

## PHASE 1 POTENTIAL QUESTIONS

QUESTION	RESPONSE
How can I comment on the proposals?	You can email <a href="mailto:granton.waterfront@edinburgh.gov.uk">granton.waterfront@edinburgh.gov.uk</a> or scan the QR code and URL provided to access the Council's dedicated consultation hub for this project. Further opportunities will be available when the detailed planning application is submitted towards the end of this year.
When will the planning application be submitted?	The application will be submitted in late 2023.
When will the development begin?	Construction of enabling works aim to begin in mid-2024; these works will clean up the land and put in the key infrastructure to allow the development to take place. Construction of homes will start in 2025 and continue for around three years to 2028.
How many homes will be in Phase 1?	700 + homes will be delivered as part of phase 1.
How many homes will be affordable?	A minimum of 35% homes will be affordable. These will be distributed throughout the development and will be a mix of social and mid-market rent.
Will there be playparks for younger children?	The Granton gas holder which has dedicated play areas for younger children will open to the public in 2024. Within the wider phase 1, there are many areas of open green space with informal play.
When will the school be delivered?	It is anticipated that the school will be delivered in 2026/27.
The area is important for wildlife – what is being done to preserve wildlife?	The proposals are being developed to consider the site's ecological/biodiversity value, and these will be linked and enhanced where possible/appropriate. A significant enhancement to the development framework in terms of ecology/biodiversity is proposed with the retention of the 'legacy landscape'. Proposals for these will include biodiverse planting where possible, with the aim of creating robust green corridors. Blue/green roofs are being considered within the development.
What is happening with the gas holder?	The gas holder is being transformed into a new city park which will open in 2024. There will be various zones for play and recreation alongside event space. The structure will be lit up 365 days a year.
Are there any community facilities?	The station building has recently completed and will be home to Wasps, a third sector charity. Granton Station creative works is set to open its doors in early September. The vibrant creative hub will offer a range of options for tenants, including individual offices and flexible co-working/hot-desking areas. Additionally, it boasts a gallery/workshop space that can be rented for both internal and external events and exhibitions, as well as offering a versatile meeting room equipped with audio-visual technology, available for both internal and external bookings. The station building square has been retained by the Council for the community uses such as events, recreation, and leisure. An events protocol for use of this space is currently being developed.  20 West Shore Road is being developed by Edinburgh Palette to provide studio and workspace to incubate creative businesses, hosting a

	marketplace for emerging food businesses, and to provide a base for community based leisure.
How high are the buildings?	The buildings will range from 2-7 storeys.
Who is the developer for the housing?	Cruden Homes East are the Council's development partner.
Will there be a mix of houses and flats?	A range of house types will be delivered including flats, colonies, and houses.
When will we get to see further details on these proposals as I want to know what this is going to look like?	Once views are gathered from this consultation the plans will be further developed. A further public event will take place in August 2023 and will take the form of a 'you said, we did' event. The detailed design will be submitted to the planning authority in late 2023 where formal representations can be made to the planning authority.
When will these homes be available to buy and how do I keep up to date?	It is expected that the first homes for sale would be available to buy from early 2026.  You can keep up to date by subscribing to the Granton Waterfront newsletter at <a href="mailto:granton.waterfront@edinburgh.gov.uk">granton.waterfront@edinburgh.gov.uk</a> .
When will the wider area be built out?	The renovation of the historic station building on Waterfront Broadway has recently been completed and work is well underway on the housing development to the rear of the station for 75 homes and three ground floor commercial units. Residents will start to move into these units in January 2024.  Work is also underway at Western Villages to create 444 homes with residents expected to start moving into homes in Autumn 2023.  Further phases of the wider project will be developed over the next 15 years with public consultation undertaken for each phase.
What are you doing to protect the biodiversity in the area?	A Habitat Regulation Appraisal has been carried out in collaboration with Nature Scotland. This precautionary, rigorous and legally binding procedure protects Scotland's internationally important sites and sets out to inform how the council should protect the rich surrounding biodiversity. All appropriate measures will be taken to mitigate the impact on local biodiversity while creating new and enhanced areas in and around the development.
How sustainable will the homes be?	The new homes will be net zero with no gas required to generate heat and hot water. An innovative sewer based heat solution is under consideration for the wider development. The design of the houses will take a fabric first approach to make the homes as efficient and sustainable as possible and renewable technologies will be used to generate electricity on site to reduce the demand required from the national grid.
How will the new development ensure access and mobility for people with disabilities?	The development is being designed to provide level access to ground floor homes. All social rent homes will be designed in line with the standard for Housing for Varying Needs.

