

Corporate Policy and Strategy Committee

10.00am, Tuesday, 14 May 2019

Granton Waterfront Regeneration - update

Item number	
Executive/routine	Executive
Wards	4 - Forth
Council Commitments	1, 2, 4, 6, 10, 13 and 15

1. Recommendations

- 1.1 It is recommended that committee:
- 1.1.1 discharges the amended motion from the City of Edinburgh Council on 7 February 2019. The amended motion requested a report in two cycles on progress with the regeneration of Granton Waterfront, including a clear timeline for the delivery plan; and
 - 1.1.2 refers this report to Housing and Economy Committee for information.

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Report

Granton Waterfront Regeneration - update

2. Executive Summary

- 2.1 This report sets out progress with the development of the regeneration strategy for Granton Waterfront; including the key principles emerging from an extensive programme of community engagement. Over the next 12 to 18 months work will be taken forward on the development of a strategic outline business case alongside delivery of early action projects; including development of 1,000 new affordable homes and investment in new active travel infrastructure.
- 2.2 Committee is asked to discharge the motion by Councillor Mowat, and amended by the Coalition, at City of Edinburgh Council on 7 February 2019 and to refer this report to Housing and Economy Committee for information.

3. Background

- 3.1 On [22 March 2018](#), the Housing and Economy Committee agreed the high level objectives for the regeneration of Granton Waterfront and to receive a report on progress with delivering the regeneration by the end of 2018.
- 3.2 On 27 March 2018, the Finance and Resources Committee (B agenda) agreed to note the purchase of the Forthquarter site in Granton Waterfront and that reports on the development of this site and the wider regeneration strategy for this area would be presented to future committees.
- 3.3 In May 2018, land in Granton Waterfront held formerly in Waterfront Edinburgh Limited (WEL/EDI) ownership officially transferred over to the Council.
- 3.4 On [19 June 2018](#), North West Locality Committee agreed to set up a working group to provide localised oversight of Granton Waterfront regeneration and to receive bi-annual reports on progress of this programme of regeneration.

- 3.5 On [2 October 2018](#), Corporate Policy and Strategy agreed the membership, scope and remit of Edinburgh's Waterfront All Party Oversight Group (APOG).
- 3.6 On [1 November 2018](#), Housing and Economy Committee agreed that the Council enter into a Memorandum of Understanding (MoU) with key public sector partners to ensure alignment of investment and delivery of regeneration outcomes. Committee were also asked to note progress with delivering the regeneration of Granton Waterfront, the intention to progress with feasibility stages to enable early action projects to be taken forward if viable, and governance arrangements in place for programme management.
- 3.7 On [7 February 2019](#), City of Edinburgh Council agreed an amended motion:
- 3.7.1 To note the Council's purchase of the land at Granton and its aspirations, as stated in the press, for this land to create a world-class new place incorporating mixed-use development and supporting infrastructure;
 - 3.7.2 To note comments by the Council's Depute Leader that Edinburgh should emulate Dundee's significant achievements in waterfront regeneration, anchored by the addition of the new V&A museum and creation of a promenade;
 - 3.7.3 To note the governance, scrutiny and oversight arrangements in place for the Granton Waterfront programme, which had been agreed by committees of this Council;
 - 3.7.4 To note that progress reports had been scrutinised and agreed by Council committees, including updates on the masterplan and collaboration with local communities and key partners to set and achieve a shared vision, outcomes and objectives; and
 - 3.7.5 To agree that a further report detailing progress so far and a clear timeline for a delivery plan be brought to the Corporate Policy and Strategy Committee within two cycles.

4. Main report

Development Framework

- 4.1 In September 2018, the Council appointed Collective Architecture to lead a multi-disciplinary team to prepare a Development Framework for Granton Waterfront. The team includes expertise in international waterfront regeneration, flooding, water management, transport, green infrastructure, geotechnical, utility infrastructure and energy sustainability.

