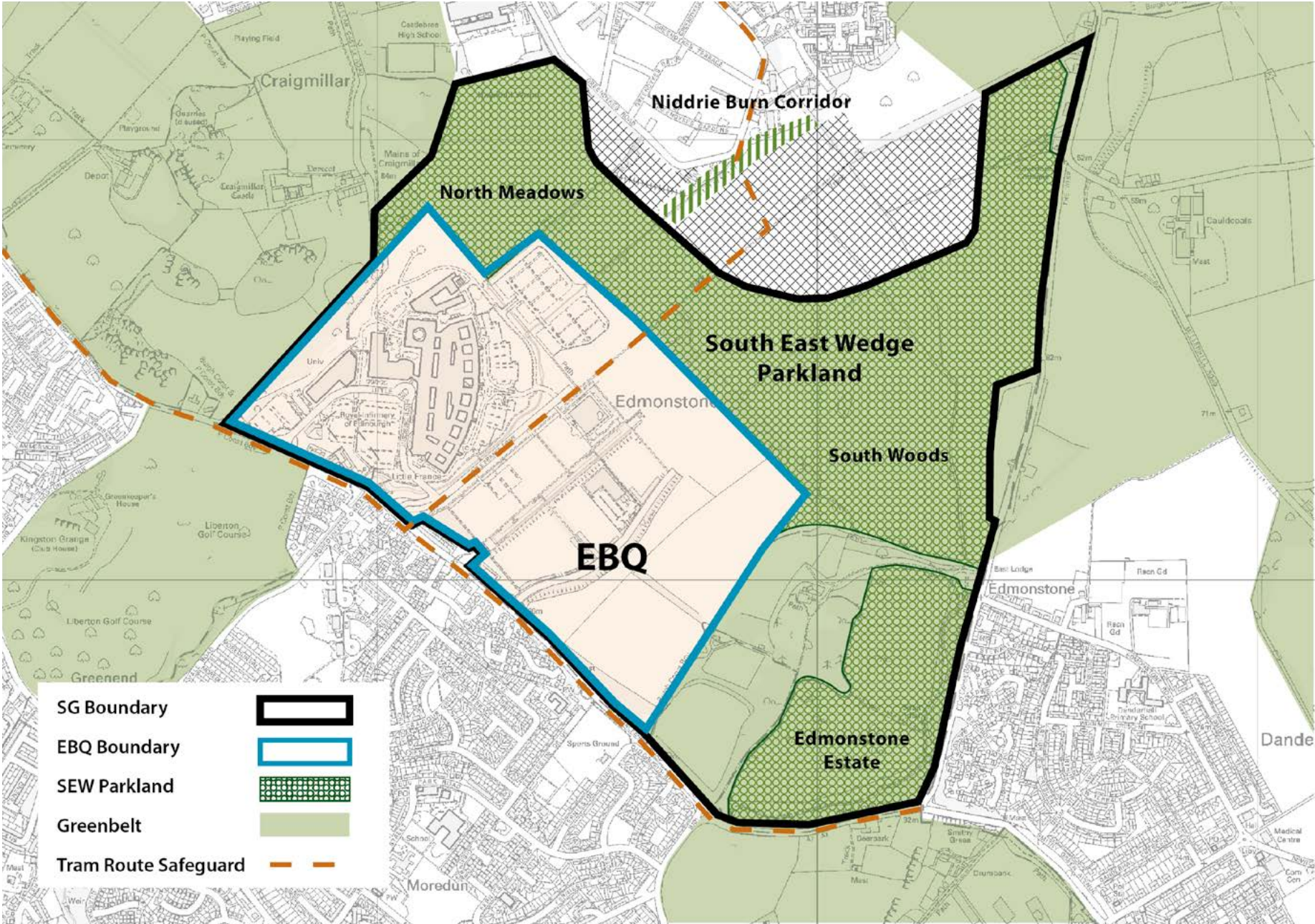
This document sets out Supplementary Guidance in connection with Edinburgh Local Development Plan Policy Emp 2: Edinburgh BioQuarter and Proposal GS4: South East Wedge Parkland. In order to comply with the development plan, development proposals are required to adhere to the principles set out within this guidance.

In addition, other Local Development Plan policies and Action Programme requirements also apply, in particular those relating to developer contributions, urban design, landscape and open space in new development.

