

Planning Committee

2.00pm, Wednesday, 2 September 2020

Leith Walk/Halmyre Street Place Brief

Executive/routine

Wards

Council Commitments.

Leith Walk

[1](#), [10](#), [47](#)

1. Recommendations

- 1.1 It is recommended that Committee approves the appended place brief for the site at Leith Walk/Halmyre Street (Appendix 1) as non-statutory planning guidance.

Paul Lawrence

Executive Director of Place

Contact: Will Garrett, Team Manager, Spatial Policy.

E-mail: will.garrett@edinburgh.gov.uk | Tel: 0131 469 3636

Leith Walk/Halmyre Street Place Brief

2. Executive Summary

- 2.1 This report seeks approval of a place brief to provide guidance for a co-ordinated approach to a housing led, mixed-use development on the site at Leith Walk/Halmyre Street. It has been prepared by the Council's Planning Service in collaboration with other Council services and has involved extensive engagement with the local community and other stakeholders

3. Background

- 3.1 There are three areas covered by the place brief within different ownerships. These are shown on the plan in Appendix 2.
- 3.2 Area 1 - This area sits behind the shops and houses on the east side of Leith Walk. The site comprises a car park for the NHS clinics on Leith Walk. The remainder of the site is vacant.
- 3.3 A Proposal for Application Notice (PAN) (19/00415/PAN) was submitted for this site in January 2019. It informed the Planning Committee of a forthcoming planning application for flats, student accommodation with gym and associated landscaping. One of the points raised by Planning Committee was that development of this site should be co-ordinated with the adjacent tram depot (area 2). The applicant agreed to hold back the submission of a full planning application until a place brief was prepared for the wider area.
- 3.4 Area 2 – This is the site of the former tram depot and it is in Council ownership. This area has been cleared of former developments and currently accommodates temporary offices for staff working on the current phase of the city tram project and some 'meanwhile' (pop-up) uses. Once the current tram project is completed and the temporary offices removed, this part of the site can be developed, this will be post 2024. Housing Services is looking to progress a housing-led, mixed use development on the site once it is available.
- 3.5 Area 3 – This is a large, stone-built former mill building currently occupied by a bingo hall. The entrance to the bingo hall is part of the former railway arches along Manderston Street which border on to the northern part of the site. This area has an important impact on the adjacent sites. If the building was demolished it could allow for an additional access to be made into the site from Thortrees Street. The bingo

hall site has therefore been included in the brief but, as its future is unknown, the place brief is written to be flexible – in considering development with or without the redevelopment of the bingo hall site.

- 3.6 This place brief has been written to ensure that future development on these sites is co-ordinated to avoid piecemeal development and to achieve the best outcomes for the site.

4. Main report

Planning context

- 4.1 The site is bounded by Leith Walk to the west, Manderston Street to the north, Halmyre Street to the east and Smith's Place to the south (see Plan 1 - Site Context). In the Edinburgh Local Development Plan (LDP), the entire site is within the Urban Area as shown on the LDP map.
- 4.2 The site abuts part of the Leith Conservation Area fronting on to Leith Walk. LDP Policy ENV 6 (Conversation Areas – Development) will apply to future proposals.
- 4.3 LDP Policy TRA 7 relates to the tram safeguarding and the route down Leith Walk to the west of the site is shown on the LDP proposals map. This will be a significant factor in the assessment of any applications and the determination of car parking standards.
- 4.4 There are a number of design policies in the LDP relevant to the preparation of this brief. In particular Des 1- Design Quality and Context, Des 2 Co-ordinated Development, Des 5 Development and Design – Amenity, Des 7 Layout and Design and Des 8 Public Realm and Landscape and Design.
- 4.5 The creation of good places is a key strand of Scottish Government planning policy, set out in the following documents – Designing Places, Creating Places and Designing Streets. In December 2015, The Scottish Government, NHS Scotland and Architecture and Design Scotland (A&DS) launched the Place Standard assessment tool to support the delivery of high quality place around Scotland.
- 4.6 The Leith Walk/Halmyre Street Place Brief is another opportunity to deliver the placemaking agenda on a site in the urban context. It also involves the use of the place standard assessment tool in an appropriate form to help capture community aspirations.

Preparation of the Brief

- 4.7 The draft place brief is the outcome of joint working between Planning and Housing services. There has been extensive consultation with officers across the council and other key stakeholders to identify planning considerations and constraints on the site. The outcome of this work is detailed in Appendix 3
- 4.8 There has been valuable input from the local community, Community Councils and other stakeholders and stakeholder groups in Leith. There has also been discussion with the various landowners and proposed developers of the sites. In addition, there has been a lot of work carried out by the community in Leith to identify priorities for

the community and areas of concern. This consultation work has been taken into account in the development of the place brief.

- 4.9 In January 2020 a series of community engagement drop in events were held and an online questionnaire set up on the council website. The questionnaire was based on the place standard tool. The drop-in sessions were an opportunity to provide local people with some historic and planning context to the preparation of the place brief and to engage in conversation with those attending, to find out more local information about the area. More detail of the events is provided at section 7 of this report. A draft place brief was prepared to reflect the community views and aspirations which were expressed at these events and via the online questionnaire. A summary of the comments received through the initial consultation stage are provided in Appendix 4.
- 4.10 The draft place brief was posted on the Council consultation hub in Feb 2020. The duration of consultation and subsequent extended period to accommodate the Covid 19 emergency is explained at section 7 of the report. The feedback received through this consultation has been reviewed and has informed the development of the finalised place brief.
- 4.11 Some of the points raised by the community and other stakeholders include:
- 4.11.1 Support for development of social/ affordable housing;
 - 4.11.2 Mixed tenure homes for a range of households including families and the elderly should be provided;
 - 4.11.3 Active travel and a reduction in the reliance on car use should be promoted;
 - 4.11.4 A cycle route through the site linking Leith Walk and Easter Road should be provided;
 - 4.11.5 Support for well-designed functional open space;
 - 4.11.6 Community uses and flexible small-scale business uses should be provided; and
 - 4.11.7 Building heights across the site should be carefully considered in relation to surrounding buildings.

The Leith Walk/Halmyre Street Place Brief

- 4.12 The place brief sets out a vision for the site and establishes placemaking principles to guide the design of future development. A key role of the place brief is to ensure that development across the sites is co-ordinated to achieve the best outcome for the existing and future communities in the area. The brief includes design and placemaking principles under the following headings:
- 4.12.1 General principles;
 - 4.12.2 Movement;
 - 4.12.3 Open space;
 - 4.12.4 Built form; and

- 4.12.5 Other planning considerations.
- 4.13 Amendments were made to the draft place brief after reviewing the comments received. A summary of the additional text/general additions are:
- 4.13.1 A potential cycle connection has been shown through the site linking Stead's Place and Thorntree Street;
 - 4.13.2 An additional plan has been included showing 'Indicative vehicular access on the site
 - 4.13.4 Detail setting out what is considered a reasonable area for useable green space across the site has been included;
 - 4.13.5. Reference has been made to the open space strategy to provide a range of potential uses which meet the needs of the community;
 - 4.13.6 Sustainable Drainage Systems (SUDS) are not a single function and are included as recreational uses within green space;
 - 4.13.7 The indicative location of the open space and public realm is shown as more central and provided along key active travel routes;
 - 4.13.8 The development framework indicates that buildings of a lower height should be provided to the south east of the site;
 - 4.13.9 The need for a detailed building assessment of the bingo hall has been deleted;
 - 4.13.10 The indicative plans have been amended to
 - 4.13.10.1 clarify how proposed buildings should relate to existing buildings on Leith Walk; and
 - 4.13.10.2 indicate the area of the site suitable for family/colonies housing and retention of NHS car park.
- 4.14 Future planning applications for any part of the site will be required to address the principles within the place brief to ensure that development helps to create a good place. Once approved, the brief will have the status of non-statutory planning guidance and will be a material consideration in the determination of relevant planning applications. It may also be used by other Council services and Locality partners to inform decisions on investment priorities and other actions.

5. Next Steps

- 5.1 The local community and other stakeholders will have further opportunity to comment on the proposals at both PAN and planning application stage.
- 5.2 It is likely that a planning application will be submitted for Area 1 before any other part of the site.

6. Financial impact

- 6.1 This project, as part of the Placemaking Agenda, is being delivered by the Council's Planning Service in collaboration with Housing. Existing staff resources are being used. Approval of this place brief will not result in any further financial impact.

7. Stakeholder/Community Impact

- 7.1 There have been two stages of stakeholder community impact. The first stage took place in January 2020. An online questionnaire was prepared comprising questions relating to the Place Standard Tool. The questionnaire was loaded on to the Council's consultation hub and publicised locally.
- 7.2 Three community engagement sessions were organised to signpost local people to the online questionnaire. These sessions were in McDonald Road Library on 13 January 2020, Leith Community Centre on 15 January 2020 and Out-of-the-Blue Drill Hall on 22 January 2020. All attendees were encouraged to go online and complete the questionnaire. An average of 55 people attended each session.
- 7.3 There were 233 responses to the questionnaire. These responses have been collated and include in a report of consultation summary which is appended to this report (Appendix 4).
- 7.4 The discussions which took place at the community events and the online comments informed the contents of the initial place brief.
- 7.5 The second stage of stakeholder/community engagement comprised putting the place brief on the consultation hub for comments. The consultation was for an initial period of two months. This period was extended for a further two months due to the Covid-19 emergency and the final date for responses was 1 June 2020. A total of 19 responses were received including responses from Leith Central and Leith Links Community Councils. A summary of the responses made through the consultation on the draft place brief are in Appendix 5. This document also includes the council's responses to the comments received and an indication of any changes that were made to the place brief as a result.
- 7.6 There will be an opportunity for further consultation and engagement at various stages of planning application and Proposal of Application Notices (PANs).

8. Background reading/external references

- 8.1 [Development Management Sub-Committee Wednesday, 20th March 2019 webcast](#). 19/00415/PAN discussed between 1:11:40 to 1:20:35.

9. Appendices

- 9.1 Appendix 1 - Finalised Leith Walk/Halmyre Street Place Brief (Sept 2020);
- 9.2 Appendix 2 - Leith Walk/Halmyre Street site - plan of the principle owners;

- 9.3 Appendix 3 - Leith Walk Halmyre Street Site analysis report (March 2020);
- 9.4 Appendix 4 - Leith Walk/Halmyre Street Report of consultation (March 2020); and
- 9.5 Appendix 5 - Summary of consultation representations to the draft Leith Walk/Halmyre Street Place Brief (July 2020).

Finalised Place Brief: Leith Walk/Halmyre Street (September 2020)

Deleted: Draft



Contents

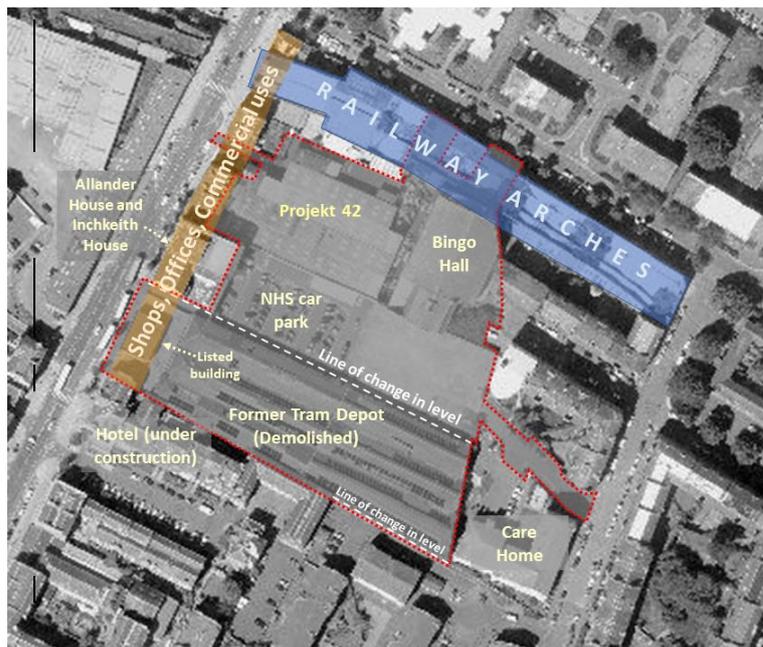
1. Introduction
2. Purpose
3. Vision and Aim
4. Opportunities offered by the site
5. Placemaking Principles
6. Conclusion

1. Introduction

1.1 This Place Brief has been prepared to guide the redevelopment of an area of vacant brownfield land to the east of Leith Walk between Leith Walk and Halmyre Street. It revokes the Statement of Urban Design Principles for 131-165 Leith Walk (approved at planning Committee, 25th November 2004). The site is in three main ownerships - the area shaded blue is owned by the Council (formerly occupied by the tram depot), the area shaded orange is an active bingo hall, and the area shaded white includes former government offices (currently used by a community gym - Projekt 42) and a car park used by NHS services.



The site and surrounding area with main landownerships identified



The site sits directly behind a frontage along Leith Walk which contains shops and food outlets, health care uses (Inchkeith House and Allander House), and a number of homes.

Deleted: buildings

Deleted: (currently occupied by the NHS)

To the north the site is bound by former railway arches. These are currently being used as workshops, garages, a local music venue and bingo hall.

Deleted: and

To the east the site is bound by housing and a care home off Halmyre Street and Thorntree Street.

Deleted: of

Deleted: there

To the south the site is mainly bound by housing although a hotel is currently under construction in the listed Smith's Place.

1.2 Careful consideration has been given to the area around the site in order to promote high quality placemaking on and around the site boundary and ensure good connectivity with the surrounding area, particularly in terms of active travel links.

The site is adjacent to the Leith Conservation Area. The site has a rich industrial past although little remains of the industrial and transport buildings that formerly filled the site apart from the 'C' listed former tram depot at 165a Leith Walk. This a Modern Movement building from the 1930's which was designed to be free standing (trams passed either side of it as they exited the depot). Further remnants of the industrial heritage are the red sandstone railway arches which form the northern boundary of the site. These are unlisted but important for the character of the area.

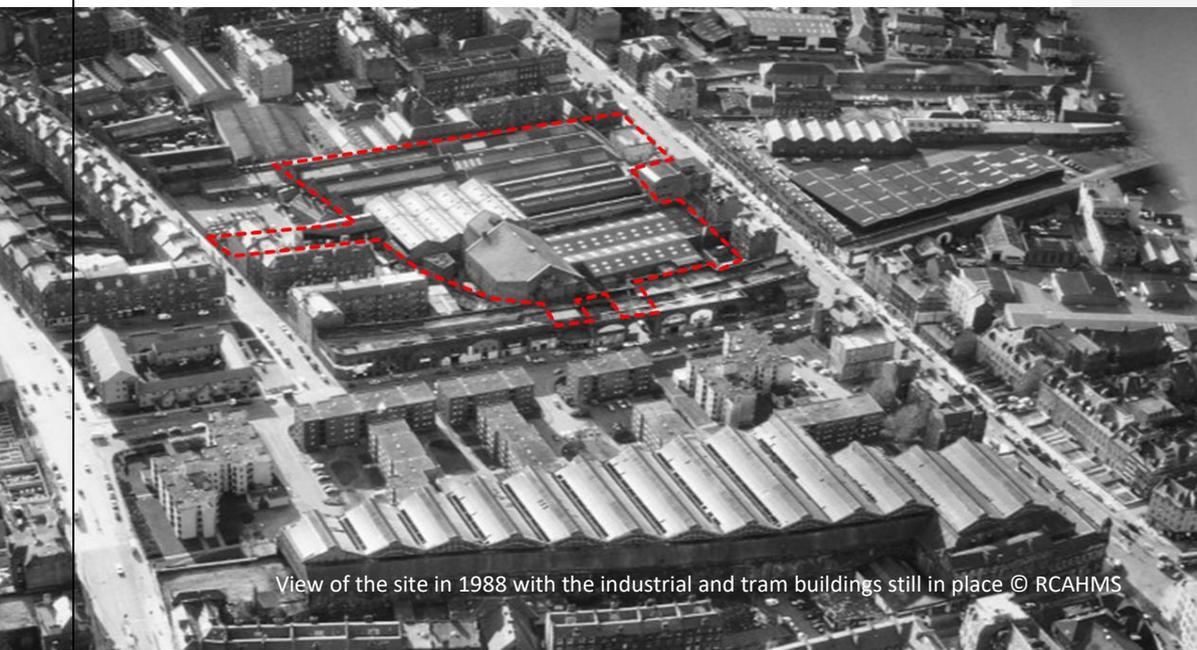
Deleted: , it

Deleted: history

Deleted: which is

Deleted: . This building

Deleted: T



View of the site in 1988 with the industrial and tram buildings still in place © RCAHMS

1.3 To the south the site is bound by the rear of several 'B' listed buildings on Smith's Place and a high brick wall. A former chemical works at number 17 Smith's Place forms the boundary of the site, this building has been converted into flats which overlook the site. The bingo hall is of merit and the interior is impressive although it is not listed. The western elevation of the bingo hall was formerly part of an earlier mill building on the site.

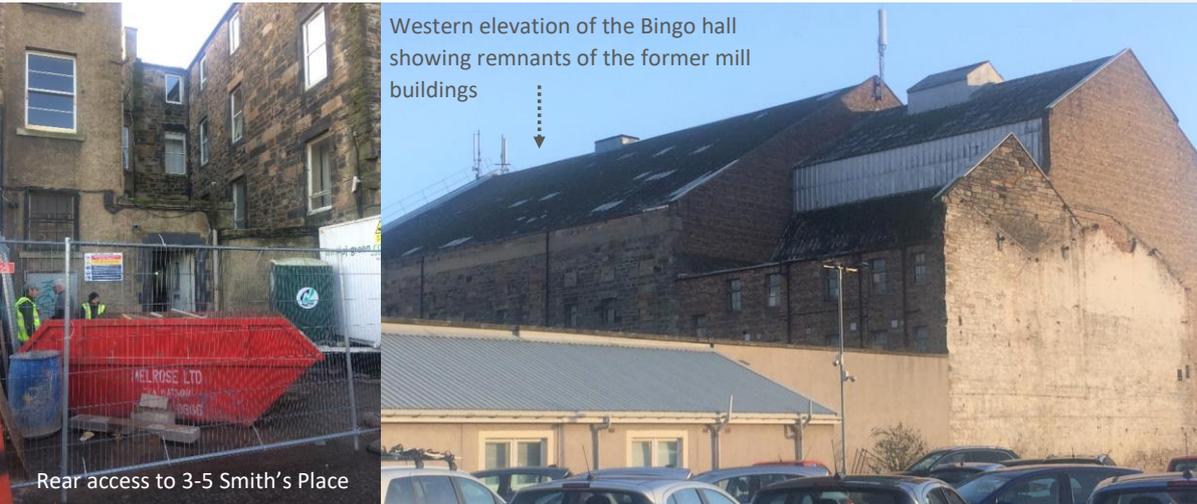
Deleted: wall



Listed building at 165a Leith Walk

Railway arches along Manderston Street

- 1.4 An extension to the Edinburgh tram system is to be built along Leith Walk. As a result turning options into and out of the site will be limited. There will be some controlled and uncontrolled crossing points provided along the frontage of the site and the junction at Manderston Street will be signalised – allowing for right turns.
- 1.5 A new hotel being developed at 3-5 Smith's Place has a ramped accessible entrance which is taken from the site.



2. Purpose

- 2.1 A place brief is a set of high level principles established to shape the future development of a site. The place brief sets a vision for the redevelopment of the site and includes site specific placemaking principles.
- 2.2 The place brief for Leith Walk/Halmyre Street has been prepared collaboratively by the Council with considerable input from the local community and other stakeholders including the other landowners. The development of the brief has involved two elements of engagement:



2.3 Over the last few years there have been a number of community led consultation exercises to identify community priorities for the area going forward. The dominant themes coming out of these consultations were to:

- maintain the strength and diversity of the community in Leith;
- reduce social isolation through the provision of new civic spaces and places to meet; and
- have more affordable housing choices to suit people and households with different needs and at different stages of their lives.

2.4 In January 2020 the City of Edinburgh Council held a number of drop-in events in local venues and prepared an online consultation to provide people with the opportunity to have their say on the future of the Leith Walk/Halmyre Street site. The sessions highlighted some of the comments which had been raised at previous events organised by local interest groups throughout Leith.

Key points which emerged from the community engagement:

- There is a strong feeling of community and sense of belonging in the area; generally, people feel safe during the day. Maintaining the strength and diversity of the community is important;
- The architectural heritage and character of the area are to be cherished and protected. And unused land should be creatively reused;
- There is a need for environmentally sustainable social and affordable housing choices for people at different stages in their lives. There were concerns about the impact of the scale of student housing and short term lets (such as air bnb) in the area;
- More green and blue spaces and trees are needed with better connections to nearby green spaces;
- Access to facilities and amenities were all rated highly by the surrounding communities although there was a concern about the lack of GP services to support the growing population;
- There is a desire for improved access to social, cultural and leisure activities and affordable places to meet;
- Walking routes have improved in the area but there was a desire for an east to west pedestrian/cycle route to be provided through the site, improving local connectivity and helping to integrate the site with the wider community;
- Most people considered that the area had good access to public transport with connections to the city centre and elsewhere. However, the amount of traffic and parking are key issues in the area; and
- Support to maintain existing local and independent businesses and create affordable opportunities for new businesses.

Deleted: Generally, people feel safe during the day;

Deleted: .

Deleted: U

Deleted: existing

Deleted: and more trees

2.5 A follow up consultation was carried out in late spring 2020 on a draft of the Place Brief, this document reflects the outcomes of these consultations.

Deleted: The following place brief reflects these community views.¶

- 2.6 A full record of the engagement process and the comments received can be viewed in the consultation report which supports this brief. Summaries of the engagement with specialist officers and key agencies can be found in the site analysis report which supports this brief.
- 2.7 This place brief constitutes non-statutory planning guidance. It will be a material consideration in determining future planning applications. Applications will also be assessed against the policies in the Local Development Plan (LDP) in the normal way.
- 2.8 This place brief creates a framework for co-ordinated development across the different land ownerships across the site and is flexible enough to accommodate change. It is likely that different parts of the site will be developed at different times and some areas (such as the bingo hall) may remain in their existing use. Earlier development proposals must not be developed in isolation without due consideration of the adjacent areas.

3. Vision and Aim

- 3.1 The vision is for a development which includes a range of uses reflecting the diverse mix in the area which respects the scale of surrounding buildings. Residents will live in a safe, attractive environment just off Leith Walk which includes tranquil spaces with green and blue infrastructure, where people of all ages can meet.

The development will provide pleasant, well connected routes for pedestrians and cyclists, including an east-west cycle link through the site. Shared space will connect with the site's main vehicular access towards Halmyre Street and parking and vehicular access into the site will be kept to a minimum.

The development should be co-ordinated across the site and will:

- create an attractive new place which fosters the growth of a strong community and good quality of life by providing places where people can meet, with generations living side by side and a range of housing choices;
- create an appropriate built form which integrates into the surrounding area and encourages active lifestyles by providing safe attractive new green spaces and direct links to local facilities and active travel routes;
- respond to the character and appearance of the adjoining Leith Conservation Area and safeguard the industrial heritage of the railway arches on Manderston Street and the settings of the listed buildings on and around the site;
- respond to the challenge of climate change by prioritising walking and cycling routes, integrating SUDs as part of the overall development strategy and incorporating means to reduce energy use and provide low carbon energy and heat choices.
- encourage active travel through the provision of cycle and footpaths and provide connections to the greenspaces and parks beyond.

Deleted: settings of

- 3.2 It is important that the scale of the built form in the surrounding area is respected and that the height of any development responds positively to the dominant urban grain of the wider area which is four storey Victorian tenement perimeter blocks. It is expected that a variety of building heights will be provided on the site.
- 3.3 There is the potential for a mix of housing to be provided on the site. Student housing may be accommodated but the scale being proposed must be considered in the context of the impact on local services and amenities.

3.4 The aim of the place brief is to set high level development principles to help realise this vision and to consider the relationship between the development site and the wider area, to inform future design and planning processes.

4. Opportunities offered by the site

4.1 There are some key opportunities that are offered by the redevelopment of the Leith Walk/Halmyre Street site, these opportunities should be investigated as part of the planning process and include the potential to deliver;

- community uses which encourage multi-generational living. Including healthy living and wellbeing uses for all ages such as the Projekt 42 gym and wellness centre.
- part of a green pedestrian/cycle link between Pilrig Park, the Restalrig railway path and Leith Links.
- small flexible business spaces on the site.
- an exemplar of integrating green and blue infrastructure within a tight urban grain and to gain a Building with Nature accreditation for good practice.
- alternative models of housing including social housing, mixed tenure and student housing.
- cycle hire facilities.

Deleted: for

Deleted: The delivery of

5. Placemaking Principles

5.1 Proposals should accord with relevant policies in the Edinburgh Local Development Plan and, meet the quality aspirations and standards set out in the relevant design guidance. More specifically, the following placemaking principles should be used to guide future development within the site.

5.2 General principles

- A co-ordinated approach is to be taken to the redevelopment of the site*. A masterplan or framework is required which demonstrates a co-ordinated approach for the following elements:
 - provision and location of open space;
 - providing pedestrian and cycle routes through the site;
 - built form and the creation of safe and attractive new public spaces;
 - addressing the changes in level across the site;
 - provision of a sustainable urban drainage system as part of a co-ordinated landscape strategy;
 - vehicular access and parking; and
 - provision of services.

*The approach to be taken regarding the bingo hall is to agreed with the Council.
- A Townscape and Visual Impact Assessment should be undertaken to assess the predicted visual impacts of development on the surrounding townscape, including listed buildings, the wider conservation area and key views.
- The impact of development on the operation of the existing businesses around the site needs to be carefully considered.
- An archaeological evaluation of the site will be required.
- A substation to serve the tram is to be developed in the south western corner of the site and this will require vehicular access. The substation is likely to be clearly visible

Deleted: this land - in particular regarding

Deleted: managed

from Leith Walk - efforts must be made to minimise its visual impact from Leith Walk and on other development proposed on the site. A standard metal fence boundary treatment would not be an acceptable solution in this location. The public space around the substation must be designed to be attractive and safe for pedestrians.

- The potential impact of the proposed development on the Edinburgh Tram needs to be taken into account.
- Proposed development should safeguard the opportunity to deliver a pedestrian and cycle route or other public space above the railway arches - and consider the potential impact of such a development on the proposal (for instance the potential for activity in this area to overlook new development).
- The area of the site is over a hectare therefore space for a range of businesses users must be provided. It is expected that each area of the site would provide some element of business use.

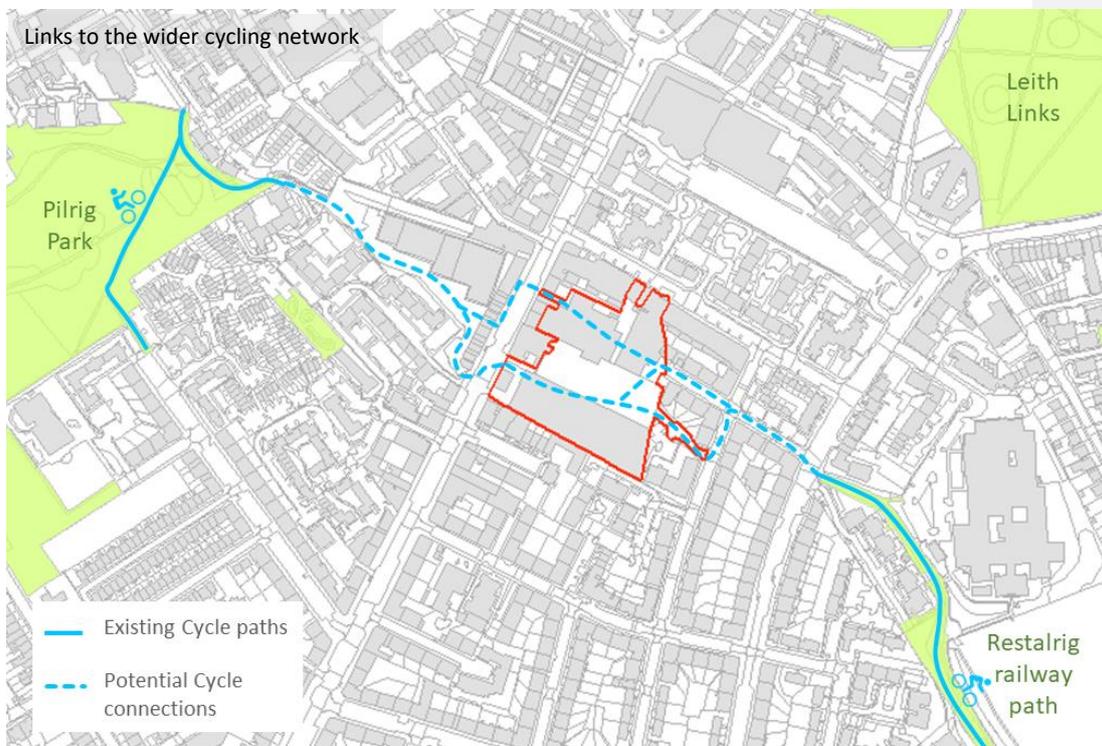
Deleted: .

5.3 Movement

- A full Transport Assessment would be required for the site, (the approach to be taken regarding the bingo hall is to be agreed with the council).
- A Quality Audit, as set out in Designing Streets, is likely to be required.
- Opportunities for pedestrian and cycle routes through the site and connecting to the wider network need to be maximised - including an east-west route connecting Leith Walk to Halmyre Street and north-south linkages including to Halmyre Street to the south. Outwith the site links to Pilrig Park, the Restalrig railway path and Leith Links are key connections.

Deleted: .

Deleted: s



- A cycle or pedestrian route through the railway arches is desirable (20 Manderston Street) – with vehicular access maintained for the businesses if required.
- The opportunity to provide a **vehicular** connection to Thorntree Street in the future is to be safeguarded.
- All new pedestrian/cycle routes **are to** be well lit, overlooked and fronted by building entrances to **provide activity** and natural security for **these** routes.
- Cycle storage **should** be internal to the buildings - located on the ground floor with good access to adjacent cycle paths.
- Part of the NHS car park is to be retained - this should include car club spaces, accessible parking and electric charging points.
- Other parking provision for car, cycle, electric and **accessible parking** are to comply with Council's parking standards.
- The main vehicular access to the site is to be taken off Halmyre Street.
- Once the tram extension has been built cyclists and vehicles will only be able to turn left in and out of the site from/to Leith Walk. There will be two uncontrolled pedestrian crossings along the frontage of the site and controlled pedestrian crossings in front of 165 Leith Walk and near Manderston Street. The junction between Manderston Street and Leith Walk will be signalised, which will allow right turns for vehicles.

Deleted: should

Deleted: well

Deleted: be

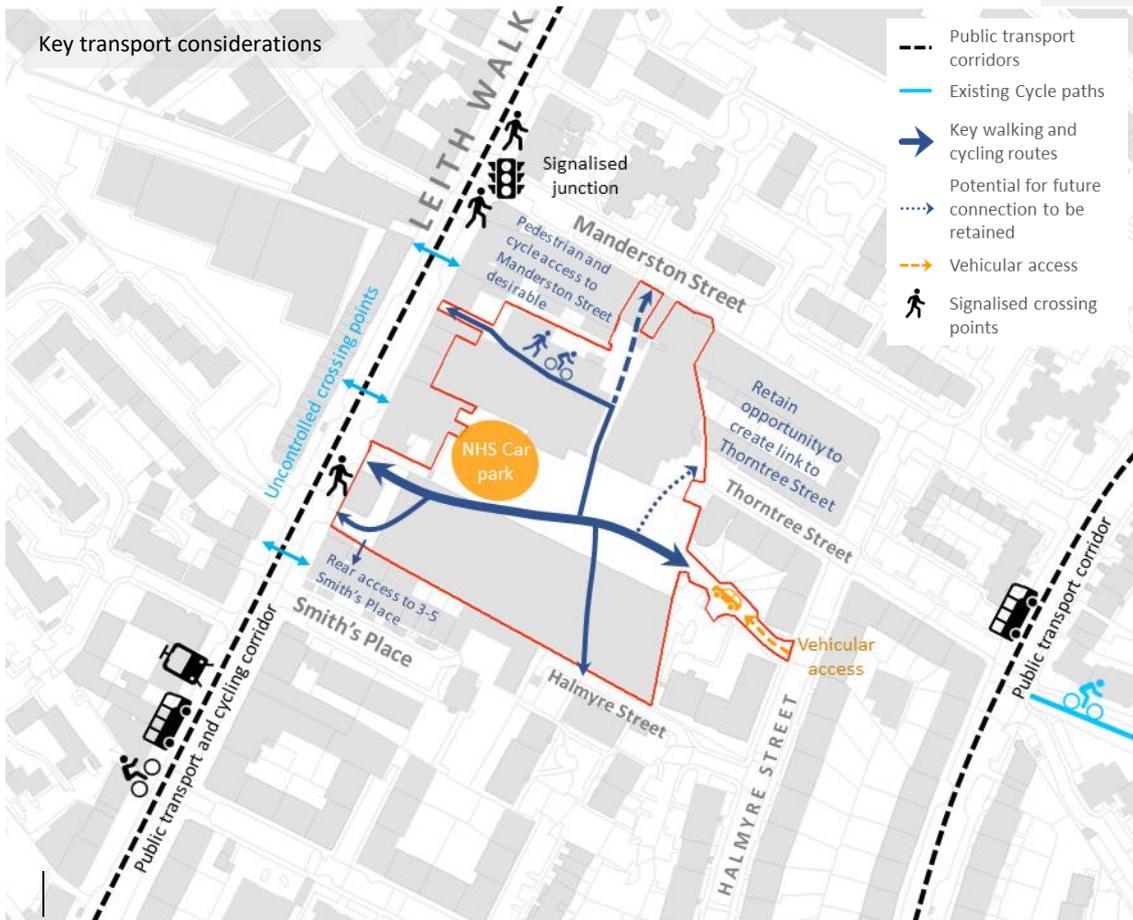
Deleted: activate the area

Deleted: provide

Deleted: in new developments

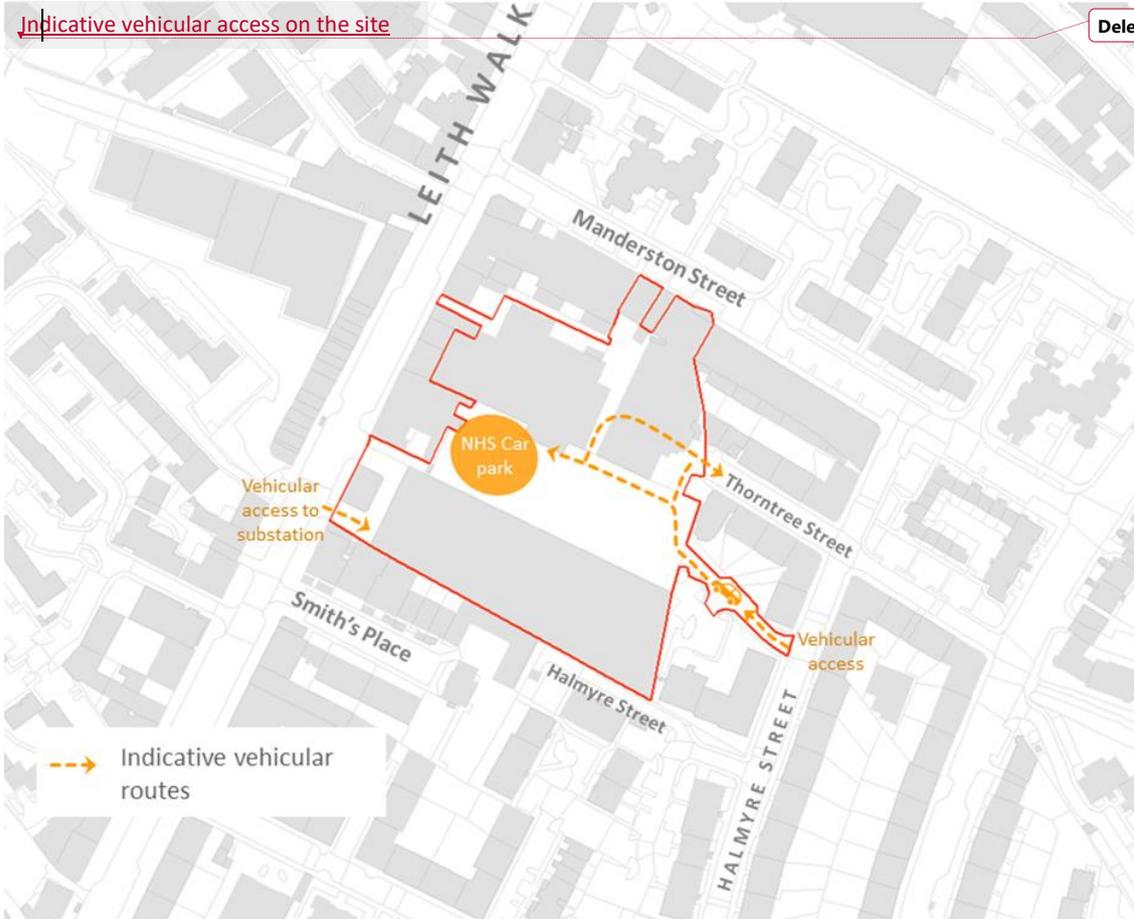
Deleted: disabled vehicles

Key transport considerations



Indicative vehicular access on the site

Deleted: Key transport considerations



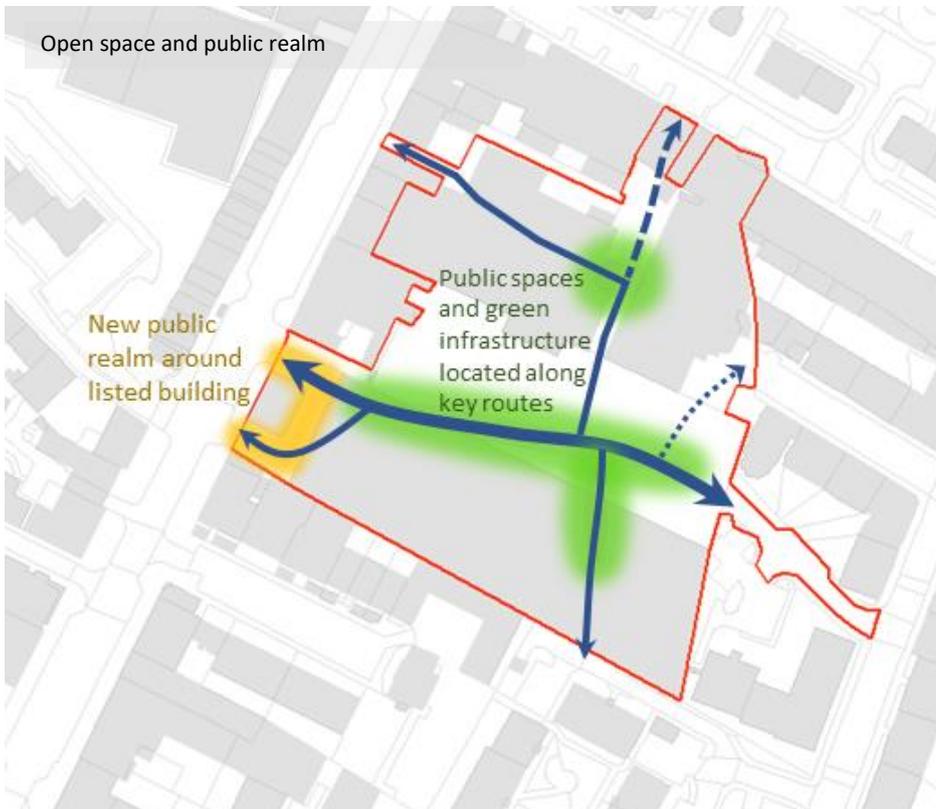
5.4 Open space

- Well-designed, functional open space and public realm provision is required. The approach to public space provision and landscaping needs to be co-ordinated across the site and different land ownerships and located along key routes through the site.
- A principle open space of no less than 1,500 sq m is required to meet with the range of uses and activities envisaged by the place brief and to form the focal point of the new development and community life. This should comprise a mix of green and hard surface areas. Other areas of public, private and communal open space will also need to be provided in order to comply with LDP open space policy requirements.
- It is expected that new public realm will be provided around the listed building at 165 Leith Walk.
- The open spaces should incorporate green and blue infrastructure (including trees), and be designed to be multi-functional, safe, attractive, comfortable, usable spaces for people and should encourage biodiversity. Edinburgh's Open Space Strategy provides information on the range of uses which could be incorporated as part of new open spaces.
- Sustainable urban drainage proposals should be designed as an integral part of the landscape proposals for the site. It is important that water management requirements do not dominate what should be multi-functional and usable greenspaces.
- New public spaces should be capable of receiving and maintaining reasonable levels of sunlight.
- All public spaces and routes need to be well lit and overlooked.

Deleted: . They

Deleted: also

Deleted: potential sunlight for more than two hours during the spring equinox



5.5 Built form

- The built form of the development needs to take into account the impact of proposed development on the character of the Leith Conservation Area.
- The 'C' listed building at 165a Leith Walk is to be retained and it is to remain as a free standing property - No development should adjoin this building in order to help establish an appropriate setting.
- New buildings on the site should not exceed the height of a traditional four storey tenement in Thorntree Street **and a variety of roof heights and articulation is expected.** The ridge height of the Bingo Hall does not create a precedent for height as its scale and massing is exceptional relative to the predominant urban grain of the local area. The site analysis work which supports the place brief provides a detailed analysis of the urban form of the area.
- It is expected that buildings to the south east of the site will be lower to reduce the impact of overshadowing on public open spaces.

View across the east of Leith Walk illustrating the uniform height of the built form in this area

The site

- Proposals should consider the potential for either the retention **or** the redevelopment of the bingo hall and provide a response which would be appropriate in either scenario.
- The boundaries around the site need to be carefully addressed:
 - To the north the relationship to the workshops and bingo hall. In particular proximity issues between the workshops/garages and potential residential development need to be taken into account (see section 5.6 other planning considerations **and constraints** for more details).
 - To the east development should safeguard the potential for a pedestrian/cycle connection to Thorntree Street and provide an active frontage to the Bield Care Home car park.
 - To the far south east the development should provide an active frontage to the apartment blocks along Halmyre Street. The change in level between the site and the street needs to be carefully managed and a pedestrian/cycle/**vehicular** access to **Halmyre Street** should be provided.

Deleted: <#>A detailed building assessment of the bingo hall would be required as part of any future proposals for the building.¶

Deleted: the

Deleted: s

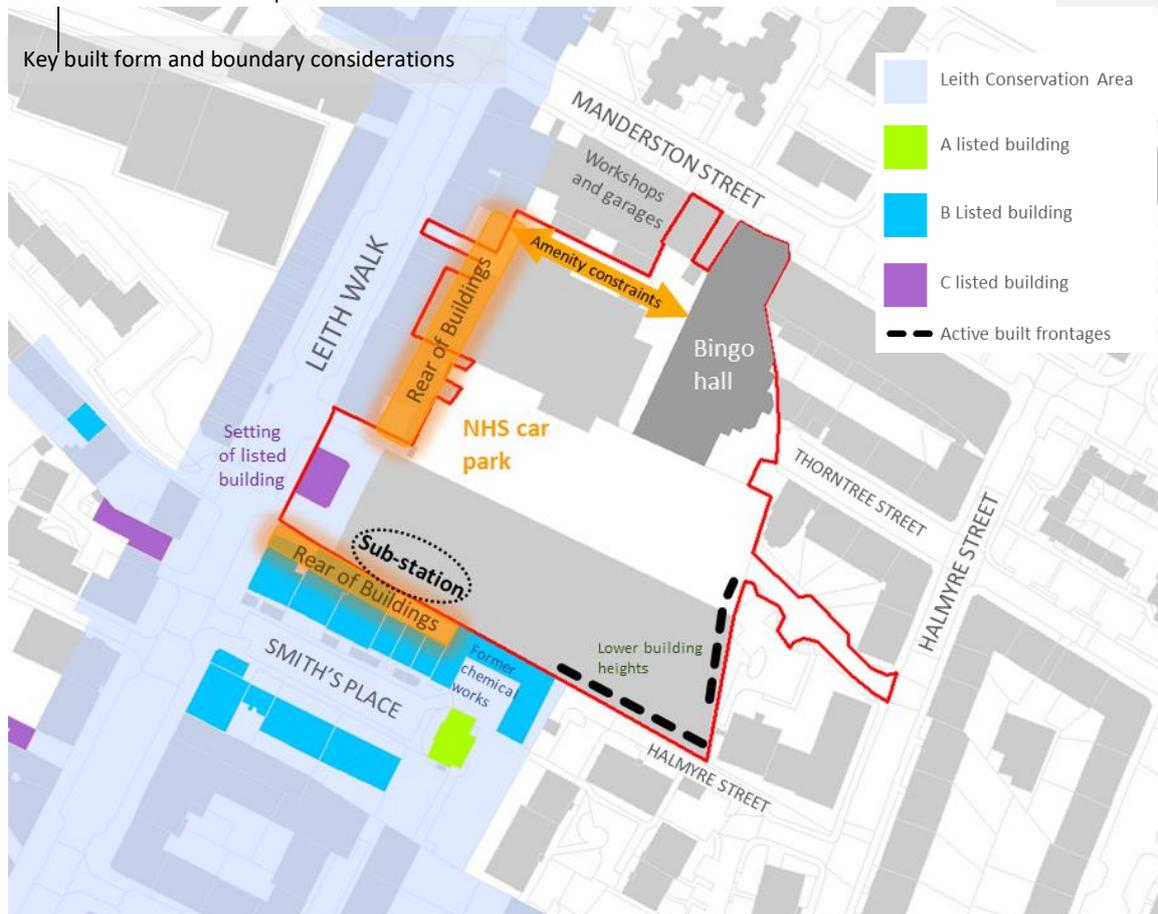
- To the south west the development needs to carefully address the rear of the listed buildings along Smith's Place. The relationship of buildings, routes and spaces to the proposed tram substation will need to be part of this consideration.
- To the west the development is fronted by the rear of the buildings along Leith Walk and includes the car park for the NHS buildings.
- The roofscape is an important element of the design as the site will be viewed from above from hills in the city. It is expected that a variety of roof heights will be provided on the site. The inclusion of some flat roofs would need to be carefully considered but if used they do offer the potential to incorporate blue or green roofs and solar panels.
- Daylight, overshadowing and privacy information will be required to demonstrate that the proposal would provide suitable amenity standards for future residents and safeguard the amenity of neighbouring properties, particularly those in close proximity to the boundary.
- Cycle and bin stores need to be secure. Stores which are integral to the buildings are preferred.

Deleted: use

Deleted: the

Deleted: ing of

Key built form and boundary considerations



5.6 Other Planning Considerations and Constraints

Flooding and drainage:

- A Flood Risk Assessment and Surface Water Management Plan will be required to support any future planning application.
- The use of underground SuDS solutions is unlikely to be acceptable. The Council will not accept maintenance responsibility for underground water storage/attenuation.
- There is a potential culverted watercourse to the east of the site.

Amenity:

- The potential for anti-social behaviour in this area needs to be carefully considered in the design of proposals; entrances, routes and open spaces need to be well lit and overlooked.
- Ground condition investigations would be required including a contaminated land assessment.
- A Noise Impact Assessment may be required to consider the impact of existing commercial properties and road noise on proposed residential properties, and the impact of new commercial proposals on existing residences.
- The impact of the amenity of residential properties of odours from existing ventilation flues and any proposed ventilation flues need to be taken into account.
- A fumes survey will be required on the northern part of the site to consider, the potential impact of fumes generated from the vehicle repair workshops in the locality.

Energy and heat:

- The potential to incorporate renewable energy solutions, minimise renewable energy solutions, minimise energy demand and provide district heating should be investigated, taking into account potential impacts on air quality.

Deleted: .



6. Conclusion

The Leith Walk/Halmyre Street Place Brief has been prepared following extensive community and stakeholder engagement. It represents the first step towards redevelopment of the site with further opportunity for engagement and comment through the planning application stages. The principles in the brief will be used to guide future development proposals and will be a material consideration in the determination of relevant planning applications.



Holyrood

Examples in Edinburgh of the type of places for people we would expect to be created as part of future development on the Leith Walk/Halmyre Street site



Sugarhouse Close

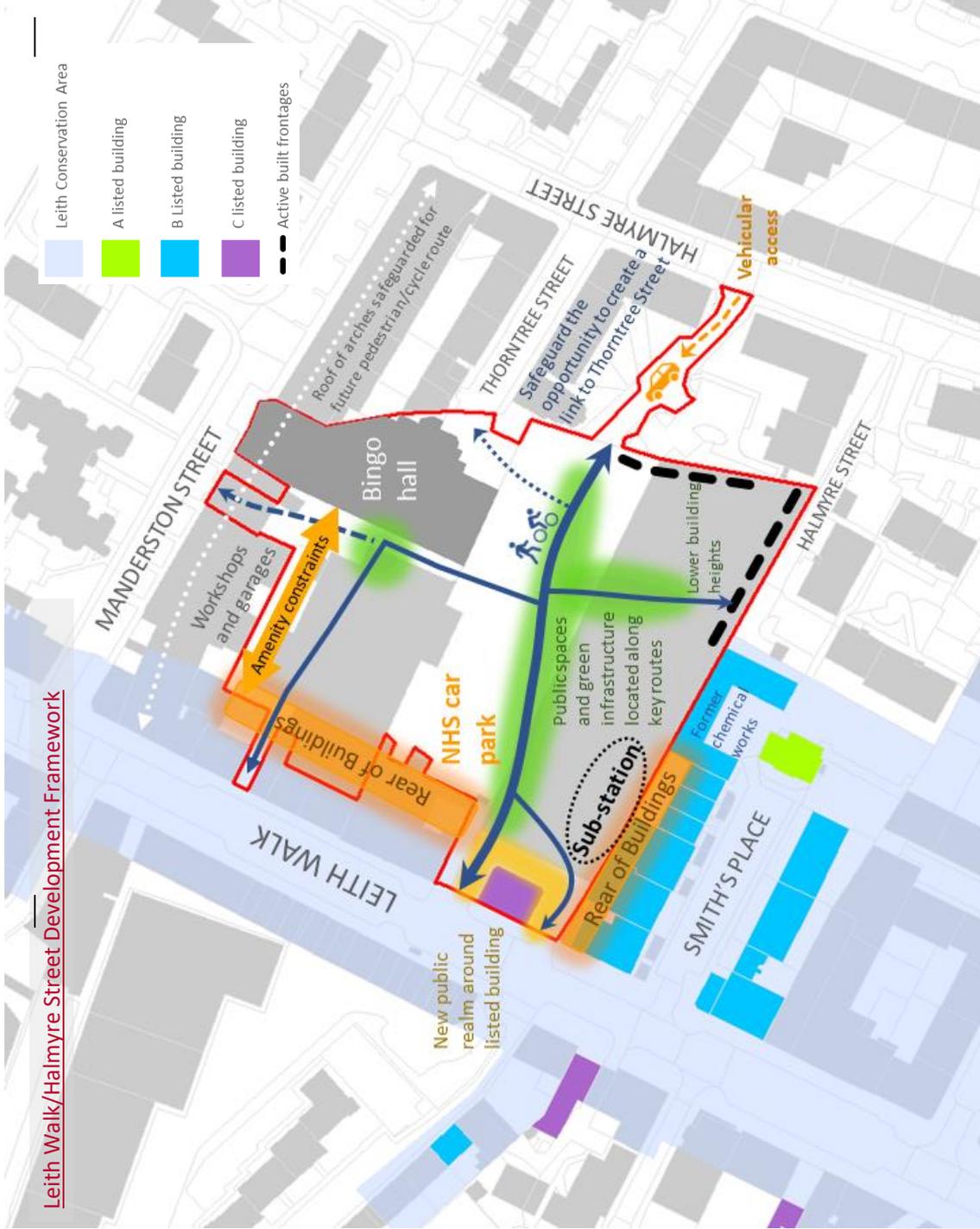
The site is essentially backland development within an urban block. Development could be incorporated into this block in a number of ways – the diagrams on the next page give an indication of one approach to the design of future development. The key principles to consider are:

- The need to create a coherent place
- Provision of new public spaces along routes through the site incorporating green and blue infrastructure
- Providing street frontages onto new routes and spaces.
- Heights across the site are constrained by the urban form of the area.

