

LEITH LOCAL PLACE PLAN AND COMMUNITY ACTION PLAN

PREPARED BY

LEITH HARBOUR & NEWHAVEN COMMUNITY
COUNCIL (LHNCC)

LEITH LINKS COMMUNITY COUNCIL (LLCC)

LEITH CENTRAL COMMUNITY COUNCIL (LCCC)



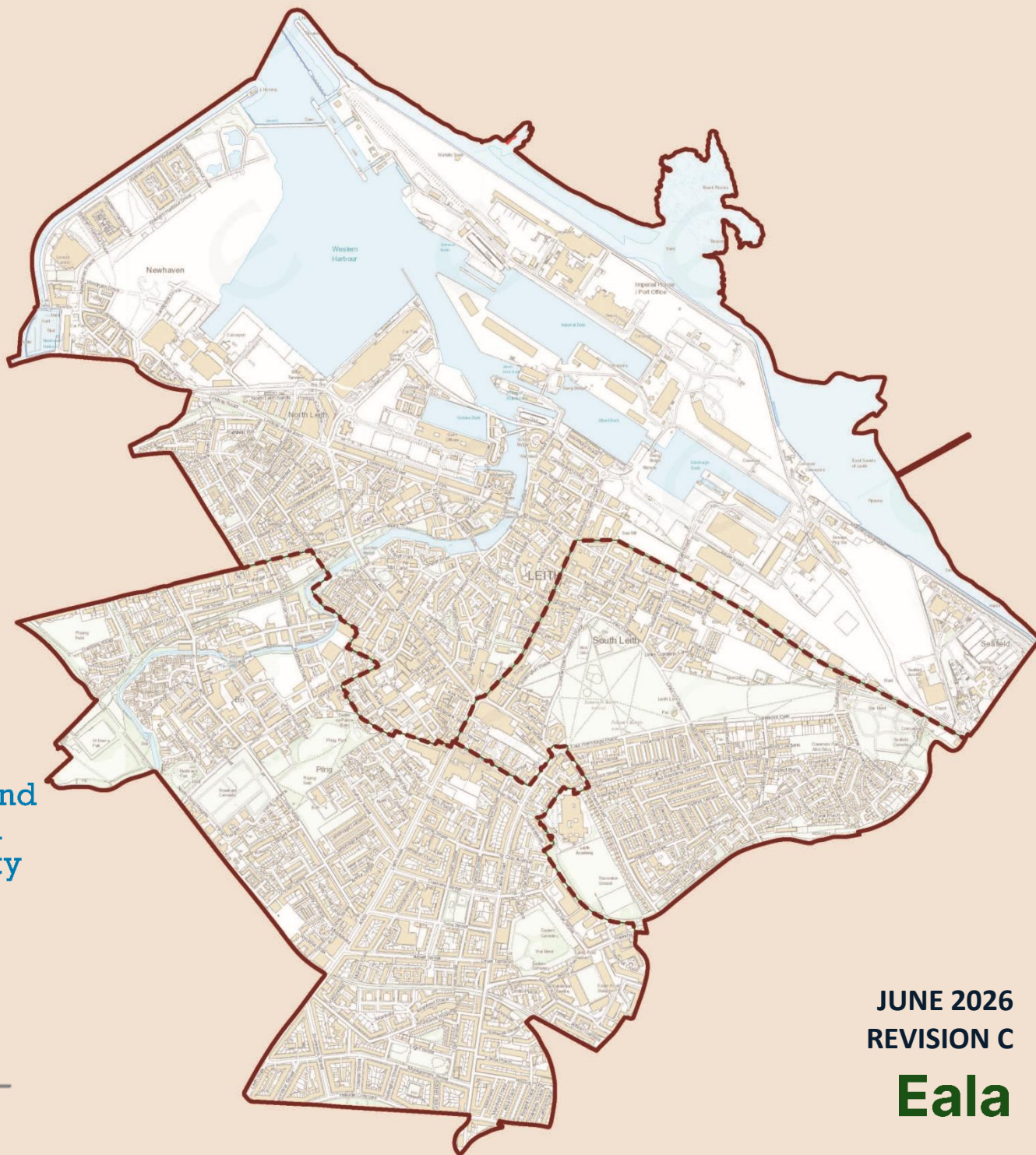
Leith
Central
Community
Council

LCCC



Leith
Harbour and
Newhaven
Community
Council

LEITH LINKS
COMMUNITY COUNCIL



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Contents Page

1. Introduction	1 - 6
2. Map of the Community Council Areas	7
3. Local Place Plan	8 – 21
4. Maps	22 – 28
5. Community Action Plan	29 – 44
Appendix A – How we got here	
Appendix B – Previous community engagement	
Appendix C – Leith Background, context, and statistics	
Appendix D – Organisations Consulted	
Appendix E – NPF4 analysis	

1. Introduction

Foreword by Leith Harbour & Newhaven Community Council

Leith Harbour and Newhaven has a long rich history which we still see thriving in the modern day. Steeped in maritime, fishing, trade and industrial roots, the area has seen a slow transformation in favour of urban development. Despite this change, its maritime legacy still remains intact through the fierce identity of its residents.

Between 1820 to 1920, before its amalgamation with Edinburgh, Leith was an independent borough and one of the most vital Ports in Scotland. Newhaven was Edinburgh's major fishing harbour and James IV designated it his royal dockyard for shipbuilding. In the 20th century, a period of economic deprivation post-war led to the loss of these traditional industries and a rise to its notorious relationship with drugs - earning it a rough title within Edinburgh. Leith and Newhaven has seen many changes, and now, the creeping commercialisation of Edinburgh's city centre threatens this identity and its community's wellbeing.

Leith has advanced from the days of proud maritime town to a position of prominence within Edinburgh, becoming one of the most developed areas in Edinburgh. While Leithers welcome the increased development in Leith, such as the introduction of the Trams, certain proposed developments in Leith go against the wants of the Leith Harbour and Newhaven Community.

Pressures that the community is experiencing is that of housing being reallocated for students and short term lets, crucial green and

blue space cherished by the community being destroyed for large scale housing, and local independent businesses facing commercial pressure resulting from short term lets as well as intrusion from large international chain stores. Community members have heavily opposed such changes and instead demand that homes are protected as residential homes for the whole community, ensuring a comfortable, affordable home for every resident, that local independent businesses are prioritised and supported, and key green and blue spaces are protected as part of a thriving and healthy community.

A key blue space which has seen increased importance to residents is accessibility to the ocean and coastline. Despite having a famous area named The Shore, Leithers do not have adequate access to the coastline or ocean. Leithers once enjoyed access to Leith Sands before it was closed off to the public and lament the state of Seafield which is the next accessible shoreline in the LHNCC area. Leith Harbour and Newhaven community Council therefore welcome the plan which aims to reconnect the community to a healthy coastline and ocean as well as protecting and preserving the river which feeds into it.

Community members also feedback the importance in protecting Leith's identity and history. For centuries, Newhaven was a proud fishing community, renowned for its herring, oysters, and even whaling heritage. Today, the area is defined by small-scale fishing, small leisure boats, and its iconic lighthouse, proving itself resilient to change. Community members have feedback that it is crucial to

1. Introduction

protect this identity, including ensuring that its fishing history and connection to the sea be reflected in future developments.

Despite its royal connections, Leith has always been a place of labourers. From the port itself, to the shipbuilding industry, whaling, and warehouses, the culture of the neighbourhood is immersed in its working-class roots. Today, the memory of that history is told through public art, historic preservation, and a vibrant community. Community members want to preserve this history and connect its engineering past to its creative future where residents in the creative arts can find stable and well-paid jobs.

Leith is undergoing rapid social change which is reflected by changes to its built environment. As a port, Leith has always had new arrivals and the continuing change in the makeup of the population adds to the social pressures on current residents, especially in terms of affordable housing. However, while change is inevitable, community members want to ensure that any change allows their to be heard, and where residents are informed and engaged. Leith Harbour and Newhaven Community Council therefore welcome the Leith Local Place Plan, and the Community Action Plan, as it looks forward to the future of Leith and Newhaven and shows to the indomitable perseverance of Leithers to see their area grow and develop in a manner that respects its rich history, identity and community.



**Leith
Harbour and
Newhaven
Community
Council**

1. Introduction

Foreword by Leith Links Community Council

Introduction & Background

Leith Links is the smallest of the three Leith community council areas. While sharing history and many current issues with neighbouring Leith community council areas (including Leith Town Centre and the Kirkgate, on our 'border'), the Leith Links area has a distinct character and some particularly local concerns and planning challenges.

The area has played an important role in Leith's early history from the Siege of Leith and plague burial grounds to the birthplace of the Rules of Golf (1744). It has been home to a range of industries such as glass-making, and later whisky blending and bottling, rope and sail making, and hosting bonded warehouses and other maritime businesses. Prosperous ship-owners and merchants built large homes close to the open green golf area, and sited their offices close to the port. The elegant Georgian and early Victorian architecture reflects the area's former civic and commercial importance (Corn Exchange, Assembly Rooms, Town Hall (later, the Leith Police Station)), and remains a defining feature today.