- 4.2 The Council, alongside the multi-disciplinary team, are currently preparing for the final phase of an intensive three-phase consultation process which commenced in November 2018. The stage three consultation entitled 'Granton should be' is expected to take place in May 2019. The high level proposal for Granton and how this has been shaped by the community and other stakeholders will be exhibited within local venues prior to submitting for planning approval as non-statutory planning guidance in the autumn. A summary of phase one and two consultation responses is set out in Appendix 1.
- 4.3 The key principles which emerged from the consultation are outlined below and imbedded within the framework:
- 4.3.1 **Coastal Granton:** Celebrating the Firth of Forth's unique and biodiverse shoreline. Enhancing and expanding spaces for open access to natural and urban coastal activities.
 - 4.3.2 **Re-connected Granton:** Linking new and existing neighbourhoods not only with each other but with surrounding areas, Granton Harbour and the city - both physically and socially.
 - 4.3.3 **Robust and Innovative Granton:** Creating a robust framework, with space for future flexibility to create fresh and diverse opportunities for health, energy, production, work, and learning that stands the test of time.
 - 4.3.4 **Living Granton:** Inhabiting pleasant streets and open spaces that improve health and well-being for all in the community.
 - 4.3.5 **Urban Granton:** A vibrant urban environment, with space for living in dense, 21st Century urban housing with ready access to an intelligent mix of dynamic civic and cultural destinations.
 - 4.3.6 **Rooted Granton:** Reinvigorating existing heritage assets/features and working in partnership with local community organisations to further strengthen and grow Granton's identity, physical environment and character.
 - 4.3.7 **Responsible Granton:** Developing a self-sustaining neighbourhood within the wider city of Edinburgh with a circular economy addressing work, enterprise, learning, health, energy and social mobility.
- 4.4 Eight key character areas currently make up the framework; Harbour Road, Granton's Coastline, Upper Granton Park, The Link, Waterfront Broadway, West Shore, Upper Granton and Granton Harbour (see Appendix 2). Each of these areas have distinct character and qualities which evolved through the consultation to create a strong sense of place and identity for Granton Waterfront, linking closely with its surrounding communities and the wider city. The adoption of the Scottish Government's place standard tool ensured that the physical, social and environmental quality of the place has been considered to maximise sustainability.

Strategic Partners

- 4.5 The Council entered into a MoU with public sector partners, National Galleries of Scotland, National Museums of Scotland, Edinburgh College, Scottish Government and Scottish Futures Trust in December 2018 to further strengthen collaborative working on the regeneration of Granton.
- 4.6 Partners are continuing to work together to maximise regeneration outcomes both at a local level and for the city. Alongside the work being undertaken to light up the gasholder as set out at 4.9.3, partners are working closely to develop a Granton Learning Strategy. This strategy will connect all learning organisations in the area to deliver partnerships and projects that will result in more and better local learning opportunities, more engagement, raised attainment and diverse pathways into fulfilling work. Developing the Young Workforce and Skills Development Scotland (amongst others) as well as local schools, are working alongside the partners to develop this strategy.
- 4.7 A Culture Strategy for Granton Waterfront is also being developed in partnership with National Galleries of Scotland, North Edinburgh Arts, Creative Carbon Scotland and Creative Scotland. More partners will be brought into this process as this develops further.

Homes under Development

- 4.8 There are currently around 1,000 homes at various stages of development in Granton Waterfront. The Council are taking forward the delivery of around 250 homes at Western Villages as an early action project as outlined in 4.9.1 whilst supporting the delivery of over 700 homes by our Registered Social Landlord partners and their subsidiaries on Granton Harbour and Waterfront Avenue through the Affordable Housing Supply Programme.

Early Action Projects

- 4.9 There are a number of projects which are progressing in tandem with the development framework:
 - 4.9.1 **Western Villages:** This site forms part of Forthquarter, the former gas works which was purchased by the Council in May 2018. This site is being taken forward as an early action project to complete an area which was left partially developed when the construction of homes stalled in 2008. It is anticipated that around 250 homes will be delivered by the Council through an approved housebuilder framework in alignment with the development framework. Construction of the first homes on this site is anticipated to commence late 2020; subject to consents and contract award.