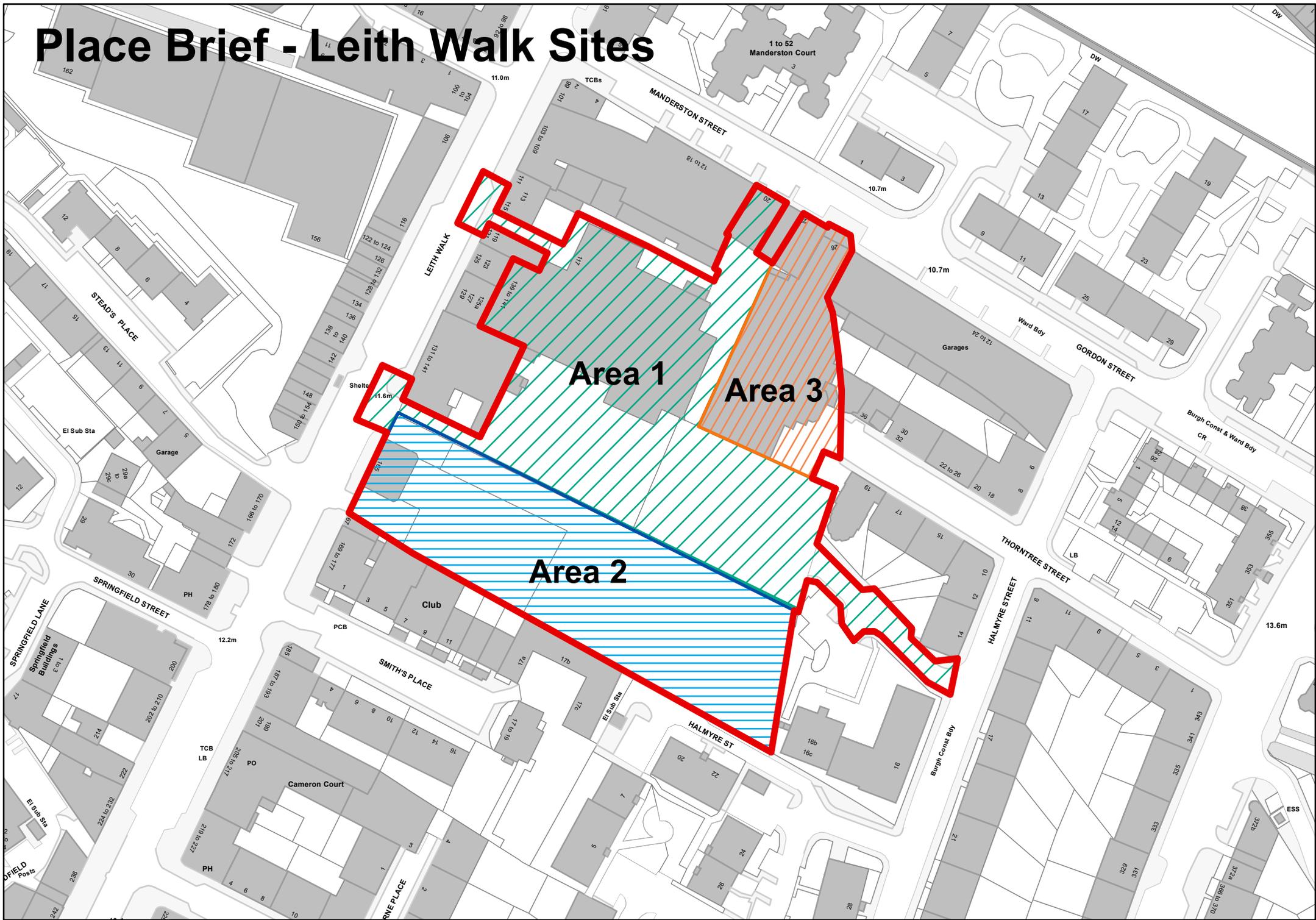
Indicative layouts – these layouts are provided as an indication of one approach to the layout of open space, routes and buildings on the site. With and without the redevelopment of the bingo hall and NHS car park sites.



Leith Walk/Halmyre Street Development Framework



Place Brief - Leith Walk Sites

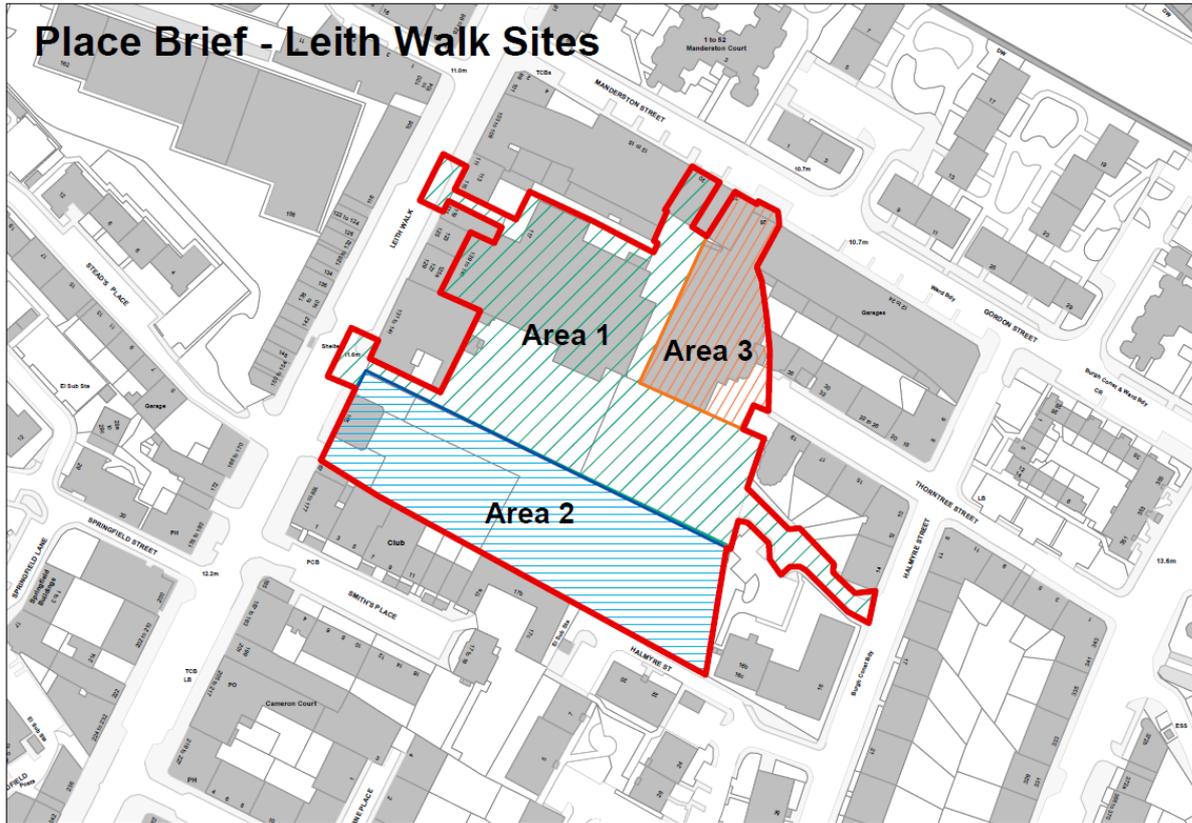


Leith Walk/Halmyre Street Place Brief – site assessment background paper (March 2020)

This paper collates general and site specific feedback from specialist officers and key agencies.

Site Description

The site is an area of backland which sits to the east of Leith Walk. Much of the site is currently derelict and vacant. There are three main landowners/promoters of this land.



The council owns the former depot site to the south (area 2). This land has mostly been cleared of the former buildings. To the west of this land is a recently restored C listed building (165 Leith Walk) which contains Local Authority offices.

There are proposals for a substation to serve the tram extension along Leith Walk to be located in the far western corner of Area 2 close to the southern boundary.

Area 1 is being promoted for development. This land contains former government offices which are temporarily being used as a gym & wellness centre (Projekt 42). The understanding is that this organisation will be rehoused on the site in new premises and the office building demolished. The land also contains a car park which serves two NHS offices (Allander House and Inchkeith House) which are located along Leith Walk. Any future development on the site needs to include some parking for these offices. Area 2 has a number of connections through to the streets around the site (Leith Walk, Halmyre Street and Manderston Street), three of these are currently suitable for occasional vehicular access, one is pedestrian access only. The connection to Halmyre Street is likely to be the main vehicular access into the site, although vehicular access to a new substation for the Tram may be required from Leith Walk.

Area 3 is a bingo hall. This is a large building occupying a significant area of the site, the building incorporates parts of the former mill building which was on the site. There are no current proposals to redevelop the building as it is currently well used and provides an important social function in the area. However, there is the potential that the

building may become available in the future and proposals for the site should be designed to take that possibility into account.



Leith Walk encloses the site to the west. Buildings along this boundary range between 1 and 4 storeys in height and are built using a range of architectural styles and materials. These buildings have commercial/retail uses on the ground floor and many have residential uses at higher levels.

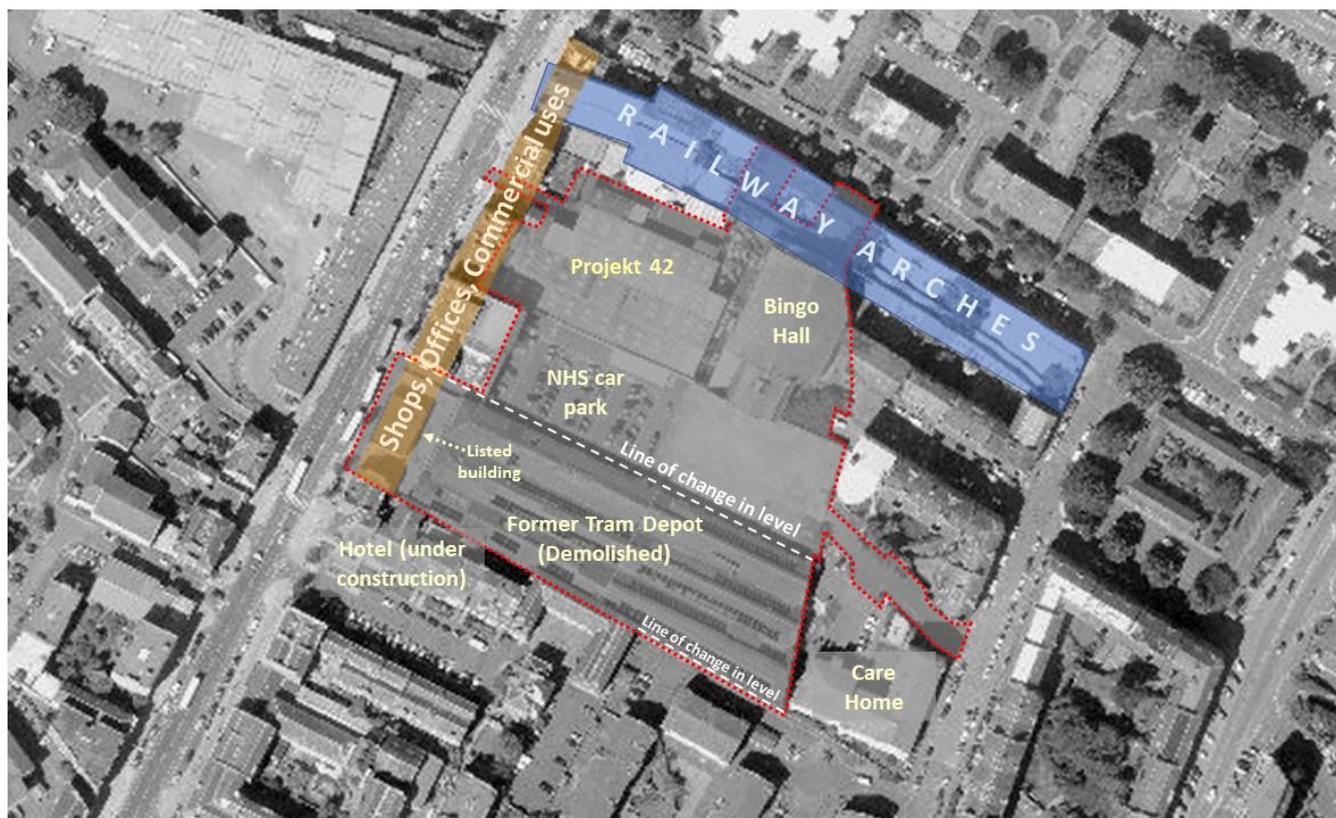
To the north of the site is Manderston Street. Along this boundary runs a series of red sandstone former railway arches most of which have been enclosed and are being used for small workshops and motor trade businesses. The entrance to the bingo hall is through one of these arches. The bingo hall building itself is the tallest building on the site extending to the equivalent of around 6 storeys in height. One arch along Manderston Street, (20 Manderston Street), has been left open and could provide a pedestrian access to the site. The bingo hall and Projekt 42 have rights of access through this arch to the rear of their properties. The owner of the arch needs vehicular access through the arch for their business. Planning permission has recently been granted allowing for the enclosure of the archway – leaving a small pend as access. The archway at 20 Manderston Street should provide a cycle or pedestrian route if possible with vehicular access for the businesses if required.

There have been proposals in the past to create a route/park along the top of the railway arches – similar to the highline in New York. These have not been progressed but proposals should consider that the top of the railway arches could be utilised in the future.

East of the site is Halmyre Street and Thorntree Street which are fronted by traditional 4 storey sandstone tenement buildings and early 21st century 4 storey care home buildings. The edge of the site along this boundary is made up of car parks and gardens to these buildings. Direct access from the site into Thorntree Street cannot currently be gained however there may be potential to form a link if the bingo hall is developed in the future.

To the south east of the site are a several late 20th century 4 storey residential apartment blocks, with associated gardens and car parks. To the south west the site faces onto the backs of 3 storey, early 19th century tenement buildings along Smiths Place which are listed. These buildings are mainly residential but do include some offices and conversion of one building to a hotel is underway.

There is a distinct drop in level running east/west across the site (the level difference increasing towards the east). The lower land is to the north. Addressing the levels across the site is a key issue which will need to be addressed by new development.



Key points for place brief:

The change in levels across the site needs to be carefully considered and a co-ordinated approach adopted.

The operation of the workshops and garages in the railway arches along Manderston Street should be protected from disruption and the potential of future complaints.

The opportunity for a connection to be made to Thorntree Street in the future should be protected.

A substation for the tram is to be developed in the south western corner of the site, this will require vehicular access. The substation is likely to be clearly visible from Leith Walk, efforts must be made to minimise the visual impact of the substation from Leith Walk and on other future development on the site.

Development proposals should take into account the potential for the redevelopment of the bingo hall site.

Proposals should take into account the potential for future development on the top of the railway arches.

A cycle or pedestrian route through the archway at 20 Manderston Street is desirable – with vehicular access for the businesses if required.

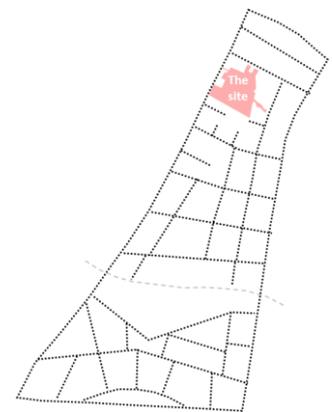
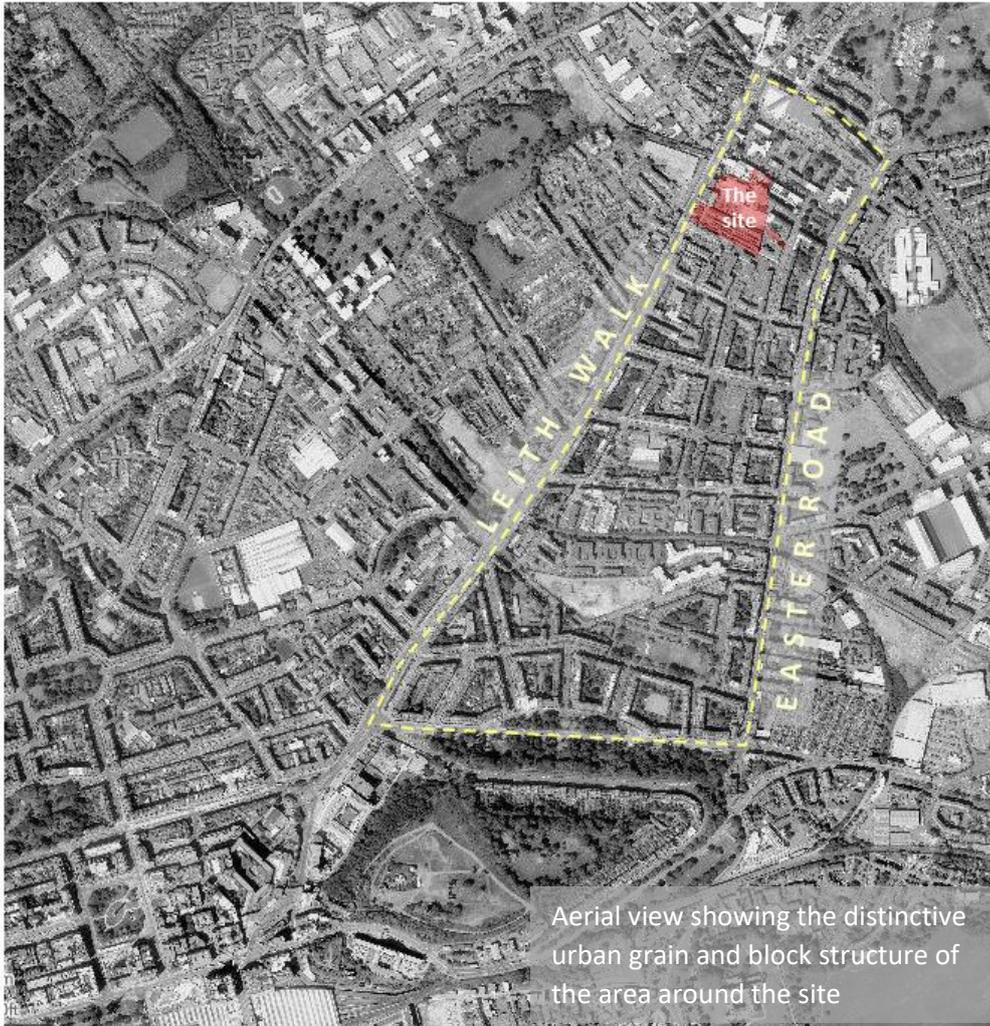
The boundaries around the site need to be carefully addressed:

- To the north the relationship to the workshops and the bingo hall
- To the east development should allow for connection to Thorntree Street and address the carpark to the Bield care home.
- To the far south the development should address the apartments along Halmyre Street.

- To the south west the development needs to carefully address the rear of the listed buildings along Smith's Place.
- To the west the development is faced by the rear of the buildings along Leith Walk and includes the carpark for the NHS buildings.

Urban analysis

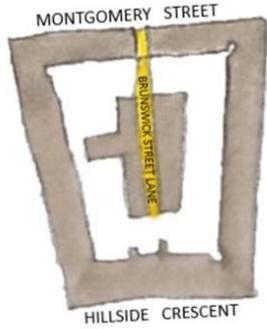
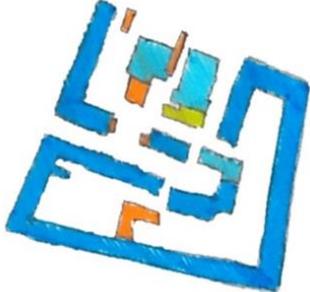
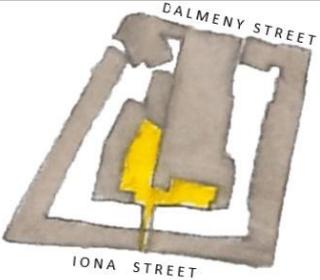
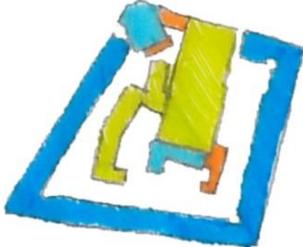
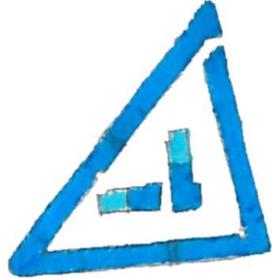
The site is located to the east of Leith Walk, in a distinctive area between Leith Walk and Easter Road.



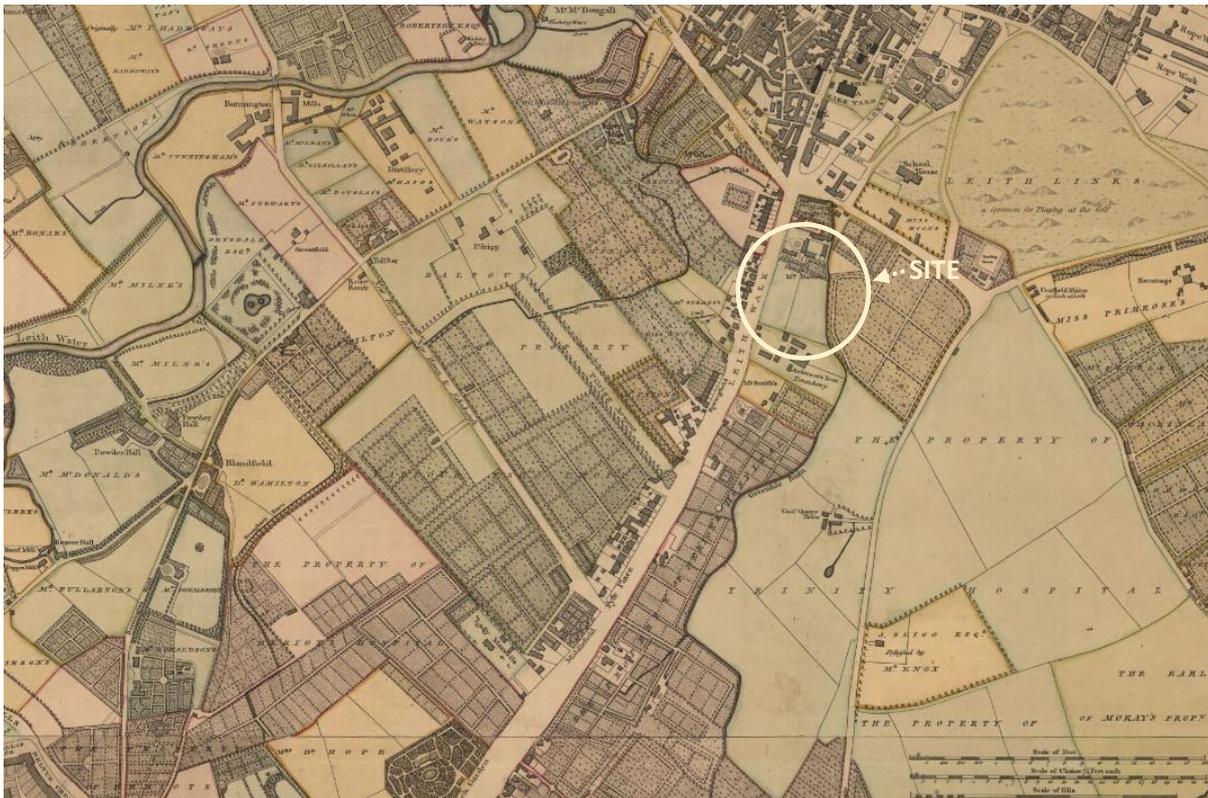
Block pattern around the site

This area is predominantly made up of perimeter blocks of 4 storey tenement buildings which are built hard to the street. The smaller of these blocks are infilled with rear gardens. The larger blocks incorporate internal development in several ways as analysed in the table below. As a rule, the development within a block is subservient to the scale of the perimeter of the block (the bingo hall building on the Leith Walk/Halmyre Street site is a rare exception to this and therefore should not be taken as a precedent). Traditionally the development in the centre of these blocks was a mix of industrial/commercial and community uses with some small scale residential buildings. More recent developments have tended towards more residential uses including student housing.

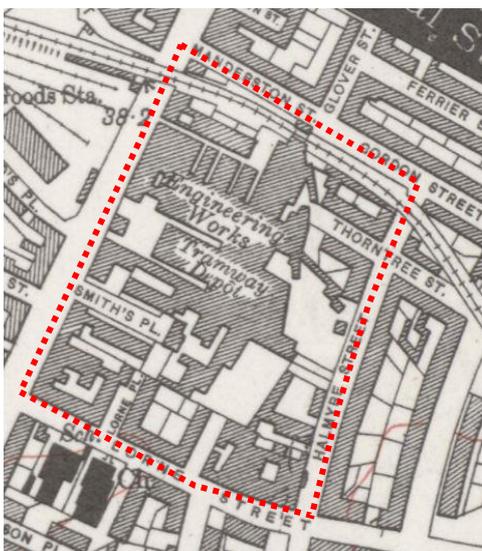
To the west of Leith Walk the pattern and form of development has traditionally been less consistent, with a range of building heights and urban form having been developed in the area. Over the last 40 years the redevelopment of former industrial and railway sites have delivered a range of built forms from low density suburban style housing to high rise, high density apartment blocks more recently.

Block Type	Example	Street Pattern	Building Heights:
<p>Traditional mews lane within the block – lane with small 1-2 storey buildings often incorporating workshops and small industrial uses alongside some residential uses.</p>	<p>Brunswick Street Lane – mews development is subservient in scale to the buildings along the perimeter of the block.</p>		
<p>Street pierces the block – cul-de-sac street usually faced with buildings of a similar scale to the perimeter</p>	<p>Jameson Place – Lined with traditional 4 storey tenements and 3-4 storey early 21st century apartment block to the east. The scale of these buildings matches the perimeter.</p>		
<p>Large footprint building – The perimeter includes a large footprint building which extends into the block</p>	<p>Dalmeny Street – the large footprint former Drill Hall building extends into the centre of the block. More recently 1-3 storey apartments have been built to the rear of the Drill Hall.</p>		
<p>Individual buildings placed within the block – one or more individual buildings located within the block (not forming a street or lane)</p>	<p>Montgomery Street – Two 3-4 storey student accommodation buildings are located within the block. These are 3 - 4 storey blocks similar in scale to the perimeter but they are subservient because the land in the centre of the block is lower and because of lower storey heights in the new buildings.</p>		

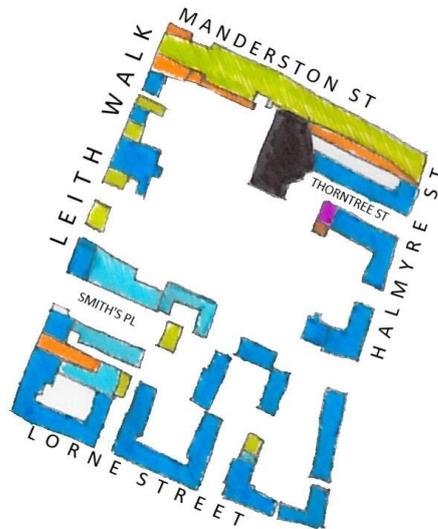
The site was one of the first areas developed along Leith Walk and forms part of the largest block in the area.



Extract of map from 1804 (Reproduced with the permission of the National Library of Scotland)



Extract from 1935 map showing the site showing industrial and railway uses (Reproduced with the permission of the National Library of Scotland)



Current height plan of the site and surrounding block

This block has traditionally had a more varied perimeter structure to others in the surrounding area due to the mix of industrial and transport uses that were on the site, and it is in an area of transition between predominantly residential areas to the south to predominantly industrial areas in the north and west. Both areas have always included a wide mix of uses although the balance of these uses has changed over time as more residential replaces industrial uses in the area.

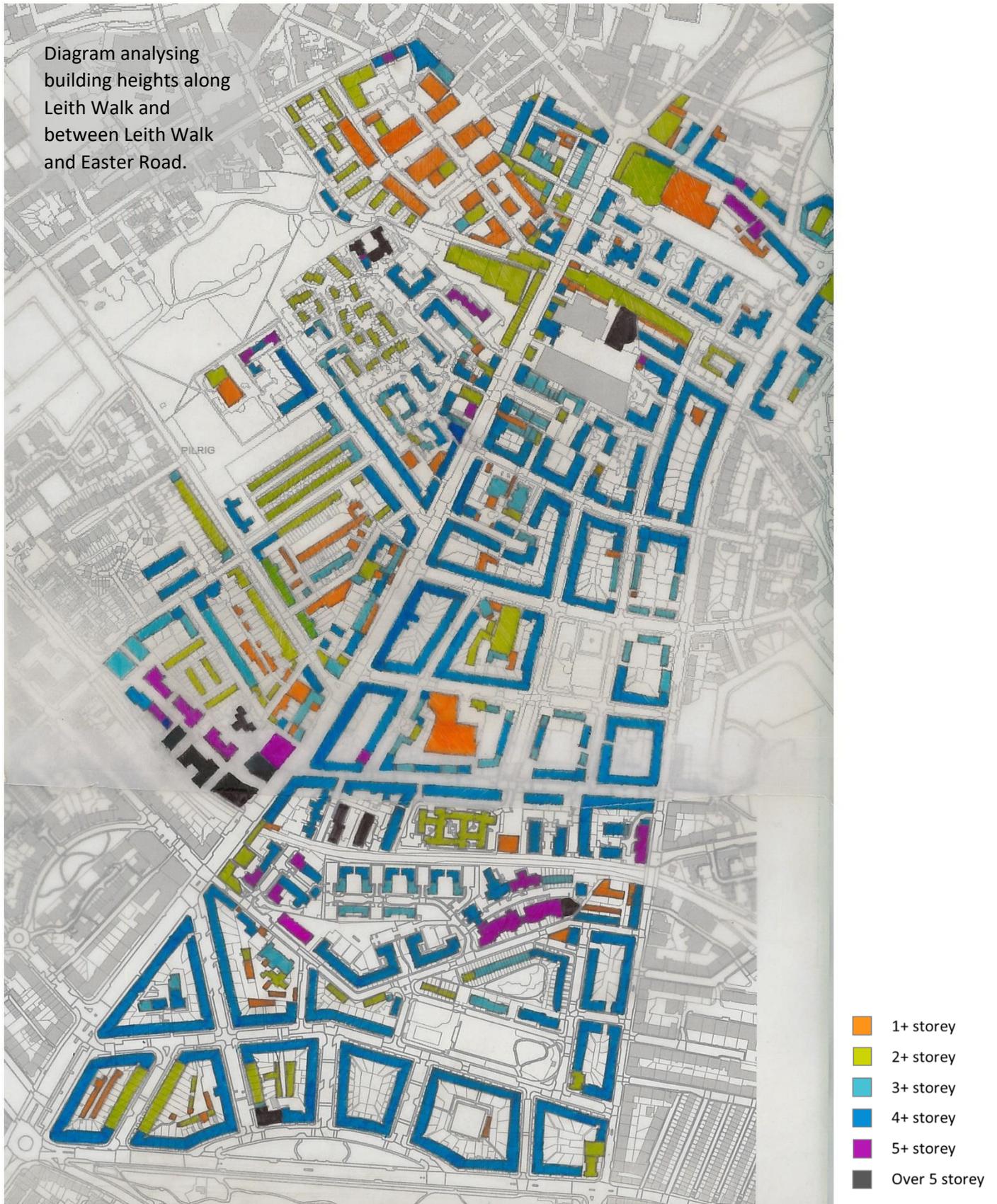
The bingo hall was the highest building built in the area to the east of Leith Walk until some recent developments to the rear of Albert Street. The building utilised part of a former engineering works which form elements of the western and southern elevations. The large pitched roof and pale pink brick effectively hide the bulk and height of the building, so it does not stand out in the townscape when viewed from afar (see image below) – unlike some of the high blocks which are clad in light finishes and have flat roofs which are located further north and west in Leith. Given that it is an exception in the area rather than the norm, the height of the bingo hall should not be taken as a precedent for the height of new development on the site.



View north from Calton Hill

Looking across Leith from Calton Hill the overall uniformity of height in this area is apparent. Any future development should not exceed the height of a standard 4 storey Victorian tenement in the area (as exemplified by the tenements along Thorntree Street). This reflects conclusions in the Statement of Urban Design Principles for the site which were approved by planning committee in November 2004.

Diagram analysing building heights along Leith Walk and between Leith Walk and Easter Road.

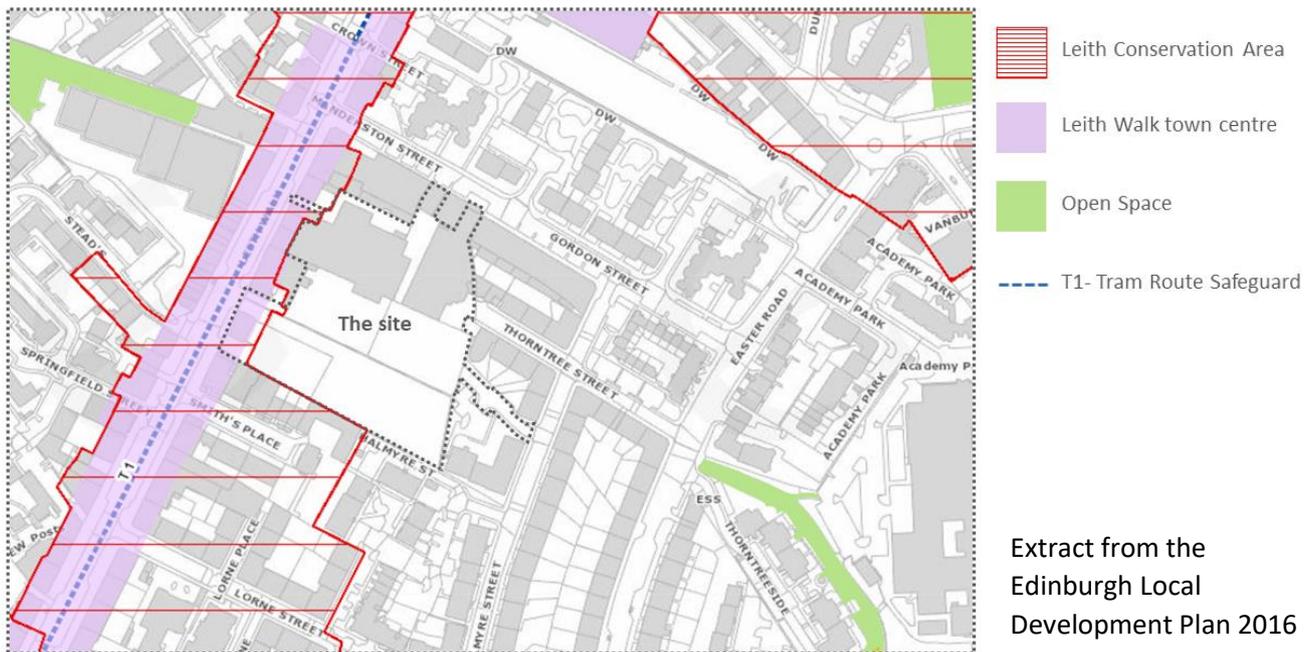


Key points for place brief:

Any new development on this site should not exceed the height of the Victorian tenements along Thorntree Street.

The bingo hall is not to be considered a precedent for the height of future development on the site.

Planning policy context



Parts of the site (along Leith Walk) are within Leith Conservation area. Leith Walk is also identified as being part of the designated Leith Walk town centre. Proposal T1 runs adjacent to the site – this proposal is a safeguarding for a tram route. Delivery of the tram extension along Leith Walk is being progressed.

Recent Planning history:

19/05009/FUL: 18 Manderston Street (Approved)

Enclose both open ends of open industrial unit, including formation of a pend to access rear.

19/00415/PAN: Land To East Of 139 Leith Walk (Approved)

Refurbishment of the existing building, or potential demolition for sui generis flatted accommodation (residential apartments), class 7 hotel/ serviced apartments, student accommodation and commercial uses (class 4 business use) and class 11 (gym) with associated footpaths, roads, landscaping and potential reconfiguration of existing car park.

The PAN was considered at the Council's Development Management Sub-Committee on 20 March 2019. Committee Members raised the following issues which they expect to be taken into account in progressing this proposal:

- *The layout must be co-ordinated with the adjacent tram depot site and include linkages and clear public routes;*
- *The heritage of the area requires to be evaluated;*
- *Permeability through site is required, in both north – south and east – west directions, with clear public routes provided;*
- *The development needs to comply with the Council's sustainability requirements;*

- *The need to take account of the deficiency of open space in the surrounding area, in the proposed layout;*
- *The need to ensure that the proposals for student accommodation comply with Student Housing guidance and to demonstrate how such accommodation will be appropriately managed;*
- *Need to pay due regard to impacts of student housing on local services and amenities;*
- *Provision for safeguarding of railway arches to be demonstrated;*
- *The need for small business space must be taken into account (regard should be taken of relevant concerns relating to Steeds Place application);*
- *The proposals should demonstrate how the existing railway arches would be safeguarded;*
- *The potential for providing a cycle/ walking route above railway arches to be considered;*
- *Consideration should be given to a zero car parking development;*
- *Meaningful consultation is required.*

18/03674/FUL: 165 Leith Walk (Implemented)

Temporary Planning Permission for change of use to community uses including class 1, class 3 and class 11 Skate Park (as amended).

Land immediately to the rear of the listed building at 165 Leith Walk is being used on a temporary basis for pop up events. There are a number of cabins/kiosks on the site along with a wooden half pipe for skateboarders.

17/03539/FUL: Proposal for a single storey building for a community gym and wellness centre (approved) to the rear of the bingo hall.

Approval for a new centre for project 42 – not implemented. Project 42 now to be accommodated as part of proposed development on area 2.

Key themes for place brief:

Safeguarding of neighbouring amenity and satisfactory provision for future occupiers.

Daylight, overshadowing and privacy information will be required to demonstrate that the proposals would provide suitable amenity standards for future residents and the safeguarding of the amenity of neighbouring properties, particularly those in close proximity to the site boundary.

A co-ordinated approach is required.

- Opportunities for forming connections and linkages across the wider site, respecting key desire lines for walking and cycling;
- Managing variations in ground level across adjacent sites;
- Providing efficient vehicular access, minimising the impact of cars; and
- Delivering acceptable levels of fit-for – purpose private open space, greenspace and overall amenity standards across both sites.

The last significant upstanding element of this important 19th century industrial heritage is the Mecca Bingo Hall occupying Area 3. Although not listed this building in our opinion is of at least local historic and archaeological significance and an increasing rare survival of this heritage. As such in line with ENV9 and DES3 we would be recommending that the development brief looks at its retention and conversion. Towards this end a detailed building assessment must be undertaken as part of any further development of the site and certainly prior to the submission of any subsequent PAN's and planning applications.

Area2: contains the C-listed 165 Leith Walk former Tram/community building. This building must be retained within any future development proposals.

Areas 1-3; recent minor archaeological work on the site has indicated that archaeological remains have survived across the area. However, these interventions have been very minor and it is essential that as part of any detailed master planning that an archaeological evaluation is undertaken across the site to determine the actual levels and significance of archaeological remains. The results of this work will allow us to assess what further mitigation will be required both in terms of excavation/recording/analysis/community engagement but significantly preservation in situ and interpretation which could material affect final development designs.

Key themes for place brief:

Impact on the character of the Leith Walk Conservation Area needs to be taken into account.

No development should be built adjoining the C listed 165a Leith Walk building.

The site boundary which runs along the rear of the listed buildings along Smith Place needs careful consideration.

How the development relates to the north-eastern elevation of the former chemical works at 17 Smith's Place is of particular importance.

An archaeological evaluation would be required as part of masterplanning processes for the site.

A detailed building assessment of the bingo hall would be required as part of any proposals for that building.

Historic Environment – provision to be made for safeguarding the setting of the adjacent tram office, listed building, the railway arches and the character and appearance of the adjoining, Leith Walk Conservation Area.

Open space and Play



The site is in an area which is between two large public parks which contain playspaces – Pilrig Park and Leith Links. In the Edinburgh Open Space Audit 2016 Pilrig Park was classified as good quality while Leith Links was classified as low quality. Edinburgh’s Open Space Standard 2021 says that all homes should be within 800m walking distance of an accessible large greenspace of at least 2 hectares and a playspace of good standard. The site is within 500m of both Pilrig Park and Leith Links.

Key themes for place brief:

Well designed and functional open space and public realm provision is required.

Sunlight to public realm needs to be taken into account.

Natural Heritage and access

This is a well linked area – especially paths heading west from the site – east-west links through the site are important (links to Leith Academy)

Leith needs more green infrastructure.

This is a good site for the integration of blue/green infrastructure to provide a good example of blue green infrastructure provision. Consider how to provide blue/green infrastructure on walls and roofs. Ideally looking for a developer who would attempt to gain a ‘Building with Nature’ accreditation.

Key themes for place brief:

The integration of green and blue infrastructure should be a key feature of this development.

Ideally the proposal would gain a Building with Nature accreditation for good practice.

Townscape, Character and setting

Extract from the Leith conservation area appraisal – Leith Walk:

A hard continuous edge is given to the east by almost uniform and repetitive tenements. These continue to form traditional perimeter blocks around common greens down the side streets. These are given life by the local communities and the variety of goods and services on offer in ground floor premises.

The side streets to the east are mainly residential, but several include churches or a school and just to the edge of the area are completely taken up by a park such as at Iona / Sloan Streets.

Although not within the Leith Conservation Area, the site abuts part of the conservation area fronting onto Leith Walk. Building heights at this end of Leith Walk (including nearby Listed Buildings and those within the Conservation Area) are relatively low - generally no more than 4 storeys. Using the ridge height of the Bingo Hall as a precedent for height is unacceptable because its scale/massing is exceptional relative to the surrounding urban grain.

Any future proposal would need to demonstrate through the use of a Townscape and Visual Impact Assessment, the predicted visual impacts of the development on the surrounding townscape, including Listed Buildings and the wider conservation area, and key views. This supporting information will be expected to demonstrate how the assessment has been used to inform a sensitive design response

Need to link height and massing of development to the character of Leith and consider city views.

Roofscape is important as the site will be viewed from above – the use of pitch roofs vs flat roofs needs to be carefully considered - there is the potential for flat roofs to incorporate solar panels.

Protected Views:

The site is in the viewcone of a number of key views:

- N09: Calton Hill monuments from north end of Constitution Street, Leith.
- N11b: Calton Hill, across to Hub spire
- S4b: Castle and Hub spire from Wester and Easter Craiglockhart Hills
- S13b: Castle and Hub spire from A70, Lanark Road, at S-W corner of Dovecot Park, Kingsknowe
- S14c: Castle and Hub spire from west side of Clovenstone Community Woodlands, near B701



Key view N09: Calton Hill monuments from north end of Constitution Street,

The methodology set out in the City of Edinburgh Skyline Study Oct 2010 has been applied to establish the maximum height of building which could be accommodated on the site without impacting on the view. The Skyline Calculation is below:

Key View	N09		metres
Step 1	Insert level at A + 1.5 for eye level		6.5
Step 2	Insert level at BC		85.0
	Height Difference		78.5
Step 3	Measure and insert distance A - BC		2850.0
Step 4	Measure and insert distance A - P (P = Proposal site)		1250.0
	Gradient of bottom of viewcone	rising 1 in	36.3
	Level in mAOD above site to bottom of viewcone		40.9

The calculation shows that the bottom edge of the viewcone is at 40.9 mAOD over the site. The site itself is around 11.8m AOD (levels vary across the site), giving a building height of around 29m before development would impact on viewcone N09.

Some other viewcones for key views include the site:

View N11b is from Leith Docks – the impact of development on the site will be reduced from this view point as a change in approach to Leith Docks means that this viewpoint will not be publicly accessible. The height that development would need to be before it could impact on this viewpoint is slightly lower than N09 – at around 26m.

Views S04b, S13b and S14c are all views taken from the south west of the city towards the castle. The site is in the background (behind the castle) in the longer viewcone. Analysis shows that development on the site would have to be over 50m tall before it would impact on any of these views.



Keyview S4b: Castle and Hub spire from Wester and Easter Craiglockhart

Key themes for place brief:

Design and layout, and scale of development, to be compatible with the surrounding townscape and to make a positive contribution to the site's surroundings.

Roofscape is important as the site will be viewed from above – the use of pitch roofs vs flat roofs needs to be carefully considered - there is the potential for flat roofs to incorporate solar panels.

A Townscape and Visual Impact Assessment will be required.

Community services and facilities

There are a good range of community services and facilities including schools, healthcare, leisure activities, retail and places of worship along Leith Walk and in the surrounding area. Projekt 42 is currently located on the site and is due to be relocated into space within future development in area 2.

Paths, routes and roads

Tram extension to be developed along Leith Walk. A substation to serve the tram is to be provided on the site to the south west. Vehicular access is required to the substation.

Sustainable Transport:

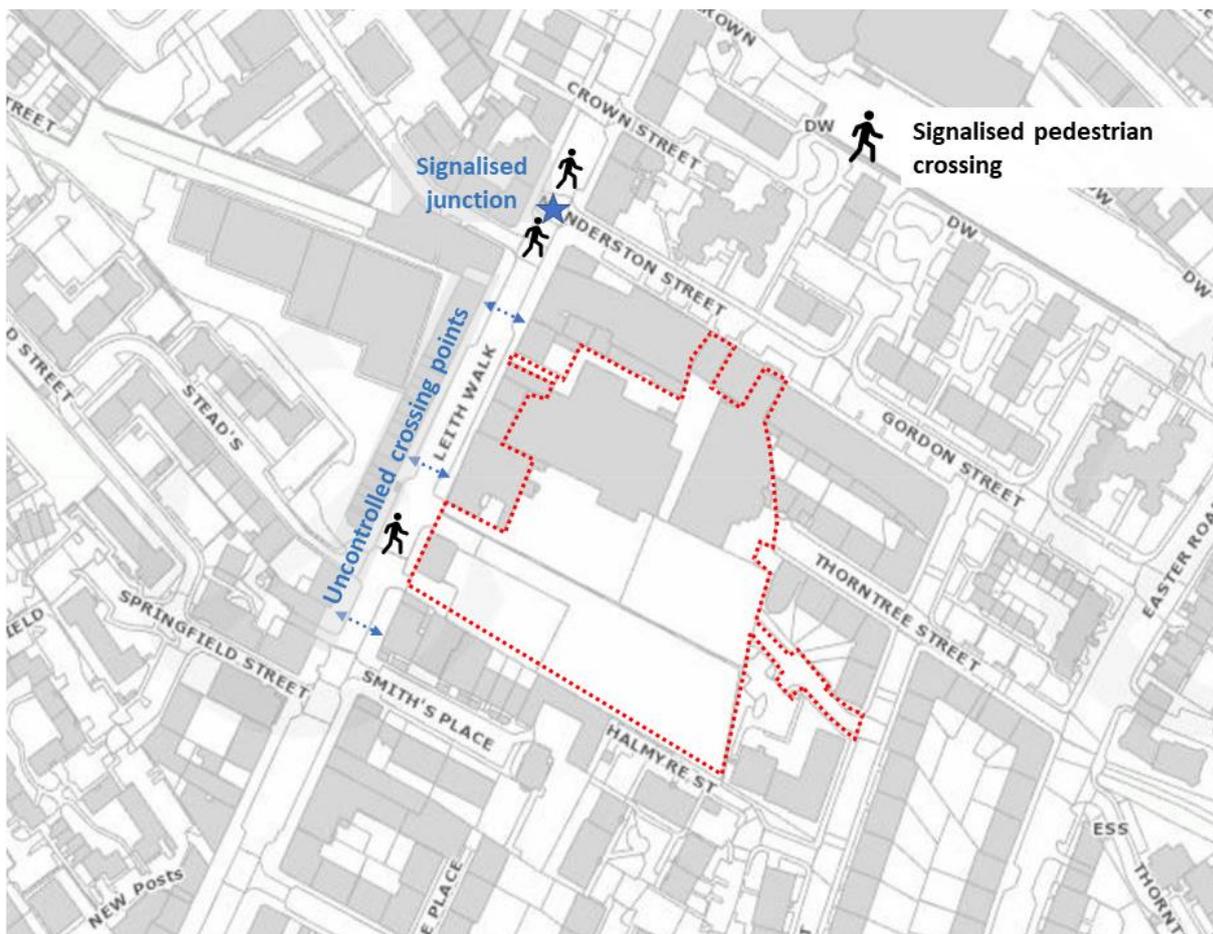
New tram and cycle infrastructure is to be delivered along Leith Walk – this will impact on cyclists and vehicles ability to turn right onto and off Leith Walk. Various crossings (controlled and uncontrolled) will

be provided along the frontage between Smith's Place and Manderston Street. The junction of Manderston Street and Leith Walk will be signalised.

Connections between Leith Walk and Easter Road are minimal but Manderston Street/Gordon Street provides one of these connections. Provision of an east/west route through the site is important. The railway arch link to Manderston Street is also an important connection for cyclists as will link to a right turn north at the junction with Leith Walk.

Connections to the east are important but given the access road onto Halmyre Street providing a cycle link onto Halmyre Street to the south (where there is a change in level) is not considered particularly important.

Provision of a connection onto Thorntree Street would be beneficial if it was possible.



Proposed controlled and uncontrolled crossing points along Leith Walk.

General Transportation comments:

- A full Transport Assessment will be required
- This development is within Zone 1 of the Tram Line Contribution Zone
- Provision for car, cycle, electric and disabled vehicles to be as set out in the Council's parking standards. There is a particular focus on accessibility and usability of cycle parking and ensuring that the stores and racks are easily accessed and bikes can be easily manoeuvred within them whilst ensuring the stores are within a secure location. A requirement for cycle parking in new

build developments is for the cycle stores to be internal and located on the ground floor with good access to any adjacent cycling infrastructure. Alternatives to internal storage can be considered but there needs to be a clear justifiable reason for any alternative solutions. Cycle parking should include provision for non-standard bikes such as tandems, Cargo bikes and trailers as well as maintenance facilities for bikes such as pumps and stands.