Today's Leith Links

Leith Links remains an attractive and walkable neighbourhood, balancing residential, commercial and community uses. There are three Primary schools, one Special school and a large secondary school bringing many people (staff and pupils) into the area daily. It

benefits from good public transport links to the city centre, and the presence of Leith Links park at its centre.

However, there are many aspects of the area that residents and the Community Council require to see protected (from decline, and from inappropriate development), while parts of the area need to be better maintained/managed and enhanced.

There is certainly also scope to benefit from opportunities for new development, but this needs to be carefully and sympathetically managed, respecting the area's heritage, architectural and environmental importance, and conservation area status, and considering the social balance of the community overall.

Building the Future of the area - key concerns

1. Maintaining Neighbourhood Balance

Local residents welcome the growth of new housing on post-industrial sites, and the diverse new populations moving in, although always keen to be assured of local infrastructure and primary healthcare services expanding commensurately.

However, it is of grave concern that the traditional mixed-use character of the area is increasingly threatened by the recent exponential growth of short-term and transient accommodation (rather than much-needed long-term housing). Industrial, commercial and workplace premises are declining and disappearing, while (over)large HMOs, hotels, aparthotels, serviced

1. Introduction

apartments and purpose-built student accommodation continue to expand alarmingly rapidly.

This reduces the availability of homes and local workplaces for local residents and significantly alters the character of the community. Local amenities may benefit visitors and temporary residents, without a long-term stake in the community, more than long-term residents, e.g. new start-up businesses, first time house buyers and lower income renters are priced out of local properties, local shops and services are replaced by endless cafes and pubs. Future development planning should consider the cumulative impact of developments on overall neighbourhood balance rather than just assessing planning applications in isolation, one by one.

2. Protecting Historic Buildings

Associated pressures also contribute to the deterioration of historic buildings. Important Georgian and Victorian buildings around Leith Links face increasing risks from neglect, inappropriate development/alterations, and loss of original features. Many are of comparable age and significance to buildings in Edinburgh's New Town, yet apparently suffer from lower conservation standards. Stronger enforcement of conservation and listed-building regulation is required, ensuring owners meet their obligations, along with rigorous monitoring of approved works and action taken where deliberate neglect risks the loss of historic buildings.

2. Green and Blue Spaces

Leith Links itself, as a 'Premier Park,' requires better ongoing maintenance and investment in improvements, including paths, lighting, seating, play facilities and development of the long-derelict bowling green area. The Council must develop a transparent management plan for the park, in partnership with the community, covering maintenance, tree safety, crime prevention, anti-social behaviour and planned improvements. The community eagerly looks forward to seeing existing commitments within the Leith Links Masterplan, including the proposed Activity Hub, being funded and delivered, providing top class outdoor health and well-being facilities for residents. As the population increases, additional new play and leisure facilities will be needed. Earlier development planning promised residents of this area 'access to the coast' and this remains an important aspiration still to be affected. Synergy between development at the eastern fringe of Leith Links and the new Seafield neighbourhood could provide exciting opportunities for this.

3. Environmental Quality

Residents are exposed to pollution from industrial activity around the docks and Salamander Street traffic. Persistent odour problems from the Seafield sewage treatment works also negatively impact quality of life and will require continued attention and investment.

4. Traffic Planning

The Claremont Park–Vanburgh Place corridor, originally designed as a quiet residential street/parkside promenade, has become an

1. Introduction

increasingly congested 'main through-route' due to road closures and traffic changes elsewhere across North Leith, and commuter traffic from East and Mid Lothian. Innovative long-term solutions are needed, potentially including park-and-ride facilities, a rail link, and coastal bus or tram connections. Knock on effects from future closures of other main routes in the north east of the city (e.g. through Holyrood Park) could further impact the amenity of residents in this area. Important benefits for pedestrians and cyclists need to be balanced by a preservation of amenity for residents (who may also be public transport users and/or drivers).

Conclusion: The Voice of the Community

Residents in this community hope and expect to be informed and engaged and that their voice will be listened to.

Leith Links Community Council welcomes the Leith Local Place Plan and Community Action Plan as important expressions of community priorities and aspirations. We ask the City of Edinburgh Council to give full weight to these plans when making decisions on planning, conservation, transport and environment, parks & green spaces and related issues affecting the area.

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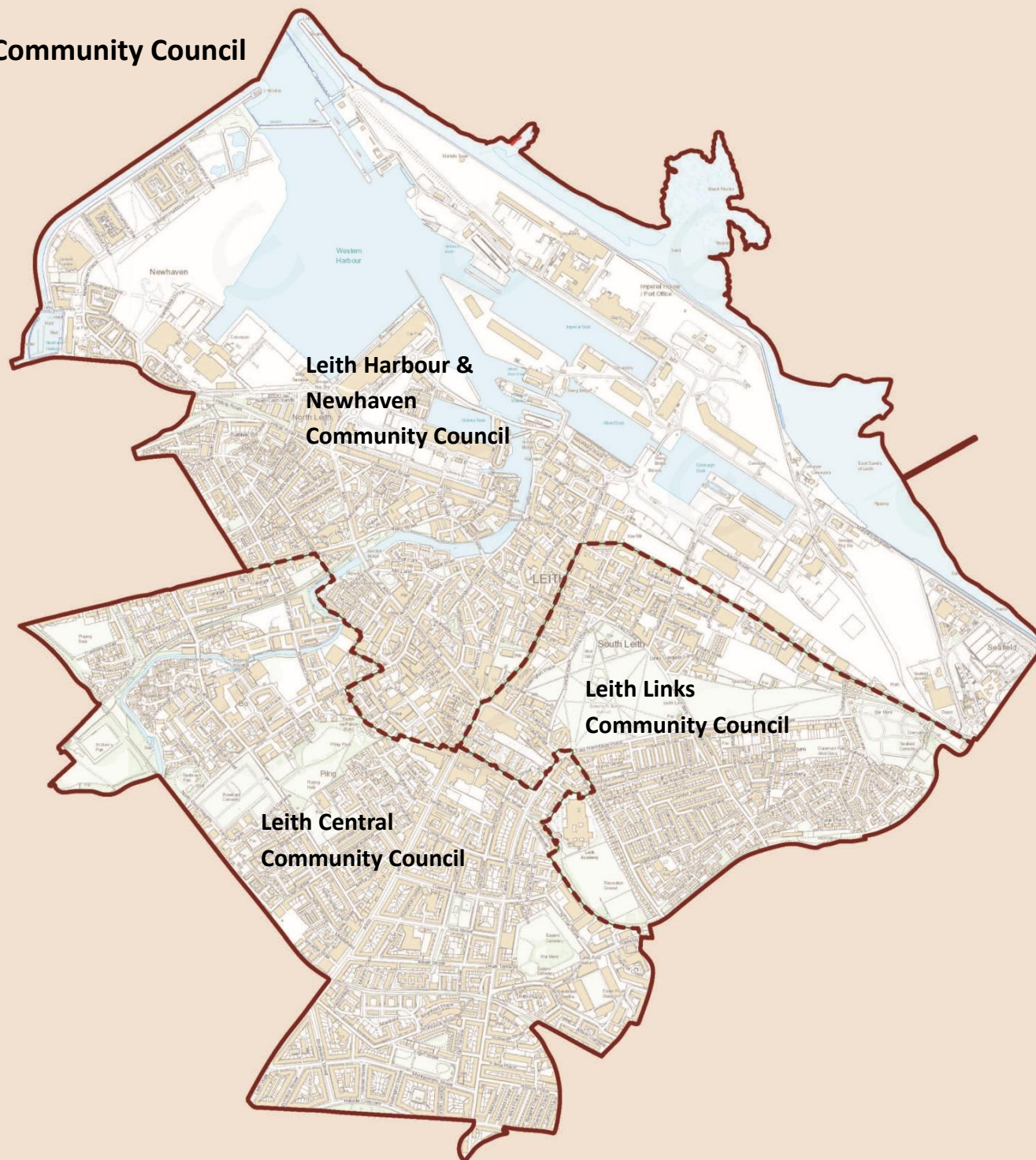
1. Introduction

Foreword by Leith Central Community Council

Leith Central Community Council welcomes the Leith Place Plan and Community Action Plan. It voices many of the hopes and aspirations of our community, particularly how available land use is allocated in the future. Due to its central position and excellent public transport the LCCC area has been very popular with commercial developers, who have wasted no time to buy up any land becoming available. Time and time again we have seen the construction of student accommodation and hotels, creating ever greater housing shortages for the local population, particularly shortages in affordable housing. Local Services have not been able to keep pace with the influx of newcomers either. LPP offers a range of excellent ideas and alternatives, which LCCC urges the City of Edinburgh to incorporate into the next Local Plan 2040.



2. Map of the Community Council Areas



3. Local Place Plan

3. Local Place Plan

Summary

The Consultation carried out for the Place Plan (which can be viewed in full in Appendix A) clearly demonstrated that residents feel that Leith is a great place to live. This is shown by the high demand to live here, rising property values, and repeatedly being on lists of ‘coolest place to live’ nationally and globally. In the Consultation eight areas out of fourteen were scored in the top half of the range by residents, and none scored in the bottom third.

