

Integrated Impact Assessment – Summary Report

Each of the numbered sections below must be completed.
Please state if the IIA is interim or final: **Final**

1. Title of proposal

Granton Waterfront Regeneration.

2. What will change as a result of this proposal?

The Granton Waterfront regeneration will transform the derelict brownfield, former gas works site in Granton. Over the next 10-15 years it is proposed to create a new residential-led mixed-use community and will deliver around 3,500 net zero carbon homes (of which at least 35% will be affordable), a low carbon heat network, a primary school, a health centre, commercial and cultural space and a new coastal park.

These new uses will be supported by new cycling and walking routes and enhanced public transport connections. Heritage buildings and structures, including the Granton Gas Holder, will be refurbished and made available for new uses.

The overall development will make a significant contribution to Edinburgh's target to become a net zero carbon city by 2030 through a mix of energy efficient buildings, renewable energy solutions, sustainable travel options and a nature-based approach to climate mitigation and adaptation.

Early action projects within the development area include the restoration of the Granton Gas Holder, the refurbishment of Granton Station, and the erection of over 600 affordable homes across three separate sites including 75 homes as a 'demonstrator' project for modern methods of construction in conjunction with Scottish Government.

A detailed planning application for phase 1 of Granton Waterfront was submitted on 17 June 2024. This includes the development of 847 homes, ground floor commercial units, enabling works for a primary school, energy centre and primary substation, and new and improved cycle and pedestrian routes.

3. Briefly describe public involvement in this proposal to date and planned

Consultation was undertaken to inform the production of the Granton Waterfront Development Framework, including a three-stage consultation exercise:

- Stage 1: November 2018 - "Tell us more about Granton Waterfront"
- Stage 2: January – February 2019 - "Granton Could Be..."
- Stage 3: May 2019 - "Granton Should Be..."

Key consultation outcomes during the three events above highlighted a strong desire for acceleration of the regeneration, requirement to build in resilience through tackling climate change, creation of green space to enhance biodiversity and health and wellbeing and the creation of jobs.

Public consultation events took place for other projects nearby including the Gas Holder proposals, Western Villages, Granton Station, and the Lighthouse.

In accordance with the statutory planning consultation process, a Proposal of Application Notice (PAN) was submitted, and consultation for Phase 1 of Granton Waterfront was undertaken between May and August 2023 with in-person events at Granton Station on 13 June 2023 and 17 June 2023 and a digital live Q&A event on 22 June 2023. The consultation events included the provision of leaflets and visual panels so that participants could gain a clear picture of what is being proposed. The consultation was advertised via the City of Edinburgh Council's social media channels, with 3,000 leaflets distributed to local households and the consultation was included in the Granton Waterfront newsletter which is distributed to over 500 people.

A follow-up, 'You said, we are doing' in-person event was carried out on 23 August 2023 to explain what actions are proposed as a result of the public consultation.

The outcome of the consultation comments was considered in designing the development. The record of all the consultation events formed the Planning Application Consultation (PAC) Report which was submitted with the planning application.

Consultation on the Granton Waterfront Parking Implementation Strategy and the initial designs for a Controlled Parking Zone (CPZ) was carried out between May and July 2023. This included posters, resident leaflets and two public drop ins that were run in conjunction with the Phase 1 PAN consultation drop ins.

The Traffic Regulation Order (TRO) advert will be a statutory consultation that will last 6 weeks where the public will be able to comment on the final CPZ proposals. This is anticipated to take place in September 2024.

Public consultation commenced on 18 June 2024 for the planning application for Phase 1 of the regeneration project and concluded on 12 July 2024. Representations made will be addressed in the subsequent Report of Handling to the Planning and Development Sub-Committee.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

No. The strategic decisions regarding the development of Granton Waterfront were made in the Granton Waterfront Development Framework and then incorporated in the Local Development Plan and subsequently the Edinburgh City Plan 2030.