Further information can be found on the draft Edinburgh Street Design Guidance Fact Sheet C7 – Cycle Parking (due to be published in April 2020) ;

- Any access servicing 6 or more properties will be expected to be open for use by the public in terms of the statutory definition of 'road' and be the subject of applications for road construction consent;
- Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;
- The applicant should note that the Council will not accept maintenance responsibility for underground water storage / attenuation;
- A Quality Audit, as set out in Designing Streets is likely to be required;
- The applicant should be aware of the potential impact of the proposed development on the Edinburgh Tram. Further discussions with the Tram Team may be required;
- The applicant should note that the proposed development is in an area being investigated for on street parking controls (i.e. controlled parking zone);
- In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
- The applicant should consider the provision of car club vehicles;
- The applicant should consider provision for cycle hire;
- A pedestrian/cycle route between Leith Walk and Easter Road would be welcomed but need to ensure that the route fits in well with other proposals and linkages in the area.
- Once the tram is developed - vehicular accesses to/from Leith Walk will be left in and out

Parking

Controlled parking officers have just completed an informal consultation process on the first phase of proposals for new parking controls along Leith Walk – this first phase generally follows the route of the tram extension, taking controls down Leith Walk, through Leith and along towards Newhaven.

Leith Walk has the highest level of parking pressures of any area of the city, it is important to recognise this within the context of any new residential development. Permit issue restrictions are to be updated to include new areas where parking controls are proposed. Generally seek to limit permit issue to new development to one permit per household, but there is potential through the planning process (as we have seen elsewhere) to place further restrictions on permit entitlement.

This area does generate a number of complaints – and interest in parking controls from residents of the areas adjacent to Leith Walk was the catalyst for the whole Strategic Review. It is also one of the most densely populated areas in Scotland, which is reflected in the high level of parking demand.

There is a need to protect the residents of neighbouring areas from any potential for overspill parking. This would rely on parking controls and, as providing parking to meet the existing demand will already be a challenge, consideration should also be given to placing appropriate permit conditions on any new development.

Key themes for place brief:

A full Transport Assessment would be required.

Provision for car, cycle, electric and disabled vehicles to be as set out in the Council's parking standards

Provide an east west cycle/pedestrian route through the site.

Maximise opportunities for provision of pedestrian and cycle routes through the site.

Pedestrian and cycle routes through the site need to be lit, well overlooked and preferably have building entrances to activate the area and provide natural security for the routes

Ensure the opportunity to connect to Thorntree Street in the future is not lost.

Permeability through the site is required, with clearly defined routes for pedestrians/cyclists and vehicles provided.

A Quality Audit, as set out in Designing Streets is likely to be required;

Consider the provision of car club vehicles

Consider provision for cycle hire

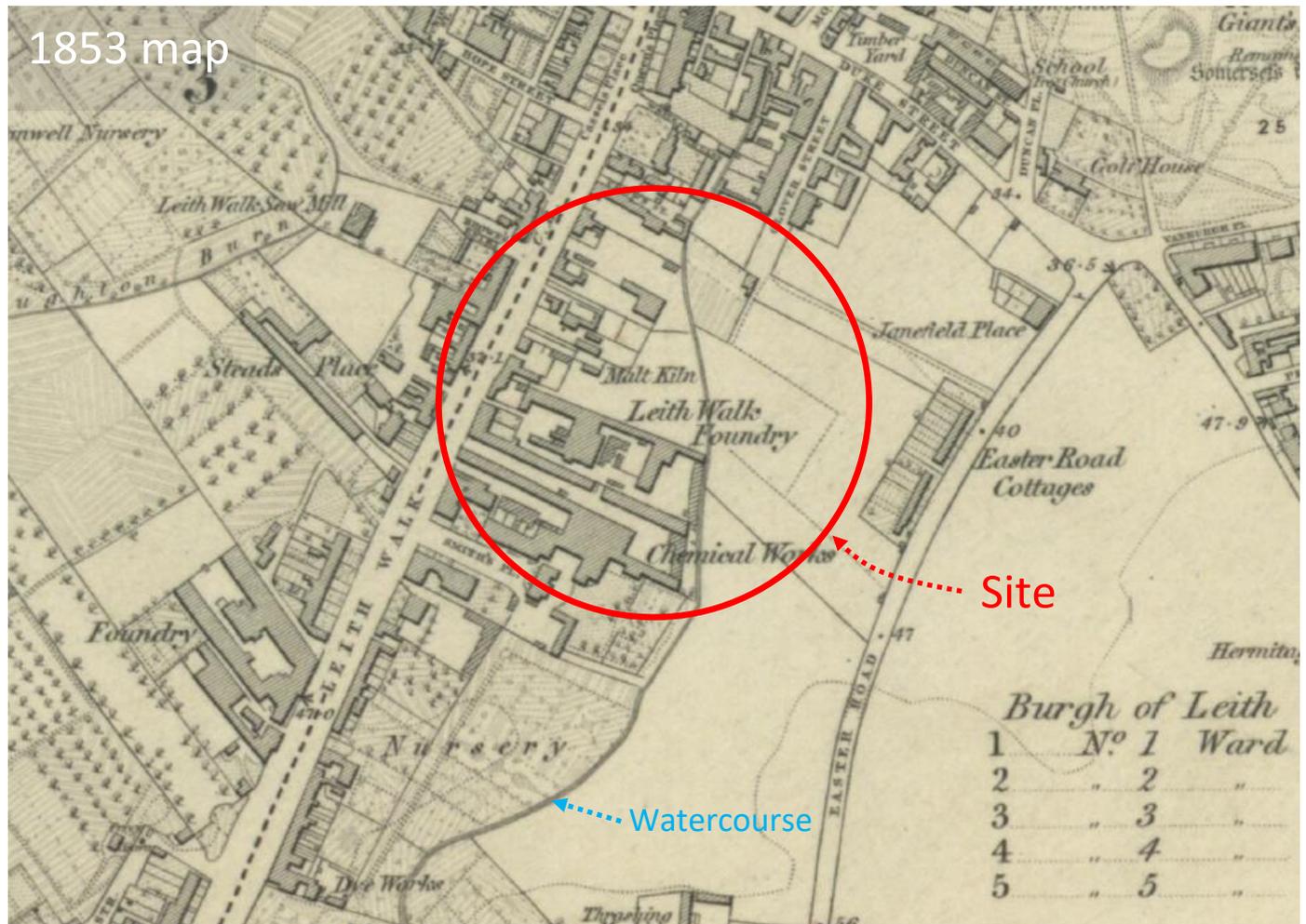
A requirement for cycle parking in new build developments is for the cycle stores to be internal and located on the ground floor with good access to any adjacent cycling infrastructure.

The proposals should ensure that the layout of the development would not impact on any future plans to deliver a pedestrian and cycle route above the railway arches.

The potential impact of the proposed development on the Edinburgh Tram needs to be considered.

Sustainable Urban Drainage and Flood Risk

There is historic evidence of a watercourse running across the east of the site. This was culverted in the late 1800's and the exact location is unclear.



SuDs – the site is currently covered in hardstanding – any SuDs on the site would benefit sewer capacity in the area.

Flood Prevention officers have no historic flooding records in that area. However, the online indicative SEPA flood maps identify areas of medium surface water flood risk on the site. Any developments in this area will require a Flood Risk Assessment and Surface Water Management Plan to support the planning application. These should be provided in line with the self-certification scheme.

SEPA feedback: the application site (or parts thereof) lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map and may therefore be at medium to high risk of flooding. The risk identified is from surface water only.



Extract from the SEPA flood map indicating the risk of surface water flooding on the site

We expect surface water from all developments to be treated by SUDS in line with Scottish Planning Policy (Paragraph 268) and, in developments of this scale, the requirements of the Water Environment Controlled Activities Regulations (CAR). SUDS help to protect water quality and reduce potential for flood risk. Guidance on the design and procedures for an effective drainage system can be found in Scotland's [Water Assessment and Drainage Assessment Guide](#). The importance of preventing runoff from the site for the majority of small rainfall events (interception) is promoted.

Key themes for place brief:

Requirement for a flood risk assessment and surface water management plan to support any future planning application.

The use of underground SuDS solutions is unlikely to be acceptable. The Council will not accept maintenance responsibility for underground water storage / attenuation

Potential culverted watercourse to the east of the site.

Environmental risk

- Contaminated land

The site includes existing uses which have the potential to cause the land to have become contaminated. Any future development will need to consider site contamination and land remediation arrangements for the whole site.

- Air Quality

Air quality impacts. Should additional car parking be proposed then it is likely that an air quality impact assessment will be required. Further discussions can be had with this section once potential air quality impacts have been scoped.

SEPA feedback: The Leith Walk sites shown in the plan meet many of the place making objectives for air quality in that they are located close amenities and well connected to the public transport system. There are also numerous car clubs and bike hire facilities in the area. This should reduce the need to travel by private car and the council should consider limiting the space available for residential car parking given the numerous other travel options available in the area. Thought should also be given to electric vehicle charging hubs to encourage low emission vehicle use when private car travel is required. However, we stress the objective should be to reduce overall volume of traffic, not to switch to electric vehicles. Electric

vehicles are certainly better than traditional combustion engines in terms of air pollutants and GHG emissions but they are not emission free (non-exhaust emissions) and the switch will not solve congestion issues or have the benefits of active travel in regards to health.

- **Noise**

Noise impacts on proposed residential properties or other noise sensitive premises. The site is surrounded by a number of commercial premises which will require to be assessed for noise with mitigation proposed where required.

Noise impacts on existing residential properties. Any commercial premises proposed should be assessed for noise impacts on existing residential and noise sensitive properties and mitigation proposed where required.

The site is surrounded by a number of roads and therefore road traffic noise should be considered within any noise impact assessment.

- **Odour**

Odour impacts on proposed residential properties. Consideration should be given to potential amenity impacts from effluvia odours from existing ventilation flues affecting proposed residential properties. Consideration should be given to existing ventilation flues.

Odour impacts on existing residential properties. Consideration should be given to potential amenity impacts from proposed ventilation flue effluvia odours affecting existing residential properties. Consideration should be given to where new ventilation flues will be sited.

Key themes for place brief:

Ground conditions investigations would be required, including a contaminated land assessment.

An air quality impact assessment would be required if parking is proposed on the site.

A Noise Impact Assessment may be required to consider the impact of existing commercial properties and road noise on proposed residential properties, and to consider the impact of new commercial proposals on existing residences.

The impact on the amenity of residential properties of odours from existing ventilation flues and any proposed ventilation flues needs to be taken into account. A fumes survey will be required, on the northern part of site to consider, the potential impacts of fumes generated from vehicle repair workshops in this locality.

Energy/Heat

SEPA feedback: The site subject to a place brief offers the potential for on-site renewable energy solutions, and depending on the density of development, may offer the opportunity for district heating or heat networks to be created on site with the option for expanding beyond the site to deliver low carbon energy efficient heat to neighbouring land uses. Incorporating renewable energy solutions, minimising energy demand and providing district heating within these sites would be in line with the City of Edinburgh Council's Sustainable Energy Action Plan (2015-2020) and would support the delivery of the Scottish Government's ambitions for renewable energy and heat as outlined in Scottish Planning Policy "A Low Carbon Place".

With regards to the Leith Walk site, due to the lack of information provided including site size and potential land use as part of the development of the site, there may be potential for district heating and/or other forms of renewable or low carbon energy but this depends on the density and proposed uses of the development within the site. We would encourage that any consideration of renewable or low carbon energy (including heating) fully assesses any impacts on air quality (advice to rely on comments from SEPA Air Quality specialists on this matter).

Key themes for place brief:

The potential to incorporate renewable energy solutions, minimise energy demand and provide district heating should be investigated, taking into account potential impacts on air quality.

Waste

SEPA feedback:

We recommend that the City of Edinburgh Council ensures the Place Briefs include appropriate consideration for recycling and collection of waste from the site, in line with the Waste (Scotland) Regulations. Policy De5 “Development Design – Amenity” in the City of Edinburgh Council LDP provides clear direction on this matter, and we expect the Place Briefs to be consistent with this policy.

Soil removal practices would need a waste management exemption/licence.

Key themes for place brief:

Appropriate provision of recycling and collection of waste from the site needs to be provided.

A waste management exemption licence would be required if any soil is to be removed from site.

Ensure that refuse collection vehicles are able to service the site.

Economic Development

Leith Arches is a new venue which has opened up in arch at 6 Manderston Street – includes live music, food markets, bars.

The listed building at 165a Leith Walk contains council offices.

The 2 NHS buildings along Leith Walk (Allander House and Inchkeith House) – their existing car park is to be reshaped

There is a need for small business space (59% of all lettings are below 2,000 sqft but people don't tend to build at this scale) – would like to see some small office units on the ground floor. 100 sqft of space equates to around 1 job – therefore 5,00 sq ft provides around 50 jobs.

The potential film studio is creating a creative buzz in the area

Key themes for place brief:

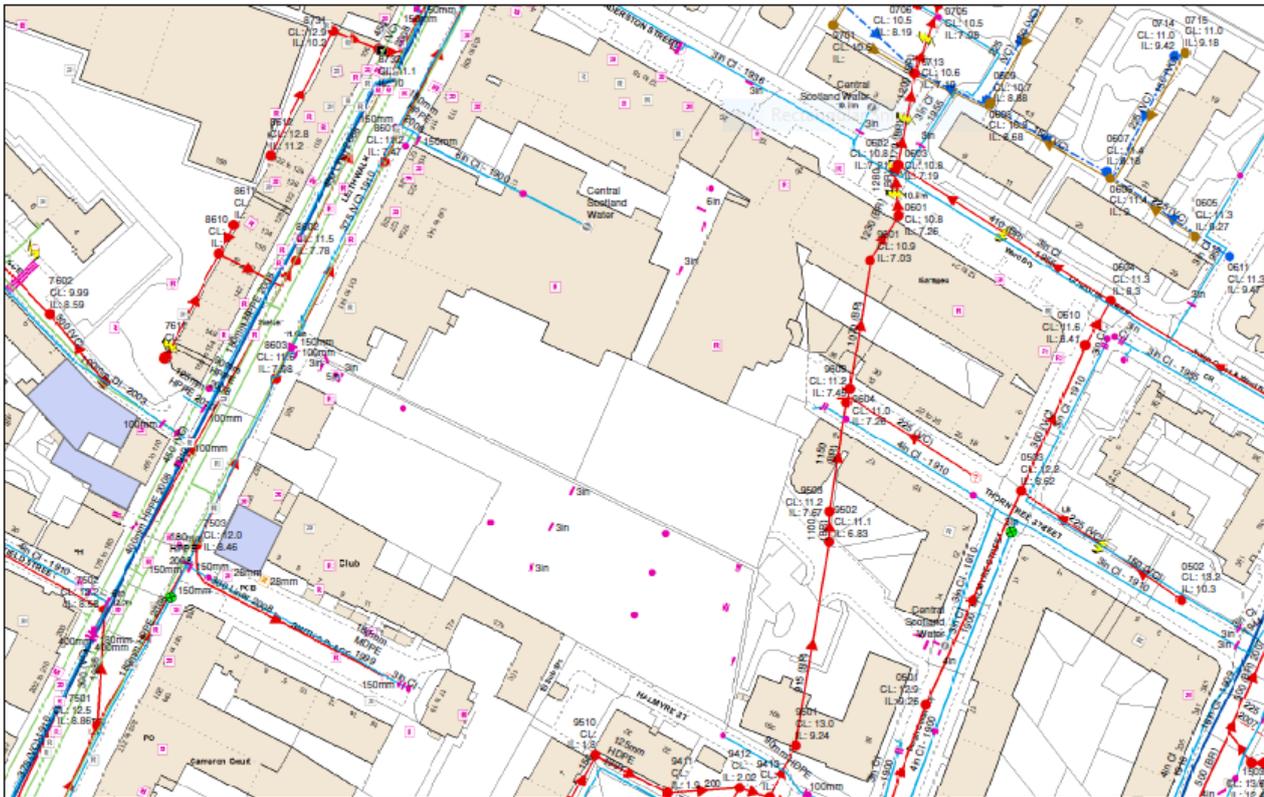
The need to accommodate small business space to be taken into account.

Impact of development on the operation of the existing businesses need to be carefully managed

The NHS car park is to be retained in part.

Utilities

Scottish Water:



Warning! Damaging a Large diameter Trunk main (12"/300mm and above) can result in loss of life and major Water Supply and Water Quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you MUST contact Scottish Water to arrange a site visit on 0800077878 WELL IN ADVANCE OF THE WORKS.

	The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.	Title:	 Scottish Water Sustained to serve Scotland Castle House, 6 Castle Drive, Dumfriesville, KY118GG Tel No: 0800077878
		Title:	
Date Plotted: 10/12/2019		0 60 Meters	
		SCALE: 1:1,059	Plotted By: bisolotta

There is a 6" water main extending in to this site that will require to be protected. There is also a 915mm combined sewer located transecting the access road off Halmyre Street. This site may require a drainage and water impact assessment, but this will be advised when we receive a Pre-Development Enquiry form.

Scottish Water's surface water policy states that we will only accept foul only flows in to our network and surface water must be dealt with separately.

Key themes for Place Brief:

The 6" water main to the north of the site is to be protected.

A combined sewer transects the access road from Halmyre Road.

Surface water will not be accepted into Scottish Waters network and must be dealt with separately.

Security

Summary of discussion with Sam Campbell – Architectural Liaison Officer – Police Scotland

Leith is an area with a high level of anti-social behaviour – new development needs to be conscious of security measures to design out potential problems as much as possible.

The Secured by Design guidance can apply to any type of space and buildings.

Spaces and routes should be well lit – pole lighting is best - bollard lighting can be more easily subject to vandalism.

Avoid creating areas where people can hide – gates should be on the building line or only slightly recessed (less than 60mm) – spaces which are well used should have less problems.

Think about visibility in landscaping and maintenance is important

Alleyways are problematic – where used there should be locked gates on the ends but that is difficult to manage for alleys serving more than a couple of homes.

Mail and other deliveries are an issue – need to ensure that unauthorised people cannot gain access into buildings. Avoid the use of trades buttons and prefer not to have letterboxes in doors.

Cycle stores need to be designed to be secure - cycle theft is a major problem across Edinburgh. Prefer that cycle stores are integrated into the buildings – if they are external bike sheds they need to be visible for surveillance, with solid walls and roofs and ideally a PAS 24 standard door with a fob entry (punch entries can be problematic if the number is not changed regularly). Cycle stands should be robust with fastening at 2 points. Cycle storage can become dumping grounds for rubbish if not carefully managed.

Bin stores need to be secure – ideally these will be integral to the buildings with separate access arrangements for the residents and the bin collectors. Bin stores can have problems with rough sleepers and fires being set.

Key points for place brief:

The Leith area has a high level of anti-social behaviour which needs to be taken into account as part of the design of future development.

Spaces and routes should be well lit and overlooked.

Avoid creating narrow open alleyways.

Cycle and bin stores need to be secure, integral stores are preferred. Any external bicycle sheds needs to be overlooked for surveillance.

Leith Walk/Halmyre Street

Report of Consultation (March 2020)

Executive Summary

This report summarises community opinions of the future of the Leith Walk/Halmyre Street site. Local community groups and the City of Edinburgh Council have been involved in consultation and engagement processes. The key themes that can be drawn from this report include;

1. INTRODUCTION

This report gives an overview of public engagement exercises undertaken in the surrounding community of Leith Walk/Halmyre Street. A number of engagement exercises have been carried out by the local community including Leith Conference and Our Leith Draft Community Action Plan. This report summarises the outputs of City of Edinburgh Council consultation events which followed these community events. The report includes a full breakdown of the comments received to the council's online questionnaire, and analysis of the feedback received.

In line with best practice, the council has sought to engage with the community - an early opportunity and to provide the community with the chance to provide feedback which will be taken into account in progressing the Place Brief.

2. CONSULTATION EVENTS

- **Monday 13th January** – McDonald Road Library
- **Wednesday 15th January** – Leith Community Centre, New Kirkgate
- **Wednesday 22nd January** – Out of the Blue Drill Hall, Dalmeny Street

3. CONSULTATION FINDINGS

4.1 Online Consultation and Drop-in Sessions

The City of Edinburgh Council held 3 public 'drop-in' sessions and ran an online questionnaire, based on the place standard tool, to gain an understanding of how the local community view the Leith Walk/Halmyre Street site and surrounding area. The exercise was helpful in identifying opportunities and areas of improvement.

Other consultations have been undertaken in the past. These include the Leith Conference and Our Leith Draft Community Action Plan. The responses and comments received from these consultations allowed for a better understanding of the

community, key themes for improvement and key aspects which people feel more positive about.

4.2 Themes for improvement:

- **Traffic and Parking** – parking in the area is difficult due to a high number of cars and poor parking. Commuters often use the area as an unofficial park and ride which creates issues for residents. These issues could be improved and a safer environment created.
- **Natural Space** – Although there are good parks nearby such as Pilrig Park and Leith Links there is a need for better connections to these spaces. Green space is always welcomed and could always be improved. Natural space should be considered on the streets too.
- **Work and Local Economy** – There are jobs available, but these are often low quality. The quality and range of jobs could be improved. There is also support to maintain existing local and independent businesses and encourage new ones.
- **Streets and Spaces** – The streets have issues with litter and over-flowing bins. There is a need to improve connectivity between places.
- **Social Contact** – There is an abundance of cafes and pubs which offer places to meet others. Although there are a variety of spaces to meet, they may not be affordable to everyone. Community spaces do exist but there is not a huge amount of them and not everyone knows they exist. An increase in free community spaces to meet would be welcomed.
- **Facilities and Amenities** – Although this scored highly, many respondents expressed concerns over a lack of GP services for the number of people living in the area.

4.3 Positive Themes:

- **Public Transport** – this scored the highest. Many people felt the area has good connections to the city centre and elsewhere. There are a range of bus stops and bus routes to choose from and services are generally good.
- **Identity and Belonging** – The area is welcoming with many respondents having a strong identity and belonging to the area.
- **Safety** – many residents felt safe during the day.
- **Moving Around** – Walking has improved and the area has many wide pavements which benefits pedestrians.

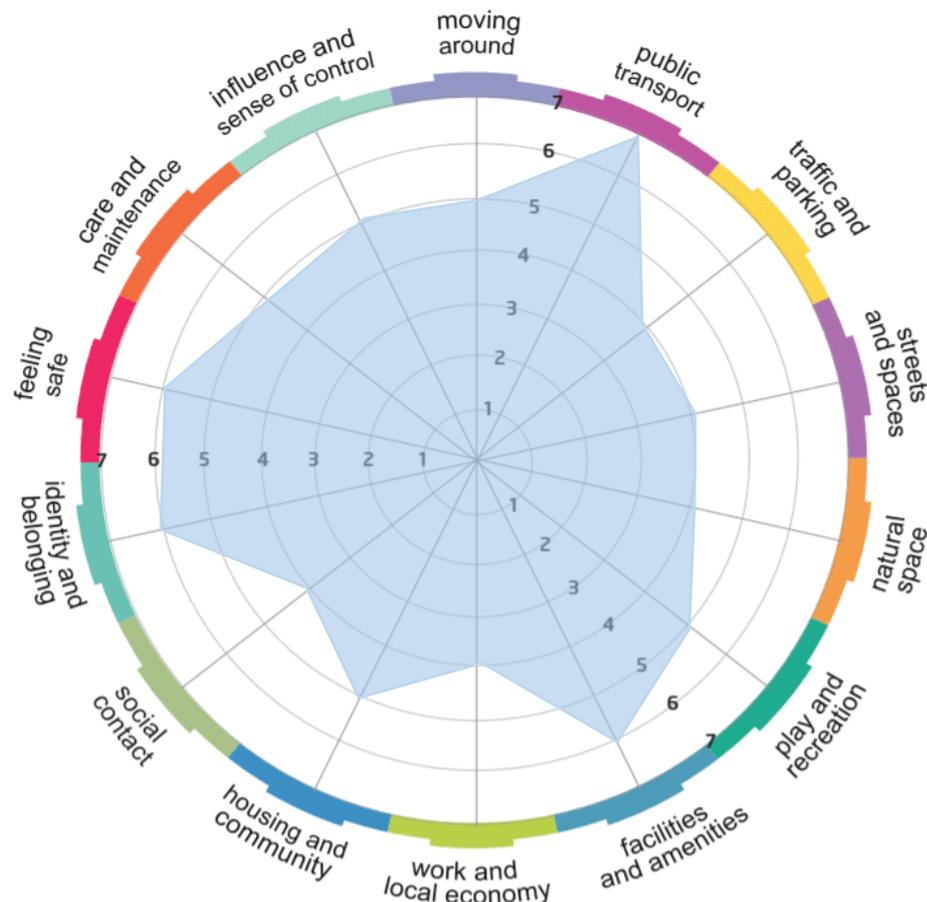
4.4 Key Themes from Previous Consultations:

- **Community** - Maintain the strength and diversity of the community in Leith. Reduce social isolation through the provision of new civic spaces and places to meet. Accessible and affordable workspaces.
- **Housing** - Have more affordable housing choices to suit people and households with different needs and at different stages of their lives. Environmentally sustainable built homes.
- **Spaces** - Create more connected green and blue spaces with more trees. Improve connectivity and accessibility across path network. Combat climate emergency – alleviate flooding.
- **Heritage** - Cherish and protect architectural heritage and develop creative re-purposing of land/unused buildings.
- **Transport** – Create greener transport solutions.

4.5 Place Standard Tool

4.3.1 Wheel

In total 233 people completed the online questionnaire – the findings are displayed in the wheel below.



The area scored highly in a number of aspects with **Public Transport** scoring 7 and **Facilities and Amenities, Identity and Belonging, and Feeling Safe** scoring 6. This provides a positive foundation for the Place Brief.

Moving Around, Housing and Community, Play and Recreation, Influence and Sense of Control scored a 5.

The lowest scoring aspects from this exercise are **Traffic and Parking, Natural Space, Work and Local Economy, Streets and Spaces** and **Social Contact** with a score of 4. This suggests where there are opportunities for improvement.

The lowest score is 4, indicating that there are no areas which scored particularly poorly.

3.3.2 Place Standard Questionnaire

In addition to the Place Standard Wheel respondents were asked a number of questions to gather further insight.

Each questionnaire was recorded and answers are grouped into categories below. A full schedule of comments is provided within the Appendix.

'About the area you live in'...

Moving Around'

Can you easily walk and cycle around using good quality routes?

- Cycling, particularly on Leith Walk, feels unsafe and dangerous.
- Better connectivity of cycle paths would be welcome.
- Segregated cycle paths would be beneficial.
- Walking is easier than cycling in the area, although pavements can be uneven and cluttered.

Public Transport

Does public transport meet your needs?

- Bus routes and services are good.
- Issues with congestion on main roads, particularly during rush hour.

Traffic and Parking

How easy is parking and driving in your area? How safe do you feel near the roads?

- Parking is difficult.
- Congestion, speeding and illegal parking create unsafe environments.
- Some find car clubs useful.

Streets and Spaces

Do the buildings, streets and public spaces create an attractive place that is easy to get around?

- Streets are often unclean and contain a lot of litter.
- Urban realm could be improved using street tree planting
- Public and green space would be welcomed.
- Newer buildings could be more in keeping with the area.

Natural Space

Is there sufficient greenspace to enjoy?

- There are good parks such as Pilrig and Leith Links.
- Need for better connections to green space.
- Green space is always welcome, particularly in this area due to the density of the population.
- More tree planting would be appreciated.

Play and Recreation

Are there good places to play, meet friends and relax? (including sports facilities, cinemas, museums etc.)

- Lacking in museums and similar cultural facilities.
- Lacking in sports facilities.
- Projekt 42 is well used.
- A good variety of bars, cafes, cinemas and shops etc.

Facilities and Amenities

Do facilities and amenities meet your needs? e.g. shops, doctors, schools etc.

- Lacking in GP/doctor facilities and schools.
- More local shops (such as butchers) would be welcome.

Work and Local Economy

Is there an active local economy and the opportunity to access good quality work?

- Quality of jobs varies.
- Could be improved and encouraged.
- Connections to employment elsewhere in the city.

Housing and Community

How friendly and neighbourly is your community?

- Mostly friendly.
- Issues with anti-social behaviour.
- Concerns with student housing and airbnb's which do not have permanent residents.

Social Contact

Is there a range of spaces and opportunities to meet people?

- Plenty of bars and cafes to meet friends.
- There are community places available but more would always be welcomed.
- More affordable meeting spaces would be beneficial.

Identity and Belonging

Does this place have a positive identity and do you feel you belong?

- Yes, there is generally a strong sense of belonging.
- Concerns with new developments and the impact on identity.
- Concerns with the changing identity of the area.

Feeling Safe

Do you feel safe walking around this area?

- Safe during the day.
- Most feel unsafe at night when dark.
- Concerns about anti-social behaviour, particularly at night.

Influence and Sense of Control

Do you feel able to participate in decisions and help change things for the better?

- There is a limited sense of control.
- Although there may be opportunities to participate there is limited influence on decisions.

'About the Leith Walk/Halmyre Street Site'...

What uses would you like to see more of in the area?

- Green spaces and outdoor space with trees and plants – a public square is also welcomed.
- Affordable mixed housing and social housing.
- A Gaelic high school would be welcomed to accommodate students.
- Concerns over student housing and its impact on the area.

USE	NO. OF RESPONSES
COMMUNITY	172
HOUSING	120
LEISURE	105
EMPLOYMENT	93
HEALTHCARE	80
RETAIL	39

Are there any opportunities that should be considered through the redevelopment of the Leith Walk/ Halmyre Street site?

- Affordable housing for a range of different people.
- Create a through route for pedestrians and cyclists that utilises green infrastructure.
- Connect Leith Walk and Easter Road
- Create a community hub that provides opportunities for cultural and arts spaces.
- A new Gaelic high school would be welcomed.
- Need to consider the height of the development and surrounding area.

Do you have any other comments about the site or wider area?

- Concern over student housing – many would not like to see it in this location.
- The area is already densely populated.
- A development for the community would be welcomed.
- Development should be of high quality and height should be restricted.
- A 'clean-up' of the wider area of Leith, such as street cleaning, would be welcomed.

4. OTHER RESPONSES/COMMENTS RECEIVED

3.1 Responses Received Out With the Online Consultation

Two letters representing businesses within Leith and a letter from the Leith Central Community Council were received in addition to the online consultation responses. Below is a summary of the key issues raised:

- Further consultation is required in relation to the site and access.
- There are safety concerns regarding restricted viewpoints when accessing the site from certain locations, particularly the Northern part of the site.
- Drivers along Manderston Street may have limited view of cyclists.
- The area appears to have higher anti-social behaviour issues which should be considered alongside their impact on community safety.
- To stop anti-social behaviour, access should be prevented to the site in certain areas.
- These points raise both road safety and community safety issues.
- High quality, high density housing led development is supported, particularly due to the good transport links.
- A range of different residential tenures should be considered.
- Future development should be considerate to the existing surrounding buildings and site context.
- A principle of height has already been established on site.
- Road access is required from Manderston Street.
- Acknowledgment of different land ownership agreements required,
- A positive contribution that should maximise regeneration opportunities.
- Manderston Street, the arches, the former tram depot and Stead's Place should form part of the place brief.
- The impact on the conservation area and listed buildings should be considered, particularly the Stead's Place shop front.

- Truly affordable housing should be provided alongside social and council housing.
- A mixed development is essential for the community and a single use development should not be formed.
- High quality pedestrian and cycle routes through the site should be designed from the outset.
- Sensitive, diverse design should be implemented.
- Scale and design should be appropriate and complement the surrounding area.
- Should involve the formation of an attractive series of places rather than one single place.
- Should include significant amounts of greenspace, alongside cultural and social spaces.
- Developer contributions should involve community agreed projects.
- Place Brief should take note from Goldsmith Street in Norwich and Leith Fort.
- A range of spaces for the elderly and vulnerable are at risk e.g. Bingo Hall.
- Relocation of NHS services at Allander and Inchkeith House should be considered to form a purpose-built health centre on the West-Side. Should include a walk in through a retained shop front with other parts including retail/community use with residential above.

'About the area you live in'...

Can you easily walk and cycle around using good quality routes?
Yes – though pavements can be difficult due to uneven paving stones and crumbling tarmac. Also road works and tram works. I do not cycle.
Yes
Yes.
Yes
Yes.
Yes
Yes.
Yes
Yes.
Yes
Yes
Yes
Yes

Yes
Walking routes are reasonable. Often streets have litter/debris which makes them feel less safe. Cycling N/A
I can easily walk around - but I wouldn't like to have limited mobility or to rely on a wheelchair as many routes around Leith are unsuitable for limited mobility users due to pavement parking and degraded footpaths & kerbs. I don't cycle, but I would if there were quick and safe (i.e. grade-separated) dedicated cycleways throughout Leith and Edinburgh.
No, Leith Walk has poor cycle provision and too many cars.
No
Walking is fairly good, with wide pavements on Leith Walk meaning that you never feel too threatened by the busy road. However, I would not want to cycle up Leith Walk and feel there is a bit of a missed opportunity with the redesign of streets related to the introduction of the tram. I feel one single, two-way cycle superhighway (as have recently been introduced near the Omni Centre / John Lewis) could have provided greater segregation from traffic and protection for cyclists.
No
Good access to cycle paths via the bottom of Easter Road and through Jane street but have been blocked somewhat by development on west bowling green street for some time. Walking has been easier since the development of the foot of easter road crossing and this has improved access to Leith Links.
Mostly, but there are too many gaps in current cycle provision in Edinburgh. Even Leith walk itself, while good in places isn't joined up as best it could.
Proximity to some great paths but some connectivity is poor. Between lochend road, Easter road and Leith walk there is a lack of pedestrian or cycle cut throughs which make some journeys much longer than they need to be. The site in question is a great opportunity to add such a cut through.
No
Cycle routes are available along redeveloped leith walk Although they're not thought through very well and pedestrians often make use of the cycle lanes causing obstruction.
Can currently walk without restriction but cycling is somewhat challenging.
Definitely not cycle
No there are too many buses.
Walking from new build development at Sighthill to the tram stop at Bankhead could be improved, currently have to walk past the college. Access to the bus stops on Bankhead Avenue have to be accessed via walking along Calder Road, surely a footpath between units could be constructed? Taking cyclists off Calder Road could be a good start to reduce congestion for buses. More segregated cycle paths throughout the city is a must.
Routes via Ferry Road or Lochend are acceptable, Leith Walk and Easter Road are a total disaster.
Somewhat
Yes, pavements are wide enough for foot traffic in the area despite heavy road traffic making crossings difficult at times due to attendant drivers or poor parking.
Connecting to Leith from Meadowbank via London road, the routes are busy with cars and fast moving traffic
Depends on where I'm going. North to South definitely along the Roseburn Path. North Edinburgh Paths network is great. Shame that there's not connections into the city centre, and that there's not an off-road route connecting North Edinburgh Paths network to the Meadows, etc.

I benefit greatly from the Hawthornvale to Haymarket cycle route which is located very close by to me. Without it, I think it would be very unpleasant getting to work each day.

Leith Walk itself is, also, a pleasant cycle, though I do wish people would stop parking their cars along the unsegregated parts of the cycle path. Is there any way to make more of the cycle path segregated, or just, enforce strict and swift penalties on those who block cycle paths?

In terms of walking, Linsday Road is a bit of a nightmare as cars speed by way too fast and it's not a great road for crossing.

Mainly true. Some pavements aren't so good, e.g. Newhaven Road between Ferry Road and Bonnington Road.

Cycling along Pilrig Street is not nice.

Not yet! Good progress has been made on this with changes to Leith Walk and more improvements to come. I would like Lorne Street where I live to be a School Street with residents access only (but with the access needs of the window cleaning shop and supermarket depot catered for. Ideally the whole area of Lorne/Dalmeny/Iona/Albert Street between Leith Walk and Easter Road would be residents access only. This would make it safer for families to cycle. I also want more green space on streets and soft drainage/rain gardens. I am fed up with obese vehicles littering my street and hogging all this public space that could be used for greening and for children to play and as cycle and walking routes! Why should people have the right to use public space in this way for free!

I mainly walk to get around / commute. The ever changing layout of leith walk keeps it interesting.

Roads have improved but are still quite hazardous for cyclists and pedestrians-cars turning into and from the many side streets- cycle path not totally segregated and isn't joined up enough to get to the city centre/other areas yet . Double parking on leith walk causes problems for cyclist safety. Constant roadworks have recently been very bad for accessibility with prams and wheelchairs.

Walk - okay except dog fouling, litter and flytipping on the pavements. I'd never feel safe to cycle on the roads in our area.

Walking is ok, though a lot more could be done to make walking truly attractive:

- more formalised crossings,
- tighter corner radii (making crossing side road easier),
- dropped kerbs
- wider footways
- more seating
- less traffic/filtered permeability so streets are less traffic dominated

Cycling - some good routes (Promenade and NCN 1), but lack of on road infrastructure (e.g. on Milton Road) and lack of filtered permeability to make local streets cycle friendly and make cycling more attractive than driving a car.

no

No - lots of roads near me have very high volumes of traffic making it unpleasant to walk and cycle. In addition there are very few dedicated cycle routes. I would like it to be easier to walk and cycle, and this could be achieved through the provision of safe segregated walking and cycling routes.

No. Cars have priority. Lots of streets are cobbled. Cars park on pavements and on-street cycle lanes. Hardly any segregated cycling provision. Many dropped kerbs blocked by parked cars.

Yes, not too bad, bit of rubbish around but generally good

The routes are partial and haphazard. Not segregated from traffic and don't lead anywhere useful to me.

I don't cycle as I feel there's too much traffic on the roads to make it safe enough.

Walking, yes. But biking, not really. It's quite congested, there are no dedicated bike paths, and there are a lot of setts, which although are lovely to look at and I appreciate their heritage aspect, in their current state they are loud, bumpy and uneven over which to bike (or even drive).

I walk mostly but there are many cycle paths. It would benefit all the community to have good walkways and cycle paths

Moderately. There are connections to the North Edinburgh Path network, but most road continue to give priority to cars. Leith Walk does have cycle lanes, but these do not make onward connections from the Walk. A number of streets which could be blocked or partially blocked to create space for play or communities, such as Coberg Street, are used as ran runs by HGVs and cars. This is also an issue on streets between Easter Road and Leith Walk.

Yes (in the most part), I live close to the Roseburn path and its connections which I frequently use to walk and cycle around the city. I occasionally cycle on Lieth walk and even with the cycle pathhs, it is not a comfortable or safe experience due to the junction layouts and traffic volume and speed. Cycling towrds portobello also involves some cobbled streets which are not suitable for everyone to cycle on.

In my immediate area there is an excellent network of cyclepaths, as there are in other parts of the city, but these are not joined up to encourage less confident cyclists to travel actively

It's patchy. The cycle/walking path network to the north is good, but it's not always convenient or safe to get to. There is very poor east-west provision away from speeding cars on the roads, or parked (often illegally or dangerously parked) cars clogging up the streets.

In my immediate area the walking and cycling provision is fairly poor - getting into my actual street there is no pavement and regularly cars are parked on the pavement where there is limited pavement and to get anyway requires negotiating Easter/London road junction on a bike. In all directions from there provision is poor for cyclist.

Walking is very easy. Cycling is dreadful. The Greenlanes from Councillor Beggs days were excellent. I cycled everywhere constantly. Having lived in Amsterdam and Berlin, I was very keen on cycling. Edinburgh has ruined their streets with narrowing and traffic restrictions. I was knocked down twice during the first tram build on Leith Walk. My very few attempt to use the insane new cycle pavements currently on Leith Walk led me to nearly knock a child down, and receive abuse from people at the "Albert Street" bus-stop and crossing. The road is full of buses swinging about. I would not let children cycle in Leith unless it was in a park or off-road cycle way. Trying to cycle through the new merry-go-round at the Playhouse Theatre is a death trap, the new cycle lane may help, but from experience of these ideas on the continent, they are dreadfully slow uphill and dangerously fast downhill, especially in wet and windy weather. I saw so many broken bones in icy conditions due to smooth cycleways being so flat and any water turning to an ice sheet/ black ice. I have noticed the very poor workmanship of the tarmac laying of the cycles, on the continent they avoid puddles as a priority to avoid accidents. I imagine skateboarders must be over the moon. I do not cycle now and walk or drive to work around the city more and more now. Which is a shame. The greenways were wide and safe, and made cycling so easy. I really miss them. I do think the needs of the disabled and especially the blind have been totally abused. I know a blind woman with a guide dog who has a terrible time with Leith Walk now, her dog is totally confused with the layout. The pavement widening on Easter Road was done on the cheap, and does not fit the topography of the raised road surface of the old cobbles, which has led to puddles and streams of water at crossings and walkways. I know when it is wet that blind lady takes a bag with dry sock and shoes, because the inevitable foot soaking will occur in the thoughtless lack of design and drainage.

Footpaths/cycle paths are not connected into a network and as a result the use for running and cycling is limited.

Leith Walk cycle paths are dangerous. No cycle links to Leith Walk

No, as Leith Walk is dangerous to cycle with all the traffic, and the segregated cycle route is very badly designed, and stops halfway down Leith Walk. One one occasion I was on the cycle lane just approaching Sainsburys Local and a car suddenly turned onto the pavement to enter a garage, without looking to see if there were any cyclists or pedestrians. I had to swerve off the cycle path onto the pavement to get out of the way, and almost got hit.

I am also worried about the tram project on Leith Walk as tramlines are dangerous for cyclists, especially when they also have to share the space with cars and buses. There has been a death and several serious injuries due to the tramlines at Haymarket, and I have felt unsafe many times when I need to cross the tramlines and there is a a car or bus too close behind me.

I think that on streets where there are trams, buses and cars, the cycle lanes need to be completely segregated and well designed so that cyclists are safe.

I cycle into Edinburgh from Leith regularly. The only real options are Leith Walk and Easter Road. Leith Walk is better than it was but it still is difficult in places e.g. the roundabout at the top and the on-road bike lanes, which often have cars on them. I often cycle along Halmyre Street to avoid part of Leith Walk. Easter road has virtually no bike provision.

Walking is ok in the main, but cycling (despite more cycling paths) is difficult as pedestrians and drivers are not used to cyclists.

Yes, mostly, although it depends a little on the direction I am trying to go in. Towards the North and the Firth of Forth is a little trickier and routes need to be carefully chosen, towards the East and West is great, especially by bike, and towards the South is best by foot.

A broad street with tenements either side leading into Pilrig Park with some modern housing estates leading off and two traditional streets of housing with gardens leading off also. I do not cycle personally unless it is in a gym or hydro pool. There are pavements on each side of the street,. Parking is poor with more space being taken away for use for car pools and disabled parking. Leith Walk is the main thoroughfare soon to be constricted by tram works.

No

Walk, yes. Cycle, no. The painted-on "cycle lanes" down Leith Walk are used by every driver in the city as an extra parking lane.

You can walk about, but I wouldn't say it's good quality i

Until the tram works are complete, this can't reasonably be responded to. However, I believe that walking is the best option to get around Leith, Cycle lanes are poor and should be totally segregated from traffic AND pedestrians (Toronto and Amsterdam are good examples). The recent Leith cycle lanes that cross cross the pavement and move on and off the road are a hazard to pedestrians, drivers and cyclists. My score reflects the poor layout of the cycle path up Leith Walk.

The north Edinburgh cycle network is great where it exists and we use it daily, Especially for taking our kids to school. But Where the cycle path ends, roads are busy with traffic and parked cars, HGV's and it is not safe for children to cycle on the road. Off road sections on Leith Walk are good, but I wouldn't take my 6 and 9 year old on the on road sections. It is difficult to cycle east - west in Leith, which affects many children travelling to school. There is scope for creating A new off road or quiet way cycle and pedestrian path through this site and site to west side of Leith Walk, connecting existing greenway to Pilrig Park and on to NCN75.

Walking yes. Cycling will be better when routes are finished on Leith Walk

Walking is generally ok, with work currently being done on Leith Walk it is quite tight at moment
Mostly yes
Not really I cycle and options are limited, with occasional good psots on designated cycle paths. Leith Walk/Junction Street are very poor.
No. W the exception of Leith walk zebra crossings pedestrians are bottom of the list.
Not really, its getting very busy and built up, and thats before the trams.
No
Walk but not cycle - too many potholes and restrictive space.
Mostly
I regularly walk from Marchmont to Leith, in general routes are good, however in some areas roads are very busy and I would not cycle.
The entrance to Stead's Place is very unsafe for walking and not suitable at all for cycling, the road surface at the beginning of Springfield Street is old and not cyclist-friendly.
It is better than what it was but there is still room for improvement.
no, there is no dedicated cycling path around. It would be great if you could animate the unused train line running from the demolished recycling centre. The same train line is dividing the leith area between Leith Walk and Easter Road to two different and logistically remote locations. It is because there is no walking passage from the south side (hillside area) to the north side (Damleny). If it would animate and encourage both pedestrians and cycling traffic and eliminate car traffic if: - short term there was a walking bridge above the unused tramline somewhere in the middle between easter rd and Leith Walk. - short-to-mid term the train line was converted to cycling path and its entries would replace the above mentioning waking bridge.
Walking is great, but cycle routes are disjointed and drivers are not used to cyclists on the road.
Pavements away from main routes like Leith Walk are not repaired when they start to deteriorate, meaning undue care has to be taken to avoid loose/damaged flagstones. On main routes, walking is easy, except when you come across cyclists using the pavements instead of the designated cycle lanes, which still happens quite often.
The cycle and walking routes could be improved. Many of the cycle routes are filled with parked cars.
Cycle routes etc are good but inter-relationship with traffic in streets is poor
We live in the colonies just off Lochend Road. we are a car free family of two adults and a nine year old and we travel by bike every day to drop off at school in the mornings takes us from Lochend Road to Bun sgoil Taobh na Pairce (Gaelic Primary) and back again in the evenings. We also used this route to access local services; food, shops, library, doctors and to connect with the NCN 75 at the Water of Leith.
We live in a gap between two major pieces of green infrastructure and active travel, and see that the Halmyre Site (and the adjacent New Shops Site) could be a vital piece in the jigsaw to connect up existing green network routes (from the traffic free cycle route which exits onto Easter Road and connects to Portobello and Leith Links through to Pilrig Park and then onwards to connect to the Water of Leith, NCN75 and onwards onto NCN1)
On our daily route close to home face high traffic volumes, dangerous driving and lack of safe crossings, air pollution (especially around Duke Street and Manderston St) and poor road safety (frequent near misses when crossing Leith Walk at the pedestrian crossing) poor road surfaces and lack of dedicated cycle infrastructure, which, owing to the age of our child who is not old enough to cycle on the road leads to conflict

with pedestrians on narrow pavements. We are therefore excited to see any changes that will increase active travel routes and quality of place between the Lochend/ Restalrig area across to Leith Walk.

There is also a massive need to consider sense of place in Leith in new development and in new active travel infrastructure, in order to create environments in which people enjoy cycling and to create green network connections.

Once the cycle routes are back up and running on leith walk then yes.
Walking routes are easy

Cycle routes do not link up forcing cyclists onto busy roads. Cycle path on Leith Walk is dangerous as pedestrians walk across and cars/vans are frequently parked on it. I cannot think of one bike journey on Leith Walk where I cycled completely on the cycle path.

I look after small children so I am often pushing pushchairs. The amount of heavy goods vehicles and other traffic makes me worry about the air quality especially for young children. The current tram works makes walking and cycling a nightmare.

I wouldn't cycle on main roads and the cyclists i have seen recently are a danger to themselves and others...often going through red lights.
Walking around is being restricted due to the road / tram works.

Cyclists on pavements are a hazard to pedestrians.
Cycle paths excellent for getting around the area

Walking is pretty good except on cycle paths at particular times. Leith walk has been much improved over the years.

pavements need repairing and no real provision for bikes. The routes are not good quality

No. I cannot cycle and I can only walk a limited distance. I rely on public transport.

I can walk on the Links safely on good paths. But walking along Duke Street and Great Junction street is unsafe as the pavement is very narrow. Traffic drives far too fast along Claremont Park and parked caravans and camper vans etc. make it difficult for pedestrians to see to cross without stepping right out into the road.

I can observe that the roads around here are not safe for cyclists - eg. Restalrig Road is heavily pot-holed and there is no segregated path for cyclists.

Easily mostly but some paved surfaces are rough or uneven and poorly lit ... e.g. Dryden Street to MacDonald Road. There are some poorly matched surface design treatments between different developments e.g. at Stanwell Street opposite the Gaelic primary school and then new side street at Leith Walk between the gym and Sainsbury.

Walk yes, but they are in a poor state, cycle no, as the surfaces are very deteriorated, full of potholes and poorly repaired surfaces, plus the cycle lanes are not mandatory and almost always have cars illegally parked and plenty of the sewer gutters are clogged for long periods of time.

I do cycle to work, but it is not easy or safe, and I already had an accident caused by the poor surface that required me to go to A&E and several weeks to heal.

No, not at all. We have no safe segregated routes that are protected from vehicles that connect to other major cycling routes through the city.

Walking routes are available, the quality of the surface and appropriate widths is sometimes questionable. There's a few conflicts with street furniture, services and bus stops which clutter routes.

Desire lines are often not surfaced and should be observed, noted and actioned upon.

Walking around the area and in Edinburgh is relatively easy. Cycling is a different matter. Cycling provision in the city is poorly thought out compared with many other European cities, with a limited amount of cycling lanes. Cycling lanes are often poorly policed and are often blocked by illegal parking and encroached on by cars. Cycling in the city isn't the safest way to travel around.

some paths, but need improvement / connectivity. Cars / trucks etc do not heed cycle paths.

No. Walking and cycling off main routes is less available. Cycle lanes particularly on Leith Walk are often used for double parking and are not separated from vehicular traffic. Mostly dedicated cycle lanes are not widely available.

Yes, mostly. Cycling could be a lot better, lots of unsafe areas that have put me off cycling.

Cycling isn't great actually. The cycle lanes up Leith Walk are poorly sign posted so pedestrians often stand in them. They are also repeatedly shut or blocked off, so no one really takes them seriously. The air quality on Leith Walk also isn't great, so walking isn't always very pleasant.

No. Arches with garages are lots of up and down crossings. Street has railings and hard to cross with buggy.

Walk easily, cycle route up leith walk ok but Easter rd poor

No, cycling is difficult with potholes as big as my bikes wheels.

Yes I can walk easily and often walk through Lochend Park into Dalmeny Street and through Pilrig Park to collect my daughter from Gaelic School. Love the walk through nature. I don't cycle but would be nice to have more safe cycle routes.

No but that is because I am disabled and the illegal parking is blocking access on daily bases

More developments mean more people in the area and less access

No - difficult to walk without aid, and have not cycled in 60 years

Cycle oaths in Leith are poor, pavement options are hazardous to both pedestrians cyclists, the road paths are always blocked by cars

I can walk but not cycle

Main routes are leith walk, which is heavily polluted and loud due to heavy traffic and minimal greenery.

I walk this everyday with my 6 year old son to school and I know his lungs will be damaged from poor air quality.

Cycling needs to be prioritised more, and traffic speeds for cars reduced. Currently it is not safe for our family to cycle together on these main roads.

I am discouraged from cycling as the roads are congested with heavy goods vehicles and buses. The main cycle routes are also not segregated.

Walking ok, not very good for cycling

In some locations but not all

I am responding on behalf of The MS Therapy Centre (Swanfield), a small local charity providing support for people living with MS and other long-term conditions. Most of clients find pavements/walkways difficult due to mobility issues.

I can easily walk but cycling feels a more dangerous, although I can access the cycle paths with in 10minutes of setting off.