Leith residents would like the things that make it such a good place to live to be protected. This includes the libraries, the independent shops, the parks, and the public transport. And, if possible, they would like these things improved and expanded.

At the same time, Leith is undergoing rapid social change which is reflected by changes to its built environment. As a port, Leith has always had new arrivals and the continuing change in the makeup of the population is felt as pressure on many residents. The Place Plan Consultation shows concern about many aspects of this change. We have identified these in the following topics, around which the Plan is arranged:

Leith is a varied and vibrant community with many different groups and communities. Leith is and must continue to **be a social place that respects all those who make it their home, with spaces for all people to meet and enjoy themselves** (Topic A).

Leith is struggling with a growing population, rising house prices and rents, and changes that reduce good quality housing for

residents. Leith must become **a place with homes for the whole community - a comfortable, affordable home for every resident** (Topic B).

The varied communities travel around Leith, as well as those who travel into it, or travel through it, put pressure on each other when moving about. Though steps have been made to improve travel in Leith, the consultation showed things still not working. Leith must **be fair for all to move around – it must become a place that is fair for all moving around it, into it, or through it** (Topic C).

Leith is a place where often life is lived outside, despite the weather. These outdoor areas don’t work for everyone, so Leith must be a place with **streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun** (Topic D).

Leith has undergone significant changes to its economic character: first a port, then a place for industry, including shipbuilding and glass-making, and is now a centre of hospitality and the creative industries. Residents are concerned that places to work are being lost. Our vision is that Leith is **a working place - a place connected to its engineering past and its creative future where all residents can find good jobs** (Topic E).

Finally, Leith has always been a place apart from Edinburgh, with its own history and identity. This is something residents feel very strongly about. Leithers have always been independent of mind and spirit, self-reliant, and not shy of giving their opinion. This is at risk

3. Local Place Plan

of getting lost in a modern age where socialising is often detached from location and as part of a city in which Leith forms less than one tenth the population. Our vision is that Leith is **a place that makes its voice heard, retains its unique character, and where residents are informed and engaged** (Topic F).

The structure of this report has the **Local Place Plan**, followed by the supporting **Maps**, and then the **Community Action Plan**. The Local Place Plan is a statutory document focused on the land use and spatial planning. The Community Action Plan informs the Local Place Plan providing community-backed evidence to support the land use and spatial planning. The Local Place Plan sets out those changes we would like the City of Edinburgh Council (CEC) to make to the current Development Plan, or to include in City Plan 2040, and to take as material considerations for Planning Applications from the point at which this Place Plan is accepted.

The Local Place Plan and Community Action Plan provide complimentary actions that achieve the wider aims the survey respondents asked for; they are complimentary to each other.

These changes are all supported by feedback received from the consultations carried out, which are detailed in Appendix A. The other Appendices provide additional supporting information, including an analysis of the Plan against National Planning Framework 4.



*Wordcloud taken from Survey 1
of the Consultation*

3. Local Place Plan

A. A social place that respects all those who make it their home, with spaces for all people to meet and enjoy themselves.					
No	Aim	Initiative	First Steps	Lead	CEC owner
A1	Create more Libraries/ Library space/ Library services.	Add library space to the east part of Leith where there currently is none.	City of Edinburgh Council to run a feasibility study into adding Library space. This may be in the new housing along Salamander Street, in the new Seafield development, or distributed Library space and services in existing community spaces. It could be additional library vans, or greater presence in schools.	CEC	Culture/ Communities
A2	Stop the loss of indoor social spaces.	Put in place protections for existing indoor social spaces from being re-developed for private use, such as or Short Term Lets (suis generis). This includes vacant places of worship such as churches, which must remain as social space.	City of Edinburgh Council to change current policy, and include measures in the Development Plan, to block existing indoor social spaces from being re-developed for private use, including suis generis.	CEC	Planning
A3	Protect existing Town Centre space, and create more Town Centres to support a liveable, accessible, and varied retail for all parts of the community.	Protect and support a mix of retail, providing chains and independent shops. We support the extension of the Leith town Centre (as set out here https://www.edinburgh.gov.uk/downloads/file/36520/leith-town-centre) to cover the town centres noted on Map E. The planning policy should apply to all areas shown. Council decisions on licensing and planning should take into account the current mix in these areas and avoid oversupply of either large chains or independent shops in them.	City of Edinburgh Council to alter the areas to which the Town Centre guidance applies in the Leith Town Centre policy to match the areas shown on Map E. This will require extending Leith Town Centre and adding further town centre zones.	CEC	Development

3. Local Place Plan

A. A social place that respects all those who make it their home, with spaces for all people to meet and enjoy themselves.					
No	Aim	Initiative	First Steps	Lead	CEC owner
A4	Protect and improve the provision of leisure facilities in Leith.	City of Edinburgh Council to put in place measures which protect existing leisure facilities and provide additional ones they have already committed to. New developments to include appropriate leisure facilities.	City of Edinburgh Council to refuse any planning proposals that would cause the loss of existing leisure facilities. CE City of Edinburgh Council C to follow through in its commitment to leisure facilities already planned (see Leith Links Master Plan) City of Edinburgh Council to initiate a survey / review of the need for further extended health / sport / leisure facilities in the Seafield / North Leith area, due to expanding population.	CEC	Culture/ Communities

3. Local Place Plan

B Homes for the whole community - a comfortable, affordable home for every resident					
No	Aim	Initiative	First Steps	Lead	CEC owner
B1	Retain a mixed community in Leith.	Retain and create more homes for people on low incomes, those with specific housing needs, and those who are being priced out of Leith.	City of Edinburgh Council to review their affordable homes funding policy for Leith. CEC to advocate to SG on allowing more direct public sector construction rather than relying on developers.	CEC	Housing Finance
B2	Stop the loss of housing for full time permanent residents.	Cease giving planning consent or licenses for uses that reduce long term residences. This includes Purpose Built Student Accommodation (PBSA), Short Term Lets (STLs), serviced apartments, and apart-hotels.	City of Edinburgh Council to include measures in the Development Plan to cease giving Planning consents or licenses that reduce long term residences and potential long term residences, and to revise current policies.	CEC	Planning Regulatory
B3	House people who need it in a way that doesn't reduce housing for other residents in Leith & doesn't reduce working spaces.	Create licensed accommodation for people with emergency housing needs that is aligned with the wider aims of the Place Plan. All and any accommodation for homeless people in Leith should meet clear standards for the facilities present and the way the premises are managed.	City of Edinburgh Council to work with charities to find accommodation for people with emergency housing needs in Leith that doesn't result in negative impacts to residents, or remove workshop space (see below Topic E). These measures should then be included in the Development Plan.	CEC	Housing, homelessness and fair work Regulatory HMO standards of SG and Regulatory
B4	Help Leithers with the cost of energy with a just transition to a zero carbon energy system.	Working with City of Edinburgh Council's Local Heat and Energy Efficiency Strategy (LHEES), work to create community-owned energy via council support and community organisations.	City of Edinburgh Council to introduce Planning conditions requiring developers, including the council themselves, to connect to community owned energy companies where available, or provision for a later connection. This to apply to 'retrofits' done by an institutional owners.	CEC	Policy and sustainability

3. Local Place Plan

B Homes for the whole community - a comfortable, affordable home for every resident					
No	Aim	Initiative	First Steps	Lead	CEC owner
B5	Manage the densification of Leith's housing stock in a just way.	Change the development plan to allow and support densification schemes in the areas shown on Map B1, and respect the existing nature of the areas as shown. Use this in the development of City Plan 2040.	City of Edinburgh Council to use this plan when reviewing Planning applications and incorporate it into current policy.	CEC	Planning

3. Local Place Plan

C Fair for all to move around - a place that is fair for all residents moving around it, into it, or out of it					
No	Aim	Initiative	First Steps	Lead	CEC owner
C1	Attend to the features of the Leith Walk cycle lane that are seen as unjust.	Alter the Leith Walk cycle lanes to align with the transport hierarchy. The needs of elderly, mobility and/or visually impaired pedestrians to be taken into account in any changes and future schemes.	City of Edinburgh Council to run a lessons-learned exercise following the construction of the cycle lanes. CEC to revise their standard details following this, and amend the existing cycle lanes to match the new details.	CEC	Transport & Environment
C2	Give clarity as to why certain decisions are made about car traffic through Leith in the wider regional context.	Establish and publish a region-wide approach to cars and traffic to explain what is being done to Leith. The City council needs to work with East Lothian Council to implement measures to reduce Leith as a thoroughfare.	City of Edinburgh Council to work with East Lothian Council to develop a regional traffic plan and publish this before implementing more changes to traffic. Publish this and promote it. Put signs up explaining the approach around Leith. Future traffic and roads changes to be done in alignment with this plan.	CEC	Transport & Environment
C3	Attend to aspects of policy towards restrictions on car use that are felt to be unjust.	Implement a strategy for unavoidable car use for those with accessibility restrictions, caring needs, and for those who need to use their vehicles to work around Leith. Resident-only car parks, trade/delivery only car parking bays on side streets, and expended use of 'blue badges' is required.	City of Edinburgh Council to review the Controlled Parking Zones (CPZ) and Blue Badge allocation and Retail, Trades and Garage permits to make sure the CPZ doesn't block essential activity needed for a fair approach to vehicle use in Leith. A car owners group could be set up as a stakeholder.	CEC	Transport & Environment
C4	Increase support for cyclists to make the cycle lanes as impactful as possible	Create additional support for cyclists: provide more bike parking, and set up a bicycle library, including cargo bikes. Create Transport Hubs as currently proposed in the City Plan 2030.	City of Edinburgh Council to install more bike stands, locked bike docks and the like around Leith to enable more cyclists to use the cycle lanes.	CEC	Transport & Environment Planning