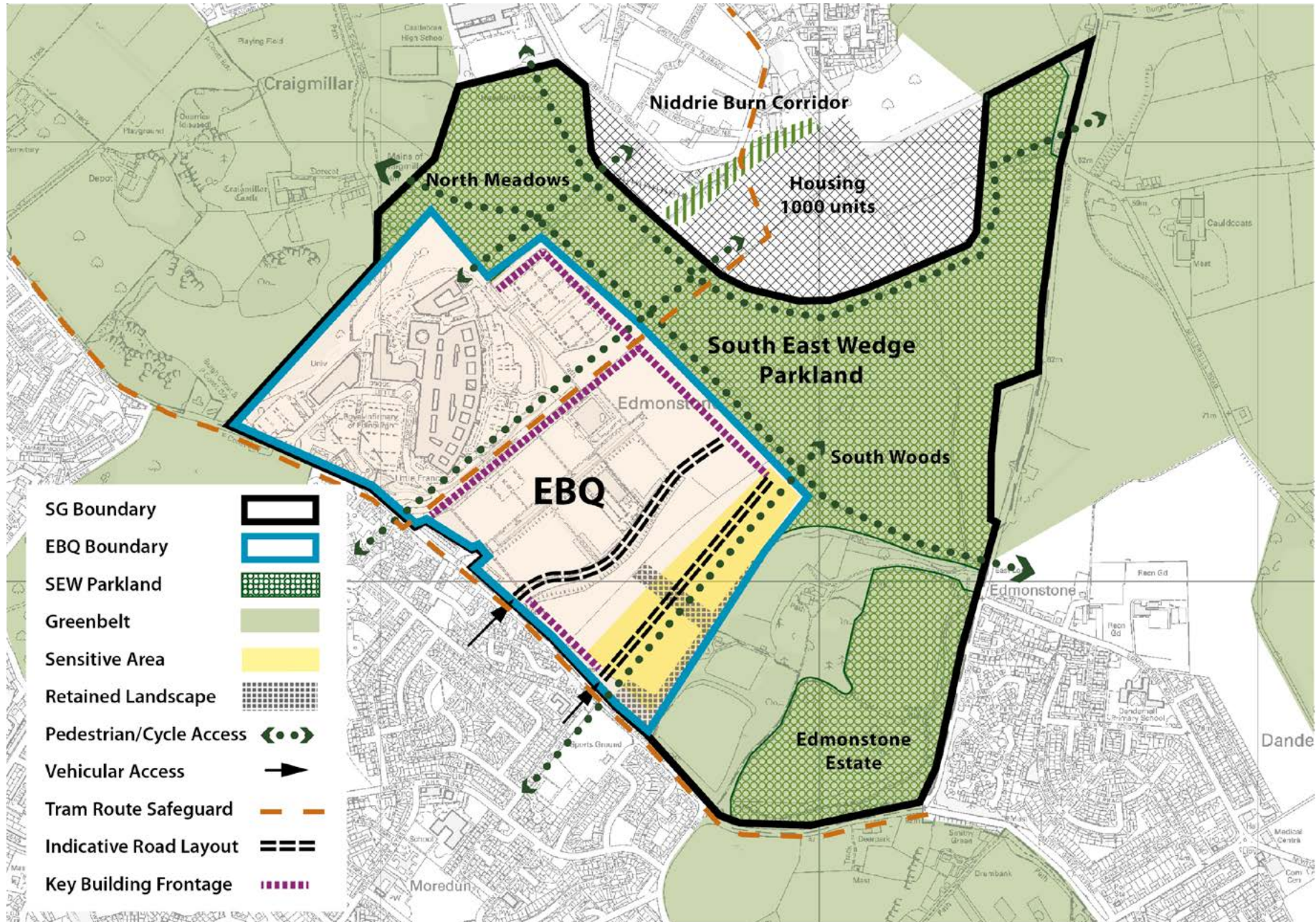
This Supplementary Guidance is accompanied by a non-statutory masterplan prepared by the EBQ Partners in conjunction with CEC. The masterplan includes a design code for the Sensitive Area.

The Supplementary Guidance is also supported by an area specific protocol agreement which sets out how the Council, Edinburgh BioQuarter Partnership (EBQP) and subsequent developers can work together to ensure a speedy, responsive and efficient planning delivery. The protocol agreement relates to the stages subsequent to the approval of the LDP, the supplementary guidance and the EBQ Masterplan, In particular it relates to the submission of planning applications within the overall EBQ site.

Map 1 Boundaries



Map 2 Development Principles



Map 3 Sensitive Area