In some directions.

Cyclists using pavements are a hazard to pedestrians

Poor cycle paths that are separate to the road network

Stepping off buses onto cycle path can be hazardous for pedestrians

Streets in some areas in very poor state and propose risks for elderly, pedestrians with mobility issues and wheelchair users
Walk - yes Cycle - No
Walking is easy Cycling is a bit scary cos of the state of the road surface and traffic. Also not sure how the trams will affect cycling
Cycle sections on the roads which are only intermittent and stop and start; which are blocked by allowing cars to park on them; which expect cycles to weave in and out of short sections of route as on Leith Walk, meaning cycles can only progress slowly while they could be safely progressing at 15-20mph as they need to to make them a viable alternative to cars; and are not segmented off from the pavement so that inevitably people walk on them (again as on Leith Walk); all make for poor quality routes.
Depends on where you are going . Cycle routes are disjointed and inconsistent. For example the lanes on Leith Walk put cyclists in conflict with pedestrians and are next to useless meaning most cyclists use the busy road despite dangers. I believe cycle lanes are better and safer when more clearly separated from motor traffic and pedestrians. However for some routes I can use the old railway cycle paths which are great. Walking is mostly good although decrease in cars would be welcome.
Hi My Name is GEORGE LEITH III! I am very interested in moving there and starting a business there that can create job's and wealth for all the leathers and every resident there ! my email is gleith1210@ yahoo.com Thank-You very much for taking your time to read this message! George Leith II
No. Particularly not with all the tram works.
Because of future trams the pavement area has been reduced and it became harder to walk
For the most part, yes, however the infrastructure for cycling is currently the bare minimum, it pales in comparison to more progressive countries such as the Netherlands.
No. Some pavements on Leith Walk are better but still lots of air pollution. Some planters trees seats would help. Wouldn't use on road cycle paths with my children. Unsafe crossings especially by Iona street. Pilrig street needs wider footpaths and bike lane. Lots of traffic at the moment from other routes affected by roadworks. Cycle path on old railway to holyrood would be good.
Yes, I like walking but the dog mess is terrible and makes walking really unpleasant in the area
There are footpaths but some of them need repair and there is a lot of dog mess on them
Its not about that actually This is a loaded question The question should be do I walk and cycle and why should I
Generally I can walk around ok, but rely on car a lot as I have mobility issues.
Yes apart from constant road signs blocking paths for pram and wheelchair users. Also dangerous for blind.
There are not any cycle paths in my area, there are lots of traffic lights that take along time to turn for pedestrians. The pavements are really narrow and dirty from dog fouling and the roads are too busy with far too many cars.
Some good, largely old railway paths. On road cycling is generally terrifying due to lack of segregation and awful road surfaces

We are some distance from the cycle path and I would not feel safe and certainly would not let my children cycle on Pilrig Street or Leith Walk or indeed any actual roads. We can walk easily but have had too many near misses with idiot drivers whilst crossing roads.

No. The roads are too busy and not enough space for cycling. Too many parked cars taking up what could be separate cycleways like they have in other countries. Badly surfaced roads and uneven cobbles producing a hazard and distraction from focussing on the road ahead. More segregated cycleways are needed on the busier roads and more space on the quieter roads.

No, and if you put a cycle way all the way thru from Halmyre st, thru Steads place, pilrig park and the new development proposed (build to rent) project on old John Lewis Depot, you would have a cross Leith cycle route from the Links over to the water of Leith, and connecting to the route there.

No

I can walk easily. Cycling is harder as there is such disruption on roads at the moment. Road users don't always share well with cyclists and I find the council provision of cycle lanes to town confusing and this undermines my confidence. The cycle lanes are good when open but could do with clearer signage in places as it's easy to lose your bearings down there.

There are some problems in cycling around this area. Many of the streets are cobbled and provide a poor surface for cycling. Coming off the cycle path at Easter Road, there is no alternative to cobbled streets on the way to Leith Walk.

Partly.

There are some good off road cycle routes on the old railway tracks but the cycle routes on Leith Walk are poor - not segregated enough from traffic and pedestrians - and others are non-existent (Pilrig Street/Easter Road/London Road), too narrow (Pilrig Park) or in poor repair (Macdonald Road)

The pavements on Pilrig Street are very narrow for the size of the street and the western side is shockingly bad.

The wider paths on Leith Walk are great, notwithstanding the poor cycle lanes, and the council seems to be moving in the right direction. But more needs to be done.

Yes walk (I don't cycle at the moment)

The roads but specifically pavements in particular need maintenance. I am able bodied but many are not and these cause issues. Cycle pathways need to be better developed.

Walk yes- cycling could be better.

Yes but I would suggest pavements, roads improvement in tenant street and Jane Street. There are many houses and flat now around those 2 roads. Please improve them also banning garages owner to works with cars on pavements. I am a childminder is a nightmare going with children on tenant street and jane street. Thanks

We used to live on Spey Terrace and decided to send our eldest daughter to Bun Sgoil Taobh ba Pàirce. We decided to move home (Boswall Drive EH5) for more space for our family but we were so happy with our daughter's primary school we decided to keep her ther. Her younger sister also now goes. We cycle every single day (in all weathers) along the bike path which is door-to-door about 80% off-road .

I am a regular family cyclist. The cycle lanes on Leith Walk are fab and great for cyclists — but it is unfortunate that there are limited cycle paths in the rest of the city.

I do walk and cycle about but the routes are not good quality

Surfaces are generally very poor, both for cycling and walking. More segregated cycleways are definitely needed to fully provide high quality routes.

I can walk around fairly easily but find there are insufficient safe crossings for our route to the Gaelic school on Bonnington Road. Macdonald road is particularly hazardous with small children.

While cycle routes are improving, I wouldn't consider cycling along Broughton Road, as it's particularly narrow at points and can leave you feeling vulnerable on the pavement, as lorries etc are squeezing by.

I live opposite the Halmyre Street access road to this site and we were once able to take a shortcut from Halmyre Street to Leith Walk, however that got gated off some years ago which has really hindered getting to Leith Walk easily. I prefer to cycle than walk to most places but this area of Leith has no protected cycle routes and as a cyclist I feel very vulnerable in my local area.

I never cycle, so I can't comment on that, but I walk around a lot as I don't have a car (and I use the bus). Mostly it's fine, but there are areas where walking is very unpleasant because of heavy traffic, noise and pollution, eg Duke Street and Great Junction Street. It would be good if we could curb this traffic.

East-West yes - Water of Leith walkway, but North-South road routes are less attractive for cycling : Great Junction Street carries heavy traffic and its junction with Leith Walk is always busy.

No, I live in Constitution St, so as things stand the arteries of our streets are fully clogged up for the foreseeable future.

No, bike routes could be improved, especially on side streets. Bike lanes on Leith Walk are frequently blocked by parked cars/delivery lorries. The wide pavements of Leith Walk are great though these are currently narrowed for tram works. This part of Leith is always busy with traffic (both private and commercial deliveries) and pavements are busy too.

Yes very easily walk. Cycling on Leith walk can still be a dangerous experience even with lanes

No

No. Cycling remains dangerous as it isn't segregated from vehicles. And walking beside traffic pollution is not acceptable

Mostly - except for team works and continued inappropriate parking eg on pavements. Quality of pavements also questionable and in poor repair - I'm disabled and frequently have mobility issues so this is important

No the traffic is too heavy and the cycle lanes are too dangerous on the pavement. Risks of collisions with pedestrians or cars parked on it

Yes, generally good cycle routes on old rail routes, but not so much on roads shared with car traffic.

the roads are busy

No, cycling is terrifying in Edinburgh. I can walk alright but I am also aware that is because I am a young healthy person.

Moderately easy - North Edinburgh path is nearby where I live and there are lovely routes through Victoria park.

Leith walk is nerve-wracking at times.

Cycling and walking with my child to school has been OK until recently. I am Concerned about ALL the cars on South Fort Street and about dangerous driving in the vicinity of Taobh Na Pairce primary school - which will only get worse when being used as a rat run at the time of the tram works.

I am also concerned about all in the increased NON family friendly high density housing going in on South Fort Street with absolutely NO provision for families/ green space etc

It has improved at foot of walk and there are more improvements on the way. Its good for pedestrians but poor and dangerous for cyclists at the moment

Pavement a bit under attack by the tram works right now but otherwise fine.

Not uniformly and Leith Walk is an obstacle course.

Quite easily. Access to cycle paths is adequate, but indirect.

Pavements and walk ways are good

No, there is still much to do to improve this

Yes -ish.

Full of garages that park their cars on pavements.

Full of dog poo.

Does public transport meet your needs?

Very good bus services to all parts of the city.

Yes

Yea

Yes

Yes.

Yes

Yes

Yes

Yes

Yes

Yes
Yes
Yes
Yes
Public transport is good. It is accessible and reliable. It is more expensive than I feel it is worth.
Most of the time
Yes, but only because I do not have restricted mobility. Access to many bus stops in my neighbourhood would be tricky to wheelchair users and people of limited mobility. Also, buses are very busy along Leith Walk which appears to be largely due to the growth in student housing along the Walk.
Yes, although buses are regularly delayed due to traffic.
Bus connections around Leith Walk are fantastic and I am very much looking forward to the completion of the tram extension project.
Yes. I use a number 22 bus to get to and from work every day. It is an excellent service.
It will when the tram network is completed.
Rarely use it, tram to the airport is excellent.
Modernisation of payment systems has ignored parents of children. Travelling with children has become very hard as cash is now rare and exact cash is the only way to pay at time of travel for a child.
It is increasingly busier at peak times and more services will be required soon
There are too many buses which are only 1/2 or 1/3 full.
Personally I would stop the 21 service to the Gyle and only have services running to/from Clovenstone. Access for any traffic from Bankhead Avenue to Calder Road is very poor and could be delayed. There are already 2 sets of lights on the roundabout, I feel putting traffic lights on all Calder Road roundabouts would improve the reliability of buses, especially for airport buses 300 and 400.
Buses via Leith Walk are very slow and constantly disrupted.
Buses are regular along Leith Walk/Foot of the Walk however bus stops can get overcrowded due to their location
yes, very frequent buses
Yes. Except for no connection from Pilton to Haymarket.
Once the tram gets to Newhaven, yes. Until then, there are regular buses which I benefit from (10, 11, 7, 16 mainly) to get me in to the centre. A serious issue, however, is the awful congestion all the way along Leith Walk up to Piccardy Place. This is so bad that I often walk the 50 minutes it takes to Prince's Street at peak times. Could more buses be directed down Easter Road, maybe? Please build more cycle paths!
Mostly
The buses are great
The bus and tram services are really excellent. It would be great to look at routes and areas where there is not currently a good connection or frequent enough services so that more journeys are more convenient by bus. I like the simple fare structure too. I would like to see a congestion charge introduced with higher charges for SUV's. SUV's should also pay higher rates for parking as they occupy more space. Ideally they should be banned from the city.

Busses are regular and good
Very good frequent bus service.
It's quite good towards the city centre, less so towards other areas of the city.
no
Bus services in my area are good.
It's ok, but often quite slow.
Yes I like the buses
The buses are not as frequent as they once were.
Yes. We have excellent public transport. I am looking forward to a direct tram connection to the airport. My only complaint is that there should be a direct bus from the Shore to Portobello along Seafield.
Yes it does. The bus service in my area is excellent
No
Yes - although traffic speeds make the journies very slow
Reasonable, but not always reliable bus services
Yes, and will do so even better once the first extension phase of the tram line is done. Need a much more extensive tram network.
There is good public transport links where I live however the pavements to get to the bus stops are not always very good. I can also walk to Waverly train stations within 15mins. I do not like to do this in the evening as women have been assaulted in London road park and i do not feel safe alone.
The buses are very slow now the greenway has gone from Leith walk. I do not use them cross town if I have an appointment to make, but will use them if I am not conscious of timekeeping, going home. I am luck that I can afford a taxi first. Multiple bus journeys quickly make getting a taxi relatively cost effective when traveling in a group. I used the buses 20 years ago to travel to Heriot Watt. The Trams make getting out of Leith past Princes Street very tedious in the rush hour. I have only been on a tram once coming back from the airport, mainly due to there not being a tram stop anywhere where I ever need to go, and the trams not actually going near anywhere except the airport and the city centre which I use rarely.
I do mainly walk as Leith has relatively well functioning town centre . Access to Stockbridge is extremely difficult despite the small distance.
The buses are frequent, but the nearest tram stop is York Place so by the time I have walked or cycled to there it seems easier to just keep walking or cycling.
However I feel that public transport should be made more affordable as many people drive cars because they perceive that it is cheaper.
Yes, the bus service is frequent and reliable, with good routes.
Yes, buses are great esp the newer ones with information about the stops and doors in the middle for exiting. A shame that the money wasted on the trams wasn't spent to improve the well established bus network
Most of the time. Sometimes there is too much choice of bus stop, which means I have to be careful with timetabling, but I usually seem to be able to get where I'm going.
Yes public transport to all parts of the city is available from Leith Walk but despite this the tram is still coming.
Yes, more or less. A real bus link between Leith and Stockbridge would be good. Right now most routes only take you in or out of the city centre, and the 36 stops service too early.
Considering there are buses and a tram to be soon I would say so
Yes, the bus service is excellent in Edinburgh, particularly for Leith residents.
We rarely use public transport but it seems to be good.
Yes. Too many buses though. Concerned about pollution

Better evening and Sunday frequency would help
Bus service is good, tram will improve things too
No. Buses take too long. I currently take 45-60mins to get a distance I could walk in just over an hour. Now use car to get to work.
Yes, pretty good
Mostly
Edinburgh has a good bus service.
Yes, generally buses running on Leith Walk are good though traffic jams are still too frequent.
buses are ok bit given their volume they should generate far less noise pollution. They public transport should be even more prioritised over the car traffic which would affect its punctuality and would ease its planning and time-tables alignments.
Yes, the busses are excellent for going north/south, less so for east/west. Looking forward to the tram.
Public transport is good in the area but is being and will continue to be affected by ongoing roadworks for some time. I am aware that the closure of some bus stops on Leith Walk is already causing problems for some elderly people who are not so mobile, and that this in turn is having a negative impact on some of the local businesses.
Yes, although I tend to cycle everywhere.
No because we use bikes and cannot bring these onto buses yet! This rule even applies to childrens bikes. So we welcome the fact that the tram carries bikes off peak. However bus services to the city centre are good and regular.
Yes - bus service is excellent but again the tram works means getting to more distant bus stops which is hard.
Very much so...without trams
Good range of of services
No bus service to the Western General Hospital_puts local residents at a disadvantage -not acceptable
Concern about the reduction of stops on tram route along Leith walk
Yes, very lucky to have a buss pass, much appreciated and terrific service from Ocean Terminal. Reckon it must be best in U.K. Not so sure that will continue after tram development.
No bus to Western General without changes and long waits
Not really. There is only a number 12 bus along Leith Links and it is often comes early (so I miss it), or late, or cancelled completely, or diverted because of tramworks etc. etc.
Buses on Leith Walk are plentiful which is great (but about to be taken away because of tramworks!)
However, all the buses just go up and down into / out of town. There are no direct buses to other places I might need to go e.g. Western General Hospital, Portobello. We need a review of bus routes to include circular routes or cross town routes that avoid city centre.
Yes. Bring on the tram!
We have plenty of convenient, but expensive, slow and polluting buses.
As I walk to work, I don't have much of a need to use public transport. The bus service is generally good within the city. The trams have been an expensive waste of time, and I don't feel they have added any value to public transport within the city. The disruption and cost have far outweighed any benefits.
worried about the impact tramworks will have on access

Somewhat. More public transport that isn't focused on going through the city centre would allow us to be less reliant on our car. Unfortunately, it takes considerably less time to travel by car around Edinburgh. It would be great if public transport was so good that it made no sense to drive anywhere (like London).

Buses are great. Did anyone use buses before you decided on tram?

Yes Think there is good public transport from where I live and to Leith. Also good transport in Leith to and from city.

Totally

Currently services during rush hour are so busy they have to miss bus stops half way up Leith walk, non peak times are good, but buses could run more frequently.

Most of the time provided it's within day time hours

Yes, by bus. Bus shelters could be larger, as currently not enough room for all to seek shelter when raining. Frequent, uncoordinated road works mean temporary bus stops are often changing.

There is an excellent, regular bus service in my area. Unfortunately the punctuality has been compromised due to the tram and bridge works in the surrounding area.

Leith Walk is serviced very well with a good interconnected public transport system

Frequency of Lothian buses could be increased during peak times especially on the 21 service.

Yes, mostly

On the whole an excellent current service for North Leith but there are issues that can affect this.

Some service described as adequate, however, as a result of too much double parking and dangerous parking.

Great range of bus services apart from the fact that there is not a direct Bus service to WGH from NE Edinburgh, but there are three to RIE. Requests to Lothian Buses refused - not viable commercially. This puts residents at a disadvantage and is unacceptable. Current concerns for pedestrians, in particular, is the uncertainty relating to siting and numbers of Bus Stops and Shelters during and after Newhaven Tram construction work.

Buses are good quality with decent service but buses are not particularly quick. More trams and open up old railways would be ideal.

Yes it is really good around Leith Walk

The 36 is always overcrowded with all standing places filled, and often people unable to get on.

It's not great for elderly and families.

need to be maintained

It was good until the tram works started. I still fail to see how the pain and expense of this extension is justified.

Since traffic lights has been built at the foot of Easter Walk many buses going from Duke Street are often late

No bus route across city to Holyrood would be useful.

At the moment it is good. Only the 11 serves our route but the service is usually reliable.

At present yes but a trams system will never meet my needs

I know the arguments for cleaner air but our council ignores the facts that we in Scotland make a double decker electric bus that for a fraction of the transport budget can immediately solve this problem

For the same budget from York Place to Ocean Terminal we could buy over 450 electric buses!

Buses on Leith Walk very good. Disruption from constant road and tram works makes and will make getting around more difficult over the next few years. It is hard to accept the disruption after so many years of it before. I am very upset and angry about this,

No. There is too many buses causing huge jams due bad planning in busy areas.
Yes, public transport is good except night buses do not run in my area
Generally v good, can't wait for trams!
The public transport is excellent. Looking forward to the tram network extension being finished.
To some extent. Good for going straight into the centre but very poor for travelling across or around the city. Also the roads are too congested increasing journey times and making travel times inconsistent. Cycling is far more reliable and predictable.
It does, however due to excessive speeding..especially at night it would be great if the buses adhered to the speed limit.
Most of the time, but not to get to the school I work I'm in corstorphine. Travel times are far too long for that.
Public Transport is good
There are good bus routes but they are often held up by traffic and too much parking (particularly on Pilrig Street). I welcome the extension of the tram.
Buses in Edinburgh are excellent. I am unsure why the Tram to Portobello plan's were halted. This would have opened up a lovely sector of the city to visitors.
Disability related reasons, so not relevant to this consultation.
N/A
There are dozens of bus options in Leith that can take you anywhere in the city. The addition of trams that got direct to the airport will be a welcome service for our family.
Mostly
Yes, but don't really use it often - mainly walk and cycle.
We don't use public transport much bigger have found it sufficient for our needs when we do.
Leith Walk has a wealth of bus services, however Easter Road has very few. More buses should be available from Easter Road.
Excellent public transport in area
Generally so, and it is about to be better thanks to the trams finally making it to Leith. There is always room for improvement, however. I would like to see more environmentally friendly buses replace diesel ones, and I would also like to see many more bus lanes, plus parking being allowed on one side of the road only, eg Restalrig Road.
Yes, the bus services in and through Leith to Edinburgh and elsewhere are excellent. I would have proposed wholesale transition to battery-electric buses - as many of the Chinese cities have done; but Edinburgh Council has committed us heavily to 20th century tram technology.
Yes, but again, the above circumstances have badly affected routes.
Lothian Buses are a great service for the city. There are good bus links in the area, however peak time buses feel as though they are already at capacity. I have felt the increase in number of passengers particularly in the morning since the new student flats at Shrubhill have opened. This impacts those starting or ending their journeys further down Leith Walk too. I would have serious concerns about public transport capacity were student flats to be built on the site.
Lothian buses are good and fair priced. Rail is expensive. Tram more expensive and limited in its destinations
Not always - the 100 seat buses don't lower enough to the roads. Have struggled to find seats at times (standing puts me at risk of injury)
Yes. Plenty of buses. Trams not needed
Yes, public transport is ok, a lack of express routes means journey times are excessive.
Generally yes. I believe the transport here is much better than most places I've ever visited in the UK but it would be great to have a more frequent 42 bus, 15mins.

Leith Walk has great public transport links, although once you are off the beaten track, i.e. Bonnington Road, it gets a lot harder.
Yes - excellent range of bus routes.
There are plenty of buses but they are heavy polluters and turn the air toxic
I am spoilt with the number of buses that can get me where I need to go.
Slow due to bus queues.
Yes, congestion on Duke street can delay journeys but well served by buses.
Yes, although too many buses along princes street
Do traffic and parking arrangements allow people to move around safely and meet your community's needs?
Traffic is heavy as it is a through route for commercial vehicles. Too many large lorries. Perhaps these should be 'PARK + DISTRIBUTE' centres outside the city.
Yes
Parking is very difficult. There are often people double-parked and there is not enough parking. Permit parking would make it easier to find a parking space as it seems like many non-residents park in the area.
I would not park my motorbike on the street in my area due to theft issues. I do not own a car but parking is often scarce in my area. I feel safe near the roads.
Parking on Pilrig Street is a continual problem as it blocks traffic and causes congestion; and, as the pavement on the south side of the street is very narrow and often full of bins, can make walking challenging.
Encouraging motor traffic away from the area would definitely improve things.
Parking is too easy - much of my area is treated as a park and ride for commuters into Edinburgh.
I feel relatively safe, but only because I don't cycle and do not have restricted mobility.
Pedestrian street space is often cramped between street furniture and busy roads.
Fight for parking, our street is used as a park and ride !!
Parking is a bit of a challenge and I hope the introduction of controlled parking, which is currently being consulted on, will go some way to addressing this. I feel relatively safe near the roads, although I feel it is too easy for motorists to ignore the 20mph speed limits.
I do not drive but I certainly have noticed that the surface of Manderson street has been nicely tarmaced which makes it easier for cars to use it.
Easy enough.
Yes, but big potholes
Don't drive, want to see less parking available in the locality to push people to drive less/get rid of their cars.
Driving isn't too bad for me as I don't do it much in town. I do have vehicles which I use for long journeys and holidays so parking is important. However there is no scalable infrastructure for electric charging. Paths near roads feel dangerous with kids. More pedestrian cut throughs to connect more areas directly or to off-road paths would help.
Parking is slightly harder since Leith Walk was redesigned with less spaces. The cycle paths down the Leith Walk pavements are unsafe, I have seen a number of near misses with cyclists speeding in the wrong direction. Please get the cyclists off the pavements on to the roads.
Roads are not safe, people. Often park. In cycle lanes and the roads are in a state of disrepair. The cycle paths on leith walk are unusable as pedestrians ignore you so you have to cycle on the road.

Parking can be an issue due to some residents having multiple cars / vans per household. The only unsafe aspects of the roads are the multiple potholes which are very hazardous for drivers. As a pedestrian I feel very safe.
Really safe and parking on my street has minimal issues (other than cars parked incorrectly on our street preventing large cars and vans to drive down it
Parking is a challenge.
Parking can be difficult.
No enough car parking.
As the area is a new build development, there is ample parking. This is day and night difference from houses that do not have driveways but front gardens, I feel there should be a law to have a driveway if there is room. Having lived in Broomhouse Crescent for 6 months, parking was a joke and too many times I could not park in front of my property.
Parking is poor. Driving is not so good since the roundabout at the foot of Easter Road was replaced by several sets of traffic lights. The traffic used to flow beautifully, with no congestion whatsoever. Now it's gridlock, with traffic sitting at six sets of traffic lights. I hope this won't happen with the Leith Walk site.
I don't drive, but the constant double parking in the area makes cycling extremely unsafe.
Parking highly difficult, many drivers not paying as much attention as they should with cyclists weaving in and out of traffic despite available cycle lanes and pedestrians often cross in and out of moving traffic
Pavements are often narrow, uneven or cluttered, leading to fear you might stumble and fall beneath a passing bus or car.
Cars drive fast making it feel unsafe as a pedestrian
Some pavements are far too narrow. For cyclists, rough roads (potholes, etc.) are very dangerous. This is particularly a problem in my area where there are some ruts that could easily throw a cyclist.
There is ample parking where I'm situated, from what I can tell. Driving seems extremely unpleasant, however, due to congestion.
Should me more difficult to discourage parking and driving unless it is needed. Too many people driving around the neighbourhood in cars.
I do not feel safe crossing the roads as people driving cars frequently jump red lights, particularly when turning right. I also suffer verbal abuse from some people driving. I think there should be no new parking provision. It just encourages driving. If any new parking is provided (including for new flat and house) it would be underground.
No issues parking, driving is ofen slow road surfacesvare not great on some streets
Roads not very safe. Poor markings, not enough parking spaces but many using the area as park and ride as no parking restrictions. Double parking big problem, cars turning into and from side streets at speed cause hazards for pedestrians andccyclists especially children.
Parking is nearly impossible near our house. Far too many cars and very little designated parking spaces.
It is too easy, car is king, and that reduces incentives to walk and cycle and makes our neighbourhoods more polluted and less safe.
Too easy. I feel unsafe near roads due to speeding cars and lorries, dangerously driven private hire vehicles, red lights persistently jumped and general poor driving.
main road , parking is limited, on street in the surrounding area. busy main road can be dangerous
It is too easy to park and drive in my area. I wish it was more difficult, so that more people (myself included) would walk and cycle more.
Sometimes difficult to find parking. Don't understand why parking is free, either.
Difficult, not safe, roads not well planned for the traffic
It's only okay. It could be better.

I don't drive, however limited parking spaces are regularly an issue when I need to have something delivered to my flat.
Mixed, a lot of out of town commuters use it to park and ride. For all the double parking signs on Albert Street, it is making no difference, probably got worse now that they know it's not being policed.
Very easy and safe
I don't own a car but I am a member of Enterprise Car Club so I only drive on occasion in Leith /Edinburgh. Parking and driving in the area is fine.
Parking is very bad. There is insufficient parking. Although it would be better to have more no go areas and pedestrian access with parking on the edges
Traffic remains too fast throughout Leith, despite the 20mph zones. More enforcement of both speeding and parking/loading areas is required.
Good and safe
I don't own a car, but I've found the enterprise car club very useful - every city should provide such a thorough car-sharing service. The road conditions are not good on the whole and congestions is really bad (this is the main reason I cycle on the off-road paths because I'm fed up of being held up by cars and having to breathe in their fumes).
I do not own a car. Parking is currently free and there are limited opportunities to store and park bikes safely in residential and commercial areas. Cars often drive above the 20mph speed limit.
It's too easy. Far too many parked cars, and far too many speeding cars and lorries. It's not safe near the roads, especially where "kettling barriers" are still in place, impeding pedestrian ability to cross the roads.
I do not drive. People will park on the limited pavements in my area. I would support controlled parking.
Leith is definitely a park and ride for the commuters. Edinburgh has been brought up as a motoring city, there are few jobs here to match the property prices. I see a lot of people need a car to achieve their working goals. There was bizarre destruction of parking spaces and pavement widening for no real reason in the Leith area. Probably using up budget... I think it is very cruel of the council to force locals to double-park, or park on pavements that are poorly maintained, and unnecessarily widened, it just creates bad feeling, especially since the space is there, just poorly managed. Bollards are constantly ripped out the ground where I live, recently the bin Lorry on Lorne street destroyed a brand new bollard on the corner of Easter road because the council designed the T-junction poorly and too small for our own civic vehicles. Buses struggle at the bottom of Easter Road now, and turning left out of Duke St. is now very poor, I hear and see road rage at this junction constantly now, whereas the roundabout was very easy to use. Nobody is interested in the 20mph rules. The police do not follow the rules themselves! I see a lot of blue badge abuse too, free parking for the unscrupulous! I see a LEZ is imminent upon us, how Leithers are going to get to work in areas while being hemmed into the city is a mystery to me. I personally work all over Scotland at unsociable hours and will have no way to get to work if traffic is banned here, even in the city with my heavy equipment, essentially a car ban would make me lose my job. The fences on South Sloan Street were made low to allow vehicles to see pedestrians walking along Iona Street towards Leith Walk. For some bizarre reason the new fencing is much higher than a child and totally block the view of the pedestrian of approaching vehicles, and visa versa. It has made the area look like a jail rather than the attractive avenue of cherry trees. Nobody in the area thinks it is any sort of improvement, and it must have cost a lot of money. Dangerous! Easter road is still not finished from the amateurish resurfacing exploits months after they started. The chicanes at the top end need made safe and whoever is in charge of road markings held to account.
I don't drive. Carclub is suitable when a car is needed.

I don't drive. There is bike parking on my street but I think there could be better provision for secure cycling storage as the area is mostly tenements. There is also nowhere to park cargo bikes and it would not be possible to get one up the stairs.
I don't feel safe near the roads.
I do drive but don't own a car. I occasionally hire one. I would like to see less cars on the road.
Parking is pretty bad and at the moment driving is horrendous (because of tram work on constitution st)
I am lucky enough to have a drive, as are many others on my street, so parking is not generally an issue. My street is not a through-road and is therefore safe, but Ferry Road is nearby and requires more care.
Bad. Cars doubled parked everywhere
I don't have a car.
Parking is pretty bad, but enough spaces but I think that is in line with council plans for the area
Parking is relatively easy however my street (Smith's Place) is both unmarked (and therefore unregulated by the police and council) and is subject to some of the worst parking practices I have ever seen. This has been reported often to both police, dvla and council. Many streets in Leith are terrible for parking. I welcome a permit system in place and parking bays painted on the streets in Leith.
Parking is very difficult around Pilrig Street and other streets in the area. Driving along Pilrig Street is very difficult due to parked cars on both sides and bus routes. There's only one pedestrian crossing to get to Pilrig Park. Bonnington road is also busy with traffic and parked cars, by Taobh na Pairce school. Although there are crossings on Leith Walk, traffic often doesn't stop which is a concern for children especially those travelling independently.
I don't drive.
Parking is restricted even with a permit. Residents parking is often used by taxis to wait in Elm Row & sometimes blocked. Leith Walk is very busy so care is needed. Traffic is a problem with all the roadworks
Parking tends to be ok, sometimes need to park up to 5 minutes away from my flat which when weather is bad is annoying
Roads are too narrow for both sides parking but we have to anyway. Potholes on Boswell Loan etc worsening by the week
parking/driving nightmare.
Roads reasonably safe, but can take a while to cross. Lots of double parking and illegal parking can make road dangerous
Its hardly worth taking a car to Leith Walk area. Also, lots of double parking , taxis (Uber ?) delivery drivers make it quite difficult and not safe.
Finding an empty parking space is too difficult
Parking is a nightmare, but I feel very safe walking near the roads
I no longer own a car but I know that driving and parking in this area are becoming more and more problematic.
As a community nurse I have to drive with work, roads are very busy, difficult to park.
Commuter traffic needs to reduce, planning outwith the city should have park and ride / active travel as too many people still choose to drive into city centre.
Our development has an underground garage so parking is easy. Driving is not too difficult either, roads are pretty safe for cars.
However, cycling back from the city centre is a nightmare. Drivers find it perfectly normal to wait on the bike lane and when you ask them not to do it, they become violent in a second. These circumstances make cycling life-threatening in the winter when it's too dark to move safely to the main road from the bike lane.

The Council is doing a very poor job at making bike lanes safe. It's not enough to build them, cars that wait or park on them should be fined.

Parking is alright. If more cars would come into the area it could become a major problem. Cycling really needs to be encouraged by providing places to park and lock them properly and good cycle paths. Everything needs to be planned with cyclists in mind.

Streets at night in this area don't feel safe at night at all particularly for women.

the roads a too fast, especially the main roads (leith rd, easter road and London road). On top of the high (some up to 30mph) speed limits the roads are used for night races, without any police attention. There is not enough speeding cameras in area neither.

There is not enough speed bumps and the local roads through the tenements areas are used as a shortcuts between easter road and London rd and leith rd with drivers applying the same rules as to the the three main roads.

The existing speed bumps are old and shallow hardly slowing down anymore.

Across the entire leith area there is not enough signage indicating that this is the Tenement area/Family area with lower speed limits.

Payed parking is good as it limits the extra random traffic.

The area is easy for driving and there's plenty of parking. Major routes out of the area are congested though. Overall, the area is needlessly car centric. Private cars are an anachronism in central Edinburgh.

I feel very safe near the roads.

Driving is relatively easy except at certain times on certain side streets. For example, on Lorne Street outside the Primary School at pick-up time there can be 4 or 5 cars double parked, causing problems for drivers trying to get past.

For me, parking is not an issue as I have a private parking space which came with my flat. However, in general, parking is an issue in the area at present because we are outside of the controlled zone. I am aware that there are plans in place that would put the area within the controlled zone but note that this also includes zoning certain areas as "No Parking". I don't feel that this will help residents as it will reduce the number of available parking spaces at night and I don't feel it will be policed properly by the parking attendants. It certainly isn't at present

There are two different questions here. I don't know which one I'm answering with my score.

It is far too easy to park and drive in my area. I'd like to see a significant reduction in parking spaces and less road given over to cars.

OK.

We dont drive except to use city car club which has dedicated spaces. We would welcomed more city car club spaces and more electric charging points to allow hire and use of electric cars and also permit parking to deter the area being used as a park and ride for people working in the city centre.

Despite the 20mph limit cars on Lochend Road drive very fast and there is lots of racing in the evening. The road around us do not feel safe for children to cycle and although there are few crossing points on Easter Road.

Cars park on the pavement along Lochend Road and the car parking and maneuvering on Manderston St for the car garages means that the pavements feel unsafe there too.

Parking is occasionally a little crowded

Parking is an ongoing problem. Spaces fill up during the day and become vacant in the evenings and weekends, meaning that there is a lot of commuter parking. What about a Leith Park and Ride?

The roads were very good until the tramworks began! The traffic lights at the foot of Easter Road is a disaster waiting to happen. The buses find it difficult to get round and the congestion during peak periods is bad.

Driving in Leith just now is awful. Road closures for tramworks, bus lane in salamander street shut and traffic very heavy due to junction street being one way traffic.

Never ending road works causing problems and long backups of traffic.

Commercial Street during peak hours is horrendous and will get worse as more people are shoehorned into the area. This has not been thought through.

New build has insufficient parking for residents which will lead to illegal parking problems.

A park and ride for Easy bound traffic at Portobello/Musselburgh?

Becoming very congested and skyliner, calahomes hart development residents not in yet,

Commercial street has become extremely busy and at night some one from transport should come and look at the bedlam outside Scottish govt. Ocean Drive and all along the coast road. Not just caused by tram/roadworks but before this. Now bound to get worse because of a plethora of new developments.

Lots of double parking as busy times. The 20 mph speed limit is usually ignored. Do not feel safe near roads

Driving and parking are pretty good here, except that Restalrig Road is a terrible bottle neck and needs double yellow lines to stop parking on both sides. Parking on one side would be OK.

Introducing a CPZ on Leith Walk will push parking problems down into Leith Links,

Parking ok and controlled zone due in our street which will discourage commuters. I have responded to that consultation. The big problem is deliveries by truck to business on Leith Walk with pavement, cycleway and double red line parking. There's simply no way to enforce that given resources.

Our street is narrow and cars park on the pavement.

Parking is relatively easy, even if quite a few people from outside the city use this part of the city to park and ride.

I feel safe near the roads, or driving, but the Cameron Tall roundabout is poorly designed and the traffic lights need adjusting.

Driving and parking is far too easy in our area. Movement in private vehicles is prioritised by our urban realm not the safe movement of people. Parking is cheap, or free and exploited by commuting non Leith/City residents.

I don't drive, but my partner does. Driving in the city has become a poor experience, with a massive increase in congestion and air pollution. Congestion within Leith has in particular gotten much worse. This largely due to the unprecedented increase in development within Leith, which is now the most densely populated area in Scotland. This increase in development (still ongoing, with more more being proposed in the development being discussed here) has only increased this congestion. This has also had an impact on parking within the area. On street parking is quite difficult to come by, and this has led to a sharp increase in illegal parking. The rise in congestion means I feel less safe near roads. Parking in the streets surrounding us will become even more severely affected if the proposed development in Iona Street with no additional parking provision proceeds.

Too much footpath parking of cars. Cars do not heed pedestrian crossings either - nearly been knocked down before.

Parking is good, we have a secure underground car park. Driving in the area due to tramworks and road improvement works is very frustrating and difficult. We try to drive as little as possible.

Some people drive way too fast along leith walk. Most are fine and it feels safe

Parking is a bit of a nightmare around my street Iona Street. The ill-conceived development slated for Iona Street is going to make that much much worse!

I don't drive. Parking is limited already with the density of living so not sure how more people with cars can live in area unless they have dedicated parking.
Parking ok during day, too busy at night.
Hard to rate as these are two very different questions. Traffic in the area between leith walk and easter road generally light and that should be maintained
Parking difficult put possible. Cycling sometimes dangerous with cars double parking, driving too close, blocking on road cycle path and no one really understanding the rules for the cycle path on the pedestrian pavement
Parking overcrowded. Our private space frequently used by others against the rules
I have parking space in my area. But it is usually easy to park Balfour street when I come to pick up daughter by car. But I would longer use this if I had to pay. The other side is harder ..pilrig street and stanwell street
Very difficult due do illegally parked cars, double parked, people from outside Edinburgh who park their cars in Leith because is free, business owners who leave their business vehicles in our street every night then go home somewhere else and footstool supporters when the game is in in Leith, my street, Halmyre Street is a nightmare in the evening after work
I live on North Fort Street, there are speed bumps in the road which are poorly marked. At night, vehicles speed along the road, don't notice the speed bumps and whack into them noisily. Also, the 20mph speed limit should be more widely displayed and enforced.
Live on private road - no public parking allowed
Parking is impossible, as we don't have permits in Leith it is constantly used as free parking for people coming in from suburbs
As a resident parking is difficult during weekdays office hours due to the number of people who drive into area the travel on into work
Parking is an issue due to SORN vehicles being dumped in the car parks by local garages or people who don't live in the street dumping them.
At the moment there is free parking for myself and my guests on Smiths Place. I am very concerned that this is at risk.
Very easy to drive and park. I do NOT feel safe near roads, as a pedestrian. It is obvious cars are the priority for the city planners. Cyclists and pedestrians are at the bottom of their priorities. This is evidenced by cars turning into side streets at great speed. Cars not yeilding to pedestrians at junctions, unless there are lights. The size of pavements is so narrow, considering the density of the population. It should NOT be easy to drive, if the priority is population health and wellbeing.
Driving is easy in the area, but many of the roads are congested during rush hour, making them difficult to cross safely as a pedestrian. There are a lack of pedestrian crossings and further traffic calming measures would be necessary to maintain the 20mph speed limit.
Lots of the traffic calming ramps/humps are in poor repair. To the extent they're putting excessive wear on vehicles suspension. Refuse bins permanently located on double yellow lines!!! Apart from those two gripes, ok.
Parking is becoming increasingly more difficult. Proposals for permit parking may assist the situation but that will depend how these are structured for businesses. Feel reasonably safe on the pavements. People are getting used to the mixture of cycle lanes and pedestrians, some more understanding from cyclists would help in this respect.
Parking is difficult, limited space, driving difficult very busy roads
Easy to drive and usually parking is fine. Match days are harder howeverand often people double park which adds extra obstacles. I feel safe near roads unless on my bike.
Parking can be difficult, and the current roadworks make it more difficult to safely cross the road on Leith Walk

Never ending roadworks causing delays and back-up of traffic
Uncontrolled & inconsiderate parking in many places that cause hazards to cyclists and pedestrians. Cyclists also cause anxious moments for drivers and pedestrians. Peak hour traffic in Commercial Street and Ocean Drive is horrendous and will get worse as more people are shoehorned into North Leith area, This has not been thought through.
New housing developments deliberately planned with insufficient parking spaces will lead to more congested roads and illegal parking - not helping environment.
Main feeder road for commuters from East Lothian as there is not a P&R available. This leads to parking locally and using public bus services to complete their journey

Parking availability is poor but not an issue for me.

Too much parking, driving is too easy - usually at the expense of safe roads for pedestrians and cyclists.

This is two very different questions that don't relate to each other

Parking for me is fine because I have a permit

Roads mostly feel safe because the pavements are generally wide, but I feel wary about the cycle paths that are incorporated into the pavements, easy to walk in by mistake.

Too many parked cars. Parking on the pavement forces me and my children to walk down the centre of the road twice daily.

Parking is getting harder. Near to roads can feel unsafe especially at busy corners e.g. Leith Walk/Great Junction St. , Great Junction St/Bonnington Rd. and Duke Street.

Not safe. Railway depot frequently bring large commercial vehicle into a peaceful residential neighbourhood where children play. Serious thought needs to be given to alternative safer routes of access

do not know

Not good these days. The tram works have had a significant impact.

It's good but whenever there is a match at hibs stadion the entire place becomes very crowded. Looking forward to residential parking plan

Reasonable parking, roads could be safer, there are many places where vehicles, pedestrians and cycles are brought into conflict, and plenty of blind corners with no mirrors set up to aid visibility.

Parking ok.

Have problem with speeding and commercial vehicles.

New cycle crossings an improvement but still. dont feel safe cycling

Generally ok. I don't drive or own a car but the streets have congested parking.

Not great parking, Pilrig street and Newhaven road are a nuisance-big vehicles can't pass by each other because there is not enough clearance because of parking on both sides of the street.

I feel safer walking past parked cars on the side of the road, but along busy roads where there is no parking I stand close to the wall when possible. Also splash risk in wet weather.

Hey why raise the issue?

Our council are going to introduce LEZ zones and new parking restrictions anyway

So the answers is a rhetorical question and irrelevant

The council has made this I have no say in it.

Parking is difficult, lots of double parking. I feel safe near the roads though.

The roads in Leith are awful. I have a school opposite our building. There are cars down both sides and more traffic is being diverted down the street during many of the works going on. I am lucky enough to have private parking but find out gates partially blocked often due to cars edging on half spaces. This is limiting site when pulling out and poses another risk around the school as well. The double parking is constant and more wardens are needed for this as it is causing so many driving issues as well. Dangerous especially with many local schools in the area.

I do not need a car right now and hope I never do but parking spaces are very limited in my area from what I hear and see; often causing obstructions for delivery vans, bin collections, blocking in other peoples cars and mounting pavements so that pedestrians with buggies can not access the pavement. I often can not even exit my terrace with a buggy due to parked cars. . I don't feel safe near the roads, it's hard to ever cross due to the sheer volume of cars there is never a big enough gap in the traffic to cross safely and when they are in traffic jams, the exhaust fumes are choking.

Driving pretty bad but we should be discouraging private cars anyway

Not that safe. There should not be parking on both sides of Pilrig Street - it is not at all safe and results in difficulties driving up and down it, especially for buses and wider vehicles. It used to be a lot worse - much better now the bus stops have been repainted. There are still a lot of people parking and riding in our street. Although we do not own a car and therefore may be unfairly penalised (unless a decent system for non-car-owners is put in place), we are in favour of parking restrictions. People do not stick to 20mph on Pilrig Street. Some people even speed round our wee cul-de-sac. It is a shame that driving regulations are not enforced more - it seems to be all about the parking.

Parking is getting more and more difficult. We are a 1-car family and because we use public transport and cycle mostly we need to keep it somewhere safe and visible (ie nearby) so that we can check it is OK. Permits are pretty good value.

Don't drive, I cycle and having spent many years in Scandinavia, the quality of cycle ways here is generally poor in comparison. In fact there are many places I wouldn't venture, especially Leith Walk.

Pedestrian crossing here have no lights, especially the one at Jane St, where I have lost count the number of times car drive thru when you are crossing. The drivers just don't seem to realise there is a crossing there. It should go back to actual crossing lights as it was before.

dont drive

Impossible. The area suffers from appalling parking related issues. Pavement parking. Double Parking. Obstruction of dropped kerbs and pavements with lorries and vans regularly parked on pavements.

I have a private car park. I feel safe near the roads other than a slight threat due to potholes.

Driving is increasingly difficult due to road works and a quickly increasing population with insufficient infrastructure.

I am aware this is a targeted strategy by the council to make driving so difficult we are forced to find other options. It's a shame that a stick rather than carrot approach is being adopted.

Traffic on Leith Walk can be very fast sometimes.

Parking is too easy on Pilrig Street. It's used as an unofficial park and ride, leaving less space for pedestrians, bikes and buses. I hope to see permit parking soon, and ideally parking banned on one side of the road (by the park?) so that pavements can be widened and/or a cycle lane added.

The 20mph limit is a positive development.

Not always easy. Constant roadworks, a lot of traffic calming work, a sinkhole and many potholes, so not always too safe.

I don't own a car but parking seems to be a problem in the area. I feel relatively safe near the roads although there are some crossings where, as a pedestrian, I don't always feel safe.

Currently parking is good in Leith. No issues to find spaces.

However I am certain that the council will wish to monetise this soon and this would be a great shame for the area.

Good

Horrible drivers attitude. Lack of parking. Cars on pavements and on double yellow line. I live in Stanwell street which is not adopted by the council yet. I risk my life daily taking my children to school. Cars parked everywhere. No space left on roads for emergency services. School drop off and pick up time are the worst scenario ever. People need to be educated on parking and driving and more parking spaces need to be available.

We have a designated parking space in our residence, but I know parking in the neighbourhood is tight, especially when Hibs matches are on.

Challenging on the street I live... lots of commuters use it to park and then head into town... people double park and bloke other in which can be very frustrating

N/A - I don't drive or own a car.

Guests who visit have to park quite a distance away to get free parking but can pay on street nearby.

In general, as stated above, I find we have to take a convoluted route to school in order to feel safe - and still feel that traffic moves too fast and too close to pedestrians in the narrow sections of Broughton Road.

Parking is a lottery on Halmyre Street, however I usually always find a parking space eventually. I feel driving in my area ok, apart negotiating the constant road works. Near the roads I feel safe.

Lack of parking is a problem for residents

Hubby is a member of the city car club, so we have no problem parking. I would like to see parking permits introduced in Leith. It would bring in much needed income and may encourage some to ditch their cars and use buses instead.

We have a problem with parking on pavements and on green spaces and I never see this tackled, which is annoying.

Setted streets help slow traffic down and I want to see tarmac'ed streets restored to being setted. Leith has a conservation area and tarmac has no place in it unless absolutely unavoidable.

The Kirkgate car park is convenient, but on busy shopping days can become full up. The Tesco car park is bigger - but is for shoppers at that store in the main. Elsewhere, side-street car parking can become a nuisance for local residents. Roads are generally safe, with good pedestrian crossings.

Currently terrible, and if development continues - particularly transient populations accessing Air b n b or new student accommodation - things will only get worse.

Parking is difficult on the roads around the proposed site. I often park several streets away (I live on Leith Walk itself so parking outside is not an option). Side streets are busy, particularly during the working week.

Very difficult to park, many using our street as free parking and close to town. Pilrig Street is also now very congested due to roadworks in leith

Parking is difficult, Driving is very busy and the pavements are poor with cracks and holes. Don't feel safe driving as many pedestrians cross away from crossings and bikes do too. Near the roads is also busy with pedestrians.

Parking and driving are okay. As a pedestrian I feel safe walking.

I do not feel safe - parking is difficult, disabled spots often blocked by other cars for access or non blue badge holders parked in them. There is not enough parking in Leith at all

Parking is really difficult. Cannot find space. Leith is used as a park & ride for people from outside Leith.

OK, apart from some bottlenecks and local parking congestion.

The roads are very busy. In particular, too many vehicles turn off Duddingston Road West into Old church lane as a short cut into town. This feels like a very unsafe area and very difficult to cross. The walk along Old Church lane itself into town generally feels unsafe due to the volume and speed of traffic which is a shame considering how beautiful it is there.

I believe there should be more restrictions on private vehicles (extending the current Sunday road closure times) and if private cars are allowed along it then a bus route should also be able to go along there. I don't see how a small regular bus route could do any more damage than the heavy flow of vehicles that go along there now.

Very good. Very safe although zebra crossings are not respected well.

Dreadful. I don't drive but there are TOO MANY CARS

Lots of rat running, cars everywhere over taking space.

Too many cars on the roads when they don't need to be. Too much on street parking. People should be actively discouraged from owning a car within 3 miles of the city centre.

I don't drive. There is a parking everywhere though. It seems Leith is v car dominated. There is a lot of speeding, double parking and parking on cycle lanes which is all dangerous and depressing - ive never witnessed any law enforcement, ever.

I don't drive.

A few too many drivers on Leith Walk seem not to recognise what a zebra crossing is.

I have a private drive but parking on the street is routinely busy and impacts negatively on flow of the traffic.

In and around Dalryme street, Lorne street, Dalryme st, parking is a terrible, lots of double parking.

Ok, but there are huge issues at the junction at the bottom of Easter Road

Very poor standard of driving - not enough speed cameras.

Do the buildings, streets and public spaces create a distinctive and attractive place?

Very urban, built up area but fairly well looked after. Empty parade of shops subject of Save Leith Walk campaign and a lot of loss to area.

Yes.

Yes

Yes

Yes

Yes

Yes.

Yes

yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes.

Yeah

Yes.

Yes

Yes

Yes

Yes

The area is relatively attractive. There could be much more streetscaping, especially trees and other plantings.

In general yes, but every so often Underbelly will build something in order to monetise and commercially exploit Edinburgh's public spaces . This is not attractive.

Green spaces are getting fewer and fewer
The buildings, on the whole have fantastic potential and some are very smartly maintained. Side streets are relatively well maintained, although there does appear to be a bit of an issue with litter in the area. I feel that there could be more of an attempt to create a leafy 'boulevard' feel on Leith Walk, which would go a long way to reducing that busy main road' feel that it has. A dramatic increase in trees (even potted to control scale) would go a longway to help with this, as will the introduction of the tram, in my opinion.
Apart from not cleaning the streets and attempting to bring in paid for parking for no reason yes
The can but there is a lack of litter bins and bin collection could be improved as the bins that are there often overflow. The cherry trees in Leith are fantastic and should be preserved and expanded at any possible opportunity.
There's too much rubbish and too many neglected buildings but other than things are fine.
Mostly
For the most part, older buildings need to be kept in good repair, newer buildings need to blend into the local area better
See above about connectivity. Parks are great other open public spaces are less good.
Wide footpaths greatly improves the feel.
Nope, the new buildings are huge and block out the sky.
Some of the buildings are abandoned and outdated. I love the small, independent businesses
Again the benefit of a new build development, nice to walk around.
Check out Primrose Street & Burns Street as two streets never to replicate. Primrose Street used to be a lovely, stone tenement street, until it was replaced by hideous units. The streets themselves have no front doors, only private garages, which make both streets feel very unsafe to walk along. I never walk along those streets after dark. Leith Links is lovely. The walk/cycle path is good but again, I don't even walk the cycle path during the day as it feels unsafe. I only cycle there during the day too. I wouldn't cycle at night.
Leith is crying out for more public spaces that aren't ugly concrete plazas.
Foot of the Walk area can prove unappealing due to condition of buildings and often chaotic junction(s) leave passage difficult without care being taken.
Empty buildings leave area appearing to be more run down than it may actually be.
It's fairly easy to get around, with lots of interesting shops, but the state of most pavements is very poor, unattractive, and often unsafe
Around Halmyre the buildings are unattractive and the space feels badly looked after.
However, Leith Arches and Project 42 make the area feel exciting, up-and-coming, bustling, community led. More of this kind of initiative, places for people to spend time and congregate, could really make the area an attractive destination
It's not attractive in my area but it's easy to get around.
Generally yes
Edinburgh is a beautiful city but it lacks green space streets small planters. Too often there is a car park in the middle of a beautiful street where there could be a green space. Park cars should not be seen about ground unless they are for a disabled person to have access to amenities. There are not enough native street trees in Edinburgh. The design of Bristo place by the Omni-centre is particularly disappointing from what I can see so far. It is just a mass of concrete and tarmac with no trees, green space, blighted by traffic. It also lacks rain gardens and any soft drainage which means houses like mine at the bottom end of Leith Walk are put in danger of flooding

during heavy rains. I am very disappointed in the developments of this area so far, although I can see there is a proposed cycle route that is so far incomplete. Lastly, where is Sherlock Holmes?

