

## Centre for Biomedical Research/Craigmillar Regeneration; Proposed Land Transactions

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The City of Edinburgh Council

29 April 2004

### 1 Purpose of report

The site for the Centre for Biomedical Research (Medi-Park) has now been acquired by the consortium of Scottish Enterprise Edinburgh & Lothians and the University of Edinburgh. This report seeks approval for a number of related key land transactions, involving the Council. These will enable the proper planning/development of strategic public open space and the provision of related infrastructure on land between the Edinburgh Royal Infirmary/Centre for Biomedical Research complex and the Craigmillar Regeneration area.

### 2 Summary

- 2.1 The Planning Committee approved a report on 29 October 2003 which sought approval in principle to proceed with a compulsory purchase order to acquire the site of the proposed Medi-park at Little France if agreement between the owner and the developing consortium of SEE&L/UoE could not be reached. The development is of strategic significance and importance to Edinburgh and indeed the national economy.
- 2.2 The consortium have now been successful in acquiring the site for the Centre for Biomedical Research (Medi-park) by agreement.
- 2.3 The EDI Group, due to their participation in Edmonstone Developments Ltd, (a development group which held an option over the land in question), have been able to play a part in the complex land transfer negotiations. These negotiations have involved not only the specific site for the Centre for Biomedical Research (CBR), but a number of surrounding sites and land parcels which form the strategic context, for the CBR development and the west side of the Craigmillar Regeneration area.
- 2.4 The EDI Group has been instrumental in seeking to secure a strategic public open space corridor between the major development areas of ERI/CBR and Craigmillar Regeneration. This open space is a crucial component in the proper planning of the South Edinburgh/Craigmillar development area and the development of the Councils own Greenbelt/sustainable planning strategies.

- 2.5 As a result of the EDI Group's pro-active engagement and as a component of the overall settlement and transfer of land which will now allow the CBR to progress, the EDI Group have put forward a number of proposals to the Council. These seek to establish a strategic public open space in the area either, indirectly through the operations of the Craigmillar Joint Venture Company or directly through the Council.
- 2.6 This report identifies these proposals along with a relevant land transaction in respect of the development of key infrastructure (the public transport link) in the area. These proposals represent an opportunity to set the major development nodes of the ERI/CBR and Craigmillar Regeneration in a quality open space environmental context and are therefore recommended for support by the Council.

### **3 Main report**

- 3.1 It is recognised that the twin major developments of the ERI/CBR complex and Craigmillar Regeneration, whilst strongly supported by the Council, present significant environmental and infra-structural challenges.
- 3.2 The EDI Group have addressed this by identifying the strategic open space and infra-structural requirements of the overall area resulting in a range of proposed land transfer proposals. This will enhance the Council's ability as the local planning authority to co-ordinate the proper planning and sustainable development of the area.
- 3.3 The EDI Group proposes to transfer a number of sites within the area from the Group to either the Council or to the Craigmillar Joint Venture Company at no cost. This reflects the requirement for these sites to play a role as strategic public open space whilst also highlighting and recognising the on-going liability these sites will represent in terms of their long term management and maintenance burden.
- 3.4 The land transactions are shown on the location plan attached to this report, as Appendix One.

#### **Site A1 (Area 8.26 hectares thereby)**

- 3.5 It is proposed that this important site adjoining the existing Craigmillar Castle/Jubilee Park public open space should be transferred from the EDI Group to the Craigmillar Joint Venture Company at no cost. For development by the JVCo as strategic public open space.

#### **Site A2 (Area 19.2 hectares thereby)**

- 3.6 It is proposed that this site to the south/east of the CBR and to the south of the Greendykes housing extension area should be transferred from the EDI Group to the Joint Venture Company for open space development.

#### **Site B (Area 12.1 hectares thereby)**

- 3.7 This site has now been acquired by SEE&L. This is to enable the CBR consortium to meet its obligations under the planning permission for the development and subsequent Section 75 requirements. However, once these matters have been satisfactorily resolved, it is proposed to transfer this site to the Craigmillar Joint Venture Company for the development of strategic public open space.

- 3.8 These sites transferred to the Joint Venture Company at no cost will be utilised by the Company to develop high quality public open space as recommended within the relevant local planning policies for the area. On completion of the Joint Venture regeneration project, these sites will be transferred directly to the Council as a returning "community asset" from the Joint Venture process.

