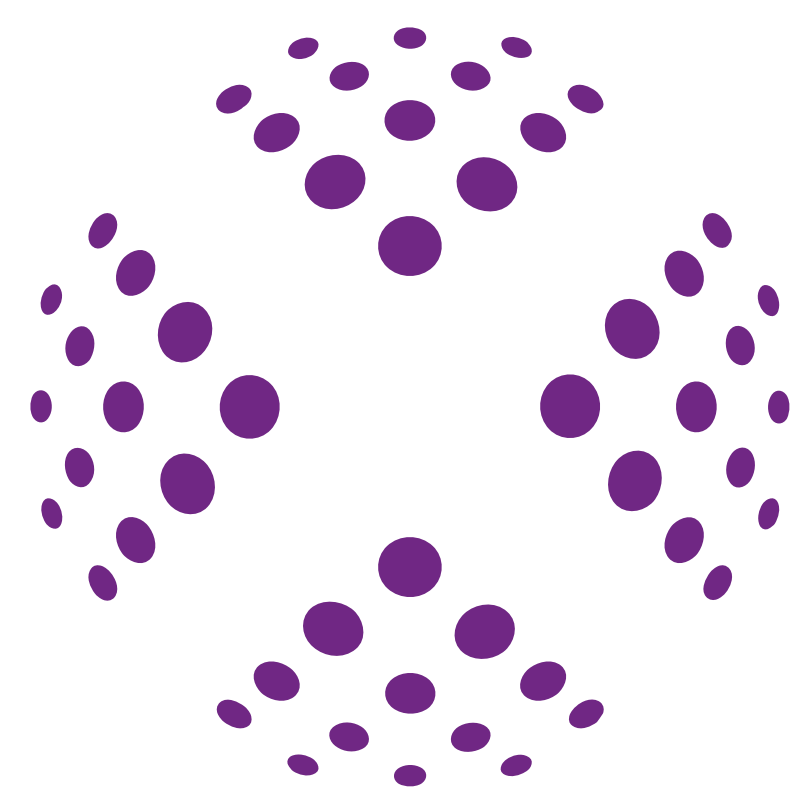




Public Consultation

Welcome

We are holding a second consultation event for a new mixed-use life sciences and residential-led masterplan on undeveloped land at Edinburgh bioQuarter.

This is a new proposal which introduces a range and mix of uses to complement the existing health innovation facilities already developed on site. The aim is create a place to live, rest and relax as well as work. This will provide a significant opportunity for new housing which will better integrate bioQuarter with the surrounding communities and landscape setting.

The project team includes a comprehensive mix of design, technical and environmental specialists who have been appointed by the Applicant and Landowner, Scottish Enterprise. Many of the consultants have experience working on earlier proposals on site and have a deep understanding of the environmental issues.

The current proposal represents a new scale and form of development and includes the large area of undeveloped land to the south of Little France Road right down to the former Edmonstone Estate.

The new masterplan will be for a wider range and mix of uses including housing, leisure, life sciences and business uses as well as other day-to-day attractions and local facilities.

This will be a major new planning application and as such is subject to two formal public consultation events. The first event was held on Thursday 30 April between 12-6pm at Building 9, Edinburgh bioQuarter, Little France Road. This second event provides an opportunity to respond to community feedback and present the latest iteration of the proposed masterplan.

Please feel free to ask any questions you might have for the design team – some of whom are here today. The full team covers a range of disciplines and includes:



All of the consultation panels are available via the QR code or online at www.EBQconsultation.com

We are also engaging with community bodies and have started Pre Application discussion with officers at City of Edinburgh Council.



Response to Community Feedback

Following the first event on 30 April 2026 and an online survey, we have reviewed initial community feedback on the proposal. To ensure widespread awareness, we delivered letters to nearly 1,500 homes around the site boundary and erected posters in local community venues. We received a total of 26 formal responses, comprising 12 hardcopies and 14 digital submissions.