Lack of public seating areas eg at Kirkgate for elderly etc to use. Childrens play areas badly maintained and hazardous.

As I mentioned in A1, litter, dog fouling and flytipping make the streets less attractive. The same goes to green spaces. The Water of Leith, especially the Shore looks neglected due to floating rubbish and siltation.

The development of attractive/active facades and more mixed used development would greatly improve the attractiveness of moving around.

More tree's, seating and wildflower planting would greatly enhance the streets. There are a good number of greenspaces but public spaces, such as on Portobello High Street are relatively poor, with low quality materials and poorly designed spaces that don't invite people to spend time in them.

no

There are some attractive places, but these are often dominated by cars (e.g. Cowgate)

No. Lots of litter, lots of overflowing bins, lots of dog poo.

Mixed.....some very ugly new buildings

Sort of.

Great Junction Street and the foot of Leith Walk need major improvement, such as better side-walks/pavements and neater bin areas (the recycling bins are overflowing on a weekly basis)

Mixed.

Easter road will get worse as the tram works develop.

The work save Leith Walk did to stop the développement now means we'll be left with a boarded up building. This shouldn't be allowed. The developer should be able to build.

These are two questions.

1. Yes, on the whole it is an attractive place.
2. Yes, it is easy to get around.

City planning in Leith is a relatively recent concept (see the amount of hideous modern commercial buildings that were allowed to be built right on the Water of Leith, creating eyesores in what could be an area of outstanding architectural and historic significance) - it seems that there was an "anything goes" attitude in previous decades because the historic and architectural integrity of Leith wasn't considered important.

Basically no. The Kirk gate is a horrible area but Leith Walk is ok

There have been significant improvements, but development decisions such as Drum's banana yards development tend to focus on a homogeneous design which is not in keeping with older buildings.

Yes - although Leith needs more green spaces

Ferry Road is a busy thoroughfare and the pavement outside our building is very narrow to negotiate with a buggy/bike/wheelchair with cars parked.

Partly. But some are of poor quality and poorly maintained (e.g. around the NewKirkGate). There are pretty much no provision for safe pedestrian and cycling corridors. (It would have been great to have reinstated the old Leith New Lines railway bridge over Leith Walk, as an east-west corridor joining Pilrig Park to the Restalrig path, but that never happened, sadly). There is very little green space in the area, apart from Pilrig Park itself.

I am very close to services so can get most things I need easily. The public space is dominated by bins and particular when there is football matches the street and be littered with rubbish. There are some nice facades but at the street level the bins are the most stand out feature of the area.

No!!!! The bins make the place look like it did in the 70's and eighties!!! The mess is incredible. The quality of the road repairs and pavements are laughable, trip hazards everywhere. There are plenty of routes everywhere, but I see pointless one ways being

introduced that just create bottlenecks elsewhere. Walking about is fine if you are healthy, and the weather is good. If it is wet or icy, my area around Easter Road, has many pavement traps. Being blind here I know is awful, as I have said above. I believe the council do not use weedkiller anymore which is a good thing I suppose, but the poorly maintained pavements are growing weeds now. Corner green spaces are rarely maintained and trees unkempt.

There is no public spaces in Leith but parks. The streets and New Kirkgate do not fulfil the definition of a public space. They to work a transit channels only. Complete lack of seating opportunities, public art is minimal and poor, trees in planters look miserable and there is not enough of them.

The area is attractive and it is easy to walk on Leith Walk, but cycling is dangerous and this will get worse when the trams come in if cycling infrastructure is not addressed

See above. Halmyre Street isn't very attractive!

No

By and large to the South, East and West, but not to the North.

Yes the old ones but the new developments are plain awful and out of scale.

Yes. I mean all the new flats in Newhaven are ugly as sin, but most of Leith will be under water in 50 years anyway. What you really need to be building is a canal system.

There is a lot of hangover from the last decade which is enough

The buildings left to rot by landlords need to be addressed. Pilrig Park and Leith Links are great open spaces but could do with additional facilities like a skatepark, basketball court, mini football pitch (for example). These would improve the already great green spaces and promote an active lifestyle. Dalmeny St Park needs to have the asphalt levelled. It needs work. These spaces are also great for cutting through Leith on foot and bike.

There is lots of history in the buildings. These should be preserved and new development should be genuinely sensitive to the surroundings. I feel there has been a precedent for new buildings along Leith Walk that do not fit in with their surroundings or contribute anything to the community. In fact they take away from the community. Large retail units are not affordable to local businesses and chains move in, adding pressure to existing businesses. Materials, massing and rhythm are important design factors that get overlooked. The scale of the streetscape is also important. Small units at Street level create a more human scale and people are more likely to dwell. We still have many independent businesses in Leith and this is something we should protect. The pedestrian paths along Leith Walk have been improved, but could be improved with more greenery and resting areas. The elderly, people with disabilities and those with young children require regular resting points, but there are no opportunities to sit and rest along Leith Walk. LEith is very dense and urban. The parks are great but more green space is needed.

At the top of Leith Walk but not at the bottom

With a lot of boarded up places on Leith Walk it isn't the nicest at the moment

Granton is a bit of a food desert outside the supermarkets - there's a lack of community space to eat/drink/socialise

partially

Not really. Leith constantly being dug up. Feels like a building site. Also, new buildings not always in keeping and make place more claustrophobic. Have yet to see any plans for new green space. All developments seem to be geared towards more buildings for students.

No. Its not attractive, but there are lots of good small businesses, cafes, bars, so its worth it.

No

Many poorly designed new buildings, too many student flats, not enough green space

The Leith area is improving, however some parts still feel quite run down.

No. Old buildings on Leith Walk and Stead's Place are unattractive and side-walks are too narrow. The old warehouses at Stead's Place are especially ugly for the quiet and tidy neighbourhood next door.

no, Leith needs a lot of investment to increase its attractiveness. Starting with simple things like no greenery along the main roads (two trees every X hundreds of meters will not cut it except checkbox exercise). There is not enough parks and these that do exist are dirty and not maintained and in the night not always safe. dogs poo management does not work. The enforcement does not work the way it is. It needs more cycling paths which would be in fact usable and save. Leith needs to be given back more to the pedestrians, cyclists and public transport with low speed limits rather than driven by the needs of cars. bad materials used for pavements or simply dummy cracked pavements made of asphalt. Not enough plants as well affects lack of birds which would add more calming elements to the area. Attractiveness would be higher as well if we make sure that the local community still carries. Therefore building new student flats is a very bad idea as it will generate more inhabitants who do not care about the area mid term at all. All of them will be gone 2-3 years, such a type of citizen will not support the area development. Student flats generate as well high density (student per square meter can be high). High density of population without expanding basic services and infrastructure will lower the quality of existing, already limited services (PGs, swimming pools, gym, libraries, community centres, nurseries, schools).

Nearby parks are popular (Pilrig, Victoria, Leith Links) and it would be great to have additional smaller civic spaces (e.g. squares, benches, flowerbeds) near the major urban thoroughfares (Leith Walk/Easter Road/Broughton St). Especially in sun traps.

While the area is easy to get around, I wouldn't call it attractive and the limited public spaces in the area are mostly concreted.

Yes, although the many parked cars in the area spoil the ambience.

OK

There are many attractive buildings in this area of Leith but the public realm needs to be designed and maintained to allow these to be enjoyed by reducing the dominance of the car and creating public spaces, wider pavements and separate cycle infrastructure and through a programme of street tree planting urban greening and facade cleaning / restoration and reduction in street clutter.

More recent buildings around Easter Road and Lochend Road detract from the sense of place. Green Infrastructure such as living walls could be used to create an inviting place and to tackle air quality and improve biodiversity and visual impact.

Street clutter in particular wheelie bins and commercial waste and fly tipping, combined with the narrow pavements in many places causes obstruction and potentially hazards for pedestrians, cyclists, buggies, electric scooters and family groups and especially for anyone with a mobility impairment or visual impairment

There is a good flow of foot traffic at peak times on Leith Walk despite the road works, and the great mix of shops cafes and community buildings gives it a sense of vibrancy despite the sad loss of the New Shops occupants. There are also recent new thriving shops and community venues such as Projekt 42 on the Halmyre site, Thrive and Leith Arches. All of these are bringing buildings into great use which is welcomed.

Yes but I think green space is very important

Very few benches, green corners, open squares or other public spaces. Almost no public toilets or baby changing facilities. No picnic area or café near the Leith Links Playground. Pavements sometimes shrink especially around bus stops so cannot get pushchairs along easily. The Kirkgate shopping centre should be a focal point but is just

depressing. The walk past Trinity House is equally depressing. Most areas have too much traffic, poor air quality and are noisy so why linger? Small playgrounds around Leith are really poor quality - could be a real meeting place for neighbours but no-one really uses them. Dog fouling - poo and urine on lovely buildings - is very off putting and again is a danger to toddlers.

Many areas shabby and neglected.

More rubbish bins which are regularly emptied plus street cleaning needed.

Trees down Leith walk would be a positive step. Refer to past photos.

No some of it is very ugly and the new builds have very little public realm. Even the one on Cala homes planning 'iconic space' is taken over by offices which will then become a cafe. Not likely to be for public use.

No direct green space in my area now. Planning have allowed developers away with creating some nice new public space. The environmental issues relating to trees are pitiful. A few new ones on Leith Walk but not enough.

Some areas are nice but the many of the streets off Leith Walk look run down and neglected. Many of the green spaces are taken over with drinking and drugs

No, there are not enough walking routes that aren't busy roads, and that are properly lit and safe.

There is no public space (like public squares) to sit in (other than the Kirkgate which is not an attractive or safe place).

The older buildings are attractive but the new soviet-style blocks of flats that are being shoe-horned everywhere are bland and ugly (flat roofs, pointy corners, dull colours, poor quality materials etc.). Many look like prison blocks.

Not in all cases for buildings but generally state of repair appears good. Steads Place is in limbo. Streetscape pretty poor e.g. Balfour Street trees periodically chopped (or dead outside Artisan Coffee). Litter and fly-tipping a problem. Drains and gulleys never cleared despite reporting to council. The public realm in Leith Walk is one giant experiment so the completed tram works need to nail that for a generation. Maintenance and speed of response to disrepair is crucial.

It is ok, but the sidewalks are on a poor state, so it is not very attractive.

Public spaces are few and fare between. The management and maintenance of them is adequate, no doubt driven by budget. Some are poorly lit and not overlooked and therefore not inviting to linger. They're also impacted by the passing vehicle traffic, noise and air quality.

Leith is generally a fairly easy place to get around. Although the increase in development has meant that there feels like there is much less public space now. The increase in congestion and tourism has made it feel like a less attractive place to live in though.

need planned development, restoration of heritage

Yes. Would be nice to have more green routes to get around on that doesn't mean walking on primary routes (Leith walk and easter road)

The streets are extremely dirty and not well maintained. Pavements are uneven and messy. Not enough greenery.

Its ok - but to get to Pilrig or Lochend Park you have to cross either Easter Road or Leith Walk both of which can be crowded with cars and with poor air quality.

Leith benefits from range of architecture and not too many new buildings

Some of them

I love Leith .. i love its multicultural aspects and small shops independent business .. it feels different to Edinburgh. Good public parks but could be better play areas and community space provided. Easy to get from A to B.

No public spaces eradicated due to building of homes (mixed use)

Litter and fly tipping is an issue. No buckets in our street so folk just drop their rubbish.

Every new build has taken away from the unique architectural beauty of this area. There has been more trees cut down, fewer hedges, and fewer benches. Pedestrian paths should be increased, not left to disrepair. There needs to be more green space. This area is one of the lowest in the UK for public access to green space. We can do better. Cars need to be restricted. Buses, cycling and pedestrians must be the priority. Buildings need to accommodate local needs, not the highest bidder.

The area is attractive, but requires investment to maintain and improve this.

Public space, attractive community green space is limited

The area needs regeneration however additional student housing and a hotel is unnecessary for this development.

The buildings and cycle paths are fine. Leith links is also attractive but areas such as Dalmeny Park are less nice and there is a reasonable amount of dog fouling on areas of grass.

The concrete car park behind the sandstone building could be made more appealing. There should be more green spaces in the area and local businesses, including cafes, bakeries, and others should be opened along the sandstone building on Leith Walk.

Many parts of Leith look careworn and run down from neglect over many years. Several pavements are disgraceful and dangerous for pedestrians

More trees need to be planted, rather than removed, along Leith Walk . Restore to planned boulevard for a street that should be magnificent, while also beneficial for the environment.

Existing public places and getting around is already affected by Tram works. These will result in continuing disruption and loss of public space drastically affecting residents and businesses over next few years causing even further anxiety.

The older buildings do but modern street layouts, generic chain businesses and poor architecture are destroying the unique Edinburgh/Leith aesthetic and feel.

Maybe when all the building work is finished

I think the new blocks in Leith Walk are extremely unimaginative and not good enough for such a beautiful city. Can we have more exciting buildings like Oslo?

More priority should be given to pedestrian space, quality of pavement, and crossings. Also to quality street greenery such as trees and green space along the streets.

No, even my seven year old says she lives in a dump, except our flat is lovely inside.

Generally yes. But the constant road works don't help and some local parks are very neglected, e.g. Henderson Gardens Park. Also some attractive buildings are under threat from unwanted development (Steads Place).

sure

No. My street is verging on the squalid these days. The tram works and the replacement of a major gas main (the latter lasting 5 months and of which residents and businesses were not informed) have made the locality look appalling. Rubbish is not being collected in timely manner, communal bins are perched on the pavements and food is often strewn around. We starting to get a problem with rats, not helped by a few locals feeding pigeons and squirrels.

No - need green space and community spaces. project 42 is great need this and not more student flats and hotels.

ok. I really like the old buildings including the arches

Yes I think so

well yes it used to be,

However with the new build and development it would be impossible to consider or to even think that Leith will be attractive or be easily accessed.

It's a bit grim and dark in places. Lots of litter and dog mess too.

Not at present.

Not really, mainly due to too many cars, lack of greenery and excessive dog mess.

Pavements often awful
Mostly
Could be better - too dominated by motor vehicles.
No
In areas yes.
I quite like the gritty, old port vibes of the older buildings mixed with well designed new ones. I like seeing the history and heritage of Leith.
There are some lovely spots - Pilrig and Montgomery Street parks are both really important and could do with more funding/attention. Leith Links is fantastic. However, Leith Walk and London Road could be so much better and the Picardy Place roundabout looks to be one of the worse uses of space in a modern city imaginable. Incredibly disappointing.
Could do with less houses and more public spaces, but the area is becoming even more built up.
The old buildings and eclectic architecture in the area are attractive, but the pavements are in a terrible state and the amount of rubbish/dog poo is ugly and a big problem in the area.
The bottom of Leith Walk is still an issue. It needs to be properly rehabilitated. Investment, purpose, but more importantly support for the local residents.
No. Every flat/house built should have allocated 2 parking space. Too many cars, there are no parking spaces. Emergency services cannot get through anywhere near where I live
There are plenty of green spaces, but the biggest issue to aesthetics is the massive amounts of rubbish and dog poo that doesn't get cleaned up.
It's ok but could be so much better... A lot of litter, dog mess and cycle paths/lanes don't link up.
Most building are generally not well kept, and the amount of loose hanging cables down the facades are very unappealing. Also, more greenery and a greater biodiversity is needed in a number of public spaces in the area.
In general, yes. I think the Claremont Court flats are a bit of an eyesore in the area but understand that they're listed.
This area of Leith can be quite rough and unappealing. I was disappointed the old tram depot buildings got demolished. They could have provided a great space for a covered market after some renovation. We need to maintain the existing buildings rather than demolishing and building soulless new high rise flats like the buildings around Starbucks on Leith Walk. Streets are ok, but there has been an increase in graffiti in the local area, which makes the area look run down. There are very few inviting public spaces near Halmyre Street and I think this site would benefit from having a public park and more trees.
Leith is very mixed and some areas are more attractive than others. It's easy to get around on foot as there is a lot of connectivity between streets, which is very pleasant.
The red sandstone buildings at Stead's Place are an attractive feature on Leith Walk facing the proposed development site, and Smith's Place has a peaceful and elegant character, which any proposed development must not destroy; but rather add to. The mix of shops, cafes and venues - like Qupi's and Leith Depot, not to mention the Chinese supermarket - is an important part of the area's attractiveness. At present, for cyclists wishing to cross between Easter Road and Leith Walk there is a choice of going by Duke St, through the Tesco car park, or along Manderston Street. None of these options are great : a cycle/pedestrian through-route, say via Halmyre St and Smith's Place would be an improvement. Likewise, such a route from Junction bridge to Leith Walk avoiding traffic would greatly improve 'cohesion' between the northern part of Leith and the area of the Walk.
Yes, but again with the above caveats.
Leith has a vibrant character, great shops, restaurants and venues. It is a lovely part of the capital city. But it is already a busy and densely populated area and any new

Not really. There are parks available but they are away from public areas and don't always feel safe.
More greenspace on main streets, even just more trees on the pavement, would help.
Pilrig Park and Leith Links are great, and the footpath networks are wonderful (and could be improved further by opening up more - especially along the disused railway parallel to Pilrig Street).
In theory yes, but see above for my comments on commercial exploitation of public space.
No.
No
Absolutely. Pilrig Park, Leith Links and the small play park between Iona Street and Dalmeny Street are great spaces. More is always welcome though!
Leith Links is great but we can always do with more green spaces.
I think so.
Yes but better upkeep would improve them, no leaves have been swept away this autumn or the two Autumn's previously. This blocks drains and causes slip hazards for pedestrians and cyclists.
More trees please.
Pilrig Park
There is too much brown land that is ignored.
Lots of parks and paths in walking distance
More green space would be good.
Leith Links is nice, but more green spaces would be desirable
There I certainly not enough green spaces and trees on Leith Walk. The whole street looks like a stone , concrete and tarmac desert. Nothing green.
Even though we live outside the park, there are very choice places if any we would walk in order to spend time at.
Yes, Leith Links & several small parks around Leith Walk/Easter Road. It would be nice to keep those.
No.
Very little public green space, if any.
Leith Links nearby feels underutilised and less attractive compared to other greenspace in Edinburgh (Inverleith Park, The Meadows). Increased biodiversity or blue spaces could make this even better
No not enough, I'd say. It is particularly grey around Leith Walk and the streets which off-shoot from it.
I love Victoria Park.
NO! Definitely not. There are some excellent green spaces in Edinburgh e.g. the botanic gardens but streets don't generally have street trees or planters of mini green spaces on corners of soft drainage using green spaces. Parking needs seem to get prioritise. I don't want to see an obese vehicle outside by window and be gassed by poisonous fumes from traffic. I want more green space on our streets.
We have good local parks, although the one on Dalmeny St is a bit mingin
Parks are good but road safety issues mean it is harder for children to access. Also badly maintained, not very safe hard surfaces, play equipment has disappeared. While there are parks and run down green area for dogs there is a lack of areas to sit outdoors near to the shops
There's enough green area but the quality of it could be so much better. Smaller play parks are used as dog toilets so they're not safe for small children.
Yes, there are lots of greenspaces, however increasing the amount and quality of play equipment, seating and wildflower planting would greatly enhance them. Also further expansion of the Living Landscapes programme to increase space for nature would be wonderful.
no

There is a lot of high quality greenspace in my area
Leith Links is great in theory, but often lots of litter.
Just we could do with a bit more trees, I like the links and the play parks and the water of leith walkway
There is a lot of greenspace. It is not well kept.
A couple of small play parks nearby are not well maintained, particularly if compared to those near the Meadows.
Yes, leith links is great.
I think there is the minimum amount currently on offer and with the rapidly growing population and increase in housing being built, greenspace needs to be a priority.
No we always need more green space.
There could always be more high quality greenspace, particularly while demand for allotments remains extremely high.
I'm lucky that I live close to several nice big parks and the off-road cycle path network. Others living further into leith don't have these as available.
Victoria Park and the Water of Leith are great green spaces
No, and there's insufficient connected-up-ness between what spaces there are.
There is some good green space (London Road Montgomery Park and Carlton Hill) but I wouldn't feel safe walking through all of these spaces all the time. Outside of these designated green spaces there is not much greenery to be seen on the streets.
We are spoiled with parks, having the Links available, Pilrig, Montgomery Street, and others. What we do not have is a civic space in Leith on a hard standing. Everything central to Leith gets abused and built on. The Halmyre development should be an open space, and nothing built there. It could be festival space, Leith New Year away from the dreadful Princes Street "events", monthly markets etc. Leith needs it have some sort of community again. It is do overpopulated and there is not civic focus.
Yes.
Under no circumstances it should be reduced.
There is a lot of greenspace in the area. However more small areas of green space and trees would be welcome as it would have a cooling effect and absorb rainwater runoff which will be important as winters are becoming wetter and summers are becoming hotter and drier.
Leith Links and Pilrig Park are great. The park at Dalmeny Street is dominated by dogs.
No
Leith Links is great, but we could do with more trees in other areas
Yes, Inverleith Park is nearby and the new waterfront path with adjoining greenspace on the sea front between Wardie Bay and almost to Newhave is fab, thank you! Wardie Playing Fields could be a lot nicer though.
Not at all. Where are all the trees gone?
Is there any such thing as 'sufficient' green space? More is always better.
No
No. Green space is essential for people's health and sense of well being. While Edinburgh has some wonderful parks and hills, people need easy access to green space in their neighbourhood, outside their front door. Better connections to existing green spaces are needed, as well as taking every opportunity to increase green spaces in Leith. As well as the existing parks and water of Leith, there is an opportunity for greening streets and creating pocket parks.
In Edinburgh but not in Leith
No. The links is good, but even that feels hemmed in by traffic.
No....wee need more green space to breathe and relax.
Definitely not
Leith has the least access to greenspace per head of the population of Edinburgh. There are too many derelict green spaces in Leith, especially around the water of Leith. These need to be comprehensively renovated to make them fit for the 21st century

The Cycle paths are really good, Leith Links, Pilrig and Victoria park are nice spaces.

For Stead's Place and Springfield Street, the proximity of Pilrig park is great. However, in general there could be more greenspace and bicycle roads at the beginning of Stead's Place and towards the Halmyre Street plot.

There are green spaces but more concerning is the density of population in Leith. I believe it to be amongst the densest populated areas in Europe. This is a major concern. In order to counterbalance that we need more green spaces with lots of trees. A community garden, play parks.

of course not. Take a picture of Albert street or Leith Walk or Easter road.

Not locally, no. While there is Pilrig Park and Leith Links within a reasonable walking distance for me, I see a growing number of elderly and limited mobility people in the area who cannot access them without assistance. A green space as part of the development would meet this need, giving a place to meet and relax. If part of it were to include a community garden, such as is in operation beside Leith Links, this might also develop more of a sense of community.

There could always be more.

No

No!

A network of linked multifunctional green space and urban tree planting would create attractive green infrastructure which would encourage modal shift from cars to active travel, tackle air pollution and sequester carbon to tackle climate change and manage water through sustainable urban drainage. We also need to link our routes for biodiversity. Water management needs to be designed in to all new development sites through the inclusion of green roofs, bioswales, raingardens and urban tree pit systems to manage water runoff.

There is also a need to tackle childhood obesity and growing levels of inactivity and poor mental health in children by creating city streetscapes that welcome back children to play outside. This includes doorstep spaces which can be accessed independently by city children who are not old enough to travel to the larger parks and greenspaces on their own, Building independence in children is important for their well being as adults and city centre green spaces and public realm can contribute to this.

More greenspace needed

No, and some greenspace is poorly maintained.

I feel im lucky as i live near leith links

Not in this area.

AOL requirements regarding size and accessibility not met.

Green spaces have been destroyed to provide housing.

See above.

Some of the small parks are really disgusting, evidence through Leith litters group. The big parks are amazing as are the cycle paths but Leith Walk, Shore area treated like second class citizens despite the high density of residents.

No there are very limited green spaces and there is often a long walk to get to them. Those that are there are often taken over with drinking and drugs. Discarded needles etc

Yes, because I live near Leith Links, but No for further into the Leith and Leith Walk areas.

A number of small green spaces have been left unmaintained and become eyesores full of overgrown greenery, litter and dogshit.

We need more open spaces, more 'pocket parks', and trees lining streets etc. -

properly maintained - Ideally we need city 'squares' like in Paris and other European cities
Plenty at Pilrig Park and the river. Many friends groups enlisted to help e.g Dalmeny St., Pilrig Park and the Water of Leith Trust. They need to be proactively invited to be part of a conversation about the Halmyre place brief. Trees for Life likewise in relation to, well, trees! And not just in portable cast iron planters.
Certainly yes.
Yes. Luckily we are within walking distance of Leith Links and Holyrood Park. Streets however are devoid of greener, which could be improved.
The massive increase in housing developments has not been matched by an increase in green spaces. Apart from the parks at the Links, Pilrig and Dalmeny Street, there is a distinct lack of green space in Leith. The proposed development discussed here would be much better if it was largely given over to creating more green space.
not enough greenspace per head population. Trees getting chopped down and not replaced locally. Pilrig park and Leith links are lovely and should be connected together via Halmyre St development.
Yes. I think more funds should be put into improving existing parks (links and Pilrig) instead of creating new green spaces. High-quality hard landscaping and pocket parks is more important than creating new green spaces in a dense part of town like Leith. I would prefer to see areas for growing your own food over new parks.
Definitely not.
No.
Not much public green space in immediate vicinity. A public park worth play park would be good if density of houses is to increase.
Ok
There is Leith links and Pilrig park but that's it for greenery. How about some trees along streets
No
Green spaces should be more important and there is never enough .. so I think more is needed. it really improves our lives
Eradicated by planning authorities and building companies
No
Yes leith links, park at dalmeny street and pilgrim park
No. Not even close. This has already been evidenced in many reports and surveys, looking at population density and green space density. A RADICAL plan needs to increase greenery and green spaces. Hedges, trees, window boxes, roof gardens, all of these together need to be part of the planning process.
There is sufficient green space, however it is poorly maintained and under utilized .
There are a few significant local parks which are in OK condition. Ideally there would be some smaller public squares / spaces to provide a richer mix of greenspace opportunities
No
Yes. But more is always nice!
No. Preferably should be green space that also serves a function, such as allotments, public gardens, outdoor seating for a café etc. Dog friendly.
Not in NE Leith, far from it, particularly in Leith Harbour area. Very poor provision and even where there was some, or potential gaps sites to provide some, They are now being built on or being affected by Tramworks. None of these developments meet EDL requirements regarding size and distance for accessible large green space, Leith Links and Pilrig Park are closest to Leith Harbour but do not meet this criteria for recent approved developments, only attractive greenspace left will be removed for Trams
Major housing developments in the area do not provide adequate greenspace,

outside space mostly provide with decked or paved areas, with insipid 'specimen' trees' - easier and cheaper to maintain..
No, not even close.
Please plant more trees rather than just cutting them down.
No
No, there should be more trees and green space.
No
More would be welcome.
Yes - but figgate Park playground is desperate need of an overhaul. The thing is in a state of collapse. Children poorly served.
don't know
The green space I used to use has been bulldozed for yet more flats. The nearest place is now quite a distance away. Many more flats are coming so it's going to get even more crowded.
There could be more but they would require some sort of monitoring in my opinion since places like dalmeny park are not pleasant at certain times when some young people go there and drink alcohol and smoke weed
Not really. Most recent developments have focused on solely housing, neglecting green space, as well as amenities and services such as schools or doctors.
No definitely need more. Lots of air pollution. Please stop cutting down the trees.
No, other than the tenement communal gardens
There are parks locally but some more tree lined routes would be lovely.
No the area has been decimated that started a couple the devs who by Miller Homes Edinburgh council allowed the felling of over 60 trees for developers
Not really. Just Dalmeny street park and Pilrig park.
The green space is being used as a storage unit by traffic management. With trucks and giant potters being dumped in the green spaces. It is clear the traffic manager Steven Blacklaw has no care for the green space in Leith by how him and his team treat it as a dumping ground despite asking repeatedly not to.
There are a few that are spread apart with nothing in between. Areas such as leith links would greatly improve with more trees to buffer from the busy roads circling around.
Not really, but that is city life
No. Private gardens that we don't have access to.
No, you need to address this lack seriously, and get some trees back on Leith Walk.
No
I love Leith Links. A great, well-used community space. Would love to see the bowling greens and corner plot redeveloped. I believe the council have blocked plans for that which is a shame. Some more green spaces to enjoy along the water of Leith walkway would be lovely. It's such a densely populated area.
No. While Leith Links is a very large green space, there is a huge concentration of flats in the centre of Leith and Leith Walk that are in effect part of a concrete jungle. The little patches of green at their front door seems more of a tease than real green space anyone could enjoy. The Leith Walk area has the least green space per head of population in Edinburgh and the inclusion of significant green space should be part of any development brief.
There could and should be more. If you could open the old railway line from Powderhall to Meadowbank, that would give a fantastic green corridor through the north east of the city. There should also be loads more trees along Leith Walk. I'm hoping there will be a significant amount of greenspace on the Picardy Place roundabout but I fear that's unlikely.
Not enough, although there are still some lovely green spaces within a mile walk.
Yes, although the state of some parks and play grounds is pretty poor.

No, trees would be possible on such a wide street like a Leith Walk. In addition, the parks need investment. Facilities for children are left un-fixed for large periods of time and greater focus on small green spaces is needed.

Yes. To be in a city, green areas are fantastic

Yes! There are several community gardens, as well as Pilrig Park, Leith Links, and many smaller parks. Again, rubbish can be an issue at times.

More tree lined streets would be nice, urban green corridors required for wildlife too...

Not in all places - definitely need and room for more quality biodiversity-rich greenspaces. Especially along Leith Walk there is a huge lack of greenery.

No. I avoid Leith Links because of the sewage smells and it is unsafe to walk there at night for fear of getting raped or attacked. I avoid Dalmeny Park as there was a rape reported there earlier this month, it's poorly lit and there's too much dog fouling. We need this space to be a well lit inviting safe park for the busy Leith Walk users.

Define sufficient! Yes, and no. We have the lovely Leith Links for instance, but we are in a state of climate emergency. We cannot afford to be complacent when it comes to green spaces. Those we have should be protected and some are not (eg the green space on Wellington Place, on which cars are permanently parked), and more green spaces should be created or restored. A bit of imagination is required, a green space can be a living roof on bus stops for example, or balconies and window boxes on new builds. Imagine if Ocean Terminal had a living roof and the car park had planters.

No : we need more trees. Leith has lost significant open space -as for example the triangular area at Sandport Place, which was much loved by residents there for its trees, but which has now been built over - adding, incidentally, to traffic congestion at the Shore.

Leith Links, but we need more green spaces owned and managed by local government.

Leith Links, Pilrig Park and the Water of Leith are lovely but this part of the walk is particularly deprived of greenspace. My own flat at 113 Leith Walk which adjoins this site has a small garden which is one of a few patches of greenspace in a sea of concrete. There is also a lot of litter in the area which tends to get blown into greenspace areas. There is a great opportunity for some green landscaping in the proposed site to boost biodiversity outcomes.

Pilrig Park is by, but little to enjoy on the other side of leith walk

No

Sufficient but new builds should be better designed to incorporate more - Kirkgate plans must not remove existing green space

Not enough trees. Leith Walk used to have plenty of trees. The existing parks need to be protected at all costs and their trees too.

Yes, though some is not well drained and curated (Pilrig Park)

Yes, due to the proximity of Holyrood Park.

No, trees are unnecessarily cut down. We need more of a green corridor.

North Edinburgh is better than lots of urban places but still has limited green space - particularly given all the building going on in granton and newhaven (which have appalling lack of green space)

Pilrig Park is very limited.

Victoria Park is a bit better but limited good 'adventure' space for kids - all limited to caged in play areas.

My little boy (6) says 'I'd like Victoria park to have an ice skating place. I'd LOVE a space to make dens and huts. It would be nice to have better places to jump around. I'd like better trees to climb and more space to ride my bike.'

It would be great to have community gardens and 'rewilded space' - this can be incorporated into new developments but it must not be tokenistic.

The green space is good with the links and pilrig park.

Always good to have more green space - especially as we will be losing some of the trees to the tram overhead.

Yes but Pilrig Park is muddy.

Not in this specific area

No, Leith requires more quality green spaces as part of new development

10 minutes away

Can you access a range of spaces and opportunities for play and recreation at all times of the year?

Visit Leith Links on daily basis. Also walk along water of Leith/ Queen Victoria swim could be re-open – would use that regularly.

Yes

Yes

Yes.

Yes

Yes

Yes.

Yes.

Yes

Yes

Yes

Yes.

Yes

Yes, there are plenty of places available, however, the majority are private businesses. I don't know of many public places to meet.

There are two commercial cinemas - Ocean Terminal and Greenside Place, and some small community cinemas (Pilrig church hall etc.). There is a council-owned gym on Great Junction Street, and several swing parks.

There are no museums, although I believe the Leith Custom House is to become a Museum of Leith

Yes, pubs and cafes everywhere

Cinemas are well catered for with the Vue at the Omni Centre and Ocean Terminal at each end of Leith Walk. There are some great little pubs, cafes and restaurants too. Again, more are always welcome though. There is plenty of green space for ball games, tennis courts at Leith Links and I am particularly looking forward to Leith Victoria Swim Centre reopening.

Leith is not bad for this and has been getting better over the past few years, especially in the year or two when the shops on Leith Walk have not had to be blocked off by fencing and roadworks.
Smaller businesses are beginning to find their feet again here and should be encouraged.

Yes, although a high quality music venue would be good.

Good when the weather is good. Not much for a rainy day with kids.

Pilrig Park

Cinemas at Omni Centre and Ocean Terminal

There is not a single public athletics track in Edinburgh

There are if you can find them. Local exhibitions and independent artists/retailers should be promoted better.

There are very nice independent cafes and restaurants

No

Since Edinburgh invaded Leith 100 years ago most facilities have been concentrated in Edinburgh.

Despite living relatively close to a cinema at Wester Hailes, this is by far our preferred choice of cinema. We have monthly passes to Cineworld, which there is only one at Fountain Park, which is best to commute via car.

As much as Lothain buses are good, there far too many bus stops which does nothing to improve journey time. Often I get on Lothian country buses and I much prefer them as they are limited stop.

Well, Meadowbank Stadium was good. Leith/Shore/Leith Walk areas have great cafés. Ocean Terminal has great cinema facilities. Leith Links great for relaxation, walking, play parks, allotments, tennis courts. Shore area/Ocean Drive good for walks, as is Water of Leith walkway (could do with a speed limit for cyclists though, as they don't slow down when near kids).

Yes, and large leisure developments should be kept on the outskirts.

Most meeting places would appear to be pubs/bars often open during early morning hours. Plaza at Foot of the Walk often populated with inebriated individuals or beggars. no sport facilities or public buildings (cinema/museum/etc) beyond medical/social centres which are not necessarily places to relax

Mostly pubs, and for those not working during the day, cafes. However, if you don't want to drink, or can't afford to pay to socialise, there's not much to do that's free, accessible, and/or outdoors.

As above, places like Leith Arches, Campervan Brewery, The Pitt - all give the area a sense of it being a bustling place to spend time, led by the community who live there, a distinctive Leith character

There are many nice restaurants and cafes around the Shore and in Leith in general. It's sad to see the businesses closed down near the foot of the walk due to re-zoning, however. These should absolutely stay as businesses!

I love the cinema at Ocean Terminal, also. The shops there, however, leave a bit to be desired. With St. James opening, however, all shopping needs are fulfilled.

Not enough museums by a long way!

Yes, Edinburgh is blessed, but we could do with more venues around Leith and Leith Walk.

Yes, Edinburgh as great museums, art galleries and attractions. I love that the museums are free and that they have something for small children as well as adults. There is however a lack of community space. In the proposed plan for Leith Walk Halmyre Street there is no mention of new community space. I think the last time Leith got some community space provided by the city was Leith Theatre at the beginning of the 20th Century!

Not enough places to meet which dont involve booze or coffee.

<p>The best places to meet friends are pubs, cafes and restaurants. Projekt42 on Leith Walk is a great place to socialise for those who want to be physically active.</p> <p>Citadel Youth Centre on Commercial St and YMCA at Junction Place are a safe place for children and teenagers.</p> <p>But we need more free, public places for the elderly, young children and teenagers where they can safely socialise.</p>
<p>local pubs and sport facilities and cinema etc in walking distance</p>
<p>There are lots of good places to play, meet friend and relax</p>
<p>Projekt 42 is good, cinema at ocean terminal is good</p>
<p>Leith could use a museum of its own.</p>
<p>Around the foot of Leith Walk the only option where to meet friends after 5pm seems to be in pubs .</p>
<p>Leith links. Although you need to renovate the bowling green.</p>
<p>Yes, although central Edinburgh is so close that I don't think there is necessarily a need for repetition. We have a huge amount of culture right on our doorsteps.</p>
<p>More community spaces would be good. Spaces where people of all incomes could participate. Free spaces where people on limited or no incomes could participate. Leith is becoming a "hip" space with that comes a inflated cost that most in leith can't Afford</p>
<p>More community-run sports facilities would be beneficial</p>
<p>Not in the foot-of-the-walk area, no. It's very bleak.</p>
<p>There are nice cafe and bars in the area and I am eagerly looking forward to meadow bank being re-opened and hoping this will be affordable.</p>
<p>NO! There are no facilities. For the amount of people here, what we have is tiny. Our pool is impossible to get access to, due to classes or whatever. Getting a bus to the Commonwealth pool takes forever and takes the joy out of it. We have ocean terminal and the Omni centre, but in bad weather these journeys are pleasing to avoid. I am 2 buses to Meadowbank if it is worth going to when it opens. I often think the councilors must never go outside in Edinburgh, hills, wind and rain make it tricky to get about to say the least for less able folks many days of the year. Edinburgh city has absorbed Leith's assets I feel. Our Town Hall is commandeered by the police station for some reason, the Leith Theatre falling to bits (as is the police station...), Waterworld shut which was criminal.</p>
<p>Lack of small play areas accessible without crossing the streets. Modern, 25m swimming pool would be desirable. Footpaths/cycle paths are not connected into a network and as a result the use for running and cycling is limited.</p>
<p>Yes there are lots of places like this</p>
<p>Sports/meeting/relaxing: Projekt42 is offering a lot and it's a shame to see them still desperately looking for a place they can call their forever home. Cinema - Ocean Terminal Museums in town</p>
<p>We mostly meet friends elsewhere for these sorts of things, usually in the centre of town. Leith is nearby, but it does not offer a lot for our age bracket without children.</p>
<p>Not enough culture places in Leith. Could we have a Leith museum?</p>
<p>Museums are all in the city centre but that's fine. We have all the other things here.</p>
<p>No its pretty baron</p>
<p>Yes. Plenty coffee houses, cafes, pubs, bars, restaurants in Leith. Scotland's national museum is 1.5 miles from my postcode, easily done by foot or 3 direct buses. Cinema at ocean terminal or omni centre with a further one in the new St James development. Plenty things to do.</p>
<p>This depends on your age, your mobility and level of independence. There are lots of places to go in if you are able to travel around easily. For parents / carers with young children, and adults, there are parks, cafes, cinema, museums, but connections must be improved. But these are more difficult for children to access as they generally</p>

have little independence. Youths can feel that the city is not designed for them, in fact they are designed out, there is not much for them to do.

Not enough

there was, until the council sold off leith water world

Sports facilities could be better.

Good cafes, cinemas nearby, but not much else and very little space especially if you live in a flat / have young children.

No

More museums would be excellent

Sport facilities and cinemas available.

Plenty of gyms, cafes and restaurants. Cinemas are perhaps not that important any more but museums and similar institutions would be welcome.

Lots of pubs! The sports facility Project 42 is a real asset for the community. No museum that i'm aware of.

Definitely not enough given the push to build so many new flats without services and infrastructure following the flats oriented investments. On top of that you aim to build so many student flats in this area assuming because it generates the biggest return of investment. Unfortunately the return of investment never comes back to the local community. In fact it downgrades the quality of live for the local community as the existing services need to be shared among far higher number of people.

The area would benefit from:

- area for a real (not for tourists with little treats which do not benefit the local community) food hall/market hall with local vendors with fresh and healthy food to offer (vegetables, fruits, meat, fish, cheese, flowers etc),

- modern community hub with space for things like:

 - independent yoga studios,

 - maybe a boxing school or similar,

 - some independent shops,

 - art studios,

 - local fresh and healthy food.

- good quality of office spaces for local people, self employed, and small businesses but as well good enough to attract more mature players. Such way:

 - travel to work would reduce dramatically for the local community making them happier,

 - the knowledge transfer and networking would happen easier between the kick starters and startups and the more mature businesses,

 - local busses offices would attract other supportive services which would benefit the local community as well.

I feel sorry for the kids in the area. There are few play spaces, especially for the older ones. Sometimes the kids are kicking ball in our cul de sac (good on them) and get told off for being too close to the cars. I would say the ca. 8-18 group is a bit under catered for in the area.

Without using public transport there are no local public facilities of the type mentioned except the existing bingo hall which is included in part of the area to be redeveloped. There are a number small cafes, but nothing that could be termed a public meeting place.

Not relevant to Halmyre Street consultation

There are limited places to go with children close to home in Leith if you are on a low budget especially in the winter or in the evenings. There are great museums and cinemas etc once you reach the city centre.

However facilities such as Projekt 42 , the Remakery and the Tool Library are doing a great job at working to creating a safe welcoming space for families as do Dr Bells Family centre , Leith Croft and Out of the Blue.

Yes to cafés and bars
Cinema only 15 mins walk
Really enjoy using project42

There should be more to celebrate Leith's history and heritage. There could be more made of the fact that it is next to the coast - the water is not visible for long stretches. The tennis courts on the Links are OK but the bowls have gone. This could be a great little activity area but sadly it has been neglected. There needs to be more affordable indoor drop in activities for young families. The affordable cafes are all getting squeezed out by developments - older people used to go out more but many cafes are now too expensive.

The area is well catered for in this regard.
Possible museum at Custom House?

Play parks could be better maintained.

Yes lots of pubs, cafes , cinemas some shops, a good market but very little public realm out of doors just to sit beside the sea for example. Around Rennie's Isle is really pretty as well as the Shore there but this is the only space and full of tourists.

The new whisky experience beside Ocean Terminal is commandeering all the outside area there where many people in the summer use to congregate to sit. Who allowed this particular planning beside a new hotel, skyliner, holiday in development, the ship hotel, Cala homes etc.? Madness.

For the number of people who live in Leith the facilities are very poor with very few green spaces that look safe and well kept. Very limit sports facilities and only one cinema at Ocean Terminal. There are limited places to meet and the Kirkgate community centre is old and run down.

For adults than can afford to take a bus, yes, generally, as we are relatively close to the city centre. (But we need a Leith Museum.)

Not too bad for access cinemas as can get to Ocean Terminal or Omni Centre, but we could do with a permanent Leith cinema showing more interesting films not just American blockbusters.

There is very little locally for teenagers to do, that is affordable, hence anti-social behaviour. Need more community provision, youth club type activity. Citadel is great, but more youth work needed. A few gymns etc. around but not teenager friendly and they are expensive. Only Projekt 42 caters for less monied groups in the local community.

Arguably too many pubs and ever increasingly expensive restaurants but and not enough family-friendly community spaces of various sorts.

Gentrification of Leith + austerity and council cuts is creating a two tier community - those that can afford to participate and those that can't.....

If you pay for a coffee. Leith Walk has no benches . .. well one has now appeared at the Millers Carpet Warehouse.

No. Nowhere to play indoor sports such as badminton.

There are a few low quality places.

Sort of. There are a number of bars and restaurants in the area. Other leisure facilities are further away, longer walk or bus journey. There is very limited sports facilities beyond grassed area. There are no museums, however there are plenty to choose from on The Royal Mile and City Centre

Leith is not particularly well served with sports facilities. There are no museums to speak of. There are lots of pubs and cafes, although these are not something I use very often, as I find them often too crowded.

needs more undercover social space for groups and informal gatherings/

Not much in leith other than private businesses like cafes etc

Yes cafes and cinemas are good. A Leith museum and/or a (more) high profile music venue or theater would be a massive asset to the area.
Leith links park. Cafes and pubs leith walk. Not much sport cinema museums
Not really, lots of places short bus journey away
Projekt 42 should be protected for the community. Local amenities are good
Yes but closing down local places like Punjabi junction, Leith cafe and Leith depot doesn't help.
Better facilities would be welcome
Leith Theatre is great.. Love Boardwalk at Ocean Terminal and skate park. Hang out at Pilrig Park with children.. it's ok.. but think more areas for teenagers are needed.
Within short walking distance
No
Yes Museums in city centre only 2 miles away Cinemas ocean terminal 1 mile away and at top of leith walk less than 1 mile away Edinburgh leisure gym and pool less than mile away Park space for football, cricket etc at leith links Loads of cafes and restaurants very close
There were, but they have dramatically been closing due to unaffordable rent and redevelopment. Many of these buildings are currently derelict. Funding community spaces needs to be a priority. There are already some fantastic community spaces, which are constantly struggling to stay financially viable yet are an asset to the community (i.e. The Remakery, Punjabi Junction, Home-Start, Projekt 42...) There are more than enough pubs and cafes.
Good, interactive, multifunction community spaces are limited
Sports facilities and cinema access is good. Also lots of nice pubs and cafes.
There are some options but mainly pubs. There are limited options to meet and do something outdoors or enjoy nice weather in the summer.
Plenty of wide ranging cafes, pubs and restaurants. There are are fairly good amenities in Leith Harbour at Ocean Terminal where there are cafes, Cinema, Gym, Roller skating rink and shops. There is also David Lloyd Gym, tennis courts and swimming facilities, but maybe rather exclusive for some.
Unfortunately as Leith progresses this has led to 'gentrification' effect in some areas with increased costs being prohibitive for many Leithers. Hence pros and cons need to be addressed to ensure we have an inclusive community. New Community Centre needed.
Leith Links is largest park, tends to be devoted to football. Bowls facility allowed to fall into disrepair and park looks neglected. Several small children play parks in area are poorly maintained and uninviting.
Waterfront almost totally obscured due to ugly developments that do not reflect heritage and not sympathetic to listed buildings and conservation areas
Lacking a Museum to impress pride in heritage and culture of Leith that would inspire interactive participation from visitors. Custom a house would be ideal.
A lack of sports facilities or museums but the area is still relatively good for restaurants, bars, live music etc. despite the council's efforts.
No cafes within walking distance. Only meeting place is a pub. Actually, there is one venue that has a small cafe that is only open 3 days a week for 4 hours at a time.
Lack of small to medium size music venues. There is certainly not an overabundance of the examples given.
Not in our area.
Leith is lacking a museum. With all it's history it could do with one.

There could be more pitches for games since there isn't many around
Yes and no. There's a cinema and shops, and some access to play parks, quite spread out. Very little shelter though at play parks and none of them have public toilets except Taylor Gardens which is tiny and is next to a main road.
Lots of cafes independent retailers. These and community enterprises need to be supported.
It's generally good
We don't need sports facilities there is no place to recreate and enjoy nature A new concrete jungle and Disney world is not a way to recreate
No cinema or museum in the immediate vicinity. There are good spaces like drill hall. Lots of cafes and bars and restaurants which is good . Leith theatre has opened up but I haven't been yet. Project 42 is very good and should be promoted and supported more. Leith Victoria pool a real asset.
There are more then enough of these kind of things
Not really enough facilities in Leith at all - such a shame Leith Wonder World and the cinema on Great Junction Street were allowed to close. I'm glad Leith Theatre / Thomas Morton Hall are still running. It is sad that Leith Victoria is currently closed because there's been no swimming at all for a long time available locally - we'll be glad to see that reopen. It is a great shame that the land at Powderhall has been sold off for flats and a giant nursery - I do not really think the arts space will come to anything, and it is not enough.
A few. I notice the bingo hall is in the development brief. Leave it alone, it provides a great social service to many older people and is very popular. The building itself is really beautiful inside also. It is the last functioning one in Leith, and a great asset.
We have loads of cafes and restaurants on our doorstep in leith. There are an increasing number of fitness places. I'm looking forward to the pool reopening. It's easy to access museums and cinemas by foot or pu oic transport.
There is a definite shortage of facilities. Cultural and social spaces should be considered a priority for future community development.
For those who have money (and I'm lucky to have enough) there are lots of fantastic places. I'm not so sure that's the case for all our citizens, though.
Sports facilities in Edinburgh are seriously lacking. The redevelopment of Meadowbank has left us with a void, albeit temporary, and I would like to see the council make far more of a commitment to providing world-class sports facilities that are also accessible and open at affordable prices to the people that live and work here. I am sorry to say, but Glasgow leaves us miles behind in that regard. My score below would be much lower if it was based on sports facilities alone, but the museums are excellent, as are the cinemas, so that has inflated my rating.
Mainly just cafes and restaurants. I would like to see more community and cultural spaces in the area.
In Edinburgh generally, yes. However facilities in Leith need investment. Out of the Blue is great, and works hard to fill some gaps. So Edinburgh would be 6 but Leith itself 3.
Yes. There's loads of pubs all around Leith. Museums and cinemas, etc... are all within walking distance.
Yes..Edinburgh as plenty of options..Shame there is no fun swimming pool for kids any more though, the loss of water world to another soft play seemed very short sighted
To some extend yes, but more high quality playgrounds are needed.
Close to town so long s of options
This space would benefit from some independent coffee shops and bars. Leith Depot will be leaving soon and we need more independent bars in this area. It would help create the link between Leith Walk and Halmyre Street. There's not many sport places locally but project 42 is close by and welcoming. Cinemas are far away and for museums you need to go to the city centre. Rather than this site being used for more student flats or any residential building in an already over populated area of Leith, we should be creating local services and parks for local people

No complaints there. I look forward to Leith Theatre and Custom House being restored and used more.
Existing venues - Qupi, Leith Depot - as mentioned above are good, well-used meeting places. We also had Leith Walk Cafe until recently, when its closure was forced by Drum Properties who refused to renew their tenancy as part of their plan to clear all the incumbents from Stead's Place. There are no cinemas in Leith now, and sports facilities are pretty limited - there is the Victoria boxing club and the swimming baths at Dr Bell's. While the opening of new facilities would in broad terms be welcome, Leith residents will want to see that the local character of the businesses already there continues, and that new developments have full involvement of Leith-based enterprise.
Chain pubs and facilities, but few open spaces not crowded out by tourists. Too few local businesses thriving in our area.
More than you could visit in one week!
There are lots of cafe and restaurants and pubs which is good. Not do much outside space.
Used to be. But the closure of the shops at the bottom of Leith Walk for redevelopment and the disruption caused by laying new tram lines down Leith Walk make the living space desolate and stressful
Yes plenty of fantastic places but many have been at risk or disappeared because of reckless developers like the ones on Stead's place. Leith Walk Cafe, EEF, Cassia are now gone. The Bingo Hall is also at risk of disappearing while it is an amazing place to be and also a piece of history. Let's save it! On top of being an architecture icon, it is a social hub for old age and vulnerable people.
Yes. There is however a lack of sporting fields for community and school groups to use for extra curricular activity in general.
No, there are no real facilities in the near vicinity. Apart from a Tesco garage a 20 min walk away, nearest facilities are in Craigmillar and Portobello. Sadly the bus that serves these areas the 42 only runs every 30 mins and stops quite early.
There are but more and more are being taken away like Leith Walk Cafe or even the Bingo Hall which is now under threat. We need to protect the Bingo Hall and the places that are affordable for all, not just people earning more than 25K.
Lack of shops - lots closing in ocean terminal. Not aware of any museums. Cinema only in ocean terminal. Never sure what's happening in Leith Theatre. Not aware of much in the way of sports facilities Good bars and cafes
Improving with new places opening all the time.
Leith has lots to offer. We need to be doing more with the Shore and the Custom House as regards maritime history though.
Some, bars and cafes, could be improved.
No - Leith does not have as much access to a variety of arts and culture as, say, Newington or Tollcross
Is your community well served and supported? E.g. shops, doctors, schools etc.
Well served by supermarkets & independent shops. – No further need for supermarket expansion. Schools, GP surgeries appear sufficient.
Yes
Yes.
Yes.
Yes
Yes
Yes

Yes
Yes.
Yes
yes
Yes
Yes.
Yes.
Yes
yes
Yes
Yes.
Yes
Yes
Yes.
Yes
Yes
Yes
yes
Yeah, they're good
Yes
Yes.
Yes
Yes
Yes.
Yes
Yes
Yes, facilities are easy to access and plentiful.
Doctors and dentists in the area seem heavily subscribed, and it wasn't easy to sign up when I moved here a few years ago.
Yes - but my needs are fairly low-maintenance just now; I need good local shops, a vet, a dentist and very occasionally a doctor.
My GP is not in my area
My daughter is currently two and I have since been considering schools. For me, this is the biggest drawback of the area. The schools do seem to be in short supply and oversubscribed. I am particularly concerned about the secondary school options we have, which might be the reason that we are forced to move out of the area in a few years' time. The supermarkets are all excellent, though I would very much welcome new independent green grocers, bakeries, fish mongers etc. It would be great if the council could encourage small businesses such as these to open in the area.
They do for the most part.
The doctors tend to be under pressure with numbers.
Shops OK.
I was on a 6 month waiting list to joint a dr
Lots of supermarkets but also a lot of 'low quality' retail including bookies, vape shops and derelict pubs.
Not enough schools to keep up with the development of the Leith area
Yes, as I am single/no children
No
Plenty of shops. Enough schools but there will never be enough GP surgeries.
There is a distinct lack of capacity at local GP surgeries. Shops are over provided.