5. Date of IIA

June 2024

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Sat Patel	Edinburgh Waterfront Programme Director (Lead officer)	06/2024
Linda Hamilton	Planning Advisor (Facilitator and report writer)	08/2021 & 05/2022
Bolatito Akintola	Housing Officer	
Gui Martins	Learning Estates Officer	
Cameron Baillie	Transport Advisor	2019
Kenny Bowes	Senior Planner	10/2023
James Walinck	Architect	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need	Scottish Index of Multiple Deprivation (SIMD)	<p>The development will target the existing surrounding communities of Boswall & Pilton, Granton & Royston Mains, Granton South & Wardieburn, Granton West & Salvesen, Muirhouse, and West Pilton.</p> <p>The site lies within datazone S01008928 in Granton West and Salvesen, which is ranked 1,999th in the 2020 Scottish Index of Multiple Deprivation (SIMD), placing it in the third most deprived decile nationally. Immediately to the east, a community that this regeneration will serve, is datazone S01008921 in Granton and Royston Mains which ranked 355th, placing it in the bottom (i.e., most deprived) decile. To the south is datazone S01008924 which ranked 765th placing it in the second bottom decile.</p> <p>This data proves that the area requires significant support and</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		infrastructure to mitigate the social inequality.
Data on service uptake/access	Edindex CEC Accessible Housing Study	Edindex gives data on housing waiting lists and show a clear demand for affordable homes in the city.
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	(SIMD)	<p>The existing problems and issues facing Granton Waterfront can be quantified using SIMD which enables geographical areas within Scotland to be compared in terms of relative deprivation.</p> <p>Granton Waterfront sits mainly within datazone S01008928. As of 2020, this datazone ranked the 1,999th most deprived of Scotland’s 6,976 datazones, placing it within the third most deprived decile. On the “Crime” domain, S01008928 ranked 251st of the 6,976 datazones, placing it in the bottom (most deprived) decile. On the “Housing” and “Education/Skills” domains, S01008928 ranked 1,091st and 1,134th respectively, placing it in the second bottom deciles.</p> <p>Multiple datazones adjoining S01008928 making up the wider Granton Waterfront area sit within the most deprived decile.</p>
Data on equality outcomes	<ol style="list-style-type: none"> 1. SIMD – deprivation. 2. Office for National Statistics (ONS) – earnings. 3. Education Scotland – school leavers qualifications 	The data shows that Granton Waterfront is a relatively deprived area with particular issues being crime, lack of access to good quality affordable housing and low education/skill attainment. There is a need for interventions that will help reduce crime, improve the housing supply, and boost residents’ education/skills.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	<p>and destination.</p> <ol style="list-style-type: none"> 4. Scottish Public Health Observatory (SPHO) - Crime rates 5. CEC – anti-social behaviour 6. Edinburgh Poverty Commission – poverty 7. DWP - child poverty 	
Research/literature evidence	As above	
Public/patient/client experience information	<p>CEC Tenant surveys.</p> <p>Edinburgh Tenants Federation. Monthly newsletter.</p>	<p>Every year the City of Edinburgh Council’s housing rent consultation gathers tenant views on their experience of the housing service and presents options for setting the next year’s rent levels. In addition, we also ask more detailed questions on cost of living difficulties and what issues were most affecting our tenants.</p>
Evidence of inclusive engagement of people who use the service and involvement findings		<p>Significant consultation was undertaken to inform the production of the Granton Waterfront Development Framework, including a three-stage consultation exercise:</p> <ul style="list-style-type: none"> • Stage 1: November 2018 - “Tell us more about Granton Waterfront” • Stage 2: January – February 2019 - “Granton Could Be...” • Stage 3: May 2019 - “Granton Should Be...”