- 4.9.2 **Quarry Pond:** This site was advertised on the open market from 16 November 2018 to 19 December 2018. There is one interested party, Edinburgh Wake Ltd, who is carrying out further feasibility with the intention of leasing this site for leisure use. A report for Finance and Resources Committee will shortly be considered, seeking approval to lease Granton Quarry to Edinburgh Wake Ltd, on the terms outlined within the report and other terms and conditions to be agreed by the Executive Director of Resources.
- 4.9.3 **Gas holder:** Edinburgh College production department have trialled architectural lighting techniques and prepared method, cost and timescales to be considered for highlighting the structure on the skyline of Edinburgh with funding routes to be further explored. Long-term aspirations for the gas holder are being explored as part of the ongoing work to develop the framework and vision for the area.
- 4.9.4 **Lower Granton Road:** Works are currently underway to upgrade the existing cycle and walking provision alongside Lower Granton Road. Investment of over £500,000 in new active travel infrastructure and soft landscaping will provide a traffic free route between Granton Square and Trinity Path. This will form part of a future link between the Waterfront Promenade and the North Edinburgh Path Network. This project commenced in April 2019 and will be complete by the end of this year.
- 4.9.5 **Edinburgh Promenade extension:** An application has been submitted in April 2019 to the Sustrans Places for Everyone fund to finalise designs for the next stage of the Edinburgh Promenade which will link the existing promenade which comes to an end on West Shore Road at Granton beach with the harbour. If successful, a second bid will be submitted on completion of the design to fund up to 50% of the construction cost currently estimated at around £700,000, this project will include flood defence to mitigate against this section of the promenade against the effects of global climate change.
- 4.9.6 **Waterfront Avenue to West Shore Road core path:** The Council is also working on a funding application to Sustrans Places for Everyone fund to commission a redesign of the Core Path connecting Waterfront Avenue and West Shore Road, helping bring this important active travel route up to a good standard with enhanced surfacing and lighting.
- 4.9.7 **Capacity building/entrepreneurship:** A funding bid has also been submitted to Horizon 2020. This is an exciting opportunity to access European funding which if successful, would bring around €940,000 (around £800,000) over 3 years to help with capacity building / entrepreneurship in and around Granton, if successful, the 2nd stage deadline is September 2019, with a decision on funding expected in December 2019.

Governance and Oversight

- 4.10 Following agreement of membership, scope, and remit of the APOG at Corporate Policy and Strategy on [2 October 2018](#), meetings have taken place in December 2018 and March 2019. The focus of these initial meetings has been on the emerging development framework for Granton Waterfront. An additional site visit, workshop and question session took place during January and February 2019 to enhance members knowledge of the regeneration area and emerging vision and outcomes which the framework and supporting strategies will seek to deliver.
- 4.11 In addition, the strategic partners meeting, chaired by the Council's Chief Executive, Andrew Kerr, meet bi-monthly to help ensure partners investment plans are aligned with the agreed vision.

5. Next Steps

- 5.1 Progressing the final stages of stakeholder and community consultation to produce the Development Framework for approval by Planning Committee in autumn 2019.
- 5.2 Scoping of a strategic outline business case setting out a framework for the next stage of programme delivery. It is anticipated that this will include:
 - 5.2.1 development objectives outcomes articulated through the emerging development framework;
 - 5.2.2 the methodology and timelines for dealing with key strategic matters such as: transportation, including the viability of a tram connection; existing and future uses; and infrastructure requirements;
 - 5.2.3 outline costings and financial matters to be addressed at the next stage;
 - 5.2.4 the plan for developing a long term commercial and procurement strategy including funding options to be explored; and
 - 5.2.5 a Programme Delivery Plan setting out the timescales and methodology for programme delivery.
- 5.3 The anticipated forward timetable for reporting to Council committees is as follows:
 - 5.3.1 referral of this report to Housing and Economy Committee on 6 June 2019;
 - 5.3.2 report to Planning Committee in autumn 2019 on the Development Framework;
 - 5.3.3 report to Finance and Resources Committee in autumn 2019 on resources required to support delivery of the strategic outline business case;
 - 5.3.4 report to Corporate Policy and Strategy Committee in late 2019 on development of the strategic outline business case.
- 5.4 Delivery of the early action projects as set out at 4.9.

6. Financial impact

- 6.1 The costs associated with acquiring land at Granton and delivering a development framework and scoping document for the strategic outline business case are contained within the Housing Revenue Account (HRA).
- 6.2 The costs of delivering Granton regeneration will be informed by the work currently being undertaken on the development framework. The potential funding and delivery mechanisms will be explored through the strategic outline business case process outlined at 5.2.
- 6.3 The Scottish Government will support the regeneration of Granton Waterfront through its commitment to support delivery in the seven strategic sites identified as part of the Edinburgh and South East Scotland City Region Deal.
- 6.4 Further reports on delivery plan, supporting business cases and contract awards will be presented to committees for approval.