Range of shops, medical facilities in surrounding area.
Would like there to be more local shops (butchers, bookseller, etc.)
I can't speak for schools as it's not relevant to me. My doctor's office is also fine. The area can still be quite run-down and full of endless grim-looking flats, however.
Yes, I have amenities within easy walking distance of my home.
Facilities are being shut / moved away, not as good as it was
Schools overcrowded and do not have adequate access to green space for childrens sport and active play. Otherwise amenities good
Shops are plentiful, we lack of school spaces and Leith Surgery is operating at the top of its capacity.
Not enough doctors, always a long wait to get an appointment
The park is in poor condition and needs updated play equipment. The paths are muddy and covered dog fouling and rubbish
There are too many people in leith and far few services. People wait months to see a dr. You can't keep building without creating new dr and dentists. I don't know about the schools - I am not a parent but it's unlikely I'd send my child to school in leith. The school seems under funded and the kids don't ever seem very engaged.
On the whole yes. Although Leith needs more traditional DIY/hardware stores. There are no old fashioned hardware shops left, and the B&Q on Easter Road closed down several years ago.
No increasing population means these services are put under pressure. More Gp surgeries and local independent shops NOT big multinationals ie Tesco Asda Starbucks costa etc
There is insufficient provision of doctors for the area and current population.
Yes, lots of small shops are great.
The doctors practice is over perscribed and it took me over 6 months to regester because you had to go on a particular day and be one of the first 15 people in line when the practice openned in the morning. I worked in Stirling so was not able to meet these requirements very often and when i did manage to arrange to work from home would find myself being too late (even when I was allowing myself an hour to wait in line). This is very frustrating.
Other emenities such as groceries are well serviced.
We have too many shops now the supermarkets are everywhere. I try to shop local to support the Leith businesses, but small business is not encouraged and in fact hindered and chased away, the quality of local shops was decimated as everybody knows with the trams, and it is happening again most likely. It would be great to see what we have already supported and boosted before any more shops are built. I believe we have good access to doctors and dentists, although there are lengthy waiting time for appointments.
Not bad. A local vegetable shop would be good.
I would like to see more smaller (food) shops like green grocers, fish monger etc. Packaging free shops and smaller shops need to be encouraged rather than supermarkets and chain coffee shops/gyms...
Shops, yes, I wouldn't want to live much nearer to a supermarket and Stockbridge is within reach. The centre of town is about the right distance for any more involved shopping for me. I don't like the choice of doctor's surgery in my area as they are run-down and staff are not always as friendly as I would like. I'm usually feeling quite vulnerable when I go to the doctor's and I would prefer it if all doctor's surgeries were mandated to follow Stonewall guidance in terms of accessibility for LGBTQ+ individuals. I have had some less than ideal experiences on account of my sexuality.

Not enough doctors but plenty of small independent shops are still here. They are under threat between awful developments
Not enough doctors, dentists etc
Yes however if there is further expansion of housing in Leith, a new primary will be required. Leith Academy also needs redeveloped/expanded. If Leith is to expand, there needs to be investment in schools and other community services to deal with the increase in population. There are plenty shops.
More doctor surgeries needed
Doctors can be difficult to get appts.
I am lucky to have time (retired) but hard for younger working people and parents / carers to access doctors and other health services. Shops generally good. Where are all the children from new housing going to go to school ? And play ?
With increase in housing more doctors and schools will be needed.
of course not given the amount of new tenants you added to the area given no services following this development it is obvious that the services needs to be shared among the far higher of people lowering their value. There is not enough banks, not enough nurseries, schools, public swimming pools, public save and common areas, there is not enough of good quality shops. instead there is too many of vapour nicotine shops service only one type of clients.
Yes, great services in the area.
Apart from local green space, yes.
No
My priority is the public realm and ways that all shops businesses and community organisations can work together to tackle climate change in the way that we all operate, and the provision of active travel infrastructure for everyday journeys. All these things could transform the experience of the existing facilities and amenity that we have.
There are need for spaces for more social enterprise start ups, sustainable business and community space, especially space for makers and workshop spaces.
Good doctors in the area. At present, good range of independent shops but more affordable fresh fruit and veg shops, no packaging food shops, delis, craft suppliers etc would be welcome. Seem to be lots of gift shops and expensive bars, restaurants and cafes.
Local shops are closing due to roadworks. I wouldn't go to constitution street to eat or drink now as it is closed to traffic and I'm not happy to walk there in the dark Also doctors and schools are stretched to accommodate the residents.
Access to health services a matter for concern as more people are dumped into the area
Small businesses are suffering and will continue to do so due to upheaval caused by the tram route
Again just good public realm totally missing in such a beautiful coastal area. The dockyards add a really lovely dimension but is gradually being taken away in the public area, e.g. rennie's isle ship boutique development, skyliner , new hotel etc.
Think there will be a huge demand on existing nhs services. Ocean Terminal struggles but the tram development may help. Leith Walk has hugely improved except for the Kirkgate which has a really poor look about it and encourages a whole range of vulnerable people that deserve better.
Hard to see a doctor and
No - not enough doctors Not enough nurseries, not enough school places. Not enough support staff in schools to back up teachers and support kids with additional needs or language support needs etc.

Not enough community adult learning facilities, e.g. English classes, literacy support etc.

Not enough of the right kind of shops in the right kind of places. Very large sites are being filled with blocks of flats bringing hundreds / thousands of new residents into the area. They should all be made to include community facilities of some sort - not just a 'space' to rent, but a subsidised facility of some sort e.g. nursery
And what happened to 'corner shops'?

Too many 'chains' coming in (Costa, Starbucks, Tesco, etc.) and not enough variety of independent shops (and many of the existing ones threatened by tramworks).

Lots of good cafes in Leith (but quite expensive) but many close around 4:30

Yes. Leith's a fully functioning town centre.

Our doctors practice is over subscribed and has been for years, but increasingly so with the significant increase in student population in the area. We're lucky that our local area affords some choice for dentists, opticians, pharmacy and smaller independent shops.

There are a sufficient number of shops in the area, however, the huge increase in development in the area has not been matched by an increase in the provision of doctors or schools.

Doctors surgeries are insufficient - its usually tough to get an appointment. McDonald Road Library is also poorly maintained and looks under resourced and grubby. The machines are constantly broken and the stock is poor.

Shops yes doctors no, already very densely populated area

Better recycling facilities please

Think Leith has a good mix of all but growing numbers would need more.

At the moment, facilities are good but there is a huge amount of housing development going on - very good in theory but not enough thought given to other amenities to cope with increased demand.

Shops closing down, Doctors approx 1 mile away, no schools in immediate location

Just

The walk to school is atrocious. Leith Walk is so unsafe for pedestrians. McDonald Road and Leith Library are absolutely ESSENTIAL to this area. They are one of the only community spaces that are free for kids to use. More free spaces for youths are needed. More free spaces for elderly are needed. Community hubs need to be prioritised. More independent, eco-friendly shopping is needed (ie green grocers, local affordable produce)

Yes. My only concern is the waiting list for gp appointments.

I would prefer there to be more small businesses such as cafes, bakeries and shops. Not so many gambling shops and fast food.

Poor planning in the past means facilities in wrong place and not meeting local needs

Access to doctors is becoming difficult as population in the area is expanding rapidly. This is also affecting schools, including Leith Academy and Trinity Academy

Need to build new modern accommodating Community Centre accommodating range of services and meeting variety of needs

Business rates for local businesses can be very high and a deterrent for some new initiatives

Encroachment of developers bringing chain stores, coffee shops etc. is gradually destroying the excellent local business economy which has been built in Leith.

Not enough GPs.

There are far too many supermarkets crowding out local business which would keep money spent in the area, in the area. I make a rough count of about 18 in Leith alone. Imagine the opportunity for Leithers if much of this was local business instead.

Yes for shops but no for all else.
Just about.
Ok
ok
It's not easy to get a doctor in Leith. it's going to get much harder with the thousands of new residents heading this way soon.
No need local gaelic secondary school to meet local need. Enough supermarkets.
Absolutely
Local shops are being taken over by core The health service is a joke and I have no children but if I did I would never send them to any of our ill prepared and under funded schools
Well served in the area by shops. Doctors reasonably close.
More GP's are needed.
All the facilities and amenities meet my needs except for not having a secondary school in GME to go along with the GME primary and nursery in Leith
NO. This is a massive problem. My children's school, Bun-sgoil Taobh na Pàirce, is massively overcrowded. It needs to be extended but there is nowhere to go since the land opposite it was sold off for housing. And where do the kids from that development go to school? The Gaelic school, of course. We are in desperate need of a secondary school since there is not enough space in James Gillespie's and in any case, it should be near to the primary school and more importantly, accessible to the whole catchment. The obvious choice for a site would be the northern end of Leith Walk. It's the only central place with land available because every other site that comes up just gets sold off for housing, including Broughton itself.
The shops are ok, and would be better, if developers(ie steady place) didn't board them up
My doctors surgery are facing too much pressure. Waiting times for appointments are too long. Doctors are working very hard. The population is increasing hugely without any more infrastructure. I worry about all the new flats due to be built around salamander street and the increased pressure that will put on roads and shops in particular,
Again, for those with money, there seems to be enough in the way of shops, although it's disappointing to see smaller independent shops squeezed out of Leith Walk. I'm not so sure about doctors and schools - there seem to be a lot of housing developments but no new GP surgeries etc.
The more houses built in the city, the more schools and doctors will come under strain.
Usual issue with doctors and oversubscription so long waiting times.
Shops are fine. Good variety of basic amenities and people are trying with small local businesses looking at the gift/other end of retail.
For the most part. An exercise facility that has a crèche would be a benefit. Also, whilst there is a Gaelic primary school in the area, there is not Gaelic high school. I believe this site would be perfect for such a development as it is near the primary school and research shows it is better for language acquisition and community to have both sites close together.
It's all there...just shame have to navigate busy roads with a lot of fumes... especially with kids in tow..Makes getting from a to b a less than enjoyable task...
No complaints here either, eg Ocean Terminal is fab (except could have the living roof). The sense of space you have in there, in part thanks to the open views on one side, is great, much better than the claustrophobic Waverley Market, or Princes Mall, whatever it's called nowadays.
Too many corporate chains, too few local businesses.
Good amenities, but as before I'd have concerns if new high-density housing were to be built as these services already feel constantly busy and well-used.

Doctors are very busy and do not meet my needs. I don't know about schools not too many students coming into this area would be very bad for the area.
They are okay.
I frequently find it hard to get a doctor appointment - this has been an issue for some time - I hear from parents there are issues around schools. Mental health services very over subscribed
Some schools are getting tired and need upgrades, not relocated. Leith needs good schools and doctors surgeries.
My children attend school at Bun-sgoil Taobh na Pàirce which is an excellent school with some inspirational teachers and a committed parent/carer body.
I would like my children to be able to attend a Gaelic Medium Education high school in the same general geographic area in which they have grown up.
A GME highschool would be an excellent asset to the school estate in a central location such as Leith aiding in developing a strong Gaelic Community in an area accessible to a large number of families and other Gaelic community members.
It's poor in the actual vicinity so have to go to Craigmillar and Portobello which have much better facilities.
More need for doctors, and places for local shops. Not international chains that do not pay UK taxes.
Absolutely NOT enough schools Not enough GP surgeries
An upmarket supermarket would help the area as there are only quite low end supermarkets. About half of the tesco is just crisps!
The needs to be more attention, planning and education in relation to the Scottish Gaelic community There are many places this language is used yet never taught to our children. It has been proven on many occasions that a second language is of immense value to a child yet the Scottish Government only encourage every language other than our own. It makes absolutely no difference which language a child is immersed in, their brains benefit VASTLY just from learning a language. Scotland must be the only country in the world that doesn't teach its own children their own language.
The dense population of Leith needs more healthcare professionals.
Yes but there is space for a Gaelic high school here - not in Liberton.
No, much to improve on
Average
Is there an active local economy and the opportunity to access jobs and training, whether paid or unpaid?
No personal experience of these issues.
Yes.
Yes
Yes
Yes
Yes.
Yes
Yes
Yes
yes

Unsure
Not in a position to answer this.
Could be better. When the heavy industry left, it wasn't really very well replaced with light industry and office space. Too many of us have to travel to elsewhere in the city for work (or, worse, have to travel to business parks outside the city).
Leith has always been a busy place, no matter how much Edinburgh city is trying to turn it into a commuter ghetto for the next generation of middle class. I have to work out of Leith as my career has developed as there are no theatres in Leith any more. Nobody from Leith is employed in the Leith Theatre, all the quality jobs for the city boys yet again! We seem to have a good stock of unemployed folk wandering about, so I imagine we are just the same as everywhere else.
Lack of co-work, office, flexible business and art spaces
Yes the local economy is very active
Dont know
not sure
It's quite a suburban area, but I suppose Stockbridge has an active local economy. I work from home, so I can't comment on access to work.
Great but at risks from big businesses
The local economy is the best thing about living in Leith. Please, please do not do anything that's going to disrupt it.
Could do with keeping the project 42 and adding more social enterprises
Yes, Gordon Street is all small garages. There are local businesses in the Jane St warehouses, although this area could be vastly improved and promoted. Lots of local businesses are opening up in Leith, this will provide work opportunities for locals people. The local community group prevented the Drum development which is sad.
Not sure, I work outside of Leith.
Not sure. I'm freelance.
Most requires working in central Edinburgh or out at the Gyle
I think so . Lots of new small businesses but I think quite a few are run by young people from other countries...what will they do after Brexit ?
The local economy needs to be protected from large businesses (ie. supermarkets/ international drinks/food businesses) taking over Leith's fragile business eco system
I work in the city centre but I can tell there are smaller businesses in Leith that provide work.
no, there is need to more good quality of office spaces. Both for: - local people, self employed, and small businesses - but as well good enough to attract more mature players. Such way: -- travel to work would reduce dramatically for the local community making them happier, -- the knowledge transfer and networking would happen easier between the kick starters and startups and the more mature businesses, -- local busses offices would attract other supportive services which would benefit the local community as well. -- there is not enough banks of different brands.
Not really, I think most people here are commuters.
I am retired and therefore find it difficult to comment on this.

No comment
There is lots going on in Leith and a thriving social enterprise, voluntary, creative and arts sector.
NA
One strength of Leith was the fact that there were lots of businesses amongst the houses but this seems to be changing fast with many business premises now being redeveloped into flats. If this continues, there will be fewer business premises and local jobs or business premises become unaffordable for local people. There are good jobs in Leith but I don't know whether many local people access these. Leith needs more affordable business premises of all kinds, not just houses.
N/A
See previous.
Not sure about this. Tend to access services by word of mouth and only lived in the area for six years.
The work available seems to be mostly poor quality
I'm retired so I don't really know about this. I think not, unless you happen to be a 'creative'.
N/a
Quite a few well paid jobs available near.
Beyond the service industry for the local shops, bars etc. there isn't really a local economy. There are no live work units and the industrial units are too large for one or two person businesses. There are a few private desk rental spaces and a couple of options for arts studio spaces, but they are expensive.
I would suspect most people in our facility work in the city centre, or elsewhere in the city rather than our area.
The local economy has been detrimentally affected by the increase in large chains moving in and the developers at Steads Place closing a number of local businesses and refusing to reopen these properties.
I run a business locally and it's up and down :)
There needs to be more affordable workspace and retail units for new businesses to improve the local economy and access to good quality work.
Improving this and maintaining what is here must be a priority. Proposed developments in the New Shops destroyed long standing local businesses that were an asset to the local working-class economy. Units like the Thornbridge wood mill are under threat and were shut on Halymre Place. Chain coffee shops and hotels do not contribute to the local economy the way that locally owned small businesses do - these must be more energetically prioritised.
Unsure
Lots of retail and service work is low pay and poor quality. Plenty activity
Leith is open to small businesses so it can be great for self employed or those who want to create their own business. But bigger business moving in could destroy this.
Well now that the trams are coming back the business community is suffering again
Not immediately apparent
I work in education at the other side of the city. There seems to be some opportunities for employment in the area.
There is an active local community, of course, look at the population density. Look at the campaigns that have been happening in the area regarding local developments. However, for a local ECONOMY there needs to be the support of the larger council. They need to be able to stand up to the non-local corporate landowners, like the Stead Place campaign did. The landowner might be making money, but that doesn't

mean it's coming back to the LOCAL economy. More like the local economy is funding large corporations that have no intention of contributing to the local area. If you want there to be access to good quality work, there needs to be the opportunity to rent and affordable store front and be a successful independent business owner, like the tailors, printers, architects, voluntary organisations, community cafes, etc.

Limited

I can't comment on this as I work in Midlothian.

I work in the city centre, I am not aware of what work goes on in the direct area around where I live.

Number of local independent shops diminishing and being put out of business due to parking, roadworks, general neglect and rundown appearance.

Majority of current housing developments appear to be aimed at people who are likely to be commuters and not necessarily giving to the local community.

This is particularly relative to the number of Mid Market rental and Build-to-Rent properties and fewer affordable/social homes. There are also major concerns relating to AirB&B reducing number of affordable homes being available.

Opportunities for work seems to be transient. New employment opportunities appear limited. Build this before more and more housing developments that do not always

There is an active local economy but few well paid jobs.

No

There is but it is fragile and needs support.

Ok

I want to create work there

We are starting to lose many places to work locally as land zoned for business use are being bought up and built on by property developers.

I have no opinion

Don't know?

Not sure - other than small consultancies and restaurants/cafes

No there are jobs being created but for whom? 65% are professional jobs . We have 24% in poverty.

Leith is building on the biggest broad field site in Scotland . Years in planning . What apprenticeships to build this new Leith. And when it's done what jobs?

Tertiary work on zero your contracts

I don't work I'm the local area

There is a noticable divide in the community. It is clear there is a working community and another that is being neglected by the council who need help. The businesses need more support from Edinbuegh council to send people into Leith to enjoy and celebrate the area.

I believe that there is

To some extent but the efforts to shut down local shops for yet more housing developments have been shocking and nobody wants or needs student or luxury housing - it brings nothing to the local community.

There is a very active local economy and infrastructure, that gives a great sense of place for those that work and live here, as something is always going on, and a lively atmosphere, and makes for that intangible/tangible quality called PLACE. The mix is fine, and it is fine. The garages do a great job on Manderson/Jane st.

Leave alone.!

No

<p>We need more of a mixture of residential, industrial, commercial and retail options . This part of Leith Walk has always been a place where people can “work, rest and play”. This should be protected. There should be no dominant industry or use. Mixed uses have helped to support a vibrant and lively area and the proportion of any site dedicated to a single use should be limited</p>
<p>Yes, a great Leith spirit and lots of local entrepreneurship and enthusiasm. Often poorly supported by the council however. Work is not centred around big businesses. It is more retail/third sector.</p>
<p>Yes but concerns on the fast development of Leith...A lot of property developers sitting on land and renting short term to creative's that will inevitably be pushed out..Boarded up shops (bottom of Leith walk)... Lots of potential development sites that could make or break the currently exciting, creative and diverse spirit Leith has..</p>
<p>Yes, to some extent. But the red sandstone building on 106-154 Leith Walk, with the many closed shops has affected the local economy a lot, and should be opened to new leases again asap.</p>
<p>Some but it needs a vast improvement. Less chain shops/services - more independent services.</p>
<p>Yes, but there could be more.</p>
<p>Active local economy - as mentioned above a good mix of shops, cafes - which was better before recent forced closures. Not sure about employment conditions generally in the area. There have been a number of long established businesses closing or moving away. The garages along Manderston St are important local employers providing a good service to the community, and allowing tradesmen to learn their skills; and the Bingo Hall there also is well used by locals- and I would assume it generates continual employment opportunities.</p>
<p>As above. We have a lot of local creatives, but too few spaces for them to work and do business in.</p>
<p>Lots of locally-owned restaurants, shops and creative venues.</p>
<p>Yes active local economy. Not sure about quality of work available</p>
<p>Used to be...but the disruption caused by the unwarranted closure of businesses on Leith Walk put asunder to many businesses which were over 50 years old - disgraceful</p>
<p>I have to commute to work. There are some small businesses but the area is becoming unaffordable to live in</p>
<p>Yes there is a really good local economy with affordable office space, studios spaces and light industrial space but developments are threatening it all. Build-to-rent schemes are about to wipe Bonnington, student housing are about to wipe Baltic street.</p>
<p>very limited locally although of course not difficult to get to the city centre.</p>
<p>Yes there is and we need to protect it.</p>
<p>No</p>
<p>I think so. Certainly in the service/catering industry.</p>
<p>Could be better</p>
<p>There seem to be a lot of small start ups in Leith but I don't know about quality jobs with major employers.</p>
<p>N/A</p>
<p>Getting better</p>
<p>No.</p>
<p>How friendly and neighbourly is your community?</p>

No. There are not enough secure, longer term tenancies available for families and homeless people who need support.
Yes
Parts of the community are very friendly and neighbourly, however, there are many instances of people being anti-social; drinking on the street, shouting, and being aggressive for example.
Good sense of community.
Very - there is a strong community spirit in Leith, and along Leith Walk.
There are groups around if you want to join
I have been taken aback by how friendly the neighbourhood is and how much of a sense of community there appears to be since we moved into the area just a few months ago.
Fine. We have a nice little island of serenity amongst the busyness of Leith.
Reasonably. There's an anti-social minority sadly.
Leith Walk has recovered from the Tram work disruption.
what community
Quite friendly and open
Leithers are more friendly than Edinburghers.
My neighbourhood is a very close community.
Often encountering inebriated individuals and others arguing in street. Many keep to themselves.
great mixed community
Cool but polite, distant.
It's a nice neighbourhood, but very mixed... There's certainly a clash of cultures and socio-economic backgrounds around I think, from the poorer areas of old Leith such as by Leith Mount Surgery, to the new gentrified Western Harbour developments.
Very.
My community is fairly friendly and neighbourly except when it comes to communal repairs.
Mostly very friendly
It has a great community spirit.
Musselburgh is the honest town and much better than Edinburgh
Not very. I was told to "F* off" by one of my neighbours just yesterday. Without having done/said anything. Lots of littering and antisocial behaviour. Lots of drinking and drug use on the streets.
Very good
It's not as friendly as other places I have lived.
Dog owners should learn to pick up after their dogs.
Mixed, great that it's so diverse. As an active member of a community group I'd say yes. The active and regular (daily) use of pot smoking people up and down Easter Rd is disconcerting.
The neighbourhood isn't very friendly. There's a lot of people starting community groups but I don't think they think about the people most in need in our community.
Leith is very friendly! And there are lots of local community groups and networks.
I live in one of the friendliest communities I have ever lived. My concern is the rise of racism and Fascism in the area
Design of new builds does not generally foster neighbourliness.
Very

Very friendly.
I have many friends in the neighbourhood. My particular building has a large proportion of AirBNB flats however.
Getting less and less friendly. Over the last 50 years or so, probably with the demise of the local pubs, there is very little community. There is no civic centre, no Town Hall, very strange for such a populous place. We have Out of the Blue, but that place is very high brow, and off putting for the locals. Short term lets are a popular thing to blame at the moment, but nobody knows their neighbours here anymore. Multiculturalism is a myth, I think down to language barriers more than anything also. The church is no more really, old folks only. There is no real place to go to to from clubs or have meetings, or Leith civic events that are not expensive or have an off putting agenda. Leith festival is massively popular for example, but our weather and it being only once a year can make the community spirit this brings sparse.
Very friendly
Montgomery Street is very friendly but in the area as a whole there are a lot of Air B&Bs which reduce neighbourliness and community cohesion.
OK
Leith is in the main an incredible community - people tend to be very friendly and helpful
Fairly, especially for being so close to a city centre. It's probably the friendliest I've ever lived in.
Very friendly
One of the friendliest places I've ever lived (and I have lived in a lot of places).
No one knows anyone
Good community spirit, Leith is a great mix of people.
Very.
Lovely friendly community
Good community initiatives and some neighbourhood improvement
Average
It's ok. Sense of community does feel like it is being boosted by local campaigns (eh save Leith walk)
Good.
Can't complain
It's very mixed. Long-term tenants, proprietors and generally people who have a job are friendly and clean. However, there are many people with antisocial behaviour (mainly littering and being noisy). Poor legislation, careless factors and a lack of council and police presence make it extremely difficult to make people responsible for their actions.
It's not a village. Leith is rough and ready around the edges but with a good heart.
it is very friendly and welcoming, supportive and very tolerant and inclusive. This is in the same time the very reason the local community needs to be protected more and more supported to maintain its spirit and identity. It is councils role to make sure the community will not be replaced with not caring set of student flats.
Lovely people.
I can only speak from experience and say that I know my immediate neighbours and am on speaking acquaintance with a couple of other people on the street. My experience is that it is difficult to meet and make friends in an area where it is now mostly flats, where people come and go at different times of the day, and where there is little or no opportunity to meet.

OK
At a small scale it is pretty friendly; we live in the colonies and we know lots of our neighbours because in our street all the children play outside owing to the unique layout of the streets and homes. This model has been echoed recently in new development around other parts of the city and i think it is a great model for intergenerational communities. The main detractor from all this is cars , parking and road safety, The social connections for us stop at Lochend Road where the traffic starts. Its striking to see; once you turn into the colonies everyone says hello on the street and helps people who are lost etc. The minute we reach Lochend Road this all stops.
Occasionally feel a bit threatened by behaviour of neighbours
Friendly.
it used to be friendlier but too many student flats going up.
A fierce and proud community spirit.
Airbnb detrimental to community
I think there is a difference between incomes like myself and those who have been here for awhile. Those folk are proud of their community and welcoming. There is a feel that the young couples with small children are enjoying the community and that is heartening to see.
Not sure about such a very rapid change in the increase in the African community who seem very poor, don't seem to access services but seem to help each other. The young polish community seem more integrated.
People round about are ok but wouldn't go out at night for fear of being attached or robbed
Pretty good by Edinburgh standards But few opportunities or events for getting together. Need more investment in community
Pretty good if you get involved although I am sure there is some isolation among BAME community and others difficult to reach. However it will not truly multi-cultural until there is better integration and publicity through events such as Diwali, the pageant and the Mela with a festival spin-off to Leith.
Friendly, but a bit inwards community.
It's positive, but dissected by a major vehicle route which impacts cohesion. The school offers a good opportunity for support and engagement with each other.
Generally OK, but Leith suffers from a very transient population, with many people rarely laying down roots here. This has not been helped by the large increase of short term lets in the area.
Very friendly, but too many Air B and B's diluting the neighborhood
Very! Leith is excellent. People are friendly and passionate about where they live.
Its amazing here.
Ok
Friendly and community feel is some places. Concerned that student housing would change this
Super friendly.
The people in Leith are amazing
Under going Airbnb blight in apartments where owners live abroad / not in Edinburgh - approx 40% of apartments
Very
Fairly
I know everyone in my stair.

I'm not sure what this question is hoping to achieve? Humans are inately social creatures. If their needs are being met, they will be friendly and sociable.
Leith has a strong community spirit.
Quite friendly
It's fairly mixed with many people being very friendly and some being quite antisocial. Although the latter is in the minority.
There are nice people but also can be some less friendly people hanging around, particularly towards the foot of the Walk. Redeveloping the area should support community cohesion and safe, community spaces.
In general Leith is a very unique, welcoming and strong community
Mainly pockets of friendly neighbours, however, it can sometimes be difficult to break into.
Run down Community Centre is very active and busy but needs to be replaced with a modern, accessible building with wider range of facilities with access to - shops, pharmacy, police, groups. Build this before more and more housing developments that do not always meet the requirements
For a big city suburb it's very friendly.
In three years I have made two friends, one of whom is alcoholic.
Good.
Quite friendly
I need to meet the people
Leithers are generally friendly but there is an issue with social isolation here.
It's quite friendly but there isn't many interactions though
Could be better, could be worse. Our area along the river is constantly strewn with dog doings. There is no attempt to do anything about this. It's difficult to imagine that those responsible have a sense of community.
Friendly but some problems with homelessness and anti social behaviour. Drug dealing in park, graffiti
I think keeping the streets clean and encourage people to have pride in their area would make a difference
Very.
We are ok but the community is going to change thousands of new Leithers occupying homes that the poorest will never occupy No future for the working classes that forged Leith
I find it a friendly part of town
I know all my neighbours and we are a community
Very - we are very fortunate
Fantastic...as commented above.
A great place to be... with a few issues. Such a strong Leith community.
I love the community spirit in Leith. I just wish it were supported more by council officials.
Very friendly
Very. Huge spirit and pride in the area. (And frustration about poor support from agencies including the council).
Bery friendly, very good community
Many people are isolated, but there is also a great deal going on if there is ability to join in. Our neighbours are all very friendly.
Lived on my street for 7 years...A few friendly faces but still have to be weary....
Generally good.

Yes
Yes
Yes
Yes
Yes, a reasonable range.
Pubs, cafes, gym etc, mostly full of students or in summertime...tourists replace the students
Yes but mostly pubs. A few cafes.
See question 8
Not enough community spaces
Not sure
No
Yes. Parks, shopping centres, good quality cafés/eateries, as well as basic tea rooms.
More community venues like Project 42 please.
Out on the street and in the buses
this disused space should be focussed on creating a new space for people to meet and congregate
No community gathering place or pub.
The only places to meet really are cafes, restaurants and bars. I green space that really cuts through the hustle and bustle of Leith Walk could be a useful project. Somewhere people could naturally pass through and gather.
Yes, I am always bumping into people.
Most of these opportunities are in private rather than public spaces.
See Q8.
Lots of places are occupied by antisocial people (e.g. Kirkgate). But the bars and restaurants in the area are great, so are the gyms.
Lots of cafes and restaurants if you have money
Sort of. Park's condition puts a lot of people off.
Around the foot of Leith Walk the only option where to meet friends after 5pm seems to be in pubs .
No. This is a problem. We need more spaces to meet.
Yes, although personally I typically spend most of my time in restaurants, cafe and bars, rather than any social clubs/community spaces etc.
For me yes but I have an income that allows me to socialise. Many are unable to do that. We need more community cafes, affordable social spaces, a community centre that has a educational opportunities ie leith doesn't have a affordable space that teaches arts and crafts. Ie like the south bridge centre in academy st.
If you are over 18 or waged, yes. There seems to be insufficient opportunity for young people to meet safely.
Same as question 8. No, not really.
Not civic spaces. Leith is very much pay to play.
Yes there are a lot of places to meet people, especially all the parks and cafes
Cafes and parks quite good
Mostly we would have to hold things in our own garden's as there isn't a communal meeting space we would use. That said, I've never been to the community centre that does exist, so it's not like I've felt the need to seek this out either.

Yes but many are at risk like the Bingo Hall or some are gone like the Leith Walk Cafe where vulnerable people could afford food, drinks and a bit of heat.
Yes, if you know where to look!
Not really
Yes, see question 8.
Our streets are the best place to meet people. Well designed streets that are designed for pedestrians and cyclists first, and cars last, with lower traffic speeds enable people to feel safer using the space, make more journeys by foot, and build stronger connections with their neighbours.
Yes. More music venues needed though
Not enough.
not sure
More music venues would be great. More community events also (don't know.if this is a.space issue)
Not really. Its a vibrant community but seems old and young not integrated, and maybe becoming a bit of a " dormitory " area for young workiers who are not around very much.
There are plenty of pubs although nothing beyond that
either the library or the Kirkgate. Either are under-resourced.
lots of cafe, restaurants.
This is the same as question 8.
Again pubs! Leith links- the new play park is fab! I like the community garden there as well.
not enough, see the comment about the community hub. On top of that there is not enough casual places where we could meet without alcohol involved like coffee shops/tea shops etc shall be open longer so that alcohol consumption in the pubs would be less required.
No
Yes, although traffic rat running through the neighbourhood isn't ideal
No
Yes there is a lot going on! Wider connections for us are through school friends in the local area and connections with environmental projects and groups; Leith Croft is brilliant with a welcoming atmosphere and lots of space for children to play whilst adults get involved. Community indoor spaces are a bit less flexible; there is a need for sustainable buildings to support community activities but these need to be designed as more than just a series of meeting rooms.
See 8 above. There are lots of good community groups and community spaces. These need to be publicised. The community centre in the Kirkgate needs a nicer and more obvious lift.
Yes ..community centres seem to do a good job and centres who cater for leith people
Lots going on if you want to find it , Edinburgh City Council should be very proud of the maintain effort of the water of Leith, large parks etc, but Leith is the poor neighbour packing in as many homes as possible. Cala Homes has not even got designated refuse shelters. Last week say overflowing bins on the edge of the new estate. Again outdoor space in Leith itself plus no new trees being planted unlike other innovative cities. Just look at the Bonnington area new builds . How have the planning

committee allowed so many new builds with just a few trees e.g. also the Newhaven./Asda area. The developers seem to add in 3 or 4 and that is deemed ok. Environmental issues of litter etc. Seem to be left to voluntary groups. Litter often because not enough bins which I guess would take extra resources.

Only the libraries and they o not really cater people meeting. The communy centre looks old and shabby and is hard to get to. The lift is frightening and scruffy

No
Mainly pubs, which is not good for everybody.

Yes. Out of the Blue is a good example.

Some. The Drill Hall, Markets but usually only when there is an event happening or going for something to eat.

Cameron toll and a few other places. Poor in general.

No, we have no community space beyond that which is offered by local churches or pubs.

This has largely been covered by my answers above.

lots of pubs and cafes , need more free places to meet

For me yes. For the elderly, single parents etc in segregated sheltered housing or social housing, no.

'Mixed stairs' or mixed tenure housing where students, the elderly, single-parent families, private renters, private owners can mix is essential. A mix of affordability is essential.

Not enough range of spaces. Public realm is lacking. Too many buildings and high density. Too much focus on roads

As long as you're ok drinking alcohol. I'd imagine for people with strictly anti-alcohol beliefs or who need to avoid it, its harder to socialise here.

No

Small cafes .. boardwalk at Ocean Parks. . libraries . but more rainy day space maybe

No

There are some great community orgs that are trying to combat the corporate take over of the area. But more needs to be done to provide the space and affordability to new businesses and community spaces. Currently they go to the highest bidder and pay rent to some large corporation that has no interest in the local community.

Leith has a great range of clubs and community groups. It is important to ensure that affordable community space remains available for their use.

No limited active community spaces

I am unsure of this as I have not accessed any such opportunity. Sports facilities seem like a good place for this (Projekt 42/links fitness)

Primarily pubs along Leith Walk. More community spaces, cafes, restaurants and small bars would be welcome.

This could be achieved with new Community Centre mentioned above.

Reluctance to use the few existing places because of drugs and alcohol. Some are run down and can be very threatening and have poor lighting.

Some are disappearing as a result of major housing developments claiming the sites.

Yes, for now. These are constantly under threat from developers.

Not enough outdoor space

Multipurpose places like Out of the Blue are very valuable

Children's playgrounds could be better

No
Nope.
I am sure there is
There isn't that many
We addressed this above, there are pubs and cafes, less so communal facilities for other types of activity, as far as I'm aware.
Need more green space and community enterprises
yes but would be good to have more community based things going on for young and older people, and people living alone
No For a select, few but as gentrification is inevitable and the cost of even enjoying a pint with friends becomes unaffordable the simple answer is no What spaces ? What opportunities? No greenfield spaces and unaffordable recreational outlets
Leith has its own identity and events which are important to preserve. A lot of the new developments are very bland and corporate. At this rate leith will end up just like everywhere else. Character and distinctiveness are important. No social cleansing!
More community spaces would be beneficial.
Yes I believe there are plenty
As a mum, I meet lots of people. Not sure how it would be for childless / older people, though I know of some opportunities
Yes, not in a forced way, but in a very natural, because everything functions very well on that side of things. Big external ideas are not what is needed. Generally everything works well without the great ideas which sound good on paper...but usually leave a desert when implemented.
I think you've already asked that.
For those with money - again, I'm not sure about those with less disposable income. And there is never enough for children and young people.
I would like to see more community and cultural spaces in the area.
Not really. More needed. Again spaces like Out of the Blue fill in the gaps.
Not sure...The drill hall is my areas best asset...
Yes, to some extent - but definitely room for more and ones of better quality.
I think a community centre nearby - powderhall perhaps? - would be a good hub for this area, as it's between Leith and town.
Very few, unless you have money to pay for services.
Yes, cafes, restaurants in Henderson St and around the Shore, the Kirkgate community centre, South Leith Church Hall and the kirk itself are all places for people to gather. Pubs like Wetherspoons are places where family groups can go, even if some of the other bars would be mostly for single men or women. But other venues eg. cinema, are lacking. If we are to make it easier for people to drive less, then cinemas and eating places such as those out a Fort Kinnaird or at Fountainbridge, should be provided back in our towns.
Yes, but they are being increasingly squeezed.
Lots of indoor pubs/cafes etc but more recreational outdoor space would be gladly welcomed.
You have already asked this - see above.
Yes - but closure of the bottom of Leith Walk to active businesses and the tram work disruption has caused this to be rated poorly now
Yes but more would be welcome. More affordable places to have coffee or food

Only outdoor ones in the village and Holyrood Park. Apart from one pub nothing very close for meeting indoors (apart from the Church as well).

They are increasingly taken away with more focus on profit rather than social benefit.

We meet on the street.

I think so

Not unless it's a pub or betting shop

I think there might be a lack for those too old for the playground but too young for the pub.

Yes lots of bars, fewer cafes

Does this place have a positive identity and do you feel you belong?

yes

Yes and yes.

Yes.

Yes

Yes.

Yes

Yes

Yes.

Yes very much so

Yes

yes

yes

Yes

Yes

Yes.

Yes to both.

Yes

Yes

Yes

Yes

Yes

Yes

Yes and yes

Yes.

Yes

Yes.

yes

Yes

Yes.

Yes
Yes
Yes and yes
Yes
Yes totally
Yes! I
Yes
I feel the area's identity is becoming more positive, however, there are still problems, mainly with anti-social behaviour that hold it back. I feel at home in the area however.
Usually
Yes (despite being a Hearts fan!)
Leith has it's own identity and I have lived here for 45 years, over the summer with student accommodation giving way to tourists it resembles a large butlins camp, with the never ending sound of trundling suitcases, getting that way over Christmas too.
As mentioned above there is a very strong sense of community. The locals very much take pride in Leith and we have found them to be very welcoming.
The less Edinburgh council involve themselves and try to milk the area dry yes.
Yes, for example the community banded together to block the sale of land by the council, instead of buildings we have a community garden.
Leith Walk still has a negative, run down image
Yes, I do
Yes. Leith feels very diverse & has its own identity.
it is becoming that way
Very negative reputation.
It feels like it has a changing and sometimes conflicting identity. A bit of an identity crisis really...
Yes, I am happy to be a Leither
Strong identity although community being eroded by becoming increasingly unaffordable and inappropriate developments such as too much student accommodation.
No. I would say it does not have a positive identity. It has a bad reputation. I have no idea if I belong or not.
Leith is a bit of a mess right now. It's hipster new residents are pushing up the prices, and leith creative see it as their playground for the arts community but that's a bit of a shambles too.
Leith has a complicated history and I would say it still has a complex identity. I do feel like I belong here, but I am aware of a lot of griping about how much it has changed in the past few years. The positive aspects are the inclusiveness, the positive change (new, small businesses, the rise in the standard of living , less obvious substance abuse issues, lots of grass roots organisations working to improve the area for all (such as Leithers Don't Litter, Save Leith Walk and Save Our Shore). The negative aspects are litter, dog mess, flytipping, racism, a resistance to change, a feeling (of some) that

having been born here (perversely) entitles you to behave badly/have a lack of respect for the environment/your neighbours.

There are things that could be improved but i like where i live overall.

Leith always has a positive feeling, maybe because I have always been here. I hear student no call Leith "Edinburgh", people call their area the Shore when it is just Leith really, pushing themselves up a bit. The locals have changed. It has always been a cosmopolitan place, but the people who are being attracted to the place have not real interest in the place, are transient, or want to change the place for profit or personal interest. You will never see the new generation of incomers to Leith going to the Leith that was. Bagels, Costa and bistros' and whatever have brought Edinburgh city to us, and it is not necessarily any better, and certainly much less personable.

Yes I think the area has a positive identity. I feel like I belong.

Leith generally does, I think.

Tricky given the current political climate, but mostly I would say I feel I belong about as much as anyone else feels they do!

There is a bit of a grouping system based on people who've lived on the street all their lives and "newcomers", but this is very small-scale and localised. Certainly nothing of any concern.

Yes and I'm still working on belonging, but Leith is a big embrace.

Not really

A positive identity,... depends on who you ask about Leith! I love Leith and living here.

Leith generally has a strong, positive identity and is very welcoming to everyone. Yes I feel I belong.

Yes. Great place to live

not really

na

Yes it is still a strong area (look at Save Leith walk !)

Place identity is just getting worse

The Kirkgate?! MAcDonald Road Library could do with having its windows washed..

There is a lot of noise and irresponsible behaviour here. Data protection protects people who do fly-tipping or refuse to pay factoring fees. The Council doesn't have a proper customer service - I've been living in the neighbourhood since 2016 but I never managed to speak to a real person from the Council until this morning. Whenever I have a problem, policemen point to the Council while the Council's presence is limited to answering machines.

This invites irresponsible behaviour on one hand and vigilantes on the other.

I feel helpless and unsupported.

yes, its the most positive area of the town and its council role to protect its identity rather than diffusing its with the aggressive plans for student flats.

I don't feel a sense of identity now beyond the name of Leith. This probably has a lot to do with the recent redevelopment of Leith and the influx of people from outside the area. That is not meant as a negative comment. I merely mean that the sense of place was stronger when I moved here 30 years ago, but that it has changed, as things have to do. It is difficult to maintain a positive identity when change appears to be rapid and constant. That does not give identity a chance to settle.

I have never felt unwelcome.

Not relevant

Hmm, difficult. There is a lot of positive activity. The colonies have a good community, and the environmental and social enterprise community in Leith and wider Edinburgh

is good. But the poor environmental quality and clear deprivation and exclusion for many residents is less positive. The public spirit seen in response to the new shops planning application and also at the closure of Waterworld were encouraging, as are campaigns like Leithers dont Litter. I think that Leith is ready for change; we have lived through the tram works and a recession, have seen many exciting creative ventures by our residents despite adversity; we now need CEC to show confidence in the people of Leith and its future by ensuring high quality sustainavble development with a quality of public realm on a par with city centre spaces. and most importantly a future that tackles the climate emergency.

Right now my sense of positive identity struggles as a pedestrian and cyclist in a less than welcoming urban space does not make me feel welcome in the wider Leith area;

Positive identity for me is associated with good quality public spaces and good green infrastructure and places where clear positive social activity is taking place; so i feel positive when i reach Leith Links and the Croft, and when i turn into the colonies on my way home.

Yes although I'm not traditionally a leither

Not as much now as years ago

See 11

Yes I feel an incomer but also that I belong and plenty of positive things if there just had not been so rapid a change in developments so quickly.

Yes because of some of the people I know. However the area looks neglected and very much the poor relation of the city centre

Yes

Leith has a very strong vibe

It is considered "old public housing", and the local school has a bad rep.

Yes, and it's improving regularly as more people 'live' here, rather than transient short term tennant's.

As I have lived in the area I do feel I belong here. Although I do feel that the area has lost some of it's sense of community and identity, and is starting to suffer from a process of gentrification and social cleansing, pricing out many of its longer term residents.

Local community lovely, but development doesn't always have a positive impact on community

Absolutely!

Yes, its fantastic.

A very positive identity in Leith and folk are very proud to be from Leith and I definately would love to be living there.

No - too many transients passing through and tourists taking over

I'm a Leither and very proud of that fact.

Yes, but it feels like corporations and the council are trying to strip that away. It feels like every development is a fight. Shouldn't developers want to provide what the community wants? It's tiring to feel you need to constantly be arguing for basic human rights and amenities.

Leith does have a identity, but needs reinvigorated

Mixed. I feel I would be more comfortable once there are businesses again along the sandstone building and greenery/ somewhere to go in the summer in the area behind.

Leith in general looks neglected and uncared for. This would not be allowed in the City Centre. Not welcoming.

Would say that the people themselves have a very positive identity and are welcoming. They pull together well to offer support when questioning local issues.

Leith Harbour and Newhaven area is unfortunately suffering as a result of over development and is a permanent building site at present. The new street names do no longer even appear to relate to our heritage.

No

Not much of an identity

I hope so!

It did have until recently. Now with the tram works, the loss of green space and the huge numbers of property developments, it's far less so.

Yes good identity

Yes, it's a mixed community so I think I feel part of it.

Leith,s identity has a negative identity. No belonging.

It could be anywhere in any any waterfront development, pretentious and soulless No I don't feel I belong.

As stated about leith has its own character and identity and having lived here or near here for nearly 25 years do feel I belong. I agree with progress and improving things but not to the expense of the distinctiveness and character of the area.

Leith is unique. However there are many un happy people who I feel too many have an opinion that can negatively affect projects such as the save leith walk team. A private owner should be given more rights.

very much so within my community and the community of my children's school

Yes...Yes...Yes, how many times do the people of Leith have to keep telling you this. What is not needed are these gentrifications that suck the soul out of the place

Very much so. Strong cultural identity.

Yes I love Leith

Excellent community spirit in Leith.

Yes, and no. It is clearly not an affluent area and so has the social issues that go with that. There are still very real issues in the area.

Leith has been my home for many years and I am proud to live here.

I think so... I don't think I would ever let my little boy go out on his bike and play in Dalmeny street park with out adult supervision...if I ever get to that point I would feel a lot more positive about the area..

To some extend yes.

I'm.not from Edinburgh but we have a strong affiliation to Leith and really try to plug into the community.

Leith has a strong identity but it is getting lost in the modern new builds. Anything built in this area needs to be sympathetic to the buildings around. I have been living in Leith for 13 years but feel in recent years it is getting overpopulated. We need more services for the people of leith to bring them together.

Leith is special and we hope to create a People's Republic of Leith soon.

Aye! Aye!

Yes, but it is increasingly under threat from over-tourism, Air b n b transient populations, and students squeezed into accommodation and corporate chain cafes separated from the local population.

Love living on Leith Walk but sad to see it encroached upon by developers seeking profit. The vacant land at this end of the Walk could be used for greenspace, social enterprises such as the fantastic Prokjekt 42, low density social housing (for families).

Leith is a distinctive part of Edinburgh - with its own history - the recent change activities in Leith have / are NOT respecting its heritage

The village does and I do but not outwith that very small area.

Yes overall. There is more of a mix of people now, and more young people especially students which is nice and gives the place more energy.
I am an income but have been here 20 years.
I generally feel accepted.
Usually – though rubbish bins are not always emptied often enough.
Do you feel safe walking around this area?
Usually – but as in any city – I avoid isolated areas – especially when its dark. Some areas not well lit & street lights not replaced.
Yes.
Yes
Yes.
Yes
Yes.
Yes
Yes
Yes
Yes
Yes.
Yes
Yes.
Yes
Yes.
Yes-ish
Yes
During the day I feel very safe most of the time. At night I often feel threatened by people acting anti-socially (aggressively, etc)
I only feel unsafe if out late at night.
On the whole yes, but I am a white man and I recognise the privilege that comes from that. I cannot speak for BAME, women or LGBTQ people, and I would imagine that they might feel less safe if Leith is reflective of society as a whole.
Yes, at the moment although dont go out much at night
I feel safer the more I get to know the area. Sadly, there do appear to be quite a few people in the area that society has left behind - addiction etc. I believe this is a sad

reflection on larger scale failings of UK-wide government though. I would want to point out that at no point to date have we actually been threatened.

I do.

Not at night. Junction Street in particular can be unpleasant and on several occasions I have felt uncomfortable waking alone at night, and have experienced men exposing themselves to me on that street.

I don't feel safe at night walking around the area

A bit.

I don't feel safe walking around anywhere after dark. Feel safe during the day. Lots of places to walk in Leith & it's easy to get anywhere on foot. Primrose Street is creepy even during the day. Check it out. Walk from the Lochend Road end to the Somerset Place end. Creepy alleyway at the end. I hope everyone feels safe if there are any new building works. Lighting is a problem all over since the street lighting was dimmed. I don't think much thought was given to lone women. Marionville Avenue is very creepy at night.