3. Local Place Plan

C Fair for all to move around - a place that is fair for all residents moving around it, into it, or out of it					
No	Aim	Initiative	First Steps	Lead	CEC owner
C5	Reduce car traffic from East Lothian by moving people off the roads.	Investigate light-rail to East Lothian, as shown on Map C.	City of Edinburgh Council to work with East Lothian and the Seafeld Masterplan team to carry out a feasibility study into re-installing the light rail connection from East Lothian to Leith Docks.	CEC	Transport & Environment

3. Local Place Plan

D Streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun.					
No	Aim	Initiative	First Steps	Lead	CEC owner
D1	Reduced air pollution.	Continue to develop the air quality action plan 2025-2030 in consultation with the community councils and wider stakeholder group as per the LHNCC response submission in October 2025.	Council to monitor air pollution and provide the data to Community councils as set out in LHNCC's response document issued in October 2025. .	CEC	Transport & Environment
D2	Reduce the negative impact of Seafield waste water treatment works on nearby residents.	Achieve meaningful and long-term solutions to the long-standing and persistent problem of pervasive and offensive smells.	City of Edinburgh Council to advocate that Scottish Government assures adequate investment and forces Scottish Water to implement improvements at Seafield treatment plant in a way that reduces pervasive and offensive smells and future proofs it in the light of ever-expanding population, and the effects of climate change.	CEC	Environment
D3	Deliver the Leith Links Masterplan.	Delivery of the Leith Links Masterplan by the City Council.	The Leith Links Masterplan, including the Activity Hub, should be delivered as intended, and set out at this link: https://consultationhub.edinburgh.gov.uk/sfc/leith-links-activity-hub/user_uploads/leith-links-activity-hub_a1-consultation-board.final.23.09.07.pdf	CEC	Culture/ Communities
D4	Have greener public spaces.	Increase the planting on the major streets, including trees, and have a plan to maintain them.	City of Edinburgh Council to run a feasibility study on where there is space for additional planting, including how the additional planting will be maintained. Share maintenance plan with Community Councils.	CEC	Transport & Environment

3. Local Place Plan

D Streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun.					
No	Aim	Initiative	First Steps	Lead	CEC owner
D5	Reduce standing surface water and extent of hard-surfaces around Leith.	Make the public realm more permeable, with more Sustainable Urban Drainage schemes (SUDs) features as shown on Map D.	City of Edinburgh Council to run a feasibility study on where there is space for additional planting and SUDs features, including how the additional planting will be maintained.	CEC	Transport & Environment
D6	Be a more biodiverse place.	Promote increase in biodiversity in Leith.	Development Plan to include green corridors and stepping stone habitats, and then to implement this in Planning decisions. Bus stops to have sedum roofs added, for instance.	CEC	Transport & Environment Planning
D7	Greater connection between residents and the water nearby.	Protect and expand access to the coast, shore and river. This should include a commitment by CEC to protection of / access to a coastal route: a walking & cycling path continuously from Portobello to Cramond for members of the public which should be built into all planning applications for developments along the Seafield stretch, along Salamander Street, through the docks, to connect up with the McKelvie Parade at Wardie, and onwards to Granton.	City of Edinburgh Council to reject Planning Applications which reduce access to the sea for members of the public, and support applications that open up access, including boat transport from Leith into and across the Forth. The Development Plan to be altered to support this in line with Map D.	CEC	Planning
D8	Continuous improvement of the quality of the Water of Leith.	City of Edinburgh council to establish who is responsible for overseeing, specifying, funding and carrying out such work. Scottish Water to stop discharging sewage into the water, owner and Council to divide up their responsibilities for cleaning, dredging etc.	City of Edinburgh council to put more resource into the Water of Leith Stakeholder Group recently chaired by Ben Macpherson MSP to give it more powers to hold those responsible for the quality of the entire Water of Leith.	CEC	Transport & Environment

3. Local Place Plan

D Streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun.					
No	Aim	Initiative	First Steps	Lead	CEC owner
D9	Protect and expand access to the coast.	Improve access to the coast for leisure activities including swimming. Create an outdoor swimming area in Victoria Dock. To do this, improve the quality of the water of Leith.	City of Edinburgh Council to include a future Lido in Victoria Dock in the Development Plan. Community to set up a community group to move forward with this plan, in connection with item D8 above.	CEC	Planning
D10	Make the streets safer by design.	Increase the safety of the streets by creating more active frontages. This should include banning full-height vinyls to existing glazed shop fronts and converting take-aways to 'dark kitchens'.	City of Edinburgh Council to update the Development Plan to reject applications which reduce active frontages, and support those which create active frontages. Council to reject proposals which remove active frontages.	CEC	Planning
D11	Protect existing built heritage.	The buildings and streetscapes that are recognised as distinct character of Leith should continue to be protected. Old buildings should be retained and incorporated into new developments, rather than demolished.	City of Edinburgh Council Planning to continue to update the conservation area plans in consultation with local community groups to continue the statutory protection of Leith's built heritage, including non-Listed historic buildings.	CEC	Planning
D12	Create more social activity outdoors.	Set up a 'donate your street' scheme to allow residents to pedestrianise their street. Encourage more street parties and to run new social events, festivals, or bloc parties.	City of Edinburgh Council to publicise how local residents can temporarily pedestrianise their street for an event, see https://www.edinburgh.gov.uk/events-venues/event-planning-public-spaces	CEC	Planning

3. Local Place Plan

E A working place - a place connected to its engineering past and it's creative future where residents can find good jobs					
No	Aim	Initiative	First Steps	Lead	CEC owner
E1	Protect existing light industrial premises.	Halt demolition of light industrial premises and protect what we have where this is zoned on Map E.	City of Edinburgh Council to revise the Development Plan to allow them to reject applications for demolition of light industrial premises and to change current policies to protect these buildings.	CEC	Planning
E2	Creating more light industrial premises where they would be good neighbours.	Ensure new developments include light industrial buildings where this is zoned on Map E.	City of Edinburgh Council to revise the Development Plan to allow them to support applications that include light industrial premises.	CEC	Planning
E3	Bring together light industrial businesses and makers in Leith so they can support and promote each other.	Create a skills manufacturing hub for Leith's light industrial operators and makers to come together as part of an economic plan for Leith. Use the Forth Green Freeport as an anchor. Support engineering apprenticeships.	City of Edinburgh Council to create an Artisan skills/manufacturing hub. Create small industrial zones and buildings - small spaces that small businesses can use, via the Development Plan.	CEC	Chief Executive Office
E4	Bring together creative businesses to support and promote each other. Protect existing artists hubs and premises.	Create a creative industries hub for Leith's creative sector to come together as part of an economic plan for Leith. Use Custom House as an anchor. Protect the businesses and locations shown on Map E.	City of Edinburgh Council to create a Creative Industries hub for Leith's creative sector to come together.	CEC	Chief Executive Office

3. Local Place Plan

F A place that makes its voice heard, and where residents are informed and engaged.					
No	Aim	Initiative	First Steps	Lead	CEC owner
F9	Demonstrate that development in Leith benefits Leith.	S75 contributions actually does take place in the area.	CEC to implement a policy to spend S75 funds in the area they are raised in.	CEC	Culture/ Communities

4. Maps

Map A - Social Leith

Existing Inside Spaces

1.

Leith Public Library
2.

McDonald Road Library
3.

Duncan Place Community Hub
4.

Leith Community Centre
5.

The Heart of Newhaven Community
6.

Leith Victoria Swim Centre
7.

Leith Theatre
8.

Newkirkgate
9.

Leith Market
10.

Out of the Blue Drill Hall
11.

Out of the Blue Abbeymount
12.

Ocean Terminal
13.

Leith Walk Police Box
14.

RNIB Scotland HQ and cafe
15.

Edinburgh Youth Hostel
16.

Custom Lane
17.

Leith Dockers Social Club
18.

Edinburgh Sculpture Workshop
19.

Edinburgh Open Workshop
20.

Cyan Clayworks
21.

Custom House
22.

Leith Makers
23.

Glass Lab Edinburgh
24.

Portland Street Pottery
25.

Mote 102
26.

SilverHub Studios
27.

Studio 48
28.

Leith School of Art
29.

Edinburgh Tool Library
30.

Coburg House
31.

Paradigm Shift Open Studio
32.

Kadampa Meditation Centre Edinburgh
33.

Edinburgh Hindu Mandir and Cultural Centre
34.

Edinburgh Gurdwara
35.

Wali al-Asir Trust
36.

Newhaven Church
37.

Grace Church Leith (Free Church of Scotland)
38.

Larch Leith Walk
39.

