

# North West Locality Committee

6.30pm, Wednesday, 30 January 2019

## Granton Waterfront Regeneration - Update

Item number	8.6
Report number	
Executive/routine	Executive
Wards	4 - Forth
Council Commitments	<a href="#">1, 2, 4, 6, 10, 13, 15</a>

### Executive Summary

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On [19 June 2018](#), the North West Locality Committee agreed to receive bi-annual update reports on progressing the delivering of Granton Waterfront regeneration. This Committee also agreed to establish a working group, engaging across the community to provide a localised scrutiny and oversight role in relation to future development plans and meanwhile uses.

This report is the first update to committee on delivering the regeneration of Granton Waterfront and progress with establishing a working group.

## Granton Waterfront Regeneration – Update

### 1. Recommendation

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- 1.1 Committee is asked to note progress in delivering the regeneration of Granton Waterfront.

### 2. Background

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- 2.1 Granton Waterfront is identified as a Strategic Development Area in the adopted Edinburgh Local Development Plan.
- 2.2 Edinburgh Waterfront, of which Granton is part, is identified as one of seven strategic sites prioritised for delivery as part of the Edinburgh and South-East Scotland City Region Deal. The Scottish Government (SG) and city region partners have committed to work together on each strategic housing site, recognising the long-term nature of these proposals with most new homes being delivered over a 15-year period.
- 2.3 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.
- 2.4 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.
- 2.5 In May 2018, land which was held in the ownership by Waterfront Edinburgh Limited (WEL/EDI) transferred to the Council.
- 2.6 On [19 June 2018, NW 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.
- 2.7 On [2 October 2018](#), Corporate Policy and Strategy agreed the membership, scope and remit of Edinburgh's Waterfront All Party Oversight Group (APOG).
- 2.8 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 in Granton Waterfront. This Committee was 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. Main report

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#### **Development Framework**

- 3.1 In September 2018, the Council appointed Collective Architecture to lead a multi-disciplinary team to prepare a Development Framework and high level, delivery focused masterplan for Granton Waterfront. This team includes expertise in international waterfront regeneration. The geographical extent of this commission is outlined in appendix 1 and will build on extensive work undertaken to date in previous studies, masterplans and frameworks, with a strong emphasis on place making and delivery across the area.
- 3.2 The Council has commenced an extensive six month engagement period with the community and other key stakeholders. This engagement is in three key stages, the first of which took place in November, building on previous engagement, capturing the aspirations and opportunities that Granton can provide both locally and for the wider city.
- 3.3 Feedback from this initial phase of consultation can be accessed online on the Council's [consultation hub](#) and at various 'Information Stations' set up at local venues throughout the community: North West Locality Office; West Pilton Neighbourhood Centre; Muirhouse Library; Granton Library; Edinburgh College and Royston/Wardieburn Community Centre. A summary of the key emerging priorities by theme are outlined within appendix 2 of this report.
- 3.4 Future events in January and March 2019 will be widely publicised online and in local venues.
- 3.5 It is anticipated that the development framework and high level delivery masterplan will be presented for planning approval as non-statutory guidance in spring/summer 2019 to help ensure a place based approach is taken in all future development.

#### **Memorandum of Understanding (MoU)**

- 3.6 To strengthen commitment to collaborative working and delivery of regeneration at Granton, the Council entered into a MoU with key public sector partners, including National Galleries of Scotland, National Museums of Scotland, Edinburgh College, SG and Scottish Futures Trust in December 2018. The MoU sets out the principles by which the partners will engage to accelerate the regeneration of the Granton Waterfront to maximise outcomes both at a local level and for the city.
- 3.7 As part of the MoU, partners made a joint commitment to adopt the Place Principle (agreed between SG and Convention of Scottish Local Authorities). This commitment will ensure that the partners take a collaborative, place based approach with a shared purpose to support a clear way forward for all services,

assets and investments which will maximise the impact of their combined resources. This document will be reviewed as engagement with the community and key stakeholders further refine the vision and outcomes.

### **Working Group**

- 3.8 Following agreement at the North West Locality Committee on [19 June 2018](#), the North West Waterfront Working Group (NWWWG) was set up to provide localised scrutiny and oversight of the regeneration. Councillor Jim Campbell was appointed to chair this group.
- 3.9 The first meeting of the NWWWG took place on 31 August 2018. The membership of this group was confirmed at this initial meeting as the elected members from Almond and Forth wards, and representatives from each of the five community councils bordering the Waterfront (Granton and District; West Pilton/West Granton; Trinity; Muirhouse/Salvesen and Leith Harbour/Newhaven).
- 3.10 A second meeting of the NWWWG took place on 8 November 2018 and the group agreed to invite Cramond and Barnton Community Council to join.
- 3.11 These two meetings have provided an opportunity for Council officers and architects to share information with the group and to engage in meaningful dialogue to capture local views which will help shape the emerging vision for Granton Waterfront.
- 3.12 Representatives from the NWWWG joined the Cabinet Secretary for Communities and Local Government, Aileen Campbell, the Council Leader, Depute Leader and Partner at a photo call and tour of Granton Waterfront on 13 December 2018 to celebrate the signing of the MoU.
- 3.13 The third meeting of the NWWWG took place on 10 January 2019. The agenda included a presentation on opportunities for Granton and comprised a series of options and plans showing what Granton Waterfront could look like. Feedback from this group will help shape the development framework and high level delivery masterplan in advance of being presented to the Planning Committee in spring/summer 2019.