Not at night

mostly

Most areas that have been invested in and redeveloped, yes. The old deprived areas around Leith Mount Surgery and the Kirkgate are very dodgy.

Generally yes, although at night it isn't always very safe. Last year someone was stabbed in to stomach a few hundred meters from our street

Yes, I think Edinburgh city centre is quite safe for walking around even at night.

Daytime - yes.

Nighttime - no.

Not if I'm trying to cross a road with speeding traffic on their mobile phones, otherwise yes

Mostly. Sometimes a bit uncomfortable in the dark.

Relatively but you have to be sensible

Not at night.

At night time I would not walk through the Kirkgate Centre.

Yes, absolutely. And for reference, I have lived in many cities around the world.

Yes I have always felt safe in Leith. I take normal precautions

on the main streets it feels safe. off them, it doesn't. try walking through the stead's place ex-industrial park at night! it's probably safe enough, but doesn't feel like it.

I do not always feel safe walking at night (discussed previously) and traffic can be a nuisance.

Yes. But we need to get on top of the open drug dealing. The same rules apply anywhere in the world, do not get involved and you will not be bothered. I rarely hear of muggings if at all in my area. But if you let the "yardies" in, you invite crime. I lived in Bristol for several years, and that is a hell hole at night. You will get mugged. Our police seem to be highly overstretched or not interested, not sure, I know the law and procedure stop beat bobbies from just arresting the drug dealers in open sight to the public, due to investigations and drug squad operations, or at least that is what I am told. Every street has a junkie problem flat, everybody know somebody who is a habitual heroin user. We are famous for our Trainspotting ways. I have women friend who tell me there is a general increase in harassment and unwanted comments and attention.

I feel safe walking around. However sometimes on Leith Walk and Easter Road my friends have experienced abuse for being from immigrant communities.

Pretty safe.

No
The area where I live (shore): Yes, but some bits, like Kirkgate or around Leith Walk, like the proposed development area, not so much.
Yes, by and large. I would not walk along the bike path alone at night, I would always stick to the streets.
Yes more than in the city centre
O. Leith walk it is
Yes, no problem.
Yes. More so by day than night.
Yes on the main streets during the day. Not so much at night in Leith
In daytime
mostly
Mostly Some parts I wouldn't feel safe in at night.
Yes, but I'm not around much at night.
Fairly
I feel safe and I've never seen or heard about physical violence in the street. However, I rarely walk at night and I'm an adult male.
As said before I really don't feel safe walking around at night.
yes, except the parks and roads should be: - better maintained and looked after (especially parks), - roads with lower speed limits, - with by default priority for pedestrians, - with better signage indicating the tenements areas enforcing lower speed limits, - with speed cameras, - with better speed bumps.
Pubs and night clubs should be monitored continuously for noise and antisocial behaviour and should be made more responsible for what happens around them.
Very safe. Stuff goes on for sure, but people keep an eye on each other and the neighbourhood police are on the ball.
Too many cars
OK
Generally yes in daylight, no at night.
Certainly during the day
Yes most times
Can feel unsafe late at night due to the number of people with alcohol and drug problems wandering around.
Water of Leith walkway can be threatening for single women during the day because of drinkers congregating.
Probably keeping to the main streets at night. During the day no problem although have seen some incidents over the last few years but tends to be vulnerability rather than aggression.
Not at night. No visible police. Lots of drinking and people who look spaced out
Usually.
Poor lighting in some areas would be good to improve.
Yes. But street lighting needs to be good.

Mostly
Mostly safe, but I have seen teenagers pass by with stolen just eat bikes, and we reported a violent physical assault to the police.
Mostly, the exception would be very late at night, or when Rangers fans descend on Easter Road.
Personally I do, but I'm not sure that is universally felt by many in the community.
in daylight!
As a white male, I feel safe. I can't speak for anyone else.
Normally, although there is an issue with drugs, alcohol and homelessness which can make you feel unsafe.
I feel *fairly* safe. There are rough folk staggering about, but paradoxically if stay away or if you're friendly to them, you're usually fine. Recent attack in Dalmeny Street part is obviously a concern.
No
Usually.
Very safe.
Large number of drug and drink dependent people around here, some homeless, some from hostels.
During daytime have seen drunks and drug addicts harassing residents. At night fair amount of rowdiness- and car vandalism. Never seen police
Already answered this in previous question. Pavements need to be wider. Cars need to be restricted. Radical change is needed that prioritizes walking, cycling and the current buses.
Sometimes
Areas off leith walk still need better street lighting for the dark.
Mostly but I am a bit nervous at night.
At night, no. More businesses open in the evenings (not necessarily very late) would promote more people to be in the area when it's dark, and help it feel safer.
During the day is acceptable. There are areas and particular streets where people would be reluctant to walk around at night when it is dark. Poor lighting in some areas and alcohol and drug issues continue.
The Water of Leith walkway is also somewhere that can be quite threatening even during the day, particularly in stretch from Sandport Bridge to St. Mark's Park.This should be an asset that is safe and inviting for all.
Yes but then I'm a middle aged man. Better to ask young people and women.
Not really.
Mostly.
yes I am come from LEITH CLAN FAMILY
Yes at most times, I only had some minor issues when there where some people high on drugs and where trying to cause a fight with others
Mostly.
More street lights in Pilrig park would be good.
ok but not well lit after dark which is disconcerting for me as I live alone and like to go out
In the day yes. I do not like going out at night, too many dark routes where there are parks/graveyard and industrial estates.
Always

Yes, mostly although the new street lights are awful and make the streets darker overall
Not all the time. Prostitutes are constantly prowling Leith Links and Duncan Place. Police have been notified. There can also be a lot of trouble from Youth with no action being done. The school, police and community must act on this more. Bikes are being stolen daily. Abuse shouted when telling someone to pick up their litter, and children who walk around in groups shouting abuse at elders. For more vulnerable people, the area can feel quite scary.
Not at night as having to walk passed people coming out of bars at night on my way home from work as no night bus. The parks can often be quite rough too and best avoided in the evening. People are often trying to break into our garden sheds in my community and a lot of cars are also often vandalised
Generally yes
Mostly but not through Pilrig Park at night - poor lighting and broken bottles and needles in the park where the kids play
generally yes
Not always no.
Yes for the most part, though I've seen prostifutes and drug deals within 100m of my home, homelessness is visibly increasing and I've heard reports of rapes and sexual assaults around the Leith Walk area.
I personally feel safe, but there are still many vulnerable people around and occasional incidents which reflect badly on the area.
Mostly, though I would avoid pub kicking out time. And more careful around the bottom of Leith Walk if with my children. Greater degree of unpredictability there.
I would never come back home by walking after 10pm. I would rather drive or get a taxi. Also few antisocial behaviour by youth but rather than that I feel quite safe
It's certainly better but improvements can always be made.
I don't always feel safe at night, but for the most part do during the day.
Mostly... Feel have to keep guard up at night..
Yes, mostly.
I have been approached a number of times by men and feel unsafe walking around at night on my own. I shouldn't have to take a taxi two blocks in order to get home.
One needs to remain street savvy and I'm a woman (as in adult human female), so I avoid small, ill-lit streets at night, but otherwise I feel OK.
Good street lighting.
Daytime yes. Nighttime, only on leith walk. Side streets do not feel safe
Mostly but not at night
Mostly
Yes completely, far more than in the city center
Depends on time of day
Mostly safe nowadays, it used to be bad in the past. I still see the occasional problems related to alcohol on a fri, sat night but havent been threatened in a few years. Called the police because i saw a domestic assault in street 2 years ago, waited 45 mins but they never arrived.
Most of the time. I am at an age where I am invisible to most people anyway.
Mostly
Mostly,
Do you feel able to take part in decisions and help change things for the better?

Not always aware of changes being planned and feel decisions made without consultation.
Yes.
Yes, I do
Yes
Yes of course
yes
Not really. It seems that individuals are often not listened to.
Sometimes.
Yes - Leith has several active community groups, and excellent local councillors and community councils
No
Sometimes.
Never. Councillors ignore correspondence.
I feel residents are ignored in favour of tourists and students
No
Pressure groups and politicians and council workers monopolize decisions.
I feel able to give my views, if advertising is good. I don't feel my views are listened to at all. I think that when a decision is made, that's it. I fill in these forms but it's a waste of time. A perfect example is the removal of the roundabout at Leith Links. Replacing a smooth running roundabout with six congestion making traffic lights is such poor traffic management. I can only think there is some underhand idea at play. Who in their right mind would even consider this? Another example is the Stead's Place fiasco. Keep Leith local. Not sure we need every building turned into student flats.
As an immigrant and renter not really able to participate in local government or in homeowners associations.
Yes, so long as feedback such as this is acted on.
The jury is out on this one. It will depend on what happens with Save Leith Walk.
Decisions appear to have been made without or regardless of consultations making consultation seem like a box ticking exercise.
Not really.
No.
No, but at least stead place is not getting knocked down
Not really.
I took part in a few local consultations and community projects.

No. There's a number of community leaders who talk out of their arse but don't know how to create sustainable change, they're self serving idiots who think they know what's best for the community.
Yes. I think the recent community pressure groups including Save Leith Walk and Save Our Shore have proved that.
I feel that our ideas are not listened to and those in power don't always listen
Things generally happen to Leith rather than happening with the support of Leith.
don't know
not really involved in decisions making for my area and know where to go to change that.
Not really. We have a dreadful council and always have had. It feels like a stitch up. The same faces, making stupid statements year after year. Our MP Deidre Brock was instrumental in getting the Trams as deputy Lord Provost, and is now the MP in the are most affected by and less likely to benefit from the trams. Go figure!!! And not very approachable on the subject either. I see excellent local activity with "Save Leith Walk" and now "Save Iona Street" which I support wholeheartedly. Amazing work. And genuinely the massive majority of people who live in Leith agree with these campaigns. I applaud their work and commitment and non political stance. But it took mass protest to get noticed, to avoid Leith being ignored and steamrollered yet again. The council do not protect Leith and never have, and did not listen until these campaigns forced them to.
I have little trust in the planning process. It takes thousands of people , months of hard work of hundreds of volunteers to stop damaging decisions by one developer. Is this consultation going to realistically affect the development?
Yes I feel that there are a lot of opportunities for participation.
Yes, we have recently been involved in the Granton harbour community consultation and I actively seek out opportunities to be part of decision-making processes as if places aren't designed for people going about their normal lives, who are they for?!
Not until Save Leith Walk gave us a real voice
Still finding ways to participate; I've only lived here for two years so far. But there are plenty of opportunities.
No
Partially. For example, the Meanwhile in Leith project is disappointing and hasn't turned out anything remotely close to what was presented at the consultation and latter implementation phases. There is ample opportunity to contribute in consultations but 'participate in decisions' is stretching it.
Yes. Local community have a voice & are committed to their area
Not overly
no
No. Don't feel like council is that interested in what locals want (hence need for save Leith walk)
Yes, but I have been involved for a long time.
Not at all. When I try to make the neighbourhood tidier or safer, there is very little to no support from the factors, the Council or the police.
I think there are lots of consultations! I like free spaces to stay free because we really don't need higher population in this area. Had not much luck with that wish in all the consultations I filled in. The environment and climate change needs to take highest priority!
yes, please but council needs to do better job approaching the local communities, with better and more informative posters OUTSIDE the venue where the consultations are to happen. The consultations should be advertised via different channels (posters, press, internet, press) with more details so that:

- more community members are involved,
- more community members are not afraid of if there is more information provided before the consultation happens.

No.

I often feel that the decisions have already been made and that some of the consultations are slanted to produce the outcome already decided on.

I feel that the endless need for consultations and TROs are standing in the way of progress.

No

Yes, but questionnaires are difficult to translate into development plans and written briefs do not always lead to well designed places. I'd like to see more use of experimental street design projects e.g: sustrans Pocket Places projects, and wholistic interactive street design projects involving community engagement, temporary measures to test ideas, collaborative design.

Not really. the developers seem to be able to build what they want.

Not really. Its difficult to get in touch with council and sometimes i feel decisions have been made before consultations take place and its just lip service.

I feel that there is growing divergence between Edinburgh city council and the public regarding planning and other decisions. Many of these have been poor and against popular opinion. My response to the above must be no.

No. Don't feel that residents are heard in planning decisions in spite of having an opportunity to comment.

The Community Council has some sway but not individuals. Some local councillors don't even reply in spite of only having sent two emails in six years.

Make comments but never seems to have any effect. Like this survey will be a waste of time because the results will be resigned

No

Council puts out lots of 'consultations' (like this) and I generally respond to them but the format is frustrating. They make them look like a 'questionnaire/survey' but actually they load the content so that they control the whole overall 'narrative' and direction of questioning and really are just glorified tick boxes to 'rubber stamp' decisions they've already taken.

I get the feeling they ignore responses that deviate from the pre-decided direction of travel.

they also seem satisfied with shockingly low response rates - maybe a hundred or a few hundred people in Leith, which has a population of up to about 50,000!

Yes. I am on the Pilrig Park friends group and helping the people behind then making Places Leith initiative. I will be volunteering at Leith Chooses.

Hopefully. Is that not the point of the consultation? Apart from Steads place there is no other evidence of local participation.

No, I'm unable to commit to regularly attending community council meetings and there's no other way beyond the consultation hub to contribute.

Local democracy is not in a good state. There appears to be a large disconnect between councillors and residents. I also feel that residents concerns are largely ignored in favour of commercial concerns. Local planning is poor, rarely meets existing residents needs and many local consultations seem to largely paper exercises, where eventually developers and commercial concerns largely get their own way. The planning system is hugely skewed in favour against residents.

Lots of consultations, but is anyone listening?

That means you!

No. I need to get involved in local community groups and like others need to fight hard to have my voice heard. Place Briefs like this one are great. More, please!

No - why did the council take SO LONG to pay attention to the massive opposition to the demolition of the new shops?
No
Developers in Edinburgh are voracious and routinely ignore community voices. Even when permission is denied, developers hold and degrade properties they own then reapply when the community is defaced by their negligence and the people exhausted by constantly fighting them
Not really
Thing Leithers are powerful and qant make their community voice heard.
Not really
Not always. Find I have to ask many times before this get done to improve the local environment.
No feel things take place against local opinion because others (council, developers etc) are driving an agenda
The community groups are doing a fantastic job of showing what the locals want. But what is done with that information? It is often ignored by council and corporate entities.
Access and awareness to a diverse group with different skills can be challenging
Somewhat
The victory of the save Leith walk campaign was very positive. Depends what the council decides to do instead!
To become involved can require considerable effort on the part of the individual. Poor state of Community Centre in rundown appearance does not help. Active involvement in Community Council does offer opportunity to participate and try to help change things for the better. Sometimes feel like uphill struggle. Having limited power to get everything we would like to achieve is not always possible. We and the local community need to be listened to by the powers that be. There also need to be more trust and belief that things can change for the better. This is ultimately in the hands of Council.
No. Council has little or no interest in the opinions of the people who live in Leith. Despite undertaking these sort of consultations regularly, time and again the same things happen: streets are built for cars small businesses are squashed out by tax-avoiding chains developers build ugly, super high density housing no new public space is created no significant new facilities are created
I have tried so hard, but not had much success.
To some extent.
No
I CAN CREATE JOB'S THERE AND WE CAN REBUILD A BETTER FUTURE FOR TOMORROW AND STILL HOLD ARE VALUES AND DIGNITY AND ETHICS. GEORGE LEITH II GOOGLE LEITH FINANCIAL INVESTMENT GROUP IN OLD GREENWICH CT
There's a lot of anger and frustration building all across Edinburgh. Hopefully planners and politicians are now starting to listen.
Not really. Decisions are made centrally by CEC, and local groups struggle to have any impact.
No - leith decides should also be online.
Never

In some ways - when the council stopped the development at smiths place that was heartening as they listened to public opinion. However with the trams I felt that the council didn't care what local people thought. Consultation was completely tokenistic and it was obvious they were going to do the extension regardless. I'll never get over that and the betrayal of Edinburgh's citizens by this council. Our quality of life is forever sacrificed to benefit property development companies and tourism. So no ultimately I don't feel as an individual that I can have a voice and influence decisions.

Speaking up is important. However raising many issues with the traffic team and constantly being ignored is poor form for a council

I suppose so

Not really although I'd like to think the Council were listening to us

Not always aware of decisions about to be made. Poor council communication. Community Council meetings always at the same time and clashes with my other commitments.

Not until Save Leith Walk stood up to what your planning department keeps dumping on Leith, and that we now are actually consulted (or perhaps given the idea we are) ! And local residents saw that SLW against all odds defeated a planning brief that actually came out of your department (2008 Steads Place), and a development that was also recommended for approval by your planning department
However I would like to point out that this consultation document itself would hardly be known about, and for many difficult to find. Due to lack of publicity, that in general has had to be done by others to let a larger number of people know about it.
If things are continually done that way, you will create apathy yet again, as you might feel you consulted, but many would think not really..as we never knew about it!

I don't feel like there is currently a robust enough way for communities to influence big decisions made by the council.

Save Leith Walk campaign group worked so hard to try and represent the community in a system that is skewed in favour of big developers. They won that small battle so far but businesses have been closed and a large section of our community lies vacant still for no good reason. It's a shame that systems don't promote more positive developments with the community in mind.

It often feels that the community are battling a money, glory or tourism driven agenda by the council.

There is a decision making process for some local projects but it only affects a small range of community projects. In addition developer contributions from new developments should be ring fenced for community agreed (e.g. Leith Decides) projects rather than used for controversial projects such as the trams which could lessen support for the new development.

It can be a fight sometimes - Councillors seem to be responsive, but I'm less convinced about council officials.

Yes, consultations like this are useful and the recent exercise around the proposed development on Leith Walk was pleasing in that it showed that people are listened to.

Somewhat

Not always. Though from a Scottish mum, I moved here 30 years ago. I still sound English and that is an issue.

Greater advertising of opportunities is needed.

Yes, to some extent.

Not especially concerning our particular area.

I participate in decisions but I don't feel our voice is heard.

I don't trust that my views are listened to, but it doesn't stop me from airing them. You never know.

Not sure if anyone is interested.

Only on the basis of grass roots campaigns such as Save Leith Walk or Reclaim our City.

Initiatives like Leith Chooses are well advertised. Grassroots groups such as Save Leith Walk are also an invaluable asset to the community.
Sometimes as in the Save Leith Walk campaign
It's all lip service involvement. The real decisions have already been made by bureaucrats and civil officials elsewhere
Sometimes
Yes but thanks to courageous campaigns (Save Leith Walk for ex.), not thanks to the system in place where the Council pretends to listen (like this questionnaire) but ultimately does what has already been decided
Not sure
Within the village, yes but some things seem to never change such as the cars along Old Church Lane
There is lots of participation going on and at the moment the council has listened but there is a strong focus on profit rather than community and social benefit
NOT AT ALL Only found out about this consultation through a Facebook post on the school website. Filling in this form when i should be putting my little boy to bed.
Yes since the #saveleithwalk result. But I'm worried it will always take such a monumental campaign to protect something important. There are a few big developments coming up so we will see.
No
I try to take advantages of the opportunities offered. I'm not sure how effective they all are.
Yes if you seek opportunities out
No

'About the Leith Walk/Halmyre Street Site' ...

What uses would you like to see more of in the area?
No more student housing.
How about a garden for sitting in
Schools
There is enough housing in the area already, what we need are more services for the residents of the area to use. We certainly do not need any more short term lets or student housing.
I'd like to see a hotel. Leith Walk lacks one.
Trees
Allotments
Affordable housing, not student housing.
More green space
I would like to see a park with green plants and trees.
Some green space. Grass & trees.
Create more green space.
Pedestrian routes
a space where locals can congregate and spend time. local artists? performers? musicians? local food?
Cycle paths, green spaces, site of cultural heritage such as museums.
Would like to see more local employment, rather than many local brownfield sites being redeveloped just for housing.

I would like a mixed housing development that has social, mid market rent and accommodation for elderly people, like the Places for People development nearer the top of the way. I like that the parking is underground and the the high and scale for the buildings is similar to the surrounding tenements.
I would like public green space and space for children to play. Where would can sit and play and do more that one activity like the super blocks in Barcelona.
No more houses / flats / students
Public Green space, outdoor seating areas.
Bandstand, or other space for public performances
Improved green space
Green spaces
More real social housing rather than mid-market rentals. More green space and better kept public spaces.
Regarding retails, small businesses should be prioritised over chains.
We need housing but also opportunities for employment. I like the idea of a hotel, why not , it will create jobs.
I think establishing some sort of greenspace within the site is extremely important.
Social housing is in dire need. NOT more student accommodation or so called "affordable" housing, which it isn't for people in poverty.
Sheltered housing. Family housing. Greenspace
I would like to see this turned into a civic are for the people of Leith. NO MORE HOUSING!!! it is too busy already!!!! We have shops already, we have healthcare already, there is work if we actually want to work!!!! Any more retail will just make it harder for the retail that exists. The world is shopping online more and more, stop introducing competition into a struggling market place. We are seeing Leith Walk already truning to charity shops, sunbeds and tattoo parlours, we do not need any more money laundering opportunities!!
Flexible business/workshop/office spaces for rent. Affordable and social housing. No student housing as need for other uses is far more pressing.
I would like to see more affordable housing in the area. Too many buildings are being purchased by developers to convert into student flats or luxury flats.
Housing this is preferably houses with garden attached for families preferably social housing. Even better would be full life houses suitable for families adaptable for people who are disabled so the design would mean all stages of life.
Leisure facilities parkland with facilities for skate park. football, cricket
Community should be able to be of use to the whole community.
This area needs more.cou cil/social housing
Not student accommodation at the detriment of the local tax paying locals
Green space, off road cycle / pedestrian paths. Pocket parks, opportunities for play (not segregated play parks, but spaces that everyone can enjoy, including children). More nature and biodiversity.
Keep project 42 if possible
Social housing specifically.
Green space. Affordable housing
NOT STUDENT ACCOMMODATION. Homes for workers and families.
A high % of social housing would be ideal.
Green space
Green space.

Kids play area
Affordable studio spaces for artist and makers
greenspace
Cycle routes or skatepark
social housing / affordable as too many people are being pushed out by high cost of living.
I support housing for sale and lots of green areas.
Student flats and rented housing are not welcome. We need people who feel like they have a future here and want to improve things not simply use and throw them away.
Green spaces!!
I would like to see a safe community space specifically for the the LGBTQI + community to gather.
I would also like to see a creative/tech community space.
See previous replies re community and leisure. While there are healthcare provisions within the area, I feel that with the growing population more will be required in the future.
I'd like to see any housing development not have any car parking. There would be a demand in the area for eco-housing.
A green space would be nice and regardless of what happens there should be significant tree planting.
A new square lined with shops/bars and away from traffic would be nice.
Open space and active travel connection from Halmyre St through to Leith Walk to create a Safe Route to School.
open space and community facilities designed together to allow the indoor and outdoor spaces to interact. A good example of this is at The Yard adventure centre Scotland Street.
More aesthetics for Leith Walk like more trees rather than three or four.
NO more concentrations of flats like Salamander street
Green space and trees open space outdoor sitting space good lighting free 'little library' facilities for wheelchair users and other disabled people, including some disabled parking and no steps!
community garden that all residents and other locals can use small skate park?
large underground litter bins like Princes Street Gardens
Safe connectivity through the site.
Rehearsal spaces for local bands, DJs.
There is no A&E near leith walk and the one in western general closed years ago. More than (very much needed in Edinburgh) housing that will further collapse the services in Leith, a hospital is needed.
More green space
more trees please
Outdoor space

NO MORE STUDENT ACCOMODATION !!!!!!!!!!!!!!!!
NOT student housing Could do with more spaces such as museums, music venues
Small businesses protected - they are what is nice about the area
Green space, garden
We have everything already
Only social housing, not private ownership
Any of these are fine, but look at AFFORDABILITY and accessibility. This is a density populated area. As such, green spaces and community spaces need to be EVEN MORE of a priority.
Healthcare spaces would be determined by local housing numbers. Are current GP centres over-subscribed? That will tell you if you need more healthcare.
Community Health Hub to support self management, wellbeing, advice and support a community resource for all
Green spaces
*housing if it's affordable A community space focusing on helping those with mental health issues (Projekt 42 is over subscribed). Or somewhere elderly people/ young carers/single parents/ youngsters in care can meet. Or a cafe (or similar) where previously homeless/people with learning difficulties can find employment.
Local shops, greenery, bakeries, cafes and community spaces would be most welcome. Some housing would be welcome too but Leith is already overcrowded so not at the expense of new greenery, community spaces and local shops.
We would like to see more social housing designed to be 'homes' , very different meaning from 'houses'! There needs to be more attention to what makes a family home by having creative designs and , perhaps, even intergenerational villages not just hundreds of high rise, impersonal unattractive apartment blocks. Put people first, ensure the elderly and people with disabilities are catered for appropriately not just clumped in under affordable housing tag. This site would be ideal opportunity to incorporate this into plan.
A new Community Centre would be ideal and enable those from all walks of life to have a great place reduce isolation. The Centre could also provide the other five areas identified above
Have something everybody can be proud of and involved in.
NOT STUDENT HALLS.
Public square, park, gardens, community use
Trees, allotments, child friendly outdoor space
Genuinely affordable low cost housing Locally owned businesses Worker-run worker-owned businesses (eg worker cooperatives) Not student housing
If housing is planned it should be actually affordable. Leith is in real need of a small to medium sized music venue and creative space.
Gaelic high school
A PLACE FOR TGE ELDERLY
Parks
Education
A Gaelic Medium High School is sorely needed and this site is very close to the existing GME primary school, and would be a perfect location, this would also address some of the rising rolls pressure felt by James Gillespie High School.

green space gaelic secondary school
Definitely more community based activities that are free and bring different people together, building their skills and confidence
More allotment/community garden spaces between the streets
There is an opportunity to develop it as a Gaelic hub-there is a secondary school needed and hopefully built by 2024. At present there is no easily accessible location but this site is close by the primary school on Bonnington road and has a lot of transport links being on/beside leith walk. The hub could provide a centre for learning as well as cafe, meeting area.
Community assets, things that improve the daily quality of life for people who live here. Green space, community centres or spaces. Access to leisure facilities and arts. Affordable housing, not student or luxury flats with a few affordable units added on to get the planning permission.
We do have enough housing. Just update these blocks of flats and use space already being used for housing.
I would like to see the site used as a secondary school for GME.
And by community, I mean a new Gaelic high school
Yes Housing, and when we say housing we mean social housing, not this so called 'affordable' housing that those most of need of in Leith cannot afford. And not this new buzz word development ,Build to Rent' that are not cheap, and have questionable standards, about size(in fact they seem to be like the student housing blocks- chicken coop s stacked as high as they can, so that the pension funds that buy them of the developers can make their 10-15% returns. Just because you have political gov/council targets of numbers to achieve to fulfill certain election promises. You as planners, as neutral paid civil servants to the society it is your duty to ensure that these financial/political developments are for those who need them, and of a quality, within habitable environment stop allowing the over stuffing of units on sites, and the continuously bland architecture you seem to keep allowing.
Not specific student flats, though students are of course as welcome as anyone else in residential properties
Recognition of effects of any development on the Conservation Area and surrounding Listed Buildings. In developing housing a priority for housing should be a range of "affordable" options for rent and to buy including social and council housing. There is a large problem of homelessness and overcrowding in this area and housing to meet this social need is urgently required.
I think the Leith Walk/Halmyre Street site should be considered as a possible site for a new Gaelic secondary school and/or cultural centre. It would benefit from being in close proximity to the Gaelic primary school on Bonnington Road and is in a central location so easily accessible from all areas of the city.
This would be an ideal site for the much needed Gaelic Secondary School. Close to the primary and the very large local community around it. The school had a high percentage of bike/walk to school and this would allow this ethos to continue., This would also allow for community facilities for the area to be created as well.
As a site for a new gaelic high school- it is near the primary so an fantastic opportunity to.make a hub in leith which has a wonderful community with a growing gaelic element. It is well served by public transport be connecting people from all over the city- leith walk is one of the best served streets for buses .
I think this area should be considered a possible location for the future gaelic High school. It is near the existing primary, so primary and secondary transport routes could be matched up. Public transport for getting to a school is excellent here.
I would suggest a place for the big community. How about a secondary Gaelic medium education school? It would be the right place for a new gaelic school to be. Lots of

children attending gaelic school live in the area already. It would be the best option. Also car parking spaces.
Gaelic high school in Leith combined with performance and rehearsals space for performing arts which can be used out of term time and out of school hours.
green space and civic building. More for the community - housing if supported by more healthcare, schooling and associated amenities
Schooling
Public square, green spaces
An exercise facility with an affordable crèche, a Gaelic medium high school.
Gaelic high school
I think this site could be a great option for a Gaelic secondary school, as it is in close proximity to the current Primary school and would allow the community that has developed there to continue to thrive.
We need more areas for community inclusion. More social spaces for all abilities, all budgets and all ages. Unemployment is an issue and we need more areas like this to create more jobs.
This would be a great spot for the Gaelic high school!
This would be a good site for the Gaelic high school
Could the site be used for possible Gaelic high school?
Would like to see a Gaelic Medium Education High School
More genuinely affordable housing is desperately required, more preservation of heritage sights, more public spaces, more accessible community hubs.
GREENSPACE
More social housing and more doctors
A Gaelic high school as it is close to the primary school! This would be a fabulous contribution to the community
Social and affordable housing. A mixture of residential, industrial, commercial and retail options should be considered. There should be no dominant industry or single use.
Education. A Gaelic Medium Education High School would be a fantastic asset to the local community and would provide the necessary pathway for children attending the growing primary school of Bun-Sgoil Taobh na Pàirce.
A Gaelic High school and Gaelic community hub. This could be a great opportunity to create a thriving community that would integrate with the primary school there already and should be integrated even more into the community of Leith. There could be a community cafe, somewhere for the Leith community and the Gaelic community to come together. There is so much potential for the community hub, traditional music events, bringing children into contact with older generations to hear their stories of the area and forge something new together.
Social Housing and truly affordable
School - we need a Gaelic Medium secondary school for all the children going to taobh na pairce.
More money invested in our children. Clubs, Community centres, better amenities for children who are no longer toddlers
Social/council housing. Long term, secure let's. No Air B&B
Gaelic High School'
GME secondary school
Education - build a new secondary school for Gaelic medium Education.
The current place ideas that the education department has are too remote.

USE	NO. OF RESPONSES
COMMUNITY	172
HOUSING	120
LEISURE	105
EMPLOYMENT	93
HEALTHCARE	80
RETAIL	39

Are there any opportunities that should be considered through the redevelopment of the Leith Walk/Halmyre Street site?

Consideration should be given to low-cost housing, community spaces, green spaces, and high-quality office space.

Social and affordable housing, childcare and creche facilities, community hubs, adult education and employment support, healthcare & clinics, day centres for lonely/elderly people, further education/night classes/U3A facilities.

Green Space
Affordable Rented Housing
Community Space

Please listen to the folk that live here and dont be swayed by financial gain. We have enough student accommodation, cafes, bars and retail shops to suffice.

Parks, community spaces and local services and facilities would be good.

Cycle and pedestrian routes.

More housing, residential ... not student. Possibly with combined commercial

Improved connectivity from Easter road to Leith walk. Even better with could cut through to lochend road as well as there is a large area that pedestrians must walk around.

Make some of it green, for example, allotments.

Community spaces. Community centres, community kitchens, council-run cafes, gyms etc

I would consider building a new high school or primary school for the site. Maybe consider replacing Lorne Primary to the new site and develop the old school for housing (like the old Leith academy or the other school behind Lidl at the kirkgate)

Projekt 42 is a really important resource and needs a permanent home.

True affordable housing - no student flats - and additional green space

More open spaces for everyone to enjoy

Affordable housing not just for people on benefits but professional's as well that earn the minimum wage.

More trees and plants.

With the impending tram extension down to Newheaven there is enough public transport in the area to sustain a small/mid size music venue. Of which is badly needed in Edinburgh.

Make it a thoroughfare. It's always good to be able to walk easily from Easter Road area through to Leith Walk. The Tesco car park is creepy at night, as is Duke Street.

Please keep Inchkeith House. It is a very important place for people on this side of town to access mental health support. The closest place is the Royal Edinburgh Hospital, which is too far away.

The Projekt42 community gym is the best thing to happen to Leith in years. Any redevelopment should be focused on community projects like this, not retail expansion.

A route for pedestrians would be amazing. I live right next to the site and since it is blocked off it requires you to walk a very round about way to access Leith walk. I struggle with walking and the lack of easy access is a block to me getting out and about.
Social housing/social projects
All new buildings should have solar panels and green roofs, with the opportunity to create roof garden spaces for residents and community.
outdoor space, not more buildings
Mixed use - housing over local shops, etc. NO AIRBNBs!
A outdoor events space. An open green space with a fountain to allow people to pass through, and relax and get away from the business. A nice art installation or fountain.
Please make sure that any new shops/cafes prioritise local businesses rather than big brands which siphon money out of the local economy
Opportunities to provide walking and cycling routes and block of streets to through traffic for vehicles. More street trees, more planters more soft drainage more green space more cycle parking and storage including for cargo bikes.
Sydney Tramsheds is a former tramshed with shops, restaurants, cafes and is quite nice https://www.tramshedssydney.com.au/
Shame they knocked down the original building!
I feel positive about redevelopment of this site as long as any existing old buildings are preserved and student accommodation is not built. Opportunity to include public outdoor spaces with seating areas.
Leith needs more affordable and social housing with enough space for leisure and relaxation and community space.
Should provide walking/cycling link between Leith walk and Easter Road (some land outside of site required on easter road side), connecting up the Restalrig rail path.
Development of flexible play space for all ages would be great - see this design concepts in Barcelona: https://www.bbc.co.uk/news/av/world-50269778/what-would-a-city-designed-by-women-be-like
Make it an interesting place to attract people (residents and visitors) to this area of Leith.
better cycling and pedestrian links, with very limited car parking spaces (i.e. only for disabled badge holders and short-term loading)
More public sector housing to meet the growing demands of the area linked to support and community access
Not another place for student housing, please! Affordable flats with good cycling/walking connections, please.
Green spaces
GREEN AREAS
Small local independent retailers, good recycling Img facilities, I.e. A plastic recycler
This is the most densely populated area of Scotland. It needs a mix of true social housing with provision for elderly-disabled and younger and more able people with children.
Trees! Any outdoor space should not just be covered in concrete, but rather nicely landscaped with trees and benches,
Youth club.
You should help projekt 42 find a new home. They're providing the services the council should be funding.

<p>A new multi use community space. True social housing!!! Play spaces for children and cycle paths and walkways</p>
<p>Halmyre Street is a very large site and should be used to espouse the development principles that CEC is applying elsewhere in the city.</p> <p>Any development should be car free, with no parking other than that required for commercial loading and those with mobility needs. Walking and cycling (including Just Eat cycles) should be a core part of any design, along with facilities for secure bike storage for residents or employees.</p> <p>Buildings should be in keeping with the surroundings and be no higher than the previous tram sheds.</p> <p>Young people should be involved in the design process through co-design, with activities and amenity focused around them.</p>
<p>Building a diverse and longterm community with facilities and greenspace.</p>
<p>affordable housing and public green spaces</p>
<p>It could be used to create a joined up cycle path from Pilrig Park to the Restalrig/Seafield path crossing the tram lines safely at 90°.</p>
<p>Plenty of green space would be good. And it'd be good if whatever development is done respects the history of the site (as one of the very early tram depots).</p>
<p>A decent swimming pool. A town hall. A civic meeting place. Keep the local disruption to a minimum. Leithers are sick fed up with road works, road closures, just eat bikes, nowhere to park, cycle lanes that will never be used. We are sure the council are all very pleased with them selves and hand out medals at poster ceremonies, but nobody here is impressed who is from here.</p>
<p>Flexible business/workshop/office spaces for rent. Affordable and social housing. No student housing as need for other uses is far more pressing.</p>
<p>High quality active travel infrastructure, cargo bike hire stations so people can do their shopping without relying on a car</p>
<p>Include cycle paths through it as part of an integrated network.</p>
<p>Community Hub</p>
<p>Give Projekt42 a forever home to let them build on the success they've achieved so far for the whole community: Mental and physical health, youth and senior fitness - lots of those services offered for free to those without the means. Create some green space/trees in that area.</p>
<p>Would like to see social housing as stated above so that the area has a better mix of people who are likely to put down roots and thereby build a community.</p> <p>Would like to see green space with facilities for sports and fitness. Young people in particular need places to congregate in safety. Perhaps an opportunity for some allotments to be created.</p>
<p>Swimming pool would also be good lots of people still miss Waterworld.</p>
<p>Keep Leith vibrant and inclusive</p>
<p>There is already a great local social enterprise, Projekt 42, occupying part of the site. They're a wonderful and unique public service, and it would be heartbreaking to see them turfed out in favour of some cookie-cutter development. Give them a real space in which to operate!</p>
<p>Social enterprises</p>
<p>Build a new primary school.</p>

<p>Creating and improving links to existing cycle network. This site presents a fantastic opportunity to create an off road link from the existing greenway to east of site, through to Pilrig Park and NCN75 a short distance beyond. This would provide a much needed connection east - west through Leith and would benefit everyone. This would improve the quality of people's everyday journeys, and create safer routes to schools (Taobh na Pairce is other side of Pilrig Park). A green, public space along this route for people to rest, sit, gather.</p> <p>Encouraging more active travel, improved health and well being, help to meet climate targets and carbon reduction, create sustainable communities, work towards making Leith child friendly (which benefits everyone).</p>
<p>Improve the look of the site facing Leith Walk. Provide new pedestrian / cycling routes Provide some public / green space. Better lit.</p>
<p>Social housing.</p>
<p>Yes. As the EH6 postcode has the greatest numbers awaiting allocation of allotments, I suggest that these (or common growing spaces) be included within green areas of the site.</p>
<p>Local people. Community. Small businesses. Music venue</p>
<p>Affordable housing</p>
<p>Adding the bridge back on Leith walk and joining up cycle path from Leith Academy over the arches to Victoria Park please</p>
<p>Associated impacts (e.g. more green space needed, more health services). What does it adds to the community v's ££ benefit to council/developers</p>
<p>Playpark</p>
<p>More green space and accessible and affordable leisure (not private gyms and private yoga studios)</p>
<p>Yes out of the blue should be involved in providing affordable arts spaces</p>
<p>Create a health hub with a cafe/restaurant, comfortable, sunny, with seating indoors and outdoors;</p> <ul style="list-style-type: none"> - a combination of GP services, - other health practitioners, - rooms to rent out for yoga etc - and a community cafe aimed at everyone though with an emphasis on people with disabilities being able to get together in a pleasant environment (there is nowhere else for them to go!) - indoor/outdoor garden - indoor/covered daily food market
<p>Housing housing housing.</p>
<p>There is potential to create a safe / off road pedestrian and cycle route through the site which could almost link the existing off road cycle path to the east through to Pilrig Park, providing a much safer route.</p>
<p>A small park and a bike road to connect Easter Road with Pilrig Park.</p>
<p>Environmental standards at their highest!! Community spaces</p>
<p>see the previous comments about:</p> <ul style="list-style-type: none"> - real market hall for local food vendors, - office space, - community hub.
<p>Green/Civic spaces. Homes and we can always do with an extra coffee shop, they're pretty full up and down Leith Walk.</p>
<p>Over the past few years, queer venues In Edinburgh (and around the world) have been closing down. There are multifaceted reasons such as the reliance on queer apps for meeting new friends, gentrification and the changing needs of emerging young community members being the most commonly cited.</p>
<p>This evolution is happening alongside huge changes in local/global politics. Hate</p>

crimes against LGBTQ+ people rose by 147% in the three months following the EU brexit referendum [Pink Paper]. This rise was unexpectedly higher than that of violence against other groups such as ethnic minorities and foreign nationals. One in five LGBTQ+ people have experienced a hate crime or incident because of their sexual orientation and/or gender identity in the last 12 months. Two in five trans people have experienced a hate crime or incident because of their gender identity in the last 12 months [Stonewall].

Equality Network's Scotland's 2017 survey of the LGBTQ+ community reported that 65% of lesbians and gay men had been a target of a hate crime at some point in their lives whilst 80% of trans respondents had been a target of a hate crime. A huge 90% of respondents who had been a target of hate crime experienced it two or more times, and nearly a third experienced hate crime more than ten times.

LGBTQ+ spaces were, are, and will continue to be essential and I think it is important for a Leithers and Edinburgh residents in general to have a safe, nurturing LGBTQ+ space. The commercial 'gay' bars that currently exist are not inclusive of the whole community.

As I've said previously, more green space or leisure space provision might foster more community spirit.

If the Leith Depot music venue is to be lost then this could be an opportunity.

There is a difficulty getting from pilrig park to the start of the cycle route by bike due to the cobbles on streets. A quiet, traffic free route through here would be idea.

Could a garden highline along the old train track be a possibility. A bridge would need to be built across Leith Walk.

1. I generally agree with the comments on the exhibition posters that people in the area want the existing community to be enhanced, more affordable housing and industry appropriate to the area.
2. This site should not be seen in isolation but there is an opportunity to look at several sites at the same time and come up with high level policies/guidance in a cohesive manner.
3. This should help strengthen existing policies and make it more difficult to "flex" them to meet the desires of individual developments/developers.
4. If several sites are considered as part of a comprehensive overview, then the 'policies' will be even easier to apply.
5. City-wide policies in the Development Plan are clear and helpful but it is considered that they are not consistently applied with undue 'flex' being used to justify a particular proposal.
6. As the Council owns a substantial proportion of this site, it should use its asset to meet it's own policies and priorities e.g. affordable housing and NOT merely try to maximise short term financial income. Planning policies should be consistently applied and followed by public and private sector alike.
7. There may be certain internal challenges in not chasing value maximisation but that is the whole point of having clear and consistently applied planning policies.
8. It is understood that there is a vibrant and active business community centred on Manderston Street and its arches. This existing community should be supported and encouraged as part of these plans and not forced out to make way for short term, increased value developments.
9. If affordable housing is a major priority for the Council as well as being a priority of the Government, then a comprehensive plan to enhance the existing community with new housing, healthcare, education, greenspace, local businesses etc should be seen as the way forward.
10. Introducing higher value forms of development may be financially attractive to the landowners but that is not what is needed nor wanted by the existing, vibrant

community. Council Planning Policy (with supplementary guidance, design guides etc) should be setting out what is needed NOT what individual landowners or developers would like.

11. Planning policies should be amply strong enough on their own to deliver what is needed but in this case, the Council is a major landowner and is very well placed to 'lead from the front' and so help deliver its own policies and priorities.

12. The suggestions above would also be making a more sustainable contribution than forcing families who want to live in the area to move further afield to Granton and beyond, just to get a home to live in.

Green network connection; potential to create a seamless greenway from Portobello through to Leith Walk and to tie in with the new cycle infrastructure on Leith Walk and onto the National Cycle Network at the water of Leith and beyond.

Potential for the re-consideration of the Green Bridge aspiration for the old bridge that runs between Halmyre Street and Mandeston St and used to cross Leith Walk; this could create an amazing connection between Pilrig Park and Easter road if this is technically feasible.

More beautiful public open space for free events. Walking/cycling links through to other Leith places - Pilrig Park, Hibs ground. Affordable ways to meet and sit around.

Social housing

A community hub instead of the community centre at Kirkgate would be good. Any outdoor space would be very good.

NEW COMMUNITY CENTRE WITH A NICE CAFE AND GOOD RECREATIONAL FACILITIES. These capitals are not a mistake!!!!

Please avoid student housing blocks!

If student accommodation is needed, then it should not be segregated into student blocks but should be integrated into affordable rented accommodation blocks - along with ground floor facilities for older and disabled people, and flat of various sizes for singles, couples and larger families.

If houses with gardens are not possible, there should be a community garden that all residents can use

Workspaces - low rent small units for startups, offices, communal space for workers to meet, clever tech that can be shared etc.

Employ a community worker to facilitate community events?

Green infrastructure. Good sustainable drainage ... so not 100% surface sealing.

Spaces and equipment to hire for parties, gigs.

Preserve as many buildings as possible. In particular 165 Leith Walk.

The creation of exemplar low carbon design utilising district heat etc. No cars, periodisation of green space over tarmac. Well designed spaces for children.

I believe that it should be given over to green space and community projects. If there has to be housing development this should be affordable social housing. There is not enough housing for those on low incomes who live or wish to live in the area. House prices and rental costs are increasingly outwith the scope of those on lower incomes, which is leading to a process of gentrification and social cleansing.

Needs to be a green corridor between Leith Links and Pilrig Park please.

Mixed affordable (not just mid-market but social housing too) housing to integrates everyone is essential. No high concentration of tenure. A good mix of social, affordable, private rented and private sale is critical.

A higher density is possible here. Not necessarily, tall buildings, but colony style housing can provide good levels of density in this part of town.

Spaces to grow your own food (rooftops, planters etc)

Outdoor space, low density, improved public realm. Space for small independent businesses like shops/cafes/community space/workshops.
This question makes no sense.
Green space. Play park. Parking if more houses
Social housing, parking, doctors
Community spaces under residents control
The opportunity is to keep things local and provide spaces for local people to live, come together and /run businesses.
There needs to be enough parking in the new development - it's already a nightmare to park here
Plant more trees and provide more recycling for people - eg for glass and in home bins for food waste. There is a climate emergency
social housing affordable housing.
Tree planting
Social housing, green space, small business spaces. Definitely not student flats.
Cannot list
More social housing. We don't need anymore student accommodation, hotels or retail outlets.
Focus on residents currently living in the area
Social housing - local authority and housing association. Studio and work space for artists, crafts people and the creative industries.
After successfully fighting off plans to build a 5 story development outside my front windows blocking out daylight this is now a plan to build a massive development from my rear windows blocking out daylight and becoming massively overlooked, this is my worst nightmare
Community development and greenspaces. The entire site should have a radical approach to including greenery throughout. Hedges, window boxes, grass roof/roof gardens.
Any thing that will be run by and for the local community should be a priority.
Create more routes through the block for pedestrians and cyclists. Creation of public space, pocket parks, etc.
Affordable and social housing. Green space. Small business space. Use of environmentally friendly and energy efficient construction practices and materials. cycle and walking path through the site
Creating excellent pedestrian and cycle connection from Leith Walk to Halmyre Street. Provision of a small area of public open space
Community Health Hub to support self management, wellbeing, advice and support a community resource for all. Bring key health related 3rd sector and statutory sectors together, with a green community space
More social housing. Green spaces. Less tarmac, concrete, etc.. than to be usually found in the area. Community gardens. Opportunity for local traders to set up shop.
Projekt 42 should have the chance to remain where they are rather than having to relocate to another premises.
As above
Park/greenspace
Leith needs more outdoor green places to go, where there are things to do. New trees, allotments, outdoor market, gardens etc would be great. Plus local shops and businesses along Leith Walk. Preferably a mix, with some open into the evening.

New Community Centre to demonstrate that Leith also has a place in the future City Plan 2030 for the development of the individual communities within the city .

Put people first and convince them that they are being listened to and restore trust in the people who are meant to be representing them. This is not just a numbers job it is an opportunity to excel.

We can look at past success with the long fought for redevelopment of The Fort with its much acclaimed colony style homes incorporating green space and heritage.

Affordable housing - ie. flats (well) under £250k

Affordable housing.

Set it back from Leith walk to stop it feeling like a canyon

Please NO more supermarkets, but a few low rent shops for small enterprises

Maybe a set of pop up shops

Space for a market?

Interesting facades instead of dull rectangular boxes

Flats with balconies with space for greenery

Green planting on roofs and walls

A community garden and veg growing site

Gaelic High School

Social housing

Leith is in real need of a small to medium sized music venue and creative space- this would be an opportunity to avoid sound issues through planning. Replacing the old bridge with a cycle bridge connecting to other paths should be considered.

Yes. A Gaelic High School

YES

Future development of the site between Halmyre Street and Leith Walk (and to cast the net slightly further, the land behind the New Shops at Stead's Place) presents an opportunity to build a thoughtfully planned neighbourhood that local people can be proud of.

Having spoken to a lot of Leithers in the last two years it's clear that there is a high demand for affordable housing in Leith; that is to say affordable to people within Leith, not Edinburgh in general.

Large parts of Leith still have high rates of poverty and finding housing has become extremely difficult for many. Leith is already extremely densely populated compared to the rest of Edinburgh so we don't want to be walled in by high rise blocks. Builds need to be no higher than the traditional Leith tenement of four stories. To help combat climate change any new builds must be well insulated with much thought given to the likes of solar panels and green roofs.

Building mixed-use accommodation should also be at the forefront of any brief. This has to be a better approach for community cohesion than, say, ghetto-ising the elderly or students into huge housing blocks. It should be possible to create a neighbourhood where residents don't feel isolated within their homes. It would help if new developments had a sense of character rather than the soulless constructions we often see. Perhaps a nod to Leith's local history would help with that.

With any future development of this site there is a chance to restore some green space to Leith. New developments seem to continuously erode what little green space we have left. There is the possibility here of creating a greenway stretching from Leith Links through this site, then onward through Stead's Place, Pilrig Park through to the Water of Leith. People, especially families with children, need places close by in which to recreate. (As a guide on how not to do this you only have to look at the forthcoming developments opposite Ocean Terminal, where hundreds of new residents will barely have a blade of grass between them.)

It's also becoming evident that local people are far less inclined to travel into Edinburgh to do their socialising and shopping. Edinburgh has become too much of a tourist trap in recent years. Indeed it's noticeable that some of these tourists are now seeing Leith Walk as an escape route from the crowds in Edinburgh. Perhaps some consideration in a brief for the area should be aimed at helping to bring back the sense of a Leith town centre. The preservation of the New Shops at Stead's Place (assuming the shop units are reopened) should help with this.

Gaelic medium high school

An absolute ban on the building of student flats and hotels.

The opportunity to provide a GME high school, enabling CEC to fulfill their statutory obligation to provide comprehensive GME education to all families which opt for it.

Gaelic secondary school

Community space

Park

Local enterprises.

Keep and support project 42

Not more student housing /supermarkets

Keep it clean and tidy

Get people to use the bins!!!

No

Support small businesses and social enterprises. Make rents affordable to encourage small and support small businesses, what Leith is known for, rather than Sainsbury's local, Costa or Starbucks. Promote social enterprises. Good quality affordable housing. Retirement housing of good quality.

This would be a great opportunity for the leith families (present and future) of GME that made use of this fantastic opportunity in their local area. It would be so beneficial to have a local secondary school in GME so that children and families do not need to travel in cars and public transport to reach a school outside of leith and children and families have more friendships with others of the same community living within the same local area.

a new Gaelic high school

More facilities for active travel and discouragement of motor vehicle use.

A cycleway through the site would support a good link from Eater Road and the Restalrig Path through to Leith Walk and on to the North Edinburgh Path Network. Buildings should be of similar size and density to what is in the neighbourhood and include green space and facilities and should be affordable in a similar manner to nearby dwellings and retail outlets.

As a resident, of 129 Leith Walk whose property directly abuts the site of the proposed brief. I would like to make some comments on what is suitable.