Feedback from the first event and the Applicant’s response:

Traffic & Parking

Some people raised concerns about existing congestion and staff/ student parking spilling into residential streets which might be exacerbated by new housing. Some expressed concern about potential “rat-running” to/from The Wisp.

Our Response

The masterplan is exploring a mobility hub and active travel infrastructure to reduce local car reliance.

A Transport Assessment will be submitted as part of the planning application which will assess impacts on the local road network. Further to community feedback and initial feasibility work, the latest proposal is for up to 1500 homes rather than 2500 homes. This revision will reduce traffic impact on local roads for existing NHS staff and residents.

New access points from Old Dalkeith Road, Little France Road and potentially the Wisp will be carefully configured to manage traffic flows. Rat-running to the Wisp will be reduced as far as possible though the proposed street network and traffic calming measures.

New residential units as well as commercial uses will include parking provision in broad accordance with the Edinburgh Design Guidance.

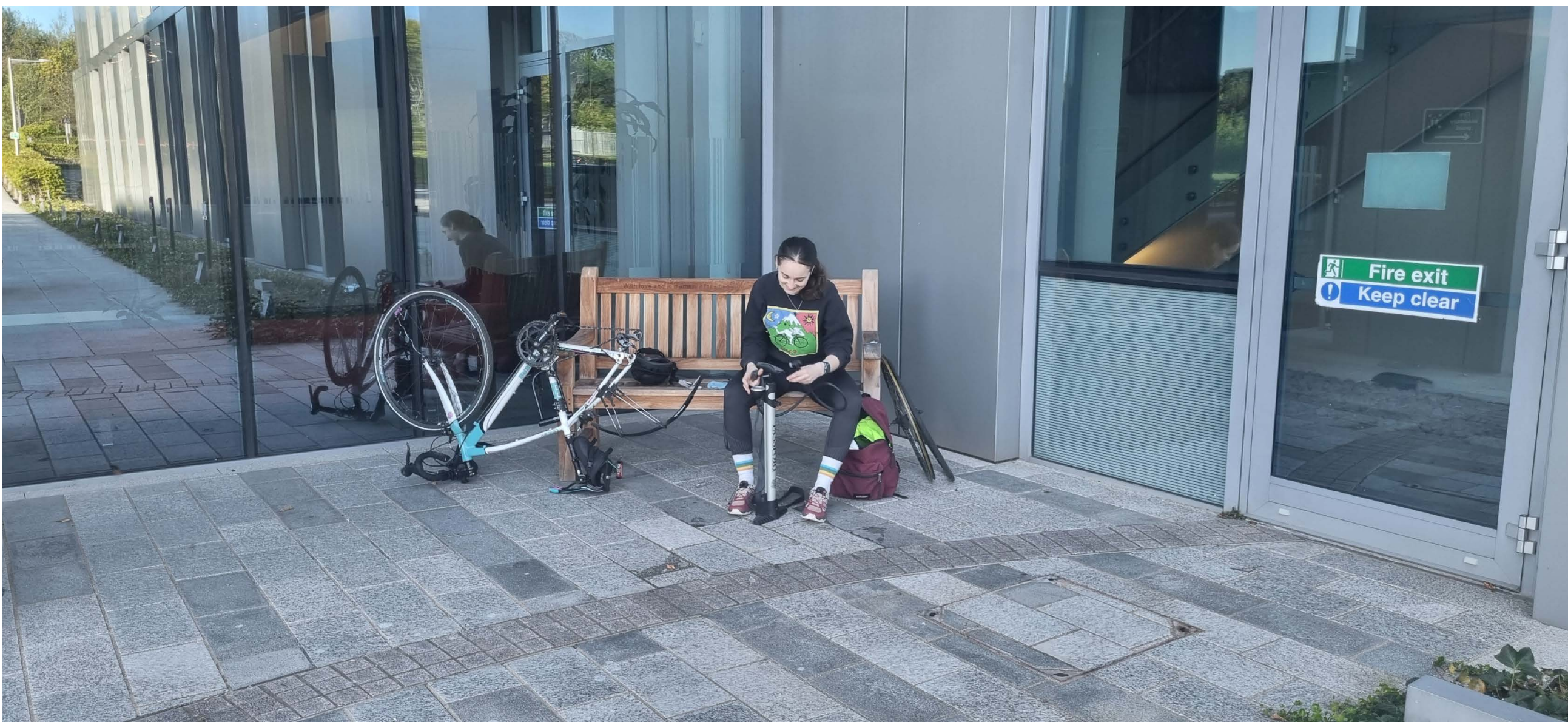
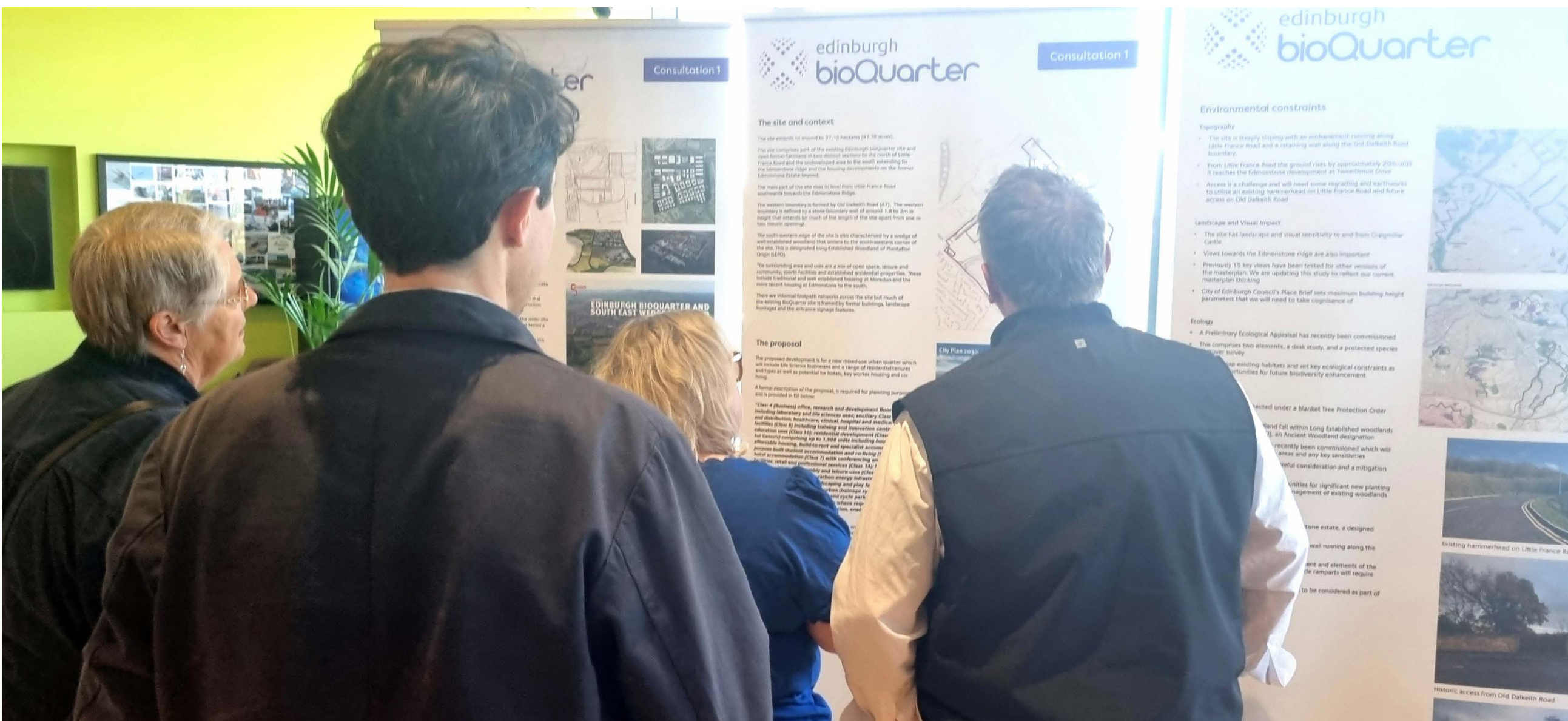
While the impact of NHS staff on residential parking capacity is noted, the aspiration is for Edinburgh bioQuarter to be accessible by sustainable transport modes from across the region. The proposed Eye Pavilion will have its own dedicated 300 space multi-storey car park which will help mitigate any further impacts from the Royal Infirmary.