Shahjalal Mosque And Islamic Centre
40.

Mohiuddin Jamia Masjid
41.

Winners Chapel International Edinburgh
42.

Leith St Andrew’s Church

43.

Leith Baptist Church
44.

St Mary, Star of the Sea Church
45.

St James Scottish Episcopal Church
46.

North & South Leith Parish Church
47.

Holy Ghost Chapel
48.

South Leith Parish Church Hall
49.

South Leith Baptist Church
50.

Hope Church Leith (Free Church of Scotland)
51.

Destiny Church Edinburgh (Leith location)
52.

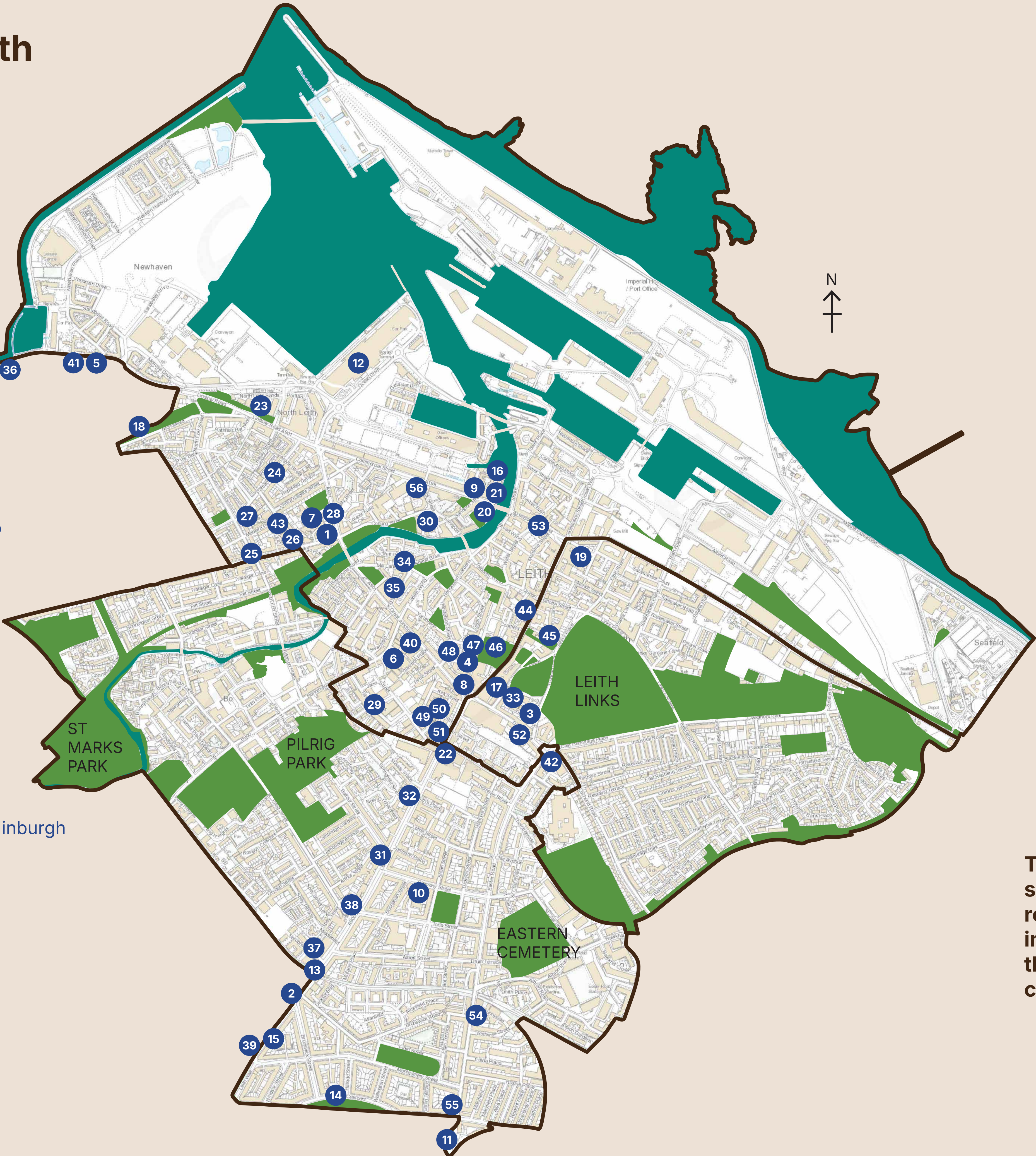
Duke Street URC Church
53.

Kagyu Samye Dzong Edinburgh
54.

Saint Margaret's Episcopal Church
55.

London Road Church
56.

The Citadel Youth Centre

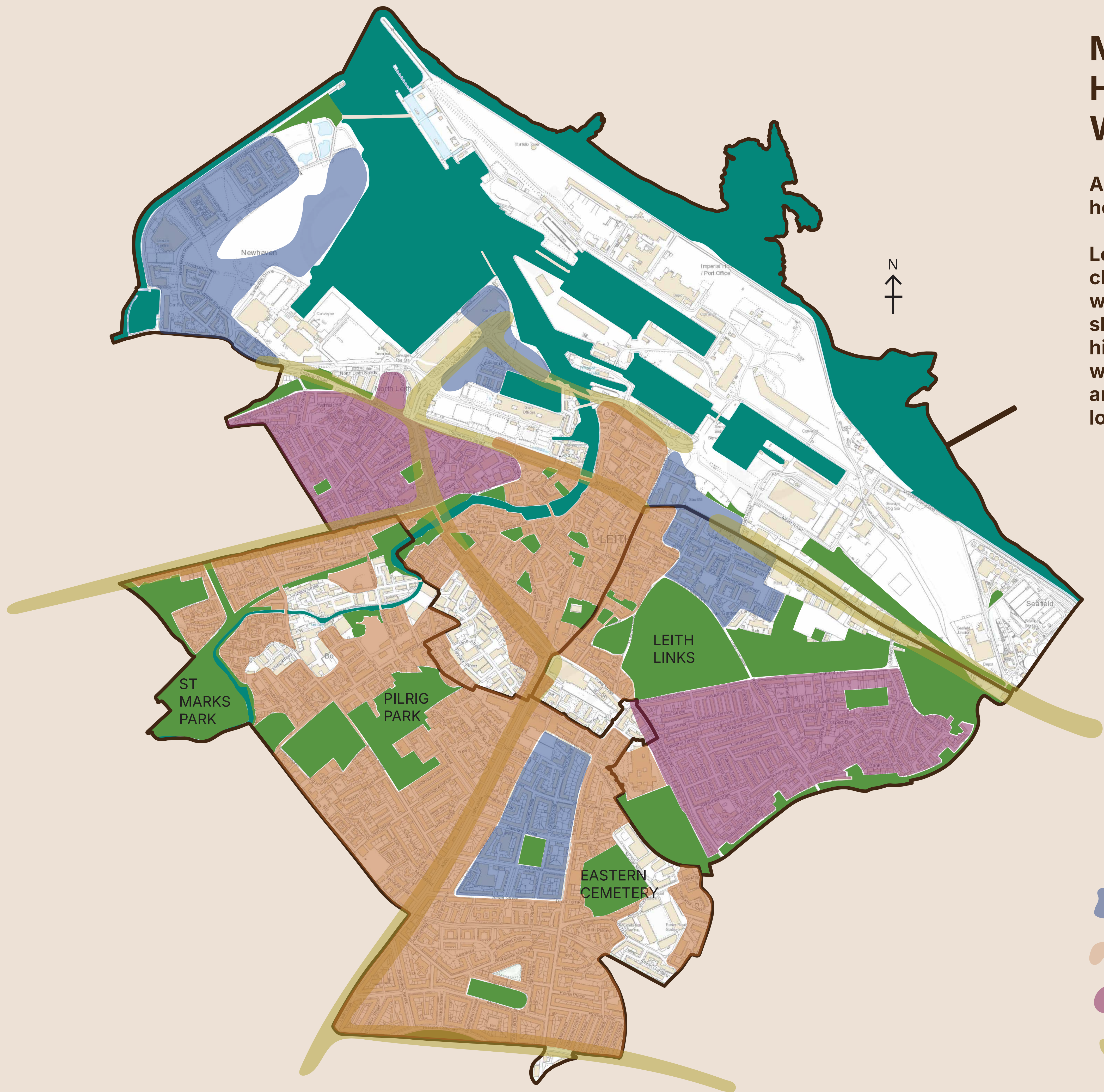


This map shows existing inside spaces that consultation respondents noted as being important to them. In our place plan these spaces are to be protected by council and community.

Map B1 - Homes for the Whole Community

A comfortable, affordable
home for every resident.

Leith has different residential
characteristics, which we
would like to maintain. This map
shows areas which could have
high density housing, those
which need to remain mixed
and those which should remain
low density.