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p>Key consultation outcomes during the three events above highlighted a strong desire for acceleration of the regeneration, requirement to build in resilience through tackling climate change, creation of green space to enhance biodiversity and health and wellbeing and the creation of jobs.</p> <p>Public consultation events took place for other projects nearby including the Gas Holder proposals, Western Villages, Granton Station, and the Lighthouse.</p> <p>Consultation for Phase 1 of Granton Waterfront was undertaken between May and August 2023 with an in-person event at Granton Station on 13 June 2023 and 17 June 2023 and a digital live Q&A event on 22 June 2023. The consultation events included the provision of leaflets and visual panels so that participants could gain a clear picture of what is being proposed. The consultation was advertised via the City of Edinburgh Council’s social media channels, with 3,000 leaflets distributed to local households and the consultation was included in the Granton Waterfront newsletter which is distributed to over 500 people.</p> <p>A follow-up, ‘You said, we are doing’ in-person event was carried out on 23 August 2023 to explain what actions are proposed as a result of the public consultation.</p> <p>The planning application for Phase 1 was submitted on 17 June 2024 and the public was consulted for the</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		statutory three week period from advert (18 June) until 12 July 2024.
Evidence of unmet need	Edindex	<p>Around 150 households bid for every Council and housing association home that becomes available for let.</p> <p>There are currently around 4000 households in temporary accommodation awaiting a move to a permanent home.</p> <p>Around 70% of available Council homes are let to homeless people with the remaining homes let to others in urgent housing need.</p>
Good practice guidelines	<p>Edinburgh Design Guide</p> <p>Edinburgh Local Development Plan</p> <p>City Plan 2030</p> <p>The City of Edinburgh Council New Build Housing Design Guide</p>	<p>The Edinburgh design guidance explains how to comply with local plan policies on urban design.</p> <p>A Local Development Plan (LDP) sets out policies and proposals to guide development.</p> <p>Sets out the strategy for development, proposals and policies to shape development and inform planning decisions in the city over the next 10 years and beyond.</p> <p>The Design Guide outlines the requirements for The Council’s Housebuilding Programme. The requirements were developed collaboratively with the Council, Housing Management Team, Housing Asset Management, Health and Social Care Partnership, Planning, Roads, Waste, Lot 1 and Lot 2 Framework Contractors, Architects and others.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Carbon emissions generated/reduced data	<p>2020 Air Quality Annual Progress Report</p> <p>Transport Assessment</p> <p>Sustainability Statement</p> <p>All heat and energy demand will be met through renewable sources with no requirements for any fossil fuels.</p>	<p>Annual update on the most recently available annual air quality monitoring data (2019), local pollutant trends and emerging issues. An Air Quality Impact Assessment was undertaken by Airshed for Phase 1 and submitted with the planning application.</p> <p>Accessibility and public transport provision. A Transport Assessment was undertaken by Sweco for Phase 1 and submitted with the planning application.</p> <p>The project works towards net zero carbon emissions, utilises zero carbon technologies, promotes passive design, renewable energy, sustainable transport, reduces water use, and surface water attenuation. A Sustainability Statement was undertaken by Atelier 10 for Phase 1 and submitted with the planning application</p> <p>This will ensure emissions from the development when operational are very limited.</p>
Environmental data	<p>City of Edinburgh Council 2021 Open Space Audit</p> <p>Ecological assessment</p> <p>Tree Survey</p>	<p>Classifies all significant open space within the urban areas of Edinburgh.</p> <p>Ecological Assessment (May 2024), by SWECO</p> <p>Tree Survey (May 2024) by Thomson Trees</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Drainage Strategy And Flood Risk Assessment	Surface Water Management Plan, and Hydraulic Modelling Report (May 2024) by ETIVE. Flood Risk Assessment by Envirocentre (May 2024)
Risk from cumulative impacts	Planning records for other applications	PfP Upper Strand Granton Harbour The Art Works Planning applications will assess the cumulative impact of applications in the area.
Other (please specify)	n/a	

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Positive Remediation of former industrial, contaminated land including buried asbestos will remove harmful contaminants.</p> <p>Provision of much needed homes on brownfield land which will protect green belt land from development.</p> <p>3500 new homes of mixed sizes and tenures, of which at least 35% will be affordable.</p> <p>New and improved cycle and pedestrian routes will be developed offering access across the site and access to the coast for existing population to the south and new residents.</p> <p>Increase in local population will support the provision of improved public transport provision e.g. additional bus routes.</p>	<p>New residents.</p> <p>All residents and visitors to Edinburgh</p> <p>New residents – including people & families who are at risk of poverty.</p> <p>Current local and future residents and businesses.</p> <p>Current local and future residents, visitors, and businesses</p>

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Creation of high-quality public realm and open space, including play spaces to meet existing deficit in the area.</p> <p>Well-designed streets including lighting and planting will increase security by surveillance and street activity.</p> <p>Easier and direct pedestrian and cycle access to the coast via new north-south route.</p> <p>Reduced availability of car parking coupled with improved cycle / pedestrian routes will improve air quality and will have positive health benefits.</p> <p>New wheelchair accessible homes</p> <p>Enhanced building fabric of homes with increased insulation and triple glazing will reduce need to heat home and prevent fuel poverty.</p> <p>PV panels will provide free electricity helping to reduce utility bills.</p> <p>New primary school with direct access to greenspace at Forthquarter Park.</p>	<p>Current local and future residents.</p> <p>Current local and future residents</p> <p>Current local and future residents, and visitors</p> <p>Current local and future residents</p> <p>Wheelchair users</p> <p>New residents</p> <p>New residents</p> <p>Primary age children</p>
<p>Negative</p> <p>Reduced parking levels could result in parking overspill in other areas creating issues between new and existing residents and could be viewed as a disincentive to move to the area.</p> <p>Risk of lack of integration (physical and social) between existing neighbourhoods and new developments</p> <p>Construction causes disruption to surrounding residents e.g. noise, dust, vibration and traffic.</p>	<p>New and existing residents.</p> <p>New and existing residents.</p> <p>Existing Residents.</p>
Environment and Sustainability including climate change emissions and impacts	Affected populations
<p>Positive Design that promotes sustainable living:</p>	<p>New and existing residents.</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
<ul style="list-style-type: none"> • reducing the need to travel through adopting 20-minute neighbourhood principles • new and enhanced active travel routes • reduced parking (25% cap) with alternative options like city car club provided • 200% safe cycle storage provided across all homes • Green space on every doorstep. <p>Plan for and adapt to the unavoidable impacts of climate change (surface water flooding, sea level rise, hotter and drier summers, milder and wetter winters) by eg:</p> <ul style="list-style-type: none"> • installation of Sustainable Urban Drainage Systems (SUDS) • use of greenspace and nature based solutions • reducing urban creep through greening and permeable surfacing • natural flood defences • explore potential for blue / green roofs • no underground storage tanks for water attenuation • rain gardens <p>Increase local renewable energy generation for a net zero ready community:</p> <ul style="list-style-type: none"> • fossil fuel free heating solution • enhanced fabric to reduce need to heat homes • homes designed to benefit from maximum solar gain. • PV panels for local electricity generation 	<p>New and existing residents.</p> <p>New and existing residents.</p>
Negative	
<ul style="list-style-type: none"> • Redevelopment of 'wild' areas will lead to loss of habitat. • Embodied carbon within construction materials and within energy used to construct homes. 	<p>New and existing residents.</p> <p>New and existing residents.</p>