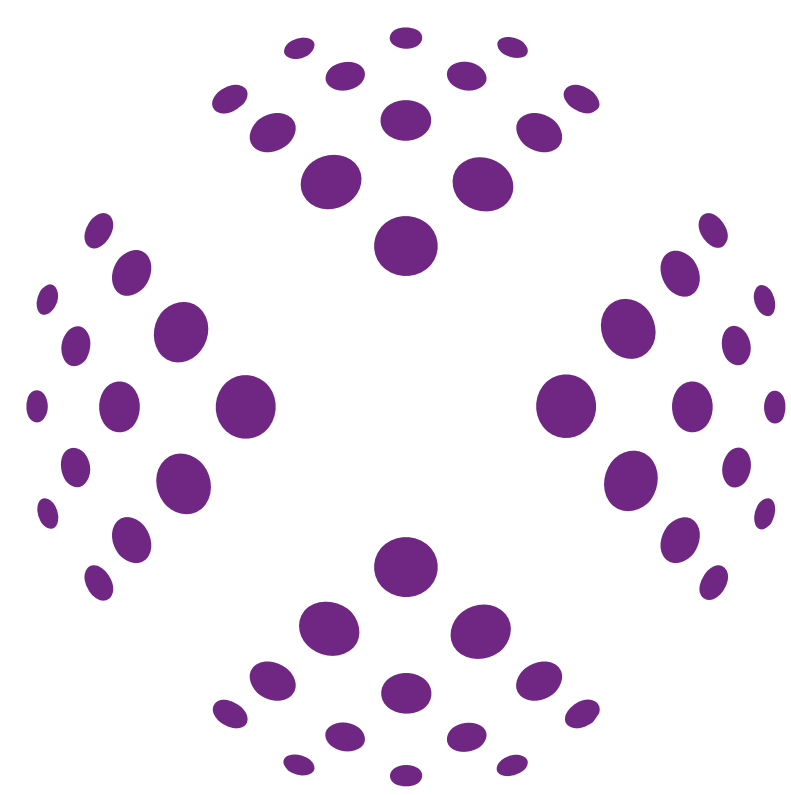
Public Transport

There is strong demand for sustainable transport alternatives, specifically requests for a tram extension.

Our Response

We are actively engaging with the City of Edinburgh Council to ensure that the masterplan safeguards future public transport connectivity and infrastructure improvements. The Council has ambitions for a new tram route connecting bioQuarter to the city centre which would further reduce car reliance in the future development.





Response to Community Feedback

Ecology & Greenspace

The retention of open space, woodland and wildlife habitats (including deer, bats, and the Grasshopper Warbler) is a priority for the community.

Our Response

A Preliminary Ecological Appraisal is underway which is mapping existing habitats including bat roosts. The proposal will include a range of mitigation measures ensuring that protected species are not harmed alongside designed landscaped areas which will provide biodiversity enhancements.

The masterplan will also retain Long Established Woodland of Plantation Origin as far as possible while improving access throughout the site. Little France Park, a 45 acre local nature reserve immediately to the east of the site boundary, will be preserved indefinitely.

The historic ha-ha wall associated with the former Edmonstone Estate will be preserved and the masterplan includes a network of paths and landscaped areas which can be enjoyed by the general public.

Eye Pavilion

Is the new Eye Pavilion is getting delivered?

Our Response

It is understood that the new Eye Pavilion on Little France Road will be delivered by the NHS over the next 5-6 years. The Scottish Enterprise design team are engaging with the architects of the Eye Pavilion to ensure that the masterplan is coordinated in terms of layout, frontages and accessibility. The Eye Pavilion will have its own designated 300 space multi-storey car park.