What are your plans for retail and leisure offering?	Approximately 3,000 sqm of ground floor commercial floorspace is proposed for this phase. These will take the form of small units rather than a supermarket and will be dispersed across the site, comprising space for small businesses.
How do I get on a waiting list for social housing / mid market rent housing?	You can register with Edindex.
How do I follow progress on the new development?	You can be kept up to date by signing up to our newsletter. Please email <a href="mailto:granton.waterfront@edinburgh.co.uk">granton.waterfront@edinburgh.co.uk</a> and we will add you to the mailing list.
What is the current status of the MRT/tram line to Granton?	The Council is currently investigating a north - south Mass Rapid Transit (MRT) route that would link Granton to the BioQuarter and the Royal Infirmary via the city centre. This includes the option for a tram route. A number of route options are currently being investigated with a public consultation on this expected towards the end of this year (2023).
When could the MRT/tram line to Granton be operational?	2030 at the earliest for an operational MRT/Tram line to Granton.
Where will the MRT/tram line and stops be located through Granton?	It is anticipated that any form of MRT or Tram will follow the current safeguarded route that travels down Waterfront Broadway from West Granton Access, turning east onto Waterfront Avenue through a development site alongside the diagonal active travel route to the West Harbour Road Junction where it will turn east again along West Harbour Road along towards Granton Square. The current proposed stops are on Waterfront Avenue (Outside Scottish Gas HQ/ 1 Waterfront Av), Saltire Square and Granton Square.
How long will the construction period be for the MRT / tram line?	A number of route options are currently being investigated and the construction duration for each option vary between three and five years.
How/When can I comment on the Tram proposals?	There will be formal public consultations in relation to any MRT /Tram proposals. Details of these consultations will be made available using the Council's usual channels of communication.
What impact will there be on active travel routes?	There are no designs for MRT or tram at this early stage of development, but any future design work will take account of active travel requirements.
Are there going to be any buses coming into the new development?	We are future proofing routes through the development to ensure that they can accommodate buses and we are currently in discussions with Lothian Buses regarding the level of infrastructure needed to facilitate bus services coming into the development from an early stage.
Where will the bus stops be?	Bus stops will be placed at strategic points at around 400m apart and close to access paths. Locations for bus stops are currently being discussed for numerous locations across the development.