7. Stakeholder/Community Impact

- 7.1 A programme of engagement has run in parallel to the creation of the development framework with information shared and views gathered in person at events, online via the consultation hub and in information stations hosted in key locations around the area. The views gathered have shaped the various stages of the framework development.
- 7.2 The regeneration of Granton Waterfront will provide a new primary school, healthcare facility, new homes, high quality public realm and commercial opportunities. Alongside the physical benefits of the new built environment, a learning and culture strategy is being developed to promote lifelong opportunity. The framework will also provide a design code to protect against uncoordinated future development and set out a sustainable approach in line with Council policy and priorities.
- 7.3 Expertise in carbon impacts, adaptation to climate change and sustainable development, have been commissioned as part of the development framework to mitigate any adverse impacts of future regeneration.

8. Background reading/external references

- 8.1 [Granton Waterfront Regeneration Strategy - Housing and Economy Committee- 22 March 2018](#)
- 8.2 [Granton Waterfront Regeneration - North West Locality Committee - 19 June 2018](#)
- 8.3 [Granton Waterfront Regeneration - Delivery Strategy - Housing and Economy Committee - 1 November 2018](#)

- 8.4 [West Edinburgh and Edinburgh Waterfront - All Party Oversight Groups - Corporate Policy and Strategy Committee - 2 October 2018](#)
- 8.5 [Item 9.5 - Motion by Councillor Mowat - Purchase of Land at Granton – City of Edinburgh Council - 7 February 2019](#)

9. Appendices

Appendix 1 – Stage 1 and 2 consultation summaries

Appendix 2 – Character areas

Appendix 1 - Stage 1 and 2 consultation summaries

Responses and Emerging Themes from Stage One Consultation

01 Place & Identity	02 Being Outdoors	03 Moving Around	04 Being Sustainable	04 Learning, Work & Local Economy
<ul style="list-style-type: none"> Bringing derelict buildings back in to use must be a priority of the regeneration to preserve identity Iconic buildings & structures to host cultural/arts events, markets and pop ups at celebrated times of the year (e.g. fireworks, Halloween, Christmas, summer outdoor activities/events) Assets should be celebrated. the focal point of new development Gallery and Museum space Plans should be ambitions, think big! Waterfront bars & restaurants like other European cities – reconnecting the shore to the city 	<ul style="list-style-type: none"> Improved access to the beach and better facilities along the promenade such as bins, toilets and picnic benches A proper (clean) beach that can be used and enjoyed Well lit, safe, clean and maintained cycle and walk ways Protect natural habitats/wildlife and green areas Extend the promenade to link to other areas Outdoor gyms, sculpture parks, nature trails and play equipment A waterfront that is world class and celebrated 	<ul style="list-style-type: none"> Dark and unsafe feeling at night Lack of bus service to waterfront Congested roads are dangerous for cyclists Beach is inaccessible Lack of drop curbs for wheelchairs and buggies A lot of large vehicles Anti-social behaviour towards cyclists Not pedestrian friendly, long stretches of paths that are not over looked, well-lit or have a poor surface Historic developments were reliant on Tram link Lack of joined up paths and cycle ways 	<ul style="list-style-type: none"> More recycling points and regularly maintained Reduce the need to travel Tram to Granton Acknowledging the areas purpose in the existing maritime ecosystem Electric car charge points in all new developments Dense mixed-used walkable developments Good quality and mix of homes for all ages and stages. 	<ul style="list-style-type: none"> The Waterfront area can and should become a flagship leisure destination as is in many other cities More good restaurants and coffee shops Fast and wide seamless transport connect for people to move to and from Attractions that bring people to the area Arts and marine conservation education Something for teenagers to do Artist's studio, creative learning/writing/ opportunities etc Multi-sport facilities have potential to engage young people and reduce crime

Cafés, Bars & Restaurants

Improving the Promenade

Extending the Promenade

Promote Walkability
High Quality homes

Retail & Leisure

Emerging priority by theme

Responses and emerging themes from stage 2 consultation



Appendix 2 – Character areas

Character Areas