Leisure and Recreation

What leisure facilities are you proposing?

Our Response

The masterplan has allocated land to the north of Little France Road for a flexible range of leisure, sports and retail uses as well as food & drink establishments. The proposed quantum of life sciences, hotel and residential development will help support the viability of these uses which will in turn benefit the wider community. It will be for individual developers to come forward with specific proposals once the parameters of the masterplan are set.

Land Use & Delivery

Some respondents considered that the land should be reserved solely for NHS or life science expansion, rather than introducing housing. Others said that the proposal should include affordable housing tenures. Concerns were also raised about maintaining the masterplan’s vision when multiple developers are involved.

Our Response

The Council’s Local Development Plan, City Plan 2030, has designated this site as a mixed-use urban quarter including life sciences and residential uses. Integrating homes, including affordable homes, will help create a vibrant neighbourhood and support new leisure and retail uses at this location.

Market research has been carried out based on the track-record of delivery at Edinburgh bioQuarter as well as forecasting future demand for life sciences lab and office space. The proposed masterplan includes 1 million square feet of new, safeguarded floorspace for life sciences which is considered to be ambitious and deliver realistic growth over the next 20 years. Areas of the masterplan are also designed to be flexible and meet additional demand where it arises.

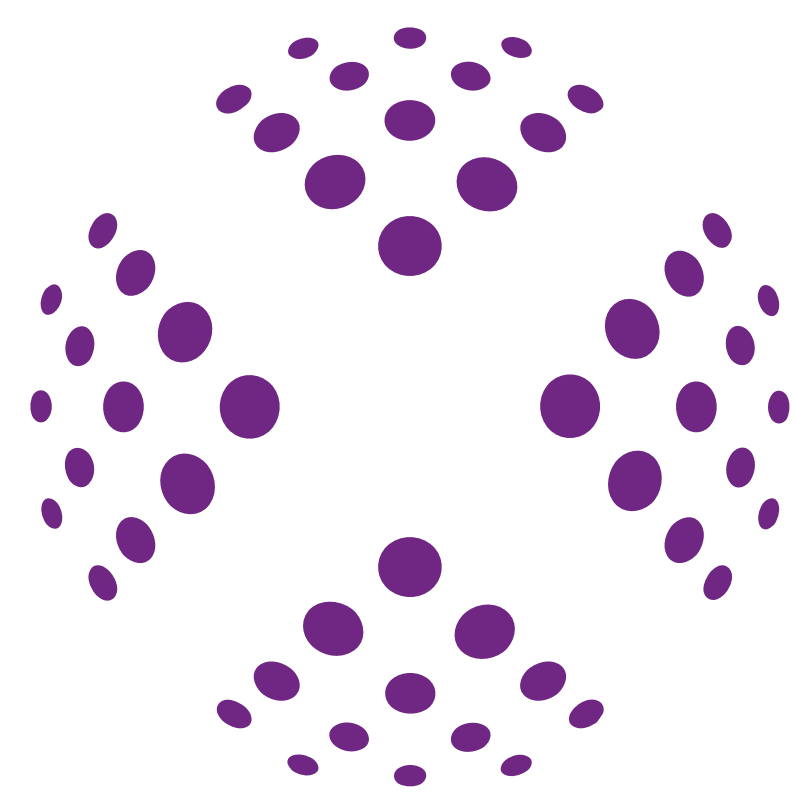
The proposal will deliver a wide range of residential tenures include private sale, Build to Rent and affordable housing (35% of total unit numbers). There is scope to deliver key worker accommodation for NHS staff, subject to demand, and Scottish Enterprise are engaging the NHS Lothian in this regard.

In the event that the Royal Infirmary is ever redeveloped, we understand that the NHS’ strategy would likely be to repurpose their extensive surface-level car parks and densify any new hospital facilities alongside new multi-storey car parks which would result in a more efficient use of the land. Notwithstanding this, the focus of the masterplan is on Scottish Enterprise land only, albeit the strategy is to integrate with adjacent bioQuarter uses including the relocated Eye Pavilion.