#### **Site C (18.1 hectares thereby)**

- 3.9 It is proposed that this site is offered on an 125 year lease directly to the Council at no cost, with a resultant option for the Council to acquire for £1 at the end of the lease period. However, it is proposed that an option will remain in place for the developer/EDI Group to recoup a proportion of the increase in value of the site should planning permission be granted within the lease period for significant development.
- 3.10 As a constituent part of this proposal it is proposed that major repairs will be undertaken by the landlord to the listed boundary wall surrounding the site, and substantial woodland planting will also be undertaken prior to any agreed handover to the Council.
- 3.11 The overall effect of these proposals for Sites, A, B & C will be to create some 57.6 hectares of strategic open space contributing to the environmental context for future new development proposals at ERI/CBR and Craigmillar and providing a strong open space/greenbelt linkage through the area. The Joint Venture Company and ultimately the Council will be incurring significant development and maintenance responsibilities over time. However, it is intended that the development of the open space will be phased over a significant development period, ten years plus, and that any detailed proposals and expenditures will be subject to further reports and approval by the Council.
- 3.12 Also, in respect of the cost of developing this public open space, it is anticipated that significant developmental resources will be contributed by relevant developer contributions within the overall area, in recognition of the role that strategic open space will play in promoting and supporting sustainable development.
- 3.13 However, clearly further discussions and consultations will be required between the Council and a wide variety of parties and developers to ensure the proper development of this area and to establish the appropriate level of maintenance/management required by the Council and its partners.
- 3.14 It is anticipated that the proposed arrangements will also assist the proper provision of both river restoration and flood attenuation features which will be required as a constituent part of the overall sustainable development of the area.

#### **Site D**

- 3.15 Within the Craigmillar Regeneration Area, a significant increase to the residential area is proposed at Greendykes extension. During the ongoing land transactions it was identified that to access this potential development, access would be required to Greendykes Road across a small site in Council ownership, Site D. This proposed access also aligns with the projected route of the public transport link and indicative Route 3 Tram preferred route.

- 3.16 Accordingly, it is proposed that the Council grant full access across this site to the developer of the Greendykes housing extension, and the proposed route be upgraded to provide full road and pedestrian access at this point to service the proposed Greendykes housing extension. In return for such access, the developer/owner of the Greendykes extension area will provide the landtake for the new route at no cost through the Greendykes extension site, and also a contribution of £1 million pounds to the cost of the road and the relevant environmental/landscaping costs. Such an agreement will meet the needs of both the developer and Councils objectives in developing this area. Such an agreement will be separate from any appropriate planning requirements for the development of this site.

#### **4 Conclusions**

- 4.1 It is anticipated that the proposed land transactions detailed above will:
- a Create a significant and substantial strategic public open space in a key development area to support sustainable development and existing Council policies.
  - b Assist the proper planning of this key development area.
  - c Enable appropriate flood attenuation and river restoration proposals to progress.
  - d Provide the relevant landtake for the proposed public transport link/route 3 tramline by agreement.
  - e Enable the development of the Centre for Biomedical Research and the Craigmillar Regeneration project to be set within an appropriate environmental and open space context.

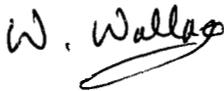
#### **5 Financial Implications**

- 5.1 There are no direct acquisition costs to the Council in the proposed transfer of land to the Council and the Joint Venture Company.
- 5.2 There will be ongoing development and maintenance responsibilities for both the Joint Venture Company and eventually the Council in taking into its ownership a new open space of up to 57.6 hectares. However here, it is considered that both developer's contributions and the operation of the Joint Venture Company will mitigate and cater for the potential development proposals. Accordingly, a range of further discussions/consultations will need to take place. Any proposed development and maintenance expenditures incurred by the Council in taking the project forward, will be subject to further detailed reports to, and approval from the Council.
- 5.3 Agreement on access as indicated above, across the Council's Site D, would contribute £1 million pounds for the proposed public transport link/road and associated environmental improvement in the area.
- 5.4 It is recommended the Council approve these proposals. They meet the Council's wider objectives of supporting the Medi-park and Craigmillar regeneration, the need for sustainable local development, and also provide a significant new urban public open space.

## 6 Recommendations

6.1 It is recommended that the Council;

- a Notes the successful acquisition, by agreement, of the proposed site of the Centre for Biomedical Research (Medi-park) by the developing consortium of SEE&L/University of Edinburgh.
- b Notes and supports the proposed transfer of Sites A1 and A2 from the EDI Group to the Craigmillar Joint Venture Company at no cost on the basis of their development for strategic public open space.
- c Notes and supports the proposed transfer of Site B from SEE&L to the Craigmillar Joint Venture Company at no cost, at an appropriate time, on the basis of its development as strategic public open space.
- d Approves, subject to the conclusion of satisfactory negotiations, the acquisition by the Council at no cost of site C on a 125 year lease assigned from the EDI Group, subject to the conditions outlined in this report.
- e Approves the granting of the relevant access rights to the developer of the Greendykes housing extension area across Site D owned by the Council subject to the conditions outlined in this report and the conclusion satisfactory negotiations.