Because of my property being adjacent to Inchkeith House(NHS) at 131 Leith Walk, I have a considerable overshadowing caused by the fact that this equivalent of a 6 storey building juts out at the back at this height for a good 15m.This throws my

windows on the first floor into shadow for many hours already, due to its size. (131 built in mid 1950's would certainly have not been allowed today with its overshadowing, and light loss affect). This Lesley Porteous(planner in charge of the Brief) saw for herself and commented on,'the light is not that good now already' this being the middle of the day.

There have been ideas to literally abut another 6 storey building across the back of my property.

This would in no way adhere to present regulations, and I and neighbours at 125 Leith Walk, would be facing a total obliteration of any sunlight that exists now, being basically boxed in on on all sunlight giving sides.

It has been mentioned at local consultations of 4-5 storey buildings. I would like to say that for any projected sensible project that is envisioned on the private land, the architects, and yourselves should consider.

1.Is it really necessary to build so close and at such a height. In fact the idea of stepping up heights

away from the back of the properties could be considered. Realistically one should really be looking at a 3 storey building at a distance that obviously could step up as it moved away to the Bingo Hall side of the site

2..The architects could also seriously consider re-alignment to a diagonal line(with possible curve)from the leithwalk/manderson st corner over to halmyre st side, which would preserve sunlight on back of Leith Walk the buildings previously described, and also provide the new buildings with a great deal of sunlight.

3.

The position of the present NHS car park could also be re-considered, as my understanding is that though used by the NHS, that the car park land, and the former warehouse is owned by the same owner. It would only take a little bit of imagination to think that possibly the car park could be better placed in an alternative position, therefore giving a freer hand on whatever was envisioned by the architects, and enabling again the possibility of mitigating complete sunlight loss to leith walk properties

Create mixed housing with a balance towards social. Ensure green energy principles employed in design which should at least attempt not to be bland.

Community centre, arts facilities, small start up business premises, much needed social and (truly) affordable housing

Rather than treating the northern end of Leith Walk as a series of large site each with its own development plan, it would probably be helpful if the area was considered as a single development zone with one Development Brief for the area.

The building of the Gaelic secondary school. The primary school is growing and is a positive part of the local community, and it would make sense to capitalise on that for the benefit of the area.

Ensuring community greenspace

I think you should continue to encourage social enterprise and small community ventures. Examples like Leith Depot and Projekt 42.

The creation of a Gaelic cultural space/community to promote the use of the language in the city.

Gaelic Secondary School, opportunity for local facilities and to further strengthen the local ties already being built with the Primary.

A opportunity to make this a cultural hub the city can be proud of, in an area which is bustling with a great community, but in need of some positive focal point.

Parking spaces gaelic school bit of green area and playpark.

Opportunity to create a Gaelic hub in the city for a growing population of Gaelic learners.

needs to have a proper balance of social housing, affordable housing, work spaces, retail. community/social space and green space. NO high rise or dominant over development. Protection of the surrounding area's listed buildings / conservation area's. Leith is a very crowded area as it is, so a thought out measured development catering for all needs is whats required.
ECC are proposing a High School for GME in Liberton (5 miles from primary school) which I don't see fitting with the city's vision of being carbon neutral by 2030. This would also affect our quality of life as well for many other families. Leith would benefit massively if this site was used for the location of a Gaelic High School which would be more joined up thinking.
The creation of the new GME secondary school. It would be the perfect place for it, very close to its feeder GME primary school located at Bonnington Road. Great for parents already living in the same catchment area
As previously mentioned, a Gaelic medium high school, or a second Gaelic primary school as the current one is very oversubscribed.
Gaelic medium High school
<ul style="list-style-type: none"> - Involve the local community. - The architecture should be of high quality and co-exist well with the surrounding. - Prioritise active travel and provide safe and accessible cycle parking and storage. - It should be sustainable and environmental friendly. - Majority should be affordable housing.
As above
Access by installing cycle paths, foot paths - but no car access, let's keep it a safe place. Keep any developments lower than 3 levels to maintain the sight lines of the city.
As I say, the Gaelic high school
Gaelic high school
It should be all social housing, designed by people with their own mothers in mind, or their own families, ie not designed like somewhere to dump anonymous demographics. Green spaces - balconies, juliet balconies, shrubs, planters, etc; connectivity, no fences or walls, to you can walk everywhere; sound proofing inside; environmentally friendly.
With a Gaelic Medium Education primary school located near by, a Gaelic high school would be ideal.
As mentioned before, a through cycle/pedestrian only route to/from Easter Road to Leith Walk via say, Smith's Place would be a good addition.
Heritage site, but definitely nor student accommodation.
As mentioned in previous answers:
<p>Greenspace</p> <p>Social enterprises (such as a permanent home for Projekt 42)</p> <p>Low-density affordable family homes</p>
A Gaelic Secondary Highschool with community hub would be perfect on this site. Centrally located, offering community facilities...library, sports, etc
Should be used for the local community- many obvious uses including the gym that is there just now. Low rise housing NOT STUDENT ACCOMMODATION
Keep Leith's heritage in any new and re developments
A high school school should most definitely be considered
Avoid excessive height, promote affordable medium market and social housing rented homes. Affordable business units. Additional community exercise and meeting space. Accessible properties and sheltered housing options also very important. Adequate parking and service provision must be considered
We need to acknowledge the effects of any development on the Conservation Area and surrounding Listed Buildings.

Let's make a priority for housing that has a range of truly "affordable" options for rent and to buy including social and council housing. and housing to meet this social need is urgently needed

There should be more green space.

Developer contributions from new developments should be ring fenced for community decided projects.

Cultural and social spaces should be considered a priority for future community development.

Development of a centrally located Gaelic Medium Education high school.

The GME primary school, Bun-sgoil Taobh na Pàirce has grown year on year, a growing number of local families are now sending their children to be educated through the medium of Gaelic.

It would be a wonderful innovation if CEC could recognise this demand and the commitment to Gaelic education of these children and families and offer them a local high school to which their children can transition in time.

Positioning the high school close to the primary school offers many benefits including strengthening the community, developing an improved sense of place, by allowing people to live and go to school in their locale, particularly important for families with children spanning primary and secondary school.

This would undoubtedly contribute to reducing journey times, reducing pollution.

This could also offer a location for a central Gaelic hub in Edinburgh which will contribute to increasing cultural and arts opportunities for all.

A Gaelic High school and Gaelic community hub. This could be a great opportunity to create a thriving community that would integrate with the primary school there already and should be integrated even more into the community of Leith.

There could be a community cafe, somewhere for the Leith community and the Gaelic community to come together. There is so much potential for the community hub, traditional music events, bringing children into contact with older generations to hear their stories of the area and forge something new together.

Comments on a Planning Brief for the Leith Walk/Halmyre Street site When drawing up a planning brief for the above site I would like the council to take account of the following points.

1. Recognition of effects of any development on the Conservation Area and surrounding Listed Buildings.
2. A priority for housing that has a range of "affordable" options for rent and to buy including social and council housing. and housing to meet this social need is urgently needed
3. A mixture of residential, industrial, commercial and retail options should be considered.
4. There should be no dominant industry or single use.
5. Sensitive architectural styles should be at the heart of future design. .
6. There should be more green space.
7. Developer contributions from new developments should be ring fenced for community decided projects.
8. Cultural and social spaces should be considered a priority for future community development.
- 9.Keep the Bingo Hall..a social asset!

Yes - see above - it should be developed as Gaelic Medium Secondary school - and a community hub for use by all the community

An east/west walling and cycle lane through to Steads Place dev and on to Pillrig Park!

Yes. This area needs to be used to build a Scots Gaelic immersion high school. Bun-sgoil Taobh nà Pàirce is VERY popular and HEAVILY over subscribed yet all that hard work and learning is wasted because the children's only choice after 8 years is wasted because there is no Local High school for them to continue their Gaelic immersion
No more student accommodation PLEASE. Leith already has more than enough.
Gaelic High School
GME secondary school
Build a new education hub.
The current Gaelic Medium School is very close by and increasing number of families, for GME, are moving to the area. It would make perfect sense for those children to continue their GME in the same locale.
Transport links, etc are already in place

Do you have any other comments about the site or the wider area?
There is an increasing amount of student housing in the area, which tends to attract people who behave in an anti-social manner. It would be good to see a development that is not student housing.
Leith needs more and better affordable and social housing - not more student housing, short-term lets or 'luxury/exclusive' (expensive) developments. Rapacious private developers should be discouraged from 'gentrifying' swathes of the area
No more student flats.
No
No student accommodation or hotels
No student flats please.
We need a high quality well-designed development. Ideally it would provide workspaces, a hotel and some upmarket flats.
Please - no more student housing.
Dismayed at the price of controlled parking, and at the thought of many more years of disruption with the tram works
The site needs redevelopment, it's very run down, but I would prefer community-focussed development and council housing over commercial spaces.
Interested to see what will happen with the site as my property is directly behind it. It's a real eyesore at the moment compared with what was promised by Meanwhile in Leith. Hopefully the residents who look into the site (especially the residents who live on Smiths Place) will be fully informed on plans for the site
No
No student flats
Reduce the number of bus stops around Leith, travelling via bus is decent, but not when there are too many bus stops withing a close proximity.
It would be great to promote Leith as a good place for families/old & young. Ideally, I'd love to see houses with gardens but appreciate there is not always space. Local shops would be good. The kind that you can nip out for a pint of milk or the Sunday rolls, although there are some already on Leith Walk. If there is talk of affordable housing, anything above £130k is not affordable. I'd also hate to see any opportunity for any more AirBnB in this area.
Parking should be removed from Leith Walk entirely, it is unsafe, environmentally destructive and incompatible with the volume of public transport to allow it.
No massive buildings, no private student accommodation

Space to sit outdoors and enjoy yourself without spending money is very important for inclusion and cohesive community.
Please figure out a way to make city centre living affordable again - it's such a shame that the city is hollowing out due to holiday letting.
No more flats, more green spaces and cycle paths!
The flood lights currently on this site shine right into my flat even though they are some distance way. It is an unnecessary eyesore and harmful for bats and insects. Softer lighting please!
Leith is already very densely populated, we DO NOT NEED ANY MORE HOUSING / STUDENT FLATS. Do something (anything) else please.
The area does not need more student accommodation. Housing is needed but consideration of pressures on parking and schools is needed.
No more student flats please.
It is a huge area, and important to get it right. Need to look at it and what happens to Stead Place. Together their success is vital to Leith.
Make walking and cycling safer. Leith is so close to the city centre - but it isn't very well connected to it. Picardy Place is an absolute disaster, especially for cycling, and represents a big barrier. Leith Walk is car-centric, too - the cycle lanes are essentially just for cars to park in. Active travel needs to be improved to make it easier for people to get around. And buses require priority, e.g. up Leith Street, again to facilitate the connection into the centre.
No more student accommodation, we need social housing and affordable rentals
This area should be a mix of social housing, sheltered housing and green space. The area is very densely populated and could use more quiet green spaces away from traffic, potentially a community garden and mix of social and/or sheltered housing.
Retail areas such as the Kirkgate Centre have a number of low-quality shops that don't seem to particularly contribute to improving the status of Leith. I hope the new Halmyre st site will be a more positive addition to Leith.
Please consider more trees, green stuff.
Just let the developers build. Too many people chucking their opinion in will be disastrous
Leith is very highly populated. Leith could almost be a small town due to its population but it is one of the poorest areas. We need more spaces for people who don't have high incomes.
Steps should be taken to ensure that the site doesn't end up becoming another monolithic "student village" or a sink for foreign capital seeking to purchase short-term letting sites, as has been seen with other areas of the City and Leith Walk.
We need to retain the community spirit and make it accesible to all.
Do something for the people of Leith. We never wanted to be in Edinburgh anyway, and after the torture of what underbelly and the festival is doing, we want somewhere for us. Leith is filthy. Clean our streets, it has never been do bad, and I have seen it for many years. Stop over populating the place. Make student live were there is actually a university! There is no secondary education here.
Any development should be zero carbon or carbon negative. Climate crisis resilience measures are needed e.g. increased trees cover, green roofs and green walls, on site reneavables.
Creating local job opportunities (business/workshop/co-work/office spaces for rent) would reduce impact on public transport and strengthen the town centre. and increase social sustainability (mid management, small and medium private businesses, startups, innovation)
Efficient place-making measures should be employed to create well functioning public spaces.

<p>Student accommodation does not create local jobs apart from minimal number of minimal national wage cleaners jobs. Students, after paying the rent, can't afford or are not interested in participating in community life or supporting local businesses. All profits are consumed by business owners outside of Leith but the cost of gentrification has to be payed by the local community.</p>
<p>It would be good to see the old Cassia Cafe/Leith Depot pub building redeveloped as a community and retail hub.</p>
<p>Community Hub should have sports and entertainment capabilities</p>
<p>Please don't build another hotel or more student accommodation. Think about affordable housing for the people of Leith.</p>
<p>The area is getting really built up with quite a lot of flats given over to short term holiday lets. There is ample student accommodation which again is for transient people. More family social housing is needed for the community to be maintained.</p>
<p>Avoid over massing and over development</p>
<p>We do not need a hotel (one of the rumoured plans for the site). There are enough damn hotels in Edinburgh.</p>
<p>No students</p>
<p>Please carefully consider what you are going to build in an already heavily populated, urban area and the impact on local services.</p>
<p>Student housing should not be a priority. Social housing with some mid market rent is whats needed</p>
<p>We have enough shops and retail. Develop something for the community.</p>
<p>NOT student housing, hotel, AirBnB</p>
<p>Student accom, keep it at a lower % to social housing please</p>
<p>It would be good to understand why every development seems to be student accommodation. Is this a knock on from the Airbnb issue?.if it is, sort that out instead of prioritising all new housing developments for them. It feels like social cleansing.</p>
<p>See Leith Walk / Easter Road/ Junction St area as a whole...joined up planning . The trams give opportunities, hope its not all for commuters. Preserve what is left of a strong community. Ask young people what they want and need to stay in the area.</p>
<p>There are many people in Leith who are living with a disability, who lead unhappy, isolated, unhealthy lives. This site, with its good public transport connections, would be ideal to create a new community space that is not just accessible to anyone, but that provides specialised access for people with disabilities/long term health issues. It would be somewhere where people would be helped and encouraged to actively participate in making their health as good as it can be and there should be access to help and services.</p>
<p>We do not need more student flats. We do need affordable housing and social housing. The number of homeless people in the area is a scandal and there could maybe some sort of facility to help with this.</p>
<p>We need people to talk to, not just email addresses and answering machines. Thanks.</p>
<p>Again we don't need more people in small spaces. I'm against student accommodation.</p>
<p>1. It would be great if you could animate the unused train line running from the demolished recycling centre. The same train line is dividing the leith area between Leith Walk and Easter Road to two different and logistically remote locations. It is because there is no walking passage from the south side (hillside area) to the north side (Damleny). If it would animate and encourage both pedestrians and cycling traffic and eliminate car traffic if: - short term there was a walking bridge above the unused tramline somewhere in the middle between easter rd and Leith Walk.</p>

- short-to-mid term the train line was converted to cycling path and its entries would replace the above mentioning waking bridge.

2. Some of the busses and generally the traffic should be move away from the very tenement oriented local road (London road) to the official main road around the south side of the Colton hill (A1).

That said the busses should have higher priority over the car traffic to eliminate pollution and it would help as well having them more on time and easier to coordinate and plan their routes and timetables.

I feel that more student accommodation in this particular area would be a mistake.

Having a community vision for the space I think is important for this particular location.

I do not believe that more housing, especially student housing in this specific development would improve either access to facilities or transport in an already crowded area.

Too many parking spaces.

Painted on cycle lanes are useless because they just become parking spaces.

Comments as 17 above.

More dedicated cycle infrastructure on Lochend Road and Easter Road and wider Leith please!

Safe routes to school!

I hope that it isn't just high block of ugly flats. Can there be a design competition? Can local architects and local building firms be employed and benefit from local developments? Can there be an apprentice scheme for Leith school leavers? Can we have some cheap small pop-up shops and workshops for young entrepreneurs?

I think it's very important to recognise how much Leith Walk has improved in the last five years. The shops have improved, easy to walk up and down although the air quality can't be good with it being so busy. Fantastic bus service so far and the area does have a strong identity.

The observations of Leith from friends outside the area are pretty negative. Wonder why that is?

Please do not fill the site with high rise housing like so many other developments in Leith. We need a new Community Centre and recreational facilities like other parts of Edinburgh have been given in recent years

Please prioritise all the priorities that have already been identified many times over in the past!

ie.

social housing, affordable housing

environmentally friendly sustainable housing

mix of housing - families, students, single, elderly

green space, trees (proper trees in the ground, not 'pots')

connectivity and accessibility - paths through, no steps,

good public transport and safe cycling and walking routes

Good opportunity to see the site develop beyond its post tram works use to accommodate creative start-ups (if there is a demand). Affordable housing. The place brief can already learn from the Leith Blueprint

<http://www.leithcreative.org/findings/>

I think the area has enough student accommodation and coffee brands so this space should be for local businesses, arty, more bohemian, independent and creative.

It feels critical that the site designation should be determined by local need rather than commercial gain. There is a strong sense of community emerging through the Leith Plan. Engage with residents, local businesses and the youth of the area, let them tell you what they want and need.

No more student / short-term let accommodation please. We need people actually living, not just staying, in the neighbourhood. Another library or community space would be lovely, as would some place for children to be active (skate ramp or cycle path).
High-quality hard landscape Use of landscaping to improve local biodiversity Cycle routes connecting the links to Pilrig Park
Far too much high density development happening all at once with no wider control of amenities, public space and sense of place. Focus on lots of housing and cars and not much else. The area is becoming full of big business/chains and not independent and creative businesses like it's always nurtured in the past.
If this survey was supposed to be about the Halmyre Street site why did it ask so many vague questions about the area of Leith in general - concrete proposals or proposed priorities would have been much more helpful for residents to comment on. This survey is likely to generate rather unclear data - I can't help suspecting that was the goal.
Ensure daylight is maintained to existing buildings and gardens
No more student dominated large buildings
Leith is under siege from the continuous growth of profiteering festivals, short term letting and rapacious developers. This could be an opportunity to buck the trend
Leith lives from its charm and rough edges. It's not the place for Starbucks, student housing, air b&b and tartan shops.
No to student accommodation
If you don't control the illegal parking the more you build whatever that may be will bring more people and make the situation worse
Green space needed
Leith doesn't need more transient accommodations and doesn't need gentrification-city planners/developers should be more cognisant of who pays the taxes!
Focus on residents
Not to become an area filled with student accommodation like other areas in Edinburgh.
Promote housing and employment. Discourage short term lets, student and tourist accommodation. With the trams and easy access from the airport this will require positive action to stop happening. Leith Walk currently offers a diverse mix of independent retailers, bars and cafes. This should be safeguarded. The frontage at Shrubhill is sterile in comparison. Redevelopment that results large units attractive to chains and multiples should be avoided.
This development site is not needed in this already over populated area. We do not need anymore housing, retail, healthcare or community spaces in this location as it will just add to the high density of population already in existence
Building heights, materials and architectural style that are sympathetic to the surrounding environment and local heritage. Don't be too quick to demolish all old buildings. By keeping a few and making them community focal points you could create a stronger identity and sense of community in redeveloped areas.
Too much student accommodation. Wider implications of more housing in the area, given it is one of the most densely populated areas in Scotland. There is too much tarmac, concrete in the area. Nowhere for the water to run off to when it rains (especially when there is a heavy downpour), so just sits on the pavements. Thus need to be turning more area "green".
Please do not allow additional student housing to be built on this development. It is not needed in the area whereas more housing is required.

<p>It is about ensuring that Leith receives the support that many other areas of the city have enjoyed in recent years. Leith is very much the dumping ground with high density housing and no recreation facilities.</p>
<p>How about spending some of the Council Tax money on Leith, as there must be a huge increase in income coming directly from all the developments. Implement a tourist tax and spread the income from that across the city and promote its history and promote tourism.</p>
<p>So many trees are being cut down. Foliage is disappearing. In The Netherlands they have gifted the bees thousand of meadow flowers on top of bus shelters. Genuis! They are now thriving.</p>
<p>I like the idea of making new routes through it for bikes and walking</p>
<p>I love Leith. I consider it my home and would love to live in EH6</p>
<p>Edinburgh needs a campus which is exclusively Gaelic. Stop chasing housing developers and start building a Gaelic high school on the site.</p>
<p>NONE AT THIS MOMENT</p>
<p>See question 17.</p>
<p>I think an affordable housing with long park full of plants would be a great idea</p>
<p>Don't turn it all in to unaffordable homes</p>
<p>We need social housing.</p>
<p>The topic of yet more housing, especially housing with no other amenities, is a very hot one around this end of Leith Walk. I'm sure you are aware of the recent petition signed by over 11,000 protesting Drum Property's attempts to build flats on the site of the New Shops just across the road from here.</p>
<p>Please consider the poor health of the community and put in preventative measures to help local people. Positive mental wellbeing spaces - parks, community hub, social enterprise restaurants, gym etc.</p>
<p>No more luxury flats, student flats or soulless hotels.</p>
<p>Leith Walk at the bottom is a disgrace. It needs cleaned up and that includes that hideous sandstone building. Keep the sandstone if you like but just build on it and sort it. Absolute eyesore.</p>
<p>Just please don't make it more housing, shops or leisure facilities and consider the increase of traffic that will result in people using their cars to access whatever the site is used for.</p>
<p>In favour of development generally to smarten up and improve area. We need a mix of low cost housing and community facilities.</p>
<p>Do not overfill it with squished together housing when the local people already do not have enough resources</p>
<p>Why so many questions about where I live and not about where the development is or are we supposed to answer as if we lived there? The area where I live although quite close is of a very different character.</p>
<p>For many years the Development brief(2004) and the local plan(as recently 2015/16) has earmarked this site for housing. 50-100 council land, and around 50 for the private land. However it is obvious that this new brief is partly being produced to UP the numbers on this land, due to the council wishing to intensify land use, as they have stated many times. That this will happen is obviously not doubted, however your responsibility as council officers and planners and as public servants exists also to residents that already live in the area, that pay your salaries. To build large insensitive obtrusive buildings, that will affect the welfare of those residents would be irresponsible.</p>
<p>Leith has great community as it is please appreciate it and instead of place making just practice place keeping</p>
<p>No.</p>

Please no purpose built student flats and nothing taller than current flats. Please leave some open space to avoid further packing in in this already densely populated area. If more people will be living here please consider amenities and services such as schooling, transport, shops, doctors. Don't just pack in properties sold at high profit.

There should be a recognition of effects of any development on the Conservation Area and surrounding Listed Buildings.

Sensitive architectural styles should be at the heart of future design. No overly massive design should be allowed and in general, design features should complement existing styles while contributing to the existing eclectic feel.

Whatever you do, make it available to the community as much as possible and make it sustainable. No student flats, high-range shops or car parks.

Plant more trees, increase art & sculpture

The site should definitely NOT be used for student accommodation. If used for housing, then build affordable and good-quality family homes (more 3+ bedroom properties are needed in the area). However, I think the area already struggles from the high concentration of inhabitants so I would like to see the site being used for community and/or leisure purposes. If more housing is built in the area, the council must also provide better services, such as more frequent rubbish collection.

This site should be used for the community, including the children in the area.

I would like to add that there are too many dogs without a lish in the area. I would ban them. I also would regolament dog walkers. They should not walk on pavements with 10 dogs in one go. I personally make dog owners to pay an extra tax to get our streets clear of dog poos.

It is currently used as a pathway by Gaelic school families to get from the Gaelic primary school to leith walk. It has the potential to be a fantastic link to pilrig park if it was a more welcoming thoroughfare

Bit concerned that the Mecca Bingo Hall seems to be included, and some sites on Leith Walk itself. Any development should take into consideration as top priority to what is already there and not be detrimental, either is use or aesthetically. Leith has some great heritage and buildings, and this needs to be protected and not bulldozed for new faceless buildings. Retain what's there if possible - especially talkign about gordon street manderston street/leith walk.

This is a great opportunity for Leith. A large propotion of families with no Gaelic background have benefitted greatly from send our kids to Bon Sgoil Taobh na Pàirce, in sufficient numbers to justify this site as a location for the high school.

With all the expected development we need community infrastructure...

- There should be good access to the area with prioritising active travel
- The architecture should be of high quality and co-exist well with the surrounding.
- It should provide affordable housing and more green spaces.

No

The bingo hall should remain as is, it's a popular place for the older community and when it is busy it makes walking by the garages feel a safer place to be with people and the lighting outside the bingo hall.

Keep project 42. It's an amazing service for the local users and helps people on all budgets stay active.

It's neglected and needs TLC. We need to tackle fly tipping, littering, and street cleaning. More trees, shrubs where poss. Stop cutting down trees when not necessary.

There are anxieties in the Leith community about potential redevelopment of former industrial sites in the area to generate yet more 'student accommodation', or buy -to - let type housing, which will be likely to bring in a transient population of "AirBnb" visitors to the city.

What we want is a mix of affordable housing, social housing and privately owned houses and flats. As such buildings would sit in proximity to the existing street-scapes at

Stead's Place and Smith's Place, we would want any such development to respect what is there already, and ideally to enhance the area.

Leithers have had enough. Leith for the many, please.

Please do not go down the route of student housing. Please choose to enhance what is great about living in Leith and deliver a real tangible asset for everyone in the community to access and enjoy.

Personally, as my flat backs on to the site I am very concerned about the loss of light from any multi-storey development. I get very little natural light into the front of my flat (looking onto the Walk) from Oct-March. Losing the sunlight from the back of the house and garden would have a negative impact on my enjoyment of my home. That is my concern as a individual resident but I truly think the space could be used well to deliver benefits to the wider neighbourhood too.

No more student accommodation please.

It is a great site which be highly beneficial to the local community. Must be used to help and promote Leith interests.

Leith is special - keep it distinctive from Edinburgh

It would be a fantastic opportunity for the council to make this happen as the Gaelic Community put so much effort into this area primarily

Above all student accommodation or significant private/full cost residential housing should be avoided. Restrict Airbnb usage of properties.

The area just needs extra scrutiny from the Council on these gigantic proposal from developers who pretend they build what Leith needs. The Council needs to up their game in terms of influencing these developments at an early stage and to prove it. We need quality planning not quantity planning.

The scale of developments need to be contained to avoid the mistakes from the past where single use of a site create ghettos. Mixed-used developments need to be real, not 500+ student rooms with few "affordable flats" acting as a token.

The Council needs to develop a real vision for Leith. Plenty of volunteers have produced great work with aspirations. Please used make their efforts worthwhile.

The wider area appears to be continuously under development in the delivery of housing which is undoubtedly necessary.

Please consider what community resources are required in addition to homes.

Comments on a Planning Brief for the Leith Walk/Halmyre Street site When drawing up a planning brief for the above site I would like the council to take account of the following points.

1. Recognition of effects of any development on the Conservation Area and surrounding Listed Buildings.
2. A priority for housing that has a range of "affordable" options for rent and to buy including social and council housing, and housing to meet this social need is urgently needed
3. A mixture of residential, industrial, commercial and retail options should be considered.
4. There should be no dominant industry or single use.
5. Sensitive architectural styles should be at the heart of future design. .
6. There should be more green space.
7. Developer contributions from new developments should be ring fenced for community decided projects.
8. Cultural and social spaces should be considered a priority for future community development.
- 9.Keep the Bingo Hall..a social asset!

LEITH DOES NOT NEED MORE HIGH DENSITY STUDENT FLATS AND AIR BnBs -

The GME primary has created a really vibrant local community that takes in parents

from all different nationalities and cultures that converge on an interest in good bilingual education of their children.

What would be wonderful is to create a community hub that would help share enjoyment of Scotland's Gaelic culture while also celebrating the magnificent cultural diversity of Leith.

Not too high or overdeveloped to dwarf nearby buildings. Still think it was a big shame to demolish the old tram building this could have been a real gem if converted with imagination.

This area must be used to create a high school for Gaelic immersion education

No more housing. This area has a very high population density with too few amenities

Summary of consultation representations to the draft Leith Walk/Halmyre Street Place Brief – July 2020

We received 19 representations on the draft place brief for Leith Walk/Halmyre Street. These representations included feedback from individuals, local community councils, landowners and developers with interests on the site and Scottish Natural Heritage. The feedback received covered a wide range of issues and these are summarised below with our response and any changes proposed to the document as a result.

The numbered sections and bullet points refer to the relevant text in the brief which the comment refers to. The specific text is then stated in bold. *The comment is stated in black italics and the response to the comment is provided in red italics. Red italics also confirm whether the text is changed or retained.*

Vision and Aim

The vision and aim are largely supported. There are some comments on the following:-

3.1 para2

The development will provide a pleasant, well connected route for pedestrians and cyclists, including an east-west cycle link through the site. Shared space will connect with the site's main vehicular access towards Halmyre Street and parking and vehicular access into the site will be kept to a minimum.

Comment – The site will need to provide for accessible parking as some future uses may require this.

Response- The 2017 parking standards as set out in the Edinburgh Design Guidance requires accessible parking to be provided in all new housing developments. At bullet 9 of the Movement section, accessible parking is specifically mentioned as needing to comply with Council standards.

Text to be changed to reflect parking for 'accessible needs' rather than 'disabled vehicles'.

3.1 bullet point 3

Respond to the character and appearance of the adjoining Leith Conservation Area and safeguard the settings of the railway arches on Manderston Street and the listed buildings on and around the site.

Comment – Manderston Street and the railway arches should be part of the place brief, as well as the former tram depot and the 'Stead's Place' shop frontage with the warehouses behind'.

Response – The former tram depot is included within the place brief boundary. Place briefs do not only look at the area within the red line boundary but consider the effect of the new development on the surrounding area. As Manderston Street forms the northern boundary of the site, what happens at the arches will have a significant impact on the development site. Although the red line does not include all the buildings within the railway arches, their future use both internal and the future of the area on the roofs will be assessed against local development plan policy. Consideration has been taken of the recent planning submission at Stead's Place. The contents of this place brief are sensitive to any future development at that location.

The red line boundary of the place brief should remain.

3.1 bullet point 4

Respond to the challenge of climate change by prioritising walking and cycling routes, integrating SUDS as part of the overall development strategy and incorporating means to reduce energy use and provide low carbon energy and heat choices.

Comment – Innovative design, maximising energy efficiency and minimising use of materials with a high carbon footprint (eg concrete). There are some interesting examples using treated wood, or straw bales in structures that provide affordable, effective alternatives to concrete and cement. Vertical gardens would be a good addition for example Bosco Verticale in Milan, or even just green roofs and rain water management.

Response – The Sustainable Buildings policy in the LDP Policy Des 6 ensures that all new buildings must respond to the challenge of climate change. The purpose of this policy is to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of any new development on the environment. Innovative ways of achieving this will be encouraged. Text on sustainable energy choices and minimising energy demand is included in section 5.6.

No change to text.

Comment – Buildings should be sustainable/ zero carbon. Could a district heating system be included?

Response – See response above. Within LDP Policy Des 6 district heating infrastructure is given as an example of a low and zero carbon technology which would be encouraged in the future development. The potential for district heating on the site is highlighted in section 5.6.

No change to text.

Opportunities offered by the Site

4.1 bullet point 1

Community uses which encourage multi-generational living. Including healthy living and wellbeing uses for all ages such as the Project 42 gym and wellness centre.

Comment – Could Wellness centre be used by other clients or is it a gym?

Response – The place brief cannot specify who can use certain uses. It can only specify the kind of uses which would be encouraged on the site, based on community feedback, to create good place making.

No change to text.

Comment - Need more community facilities particularly medical facilities.

Comment – Serious consideration needs to be given to the relocation of the outdated NHS facilities at Allander and Inchkeith House to a purpose-built health centre on the west side with walk-in access through one of the retained shop frontages. The existing – refurbished- buildings would lend themselves to retail or community use at ground level with residential accommodation above.

Response – NHS Lothian currently have no plans to move the existing walk-in medical facilities from Allander and Inchkeith House. The number of new residential units generated by this development does not justify a new GP surgery. Uses which can be used by the community generally and are needed are encouraged in the brief.

No change to text.

Comment – Some suggestions for community uses include:- Gaelic High School with sports facilities, TV station, community radio station, film studio workshops, wax museum, community resource library and exhibition space for science fiction.

Comment – Cultural and social spaces should be considered a priority for future community development.

Response – The provision of community facilities is encouraged in the place brief. The details of uses will be assessed against local plan policies and community needs.

No change to text.

4.1 bullet point 2

The delivery of part of a green pedestrian /cycle link between Pilrig Park, the Restalrig railway path and Leith Links.

Comment – strong support for pedestrian/cycle link through the site. Should be segregated.

Response – The support for a pedestrian/cycle link through the site is welcomed.

No change to text.

4.1 bullet point 3

Small business spaces on the site.

Comments – Good opportunity to provide new class 4 business space for micro small businesses. Ideally space should be flexibly designed to allow a range of activities (including light industrial) with high ceilings and ground floor access.

Response- The place brief should not be too prescriptive in terms of the type of business use as it cannot be anticipated where the demand will come from. Flexibility is important so this will be incorporated into the text.

Add 'flexible' to small business spaces on the site.

Comment- The current employment level should not be reduced as a result of the development.

Response – There are very few businesses currently operating within the place brief boundary. Should businesses be lost it is hoped they could be relocated within the new development. LDP Policy Emp 9 ensures that where a previous employment site is developed for non-employment use, some provision for flexible non-residential use should be provided and this would likely provide employment.

No change to text.

4.1 bullet point 5

Alternative models of housing including social housing, mixed tenure and student housing.

Comments – The principle of housing on the site is generally supported although some comments say the emphasis on housing does not reflect local views and additional housing should be built on green belt on the periphery of the city.

Response- There was general widespread acceptance at the community engagement events that the site will be developed for housing – led mixed use. LDP Policy Hou 1 states priority will be given to

brownfield sites within the urban area and in the recent consultation on the Cityplan 2030 Choices document there was considerable support for development of brownfield sites within the urban area.

No change to text.

Strong support for affordable housing, provided it is social housing for low-income families. Some concern at more student housing on the grounds that there is sufficient already in the area.

Response – LDP Policy Hou 8 sets out the criteria against which any planning applications for student housing will be assessed. This includes an assessment of the current provision in the immediate area. The brief confirms that student housing may be accommodated but the proposed scale must be considered in the context of the impact on local services and amenities.

No change to text.

Comment - Concern also about more hotels and air b'n'b.

Response – These uses are not specifically referred to in the place brief. Air B'n'B use generally evolves from residential use. The planning system can control the use of Air B'n'B through requiring planning applications for change of use from residential to short term holiday let.

No change to text.

Comment- Could consideration be given to build to rent sector?

Response- Specifying 'build to rent' sector is too prescriptive for the place brief. Stating 'alternative models of housing' as an opportunity offered by the site allows proposals for 'build to rent' housing being submitted.

No change to text.

Comment- All new build housing should include a small private work area.

Response- Requiring all new housing to have a small private work area is too prescriptive for the place brief. Stating 'alternative models of housing' as an opportunity offered by the site allows for small private work areas to be included in housing proposals.

No change to text.

Comment – All housing should be required to meet the same high design standards as provided by housing associations (Housing for Varying Needs).

Response – Policy Des 1 of the LDP confirms that planning consent will only be granted where the design achieves a high standard, is appropriate for the proposals and is not detrimental to the character and appearance of the surrounding area.

No change to text.

Comment – Any affordable housing provided through Section 75 agreements should be designed in full and early consultation should be undertaken with the affordable housing provider.

Response – This is a point of general procedure which is not appropriate for the place brief.

No change to text.

Comment- Provision of family housing should be encouraged with two, three and four bedrooms, and not just one bed flats.

Response – Policy Hou 2 of the LDP ensures that all new housing developments include a mix of house types to meet a range of housing needs including family housing.

No change to text.

Placemaking Principles

General.

5.2 bullet point 2

A Townscape and Visual Impact Assessment should be undertaken to assess the predicted visual impacts of development on the surrounding townscape, including listed buildings, the wider conservation area and key views.

Comment – Agreement that a TVIA should determine the heights of the buildings across the site and that no building heights should be fixed. Some concern that a TVIA should be required for the entire place brief area and not smaller parts of the site.

Response – A TVIA should be completed for the entire site comprehensively. This should be undertaken at an early stage to allow the results to inform heights across the site.

No change to text.

5.2 bullet point 7

Proposed development should safeguard the opportunity to deliver a pedestrian and cycle route or other public space above the railway arches – and consider the potential impact of such a development on the proposal.

Comment- The railway arches should be included in the place brief.

Comment- The arches on Manderston Street should be left alone.

Response – The ground floor spaces of the arches are occupied and used for light industrial use. The place brief provides scope for safeguarding the opportunity for maximising the use of the area above the arches for public realm or active travel.

No change to text.

5.2 bullet point 8

The area of the site is over a hectare therefore space for a range of business users must be provided. It is expected that each site would provide some element of business use.

Comment – Class 1/2/3 space should be restricted to Leith Walk and Manderston Street frontages.

Response- It is important that guidance for the non-residential space across the site is not too prescriptive, so that it allows for a range of flexible space to meet the needs of the community.

No change to text.

Movement

5.3 bullet point 2

A Quality Audit as set out in Designing Streets, is likely to be required.

Comments – What is the justification for a quality audit?

Response – Where a Roads Construction Consent is likely for a Major's planning application, the need for a Quality Audit would be confirmed through an informative attached to the planning consent.

No change to text.

5.3 bullet point 3

Opportunities for pedestrian and cycle routes through the site and connecting to the wider network need to be maximised- including an east-west route connecting Leith Walk to Halmyre Street and north-south linkages including to Halmyre Street to the south. Outwith the site links to Pilrig Park, the Restalrig railway path and Leith Links are key connections.

Comment – Firmer delivery of active travel requirements could be stated connecting Leith Walk and Easter Road.

Response - The existing cycle path between Pilrig Park and Easter Road is indicated in 5.3 Movement on the plan entitled Links to Wider Cycling Network with potential cycle connections identified. The provision of active travel routes is referred to in several places throughout the text.

No change to text.

5.3 bullet point 7

Cycle storage in new developments, should be internal to the buildings- located on the ground floor with good access to adjacent cycle paths.

Comment – Cycle storage should be provided in secure underground locations.

Response – The Council's parking standards set out the required level of cycle parking and guidance on how cycling storage should be provided is included in the Edinburgh Design Guidance. This is generally covered, secure and integrated into new buildings.

No change to text.

5.3 bullet point 10

The main vehicular access to the site is to be taken off Halmyre Street.

Comment – Car access should be limited to access only (from Easter Road) rather than a throughway.

Response – Vehicular access into the site is taken from Halmyre Steet and does not create a through street to Leith Walk. The potential to create a vehicular link to Thorntree Street if the bingo hall is redeveloped is indicated. There is likely to be a requirement for vehicular access off Leith Walk to serve the tram sub station and this is indicated on the plan.

No change to text or plans.

5.3 bullet point 11

.....There will be two uncontrolled pedestrian crossings along the frontage of the site and controlled pedestrian crossings in front of 165 Leith Walk and near Manderston Street. The junction between Manderston Street and Leith Walk will be signalised, which will allow right turns for vehicles.

Comment- The controlled pedestrian crossings should have an automated voice.

Response – This will be considered as part of the design for the tram going down Leith Walk and associated traffic measures.

No change to text.

Diagram showing key transport considerations

Comment – You show an opening coming through to Manderston Street from the site. This will not be possible as the archway has been sold to the adjacent owner and the access will be sealed off.

Response – There is a legal requirement for a pedestrian access to be safeguarded from Manderston Street to the rear of the bingo hall and adjacent land to the west.

No change to text.

Open Space

5.4 Bullet point 1

Well designed functional open space and public realm provision is required. The approach to public space provision and landscaping needs to be co-ordinated across the site and different land ownerships and located along key routes through the site.

Comments – Considerable support for well-designed, functional green open space. It should be public, useable and shared.

Response – The support for well-designed, functional open space is welcomed.

No change to text.

Comment- Providing quantifiable areas and standards for open space and public realm would help. Developing the site for low or mid level buildings may reduce potential on the site for public realm and open space.

Comment – The site should only provide one area of principal open space for neighbourhood use, with secondary spaces as connecting courtyards and active travel routes. The principal open space should include a high proportion of useable green space with appropriate standards of seating/ play etc. This provision could be supplemented by green roofs.

Creation of new and good quality green space is vital. There is space for this to be spread throughout the site into several ‘pocket parks’ /green courtyards as well as the creation of at least one larger area that acts as a central public space linking various sections of the site together. There needs to be a park on this site at least equivalent in size to the Montgomery Street or Dalmeny Street parks, to complete the pattern of the stretch of densely built up housing between Leith Walk and Easter Road, from London Road to Duke Street.

Response – In the adopted LDP Policy Hou3 – Private Green Space in Housing Development provides the minimum requirement for green space provision in all new housing developments. Based on 10 square metres per new unit the total should be no less than 20% of the whole site. Additional text can be added to set out a reasonable quantifiable area for useable green space across the site. Response on storey heights is stated at 5.5.

Additional bullet point added.

Comment – Green infrastructure throughout the site should form a high quality green network linking Pilrig Park and Leith Links.

Response – The Open Space and Public Realm Map shows proposed green infrastructure located along key routes. The plan can be amended to emphasise the key routes. The main active travel route links Leith Walk (which provides connections with Pilrig Park) to Halmyre Street (which connects to Easter Road and Leith Links).

Amendment -Open Space and Public Realm Map to be amended to emphasise the location of the green space along key routes

5.4 bullet point 3

The open spaces should incorporate green and blue infrastructure including trees, and be designed to be safe, attractive comfortable, useable spaces for people. They should also encourage biodiversity.

Comments – The green open space should be located evenly across the site. The green infrastructure should follow key routes.

Response – The diagram titled ‘Open space and public realm’ shows indicatively only where green space should be located. The wording on the diagram states that the public space and green infrastructure should be located along key routes. The diagram can be amended to emphasise the location of the green spaces along the active travel routes.

No change to text. The diagram to be amended to emphasise the location of the green open space along the key active travel routes.

Comment- Suggestions for the community greenspace are community orchards and a skatepark for older teens.

Response – Public space and green infrastructure is shown on the open space and public realm plan as a principal area. There will be smaller incidental green spaces throughout the site. The proposed uses of the principal green space are important and should meet the needs of the community. Potential uses are set out in the open spaces strategy and the brief can refer to this source as a guide.

Text to be amended to refer to Open Space Strategy.

Comment- Lots of trees on the site are important.

Response – The brief provides for additional trees to be planted on the site.

No changes to text.

5.4 bullet point 4

Comment – Concern that most of the green infrastructure areas will be taken up with sustainable urban drainage systems which are single function solutions not useable by residents. The brief should set out more clearly requirements for water management in the context of multi -functional space within the site.

Response – The text states that sustainable urban drainage proposals should be designed as an integral part of the landscape proposals for the site. It is agreed that wording should be added to ensure that SUDS systems are not single function and are include as recreational use within the green space.

Text to be amended to reflect water management requirements.

5.4 bullet point 5

New public spaces should be capable of receiving potential sunlight for more than two hours during the spring equinox.

Comment – A clearer narrative around the size, quality and character of open space provision would help. Spaces which allow permeability of sunlight and better light quality is essential. There should be lower buildings to the south of the site.

Response – The Edinburgh Design Guidance sets out the requirements for ensuring that useable green open space in new housing developments benefits from sufficient sunlight. As the green space is likely to be provided towards the centre of the site, we are advising that lower height buildings are located to the south east of the site.

Text / plan to be amended to indicate lower height buildings to south east of site.

Built Form

5.5 bullet point 1.

The built form of the development needs to take into account the impact of the proposed development on the character of the Leith Conservation Area.

Comment – the architectural style should be sensitive and diverse and fit in with local styles. Design features should complement existing styles.

Response – LDP Policy DES1 confirms that planning permission will be granted where it is demonstrated that the proposal will create or contribute towards a sense of place. This policy also determines that design should draw upon positive characteristics of the surrounding area.

No change to text.

5.5 bullet point 2

The 'C' listed building at 165a Leith Walk is to be retained and is to remain as a free standing property – No development should adjoin this building in order to help establish an appropriate setting.

Comment- the former tram building should be part of the place brief.

Response- The former tram depot building is the C listed building at 165a Leith Walk and is included within the boundary of the place brief. The building is currently occupied and has been renovated recently. Any future change to the use of the building can be addressed through the normal development planning procedures.

No change to text.

5.5 bullet point 3

New buildings on the site should not exceed the height of a traditional four storey tenement in Thorntree Street. The ridge height of the Bingo Hall does not create a precedent for height as its scale and massing is exceptional relative to the predominant urban grain of the local area. The site analysis work which supports the place brief provides a detailed analysis of the urban form of the area.

Comment – Agreement that ridge height of Bingo Hall should not create a precedent for height in the area, although one comment considers it part of the local context and therefore should be included in the analysis.

Response – It is considered that the bingo hall should not be included as a precedent in townscape analysis as its height and massing is exceptional and this is stated in the text. The support for this approach is welcomed.

No change to text.

Comment – Height restrictions should not be imposed in the place brief. Heights can be achieved through well thought out high quality design and architectural solutions.

Response – Detailed analysis of the surrounding buildings has been undertaken. It is considered that the most helpful guidance for proposed heights across the site is the reference to a traditional four storey tenement. LDP Policy Des 4 Development Design – Impact on Setting, ensures that buildings will only be granted where they have a positive impact on their surroundings, particularly with regard to height and form.

No change to text.

Comment – Concern that the reference point for building heights is the Statement of Urban Design Principles approved in 2004. This seems misaligned with the approach to density proposed in the Choices for City Plan 2030.

Comment – The site has the potential to host taller buildings that are carefully bedded with their context allowing for more open space, public realm and rain gardens within the site.

Response – Policy Hou 4 of the LDP requires all new proposals for housing to seek an appropriate density of development based on characteristics of the surrounding area, the need to create an attractive living environment, the accessibility to public transport and the need to support the provision of local facilities. Although there is a desire to maximise densities on brownfield sites, this has to be balanced against these other place making elements which are equally as important.

No change to text.

Comment – There should be no high rise blocks.

Response – As stated above LDP Policy Des 4 ensures that the heights of any new developments have a positive impact on their surroundings particularly with regard to height and form.

No change to text.

5.5 bullet point 4

Proposals should consider the potential for either the retention or the redevelopment of the bingo hall and provide a response which would be appropriate in either scenario.

Comment – There is support for retention of the bingo hall. One comment states it could be used as an events or music venue.

Response – The place brief provides for both the retention and redevelopment of the bingo hall. If the building is retained and not operated as a bingo hall any alternative uses would be assessed against policy.

No change to text.

Comment – Community wanted to retain the bingo hall but part of the brief indicates demolition of bingo hall. Can this be clarified.

Response – It is important that the place brief considers the retention and/or the redevelopment of the bingo hall as the building's future cannot be clarified at the present time. It is important that the redevelopment of the adjacent land addresses both scenarios.

No change to text.

5.5 bullet point 5

A detailed building assessment of the bingo hall would be required as part of any future proposals of the building.

Comment – Clarity required as to why a building assessment is required..

Response – Need for a detailed building assessment to be removed from text.

The above text to be deleted.

5.5 bullet point 6

The boundaries of the site need to be carefully addressed:-

-To the west development is fronted by the rear of the buildings along Leith Walk and includes the car park for the NHS buildings.

Comment – Concern about the impact of height of proposed development on the rear of the residential properties on this boundary.

Response – The application of LDP Policy Des 4 ensures that the heights of any new developments have a positive impact on their surroundings particularly with regard to height and form. In addition to this bullet 8 of this section confirms the need for daylight information to be submitted with any application to safeguard the amenity of neighbouring properties, particularly those in close proximity to the boundary.

No change to text.

Comment – The existing NHS facilities should be relocated to a purpose-built health centre. The existing refurbished buildings would lend themselves to retail or community use at ground level with residential above.

Response – The NHS continues to require the use of the clinics on Leith Walk for specialist NHS services.

No change to text.

5.5 bullet point 7

The roofscape is an important element of the design as the site will be viewed from above from hills in the city. It is expected that a variety of roof heights will be provided. The use of some flat roofs would need to be carefully considered but they do offer the potential to incorporate blue or green roofs and solar panels.

Comments – there is support for an interesting roofscape.

Response – The support for a considered roofscape is welcomed.

No change to text.

5.5 bullet point 8

Daylight, overshadowing and privacy information will be required to demonstrate that the proposal would provide suitable amenity standards for future residents and the safeguarding of the amenity of neighbouring properties, particularly those in close proximity to the boundary.

Comments – Concern that the heights of the new buildings will have an adverse effect on the amenity of the rear of existing residential properties on Leith Walk.

Response- Any future planning applications will have to submit information on daylight overshadowing and privacy to confirm there is no adverse effect on neighbouring properties. This is also covered by Policy Des 5 – Development Design -amenity of the LDP.

No change to text.

Other Planning Considerations.

5.6 Amenity

A fumes survey will be required on the northern part of the site to consider the potential impact of fumes generated from the vehicle repair workshops in the locality.

Comment – Will an air quality assessment suffice?

Response – An air quality assessment will not suffice. A fumes survey will be required. Air Quality Assessments and Fume Surveys look at different things. An air quality assessment will generally consider a site's chronic exposure related to NO2 and particulates from industrial sources. A fumes survey assesses if there is likely to be more acute public health issues or amenity impacts from a specific source. In this case, the source is the vehicle repair workshops on Manderston Street.

No change to text.

Other Comments

Port Of Leith Housing Association wish to work with City of Edinburgh Council on the place brief as they own land immediately adjacent to the site.

Response – Everyone who has submitted comments in relation to the place brief shall be kept informed of progress on the brief.

No change to text.

No reference to Manson application.

Response – A place brief sets out the requirements for a site based on community engagement and local plan policy status. Specific planning proposals are not referred to.

No change to text.

There are several comments about the density. Some commenters saying that the density of Leith generally is so high, the proposed development should not reflect this. Other comments saying that the adopted LDP encourages maximising densities particularly on brownfield sites. One commenter says scale and density should be in tune with surrounding buildings.

Response – Policy Hou 4 of the LDP requires all new proposals for housing to seek an appropriate density of development based on characteristics of the surrounding area, the need to create an attractive living environment, the accessibility to public transport and the need to support the provision of local facilities.

No change to text.

Comment- Developer contributions should ringfenced for community agreed projects.

Response – Developer contributions are requested for certain projects (tram, schools, affordable housing) and can only be spent under these specific headings.

No change to text.

Comment- An architectural competition should be held.

Response – Architectural competitions are generally only held when the entire site is in public ownership. The place brief sets out necessary parameters to ensure good placemaking whilst a level of interesting architectural expression is encouraged.

No change to text.

Comment- Outstanding precedents like the award – winning Goldsmith Street in Norwich and Leith Fort should inspire the place brief.

A couple of comments think there should be a series of places/ communities rather than one place

Response – Policy Des 1 of the LDP ensures planning permission will only be granted for proposals which create or contribute towards a sense of place. The policy also requires that design should be based on an overall design concept that draws upon positive characteristics of the surrounding area.

Indicative layouts showing with and without redevelopment of the bingo hall

Comment – In the plans the indicative building frontages of the proposed development at the rear of the Leith Walk properties show the lines ‘petering out’. Can this be clarified?

Response – The indicative plans will be amended to clarify how the building lines should relate to the existing properties.

Indicative plans amended.