### **Local projects**

- 3.14 The remit of the NWWWG includes considering proposals on meanwhile uses on land and buildings to enable new initiatives to grow and develop.
- 3.15 There are a number of existing community projects which the Council continues to support such as the Friends of Granton Castle Walled Garden and Granton: Hub and Social Bite.
- 3.16 Feasibility work on two new projects is currently ongoing. These projects are outlined below and were discussed at the NWWWG on 8 November 2018:
  - 3.16.1 As a short-term measure while an end use is being identified, the Council is exploring in partnership with Edinburgh College, the potential to light up

the gas holder. This would both signify the commitment of partners to the joint regeneration of this area whilst enhancing the Edinburgh skyline; and

- 3.16.2 The marketing of a lease on the quarry site which sits adjacent to Edinburgh College on West Granton Road for leisure use. The marketing of this site closed on 19 December 2018 with one prospective tenant noting interest. Further feasibility work is ongoing. Progress with this proposal will be subject to further engagement with the community prior to Finance and Resources Committee approval being sought to lease the land if the project proves viable.

### **Wider governance and oversight**

- 3.17 On [2 October 2018](#), Corporate Policy and Strategy agreed the membership, scope and remit of Edinburgh Waterfront (APOG). This group is chaired by the Council's Depute Leader and membership of this group includes the Convener of the NW Locality Committee and also the Chair of the NWWWG alongside the Convener or Vice Convener of various other Council committees. The remit of this working group is to:
- 3.17.1 provide a forum for cross party political leadership of the Waterfront regeneration programme;
  - 3.17.2 discuss significant issues and projects arising from the development of the Waterfront;
  - 3.17.3 provide advice and guidance to officers on the implementation of decisions; and
  - 3.17.4 monitor progress.
- 3.18 Executive decision making will remain with the appropriate Committee of the Council.
- 3.19 In addition, a Granton Programme Board, chaired by the Chief Executive, will bring public sector partners together to ensure investment plans are aligned with the agreed joint vision.

## **4. Measures of success**

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- 4.1 A community which feels part of and able to inform and shape the regeneration of their area.
- 4.2 Implementation of a programme of meanwhile uses in vacant land and buildings which nurture and grow new initiatives.
- 4.3 Contributes to the successful regeneration of the Granton Waterfront.

## **5. Financial impact**

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- 5.1 There is no financial impact resulting from this report. The costs of the proposed working group will be contained within existing budgets.

## **6. Risk, policy, compliance and governance impact**

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- 6.1 Progress with delivering Granton regeneration will be reported to Housing and Economy Committee. Approval will be sought for award of contract to housebuilders from Finance and Resources at the appropriate time. Quarterly meetings will take place with ward councillors.
- 6.2 Wider governance as set out in sections 3.17–3.19 will help ensure strategic alignment with emerging vision and objectives.

## **7. Equalities impact**

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- 7.1 There are challenges with reaching everyone who will have an interest in the regeneration of Granton Waterfront. Future approaches will ensure actions to support greater involvement of a wider range of groups and individuals, including those who traditionally face barriers to engaging.
- 7.2 Investing in homes and neighbourhoods and improving quality of life will have a positive impact on people's physical and mental health.

## **8. Sustainability impact**

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- 8.1 The future housing development at Granton Waterfront will bring brownfield sites back into use.
- 8.2 The restoration of historic buildings and structures will preserve these significant structures for future use and also provide a landmark for this flagship regeneration project.
- 8.3 Homes will be built to high standards in terms of energy efficiency and sustainability and will therefore, help to reduce fuel poverty. New housing developed through the Council's house building programme is designed to high sustainability standards.
- 8.4 The Council's green-belt land ownership between Granton Waterfront and Cramond will be reviewed to identify opportunities to improve sustainability and bio-diversity, for example by additional tree planting.

## 9. Consultation and engagement

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- 9.1 Ward councillors are updated regularly on progress with regeneration.
- 9.2 A community and wider stakeholder engagement plan is in place to ensure that we can reach and capture the input from as many as people as possible. The NWWWG form a key component within this plan.
- 9.3 The Council is working closely with key public sector partners to develop a joint strategy and are working towards a set of agreed outcomes to help ensure collaborative working towards shared goals. This is detailed within the MoU included within appendix one of the report to [Housing and Economy Committee on 1 November 2018.](#)

## 10. Background reading/external references

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None

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## 11. Appendices

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Appendix 1 - Site context

Appendix 2 - Key emerging community and other key stakeholder priorities

# Appendix 1 – Site context



Development Framework Area

Delivery Plan Area

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