 **Herbert Coutts**  
Director of Culture & Leisure

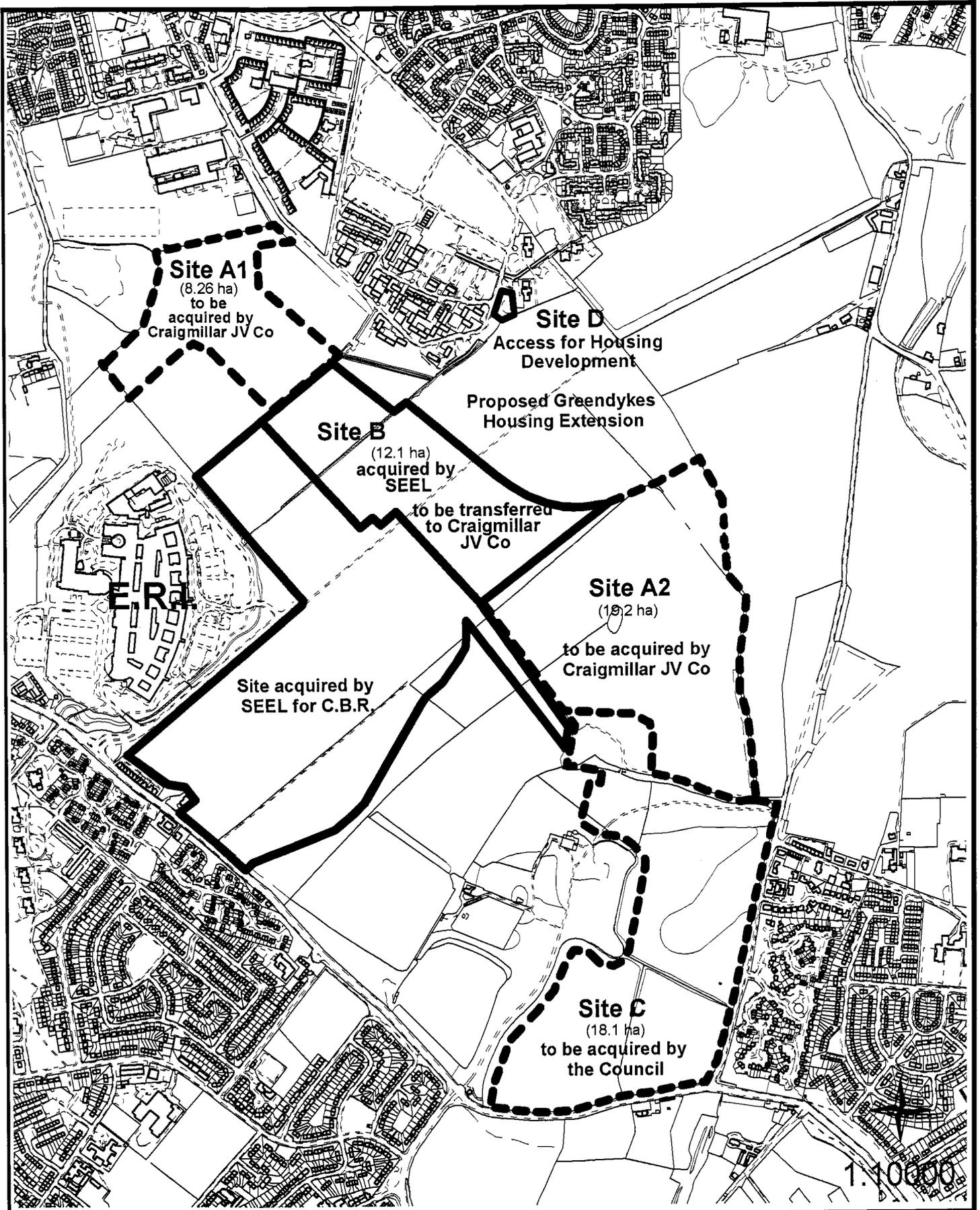


**Andrew M Holmes**  
Director of City Development

21.4.14

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<b>Appendices</b>	Appendix one: Centre for Biomedical Research/Craigmillar Regeneration; Proposed Land Transactions – Location Plan
<b>Contact/tel</b>	Gerry Baker – 0131 529 3730
<b>Wards affected</b>	Ward 57: Craigmillar
<b>Background Papers</b>	None



## Appendix One Centre for Biomedical Research / Craigmillar Regeneration: Proposed Land Transactions