A legal agreement (Section 75) and the parameters set by the Planning Permission in Principle will regulate development phasing, heights, and infrastructure across all future plots.

Any future developer must also apply for “Matters Specified in Conditions” (AMSIC). Their detailed designs will therefore need to align with the approved masterplan and parameters.





Concept Masterplan

In response to feedback through the previous Consultation, a new masterplan layout is emerging.



Development builds upon the existing bioQuarter infrastructure and gridded layout.



A varied mix of dense urban courtyard forms, juxtaposed with stand-alone pavilion-like buildings, creates a lively mix of neighbourhoods and communities.



A first-phase mix of uses anticipates Life Science alongside key-worker type accommodation, apartments and a hotel, shaped around and new Civic-scaled public square.

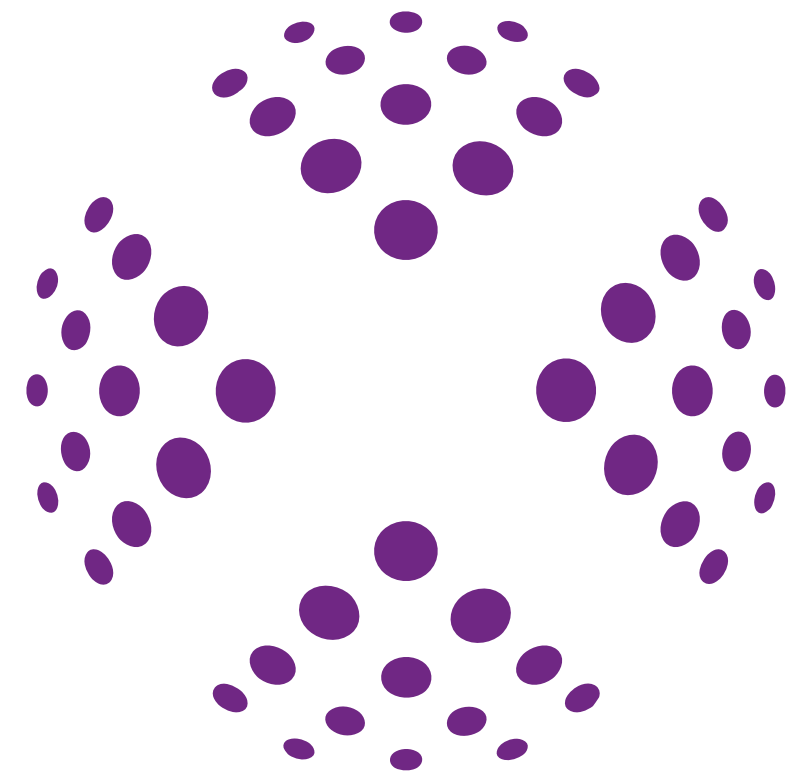


The final mix of uses will see a positive cascade of development from the ERI to the north, through to Edmonstone ridge in the south.



The intent is to create a lively, engaging and unique new neighbourhood.





Next steps

Thank you for attending today.

Please feel free to complete a feedback form if you would like to comment on the latest proposals.

A number of environmental and technical baseline surveys are now required, some of which are already underway and will inform the concept design.

The Planning Permission in Principle will not include detailed layouts or designs of buildings until later in the planning process. While much of the layout and illustrations are indicative, we will be looking to secure key cornerstones such as points of access and connectivity, site levels, drainage strategy and building heights across the site to establish the parameters of development.

We are aiming to submit the planning application in late summer and anticipate a decision from City of Edinburgh Council in late 2026 or early 2027. A legal agreement (S75) will be required to regulate the phasing of development and detail any financial contributions required for example, infrastructure and affordable housing which would follow in the period thereafter.

Detailed design proposals would then come forward on a plot-by-plot basis either as Applications for Matters Specified in Conditions (AMSIC) or as full applications.

Other specific proposals might come forward in the meantime, but they would be shaped and informed by the wider framework and masterplan.

Thank you for your time and contributions.