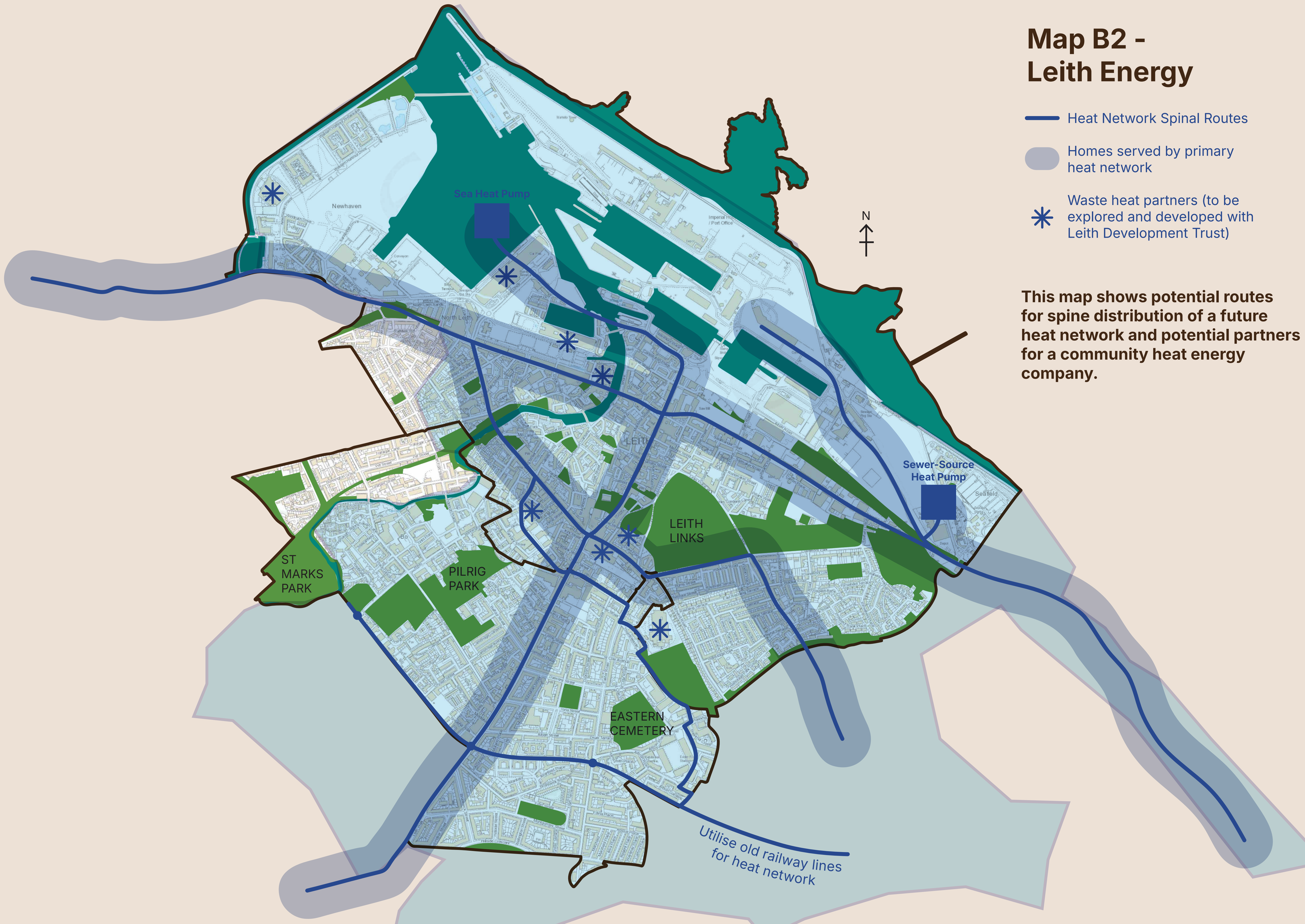


- High density residential
- High density residential/
mixed commercial
- Low density residential
- Main Roads

Map B2 - Leith Energy

- Heat Network Spinal Routes
- Homes served by primary heat network
- Waste heat partners (to be explored and developed with Leith Development Trust)

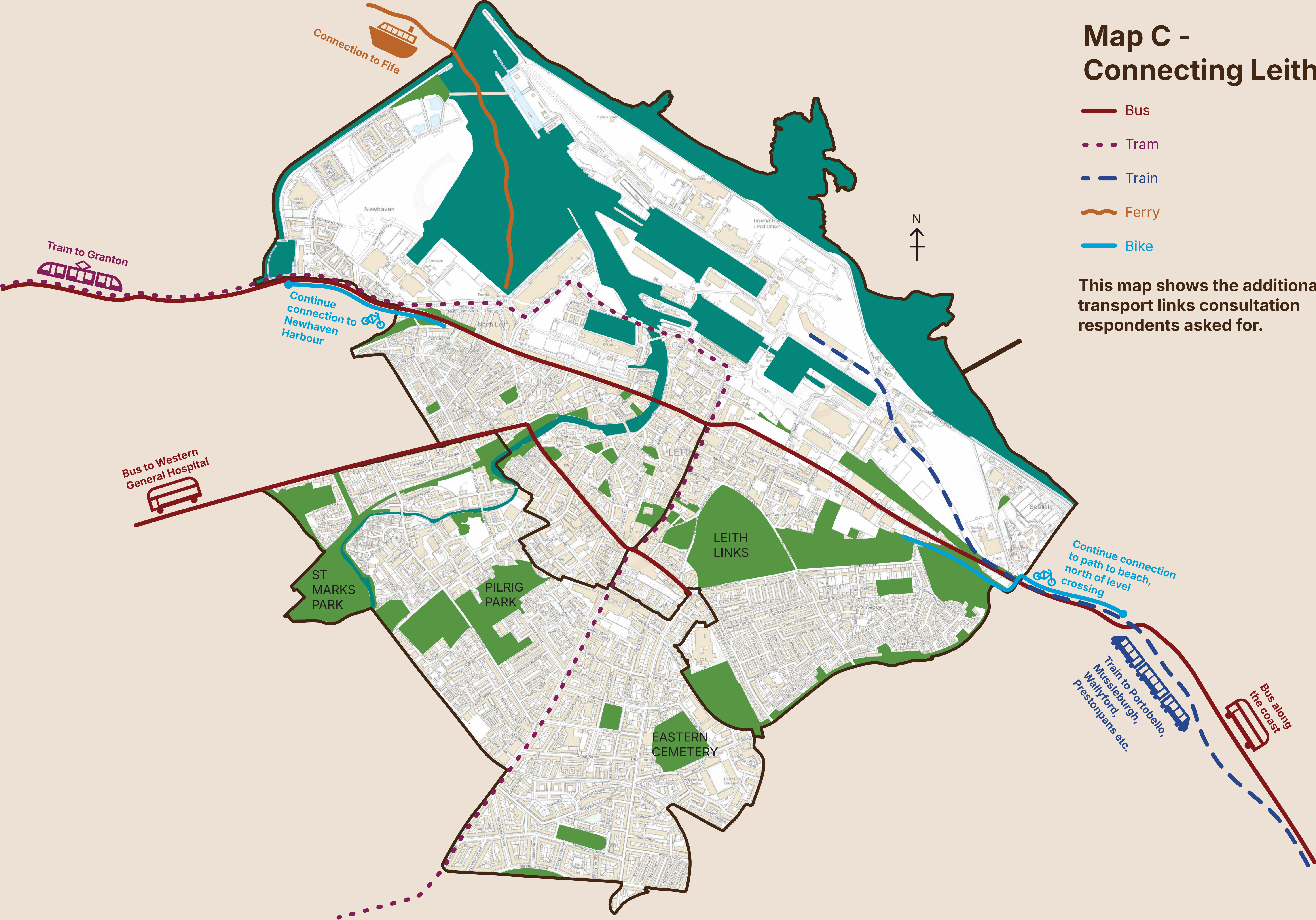
This map shows potential routes for spine distribution of a future heat network and potential partners for a community heat energy company.



Map C - Connecting Leith

- Bus
- Tram
- Train
- Ferry
- Bike

This map shows the additional transport links consultation respondents asked for.



Map D - Streets that are alive

Existing Outside Spaces

1.

Leith Links
2.

The Shore
3.

Leith Community Croft
4.

Pilrig Park
5.

Water of Leith
6.

Dalmeny Street Park
7.

Newhaven Harbour
8.

Leith Walk
9.

Easter Road
10.

Great Junction Street
11.

Leith Academy Athletic Field
12.

Montgomery Street Park
13.

St Mark's Park
14.

Redbraes Park
15.

Keddie Gardens
16.

Taylor Gardens
17.

Mill Lane Park
18.

Henderson Gardens Park
19.

Tolbooth Wynd Playground
20.

North Junction Street Park
21.

Victoria Primary School Athletic Field
22.

Wee Wilding Space
23.

Coalie Park
24.

Pilrig Bowling Club
25.

Seafield Bowling Club
26.

Leith Bowling Club
27.

Leith Tennis Courts
28.

Claremont Garden Allotments
29.

Leith Links Allotments
30.

Pilrig Park Allotments
31.

Rosebank Cemetery
32.

Edinburgh Eastern Cemetery
33.

Seafield Cemetery and Crematorium
34.

North Leith Burial Ground
35.

North and South Leith Parish Church Cemetery
36.

Hillside Gardens
37.

Martello Tower
38.

Hawthornvale Bridge
39.

Victoria Dock
40.