Economic	Affected populations
<p>Positive</p> <ul style="list-style-type: none"> • Increased population to support local shops/business. • All homes built with dedicated work from home space to allow for flexible working. • Fibre to Premise on all new builds. • Improve local employment opportunities. • Help young people into positive destinations. • Apprentices, work placements, interview techniques. • Facilitate links between schools, college and employment agencies through learning and work forum to increase access for help with literacy and numeracy for children and adults. • Create new, affordable workspaces aimed at early stage businesses. 	<p>Local businesses</p> <p>New residents</p> <p>All local groups and residents.</p>
<p>Negative</p> <ul style="list-style-type: none"> • Competition for work from new residents 	<p>Existing unemployed residents</p>

9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children’s rights, environmental and sustainability issues be addressed?

The development will be carried out by the developer partner (Cruden) on behalf of the Council. All contractors and sub-contractors will need to comply with the terms imposed by CEC through Procurement to ensure Fair Pay, Equalities etc.

10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.

The Granton Waterfront Team will consult with the community during the construction and ensure community benefits are allocated to groups and projects most in need or those that will have the biggest impact.

The Granton Waterfront Webpage will be regularly updated to inform existing communities and the public of upcoming works and potential disruption, community benefit information and ways to contact the developer or contractor. All notifications will include ‘happy to translate’ information.

The Granton Waterfront Newsletter will regularly update its readers on current works and projects.

Tenant handover packs will be drafted to be clear and concise with simple language to help new residents get to grips with their new home and will include information on local active travel routes, public transport links and energy saving advice.

- 11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

No. City Plan 2030 has carried out a Strategic Environmental Assessment (SEA). The proposals for Granton Phase 1 have been screened for an Environmental Impact Assessment. Planning has confirmed that an EIA is not required for Phase 1. Subsequent phases and planning applications will be screened for an EIA in due course.

- 12. Additional Information and Evidence Required**

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

No further information is required.

- 13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Contractor should enrol scheme with considerate constructors scheme and adhere to HSE guidance.	Main Contractor - Cruden	Throughout build contract	August 2025
Regular newsletters to surrounding residents and interested parties to notify of upcoming disruptive works and progress.	Granton Waterfront Team	Throughout build contract	August 2025

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Granton Waterfront Website will be kept up to date to advise on progress	Granton Waterfront Team	Ongoing	August 2025
Tree protection measures to ensure integration of existing landscape within the proposed development areas and new landscaped areas to mitigate loss of habitat.	Main Contractor - Cruden	Throughout build contract	August 2025
Ensure letting policy for homes contains a good mix of starters and movers to create good integration between existing and new residents.	Local Housing Team.	Ongoing as development progresses	Annual review

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

Redevelopment of 'wild' areas will lead to loss of habitat – this is an unavoidable impact of redeveloping long-term brownfield land that has been partially rewilded, in addition there is land contamination within those areas which will require remediation.

Energy required to develop the site – embodied carbon emissions from the construction process is an unavoidable impact of construction.

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Tenant satisfaction surveys will be undertaken once the homes are occupied.

16. Sign off by Service Director

Name Peter Watton

Date 23/09/2024

17. Publication

Completed and signed IIAs should be sent to:

integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments

Edinburgh Integration Joint Board/Health and Social Care

sarah.bryson@edinburgh.gov.uk to be published at www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/