<p>What active travel improvements are currently proposed in and around Granton Waterfront?</p>	<p>An extensive active travel network is proposed for Granton Waterfront that will link into the strategic active travel network, ensuring new and existing residents can choose to safely walk and cycle both around and to and from Granton Waterfront.</p>
<p>What active travel routes are currently being looked at?</p>	<p>Not including the extensive levels of active travel infrastructure included as part of Phase 1, there is the following projects:</p> <ul style="list-style-type: none"> <li>• NEAT Connections: <ul style="list-style-type: none"> <li>○ De-dualling of Pennywell Road including bi-directional (two-way) cycle lane with associated landscaping and public realm improvements.</li> <li>○ Upgrade of Pennywell Road Roundabout to include pedestrian and cyclist crossing points on all arms.</li> <li>○ Segregated uni-directional (with flow) cycle lanes on West Granton Road between Pennywell Road and West Granton Access (includes and upgrade of the West Granton Rd / Waterfront Broadway Access Junction). Potential for route to be extended to Crewe Road North Junction to connect in with development.</li> <li>○ Active travel improvements to Ferry Road between Pennywell Road and the Red Bridge (including crossing/junction upgrade at Red Bridge)</li> </ul> </li> <li>• The Core Path or Spiers Bruce Way connects Caroline Park Avenue and West Shore Road, the path has been widened and resurfaced including a delineator kerb to provide a level of user segregation, street lighting has also been installed. Construction was completed in December 2022.</li> <li>• Marine Drive / West Shore Road or the Western Villages Active Travel Route will provide active travel improvements between the Pennywell Road Roundabout and Gipsy Brae. Improvements will include a 3m wide bi-directional cycle route, Landscaping and SuDs improvements and renewed and new sections of footway.</li> <li>• Funding has been awarded to progress a number of active travel improvement designs, these include: <ul style="list-style-type: none"> <li>○ The Promenade and West Shore Road</li> <li>○ Forthquarter Park</li> <li>○ Waterfront Park and Waterfront Avenue</li> <li>○ Waterfront Broadway</li> </ul> </li> </ul>
<p>How much cycle parking will be provided?</p>	<p>The new development will provide a significant level of cycle parking for both residents and visitors that will be in line with current cycle parking policy.</p>
<p>What is a Mobility Hub?</p>	<p>A mobility hub is a local and accessible place which brings together different transport modes alongside associated facilities, services and information to encourage more sustainable travel. It will likely include:</p> <ul style="list-style-type: none"> <li>• Access to public transport</li> <li>• Shared Transport (car club and bike hire)</li> <li>• Long, Medium and short stay cycle parking hubs including a potential cycle hub/cafe.</li> </ul>

	<ul style="list-style-type: none"> <li>• Electric Vehicle (EV) Charging facilities</li> <li>• Taxi Rank</li> <li>• Click and collect/parcel lockers</li> <li>• Public realm and landscaping</li> <li>• Transport and real time information</li> </ul>
Where is the mobility hub going	<p>Two locations have been identified:</p> <ul style="list-style-type: none"> <li>• Waterfront Avenue (around the Gas HQ, D1 development and into the new development) – to be delivered as part of Phase 1.</li> <li>• Granton Square – to be delivered at a later phase (likely phase 2).</li> </ul>
Will the mobility hubs link in with buses and the proposed MRT/tram line?	The mobility hub locations have been strategically positioned around existing bus services and stops and around proposed stops/halts on the MRT/Trams line.
What level of car parking is being provided for the new development?	Car parking will be in line with current policy and guidance, including the Granton Waterfront Development Framework which limits car parking to a maximum of 25% for the framework area, meaning car parking will range across the development between 0-25%, this allows for a flexible design which ensures adequate space is provided for people moving around and landscaping.
Why are you only doing 25% parking?	<p>A low car approach for the framework area is being taken to contribute towards the net zero aim of the development as well as ensuring that the streets are designed for people, and they contribute towards the guiding “Granton Principles” as per the Granton Waterfront Development Framework.</p> <p>The low car approach is also being taken to positively influence modal shift and encourage new and existing residents to utilise sustainable transport options, which will contribute towards the Cities wider transport aims and objectives.</p>
How will people get around if they don't have a car?	Extensive sustainable transport options are currently being investigated to support this development as well as provision for local services and amenities that will ensure new and existing residents can live well locally.
How much Accessible/Disabled Parking are you providing?	Accessible / Disabled car parking will be provided in line with current guidance, these spaces will be strategically positioned to ensure ease of access and egress.
How much EV charging infrastructure are you providing?	EV Charging infrastructure will be provided in line with current guidance (Currently 1 space per 6 car parking spaces).
How will you ensure that overspill car parking from the	The City of Edinburgh Council is currently consulting on a proposed Controlled Parking Zone (CPZ) for the Granton Waterfront area. This would include parking and loading restrictions and resident parking permits that

new development  
does not impact on  
existing residents?

would be capped to ensure that any overspill car parking onto surrounding streets is minimised.