Pedestrian connection on Marine Esplanade

Future Ecosystem Services

- Existing access to the shore to be protected
- Proposed access to the shore to be created
- 'Stepping stone habitats' ENN
- Sustainable Urban Drainage Scheme Parks

This map shows existing outside spaces that consultation respondents noted as being important to them. In our place plan these spaces are to be protected by council and community, with published maintenance plans.

Proposed street sweeper for: Leith Walk, Easter Road, Duke Street, Great Junction Street and the end of Ferry Road.



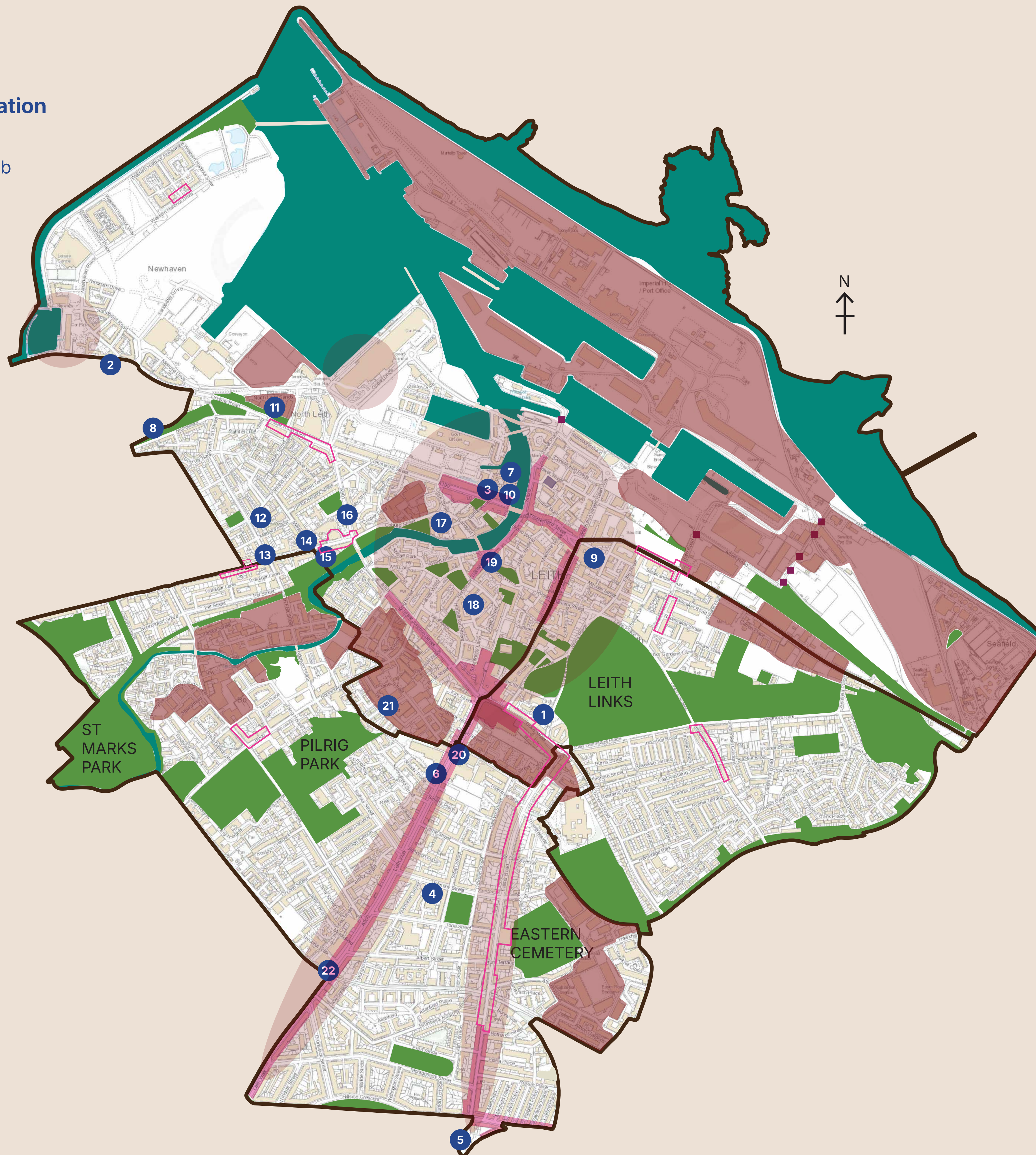
Map E - A Working Place

Existing working locations to be protected

-  Existing light industry to be protected
-  Forth Ports Entrances
-  Commerical activity
-  Town Centres
-  Local Centres

Existing creative industry location to be protected

1. Duncan Place Community Hub
2. The Heart of Newhaven Community
3. Leith Market
4. Out of the Blue Drill Hall
5. Out of the Blue Abbeymount
6. Leith Depot
7. Custom Lane
8. Edinburgh Sculpture Workshop
9. Edinburgh Open Workshop
10. Custom House
11. Glass Lab Edinburgh
12. Portland Street Pottery
13. Mote 102
14. SilverHub Studios
15. Glass Art Studio 34
16. Leith School of Art
17. Coburg House
18. Nook & Cranny Studios
19. Paradigm Shift Open Studio
20. Leith Makers
21. Edinburgh Tool Library
22. Leith Walk Police Box



5. Community Action Plan

Our Community's Vision for 2045

In 2045 Leith is a vibrant and diverse place, with people of many backgrounds including those whose families have been here for generations, and those newly arrived. The area is densely populated, but has a place for everyone. There are a large number of spaces indoors and outdoors for people to socialise whether that's hobbies, entertainment, sports, faith-based activity, caring or sharing. These places are possible because of the Development Trust, which spots buildings that might be lost to the community and finds business cases and funding to keep them open and providing key services. The community centres and Libraries are the centre of these activities.

The Housing Trust, set up by the Development Trust, has several hundred flats mostly taken on from short term let owners who didn't want to run them anymore given getting Planning consent is so difficult. These flats are reserved for local residents with lower incomes. They, along with the local Housing Associations, are partners with Leith Energy. Leith Energy owns the heat network in Leith, along with several thousand rooftop solar panels. It is community owned, and with the proceeds it maintains the tenements the Housing Trust owns flats in, with some left over to put back into the Development Trust. Leith Energy has kept bills down for everyone, helping people have more money to put into the local independent business. Tension around housing is much lower now some of it is held for those most challenged by rising property prices and rents.

The streets and parks are lovely places to be. The City Council has tweaked the bike lanes so they're less dangerous for pedestrians, stepped up on maintenance, and employed some local people as 'Scaffies' - street sweepers who also keep an eye on street maintenance and report problems, stop outdoor cafe seating blocking the footpaths, and just by being around make the streets safer. Their job is made easier by all the Refilleries, and the lack of packaging on take-away food from the supermarkets.

The public transport is just as good as ever, and now there's the light rail line from East Lothian there's fewer cars passing through. Those who really need their cars can still use them, but everyone else is on bikes (sometimes from the bike libraries) or uses city-cars, or just walks given everything is close by what with the numerous Town Centres within easy reach.

Having saved the workshops and warehouses, and connected the businesses there with the Green Freeport and the Colleges, young people – many who live in the Housing Trust flats – are in apprenticeships doing jobs their grandparents might have recognised. The Creative Hub in Victoria Quay means those who are more inclined that way are being trained in established studios or start-ups. Leith really works for all the people who live here. A few hundred are employed by Leith Energy or in maintaining Leith's tenements.

With the higher wages from the varied employers, more people are working 4-day weeks, which gives them time to get involved in the Community Councils, the Development Trust, the Community Maintenance Enterprises, the art schools, Remakeries, local sports teams, music groups, or just to go swimming in the Leith Lido in Victoria Dock.

Leith Festival is a great event, attended by thousands of people across several locations around the area. Everyone feels very invested in the area, given they have so many ways to get involved and the stable, interesting, varied jobs given them the time to do so. There's much anticipation as the Leith Community Hero, and young Leith Community Hero awards are given out. Despite a few clouds overhead, there is sunshine on Leith as the band starts at the Proclaimers Bandstand on the Links.

This vision is both a challenge and an invitation. We acknowledge the significant effort, organisation and long-term civic commitment that would be required to achieve it, particularly in a difficult economic climate. However, we hope that with vision, we will see where we are heading.

The following Community Action Plan should be read alongside the Maps in section 4 above. The symbols next to each one link to one of the fourteen topics in the consultation.

Topic A. A social place that respects all those who make it their home, with spaces for all people to meet and enjoy themselves.

Background

Leith is a diverse and vibrant place. As a port, it has always been this way. Today, recent new communities, from Ukrainians to young professionals, international students and second generation migrants sit alongside the more long-established populations to make Leith the diverse, vibrant community shown in the wordcloud from Survey 1.

This brings with it inevitable challenges and pressures, which are shown in some of the quotes from the Surveys adjacent. The pressures of this are felt to be undermining the cohesiveness of the community and giving rise to many of the other pressures, which is why we have put this topic first.

Our aim for this Topic is for Leith to be a place which has the social and physical infrastructure to manage this change, and make it a place where all those who call it their home are respected and have a space to meet and enjoy themselves.

We therefore propose the following:

- The Consultation showed a civic gap where the Local Authority, Community Councils, and existing community groups currently can't operate. This gap is leading to many of the issues highlighted throughout the consultation. The answer may be the creation of a Development Trust for Leith to give the community voice in managing change in the area, to spot gaps, and to work for all. Consultation responses were received from people interested in creating one.
- The Libraries came up as a key resource for many people. We ask the Council to add a library space to the east part of Leith where there currently is none. This could be in existing buildings to avoid a new building. Doing this will also support the growing residential neighbourhood in the north-east of Edinburgh around Seafield.
- The existing Libraries need more support, and this could be via the creation of "Friends Of" groups for them, though this must be complimentary to the work of the staff.
- Map A shows those places noted by respondents to the consultation to be particularly important and in need of protection. We ask the Council to take steps to stop the loss of existing indoor social spaces from being re-developed for private use particularly spaces that provide services for teenagers. This includes vacant places of worship. Doing so will mean changing the Development Plan, and supporting community organisations that will take them on.
- We ask the Council to protect small business premises from being re-developed for private use in the Town Centres noted on Map E. This includes retaining retail premises that become vacant as this may encourage them to be used for community use through rates relief or other support.
- We need spaces that allow people to socialise without paying to reduce the growing issue of isolation, which was widely reported in the consultation. We ask the Council to support organisations that provide this, whether third sector, social enterprises, or faith-based organisations. This could be through a fund to support new and existing groups creating free to access social spaces to help reduce social isolation. Existing social spaces must be protected to hold space for these activities.



- We see the need for self-service kitchens or Public Diners in existing buildings. Nourish Scotland describe Public Diners as "Public diners are state-supported restaurants. They serve good meals at prices everyone can afford." <https://www.nourishscotland.org/projects/public-diners/> They could be created by a fund from the Council, and by support to take on vacant buildings.
- The mix of retail in Leith must be protected as our community needs both low-cost retail provided by chains and varied independent retail. This mix should be present in the Town Centres noted on Map E.
- Democratically owned businesses are supported by many consultation respondents. The city council should support them more, by removing bureaucracy and finding ways to make them cheaper to operate to acknowledge the social good they bring.
- Leith has some great leisure facilities which should be protected. We ask the City Council to follow through on plans to add more, such as the Leith Links Masterplan.
- Victoria Quay is clearly under-utilised and has a swimming pool. We ask the City Council to work with the community to investigate how this could provide public facilities.

Relevant quotes from the consultation which support these proposals are as follows:

"The chains like Starbucks remove the community spirit and lacks the personal aspect Leith really benefits from."

"I've been recently priced out of Leith but cause my life and work is there I still feel like I live there - just too expensive"

"It is a privilege to live in Leith, but I am concerned that gentrification (from which I myself have benefited) is making it ever harder for poorer individuals and families to remain here or find suitable accommodation etc."

"It is a little difficult for people of colour to have opportunities to socialise with others, especially when there is still overt racism from time-to-time. This is quite isolating and there should be events put on for us to feel safe and socialise with each other."

"There are not enough opportunities for older/disabled people with additional support needs, on low incomes & are digitally excluded"

"Whilst gentrification is amongst the people of Leith, it is a certain type people are wishing for. Shiny chains are not for Leithers, and most would opt to support local businesses."

See the Appendices for more.

Topic A. A social place that respects all those who make it their home, with spaces for all people to meet and enjoy themselves.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
A10	Coordinated community activity to take up opportunities for community ownership and management of buildings.	Look into the creation of an entity that can access different sources of funds to that of City of Edinburgh Council, Community Councils, and community. This would give the community voice in managing change in the area, to spot gaps, and to work for all. This entity could then partner on local initiatives with existing organisations.	Form a working group to look into setting up a Development Trust and apply to Development Trust Association of Scotland (DTAS) for financial support.	Community	Culture/ Communities
A20	Protect existing Libraries.	Set up a Friends Of organisations for the two Libraries in Leith, with city of Edinburgh Council presence.	Publicise the need for Friends Of organisations and seek leaders for the groups. Speak with Library staff to ensure this doesn't take funding from them.	Community	Culture/ Communities
A30	Protect and enable more low-cost social spaces that attend to social isolation issues.	Give rates relief to community cafés and other spaces for people to socialise without paying. Support them to take on vacant buildings.	City of Edinburgh Council to review Rates policy to support spaces that attend to social isolation issues.	CEC	Scottish Government
A40	Protect existing and enable more low-cost social spaces that attend to social isolation issues.	Set up additional funds to support new and existing groups creating free to access social spaces.	Set up a Community Wealth Fund to support groups that provide free or low cost access to space. This may require other organisations to be set up first.	Community	Culture/ Communities
A50	Protect existing, and enable more, low-cost social spaces that attend to food poverty.	Create self-service kitchens or public dining spaces in existing buildings.	Working with existing organisation develop a network of community organisations to coordinate the seeking of funding and opportunities to create Public Diners. City of Edinburgh Council to protect the spaces where this could happen.	Community	Culture/ Communities
A60	Support democratically owned not for profit independent businesses that reach people on lower incomes.	Make licenses easier to obtain for businesses owned by employees that are constituted as not-for-profit..	CEC to investigate barriers facing employee owned / not for profit businesses that provide social value, and if possible streamline processes to provide less bureaucracy for such businesses and provide financial support for them.	Community	Regulatory and Licensing Board
A70	Explore creating public facilities within under-used public sector buildings such as Victoria Quay.	City of Edinburgh Council and community groups to work with the Scottish Government to utilise Victoria Quay, particularly its swimming pool, more for public facilities as noted elsewhere in the Place Plan.	City Councillors to reach out to Scottish Government Estates department to investigate making more use of Victoria Quay.	CEC	Culture/ Communities

Topic B. Homes for the whole community - a comfortable, affordable home for every resident.



Background

The consultation feedback is clear that Leith has experienced significant reduction in available homes compared to the demand for them. This includes losses due to short terms lets, and serviced accommodation in what were previously homes. People see student flats being built but very few affordable homes being created. This is seen as the wrong choice when people can’t afford to live in the area due to a lack of housing. At the same time the increasing popularity of the area has brought in newer and often affluent people, pushing property prices and rents up, and resulting in existing residents being forced to move out. The unfairness of all of this, coupled with demographic change, has led to friction between different groups in Leith.

Residents noted that some of the new homes being constructed do not come with community space, or usable green space. There is concern that these new developments won’t create communities. Existing buildings are seen to be in poor condition and expensive to heat. In the consultation, Housing was scored the third lowest out of the fourteen areas for satisfaction by respondents.

Our aim is for Leith to have comfortable and affordable homes for all of its diverse population, and for those homes to support the creation of community.

We therefore propose the following:

- More homes for people on low incomes, those with specific housing needs, and those who are being priced out of the area should be created. This will need Local Authority intervention, and may need the City Council to advocate for changes to the Scottish Government.
- We ask that new developments respect the current types of residential area Leith has when allowing more housing to be built, as shown on Map B1 overleaf. This shows clearly where densificaiton should be allowed.
- Respondents to the consultation overwhelmingly asked for a halt to activities that take existing homes away from being somewhere for a local resident to live, or that create spaces to live that aren’t long-term residences. This means no more Purpose Built Student Accommodation (PBSA), Short Term Lets (STLs), and serviced apartments being given consent in Leith.
- The regulations to avoid over-crowding of HMOs are not being enforced. We ask that the City Council police these consents more actively. We also ask that they review existing HMO provision prior to consenting/licensing new HMOs to avoid over-provision in areas like Leith Links.
- We propose that a solution to HMO overcrowding, and some of the other housing crises raised in the consultation, may be to create replacement hostel accommodation in empty buildings owned by the Public Sector for those with emergency housing needs. We ask that the City Council look into this alongside the Scottish Government.
- A solution to affordability and vacant premises may be alternative housing solutions, such as a Housing Trust, or co-housing. If the community investigates these, we ask that the City Council is supportive and work with community groups doing so.
- We ask the City Council to be more active in working alongside the community to bring vacant housing back into use.

- Our plan asks for ways to improve building maintenance, particularly in complex multi-tenure situations. This will need greater council support, and more community organisations active in this space.
- We see a need to create ways to lower energy costs, which would dovetail with the movement to create community-owned energy. This needs council support and community organisations. Map B2 shows potential partners and routes for a heat network. To support this will require developers to connect, or to build in a way they could connect to a future heat network, which will need Council support via the Planning process.

Leith Central Community Council Purpose-Built Student Accommodation Developments in Leith

Date: 17 April 2025 (v.1.2, ae, ce)

Purpose of the Paper: This document outlines concerns about the impact of Purpose-Built Student Accommodation (PBSA) developments in Leith, focusing on how these projects threaten local housing availability, disregard community needs, and conflict with local development goals. The aim is to foster a united stance against further PBSA expansion in Leith, particularly given that Leith is not a university area and lacks direct benefits from these developments.

Executive Summary

Leith Central Community Council (LCCC) has been concerned for some time that PBSA expansion strains local resources, while universities promoting these projects may be neglecting their wider responsibilities. Despite Leith not being a university area, PBSA developments have proliferated, reducing opportunities for resident-focused housing and conflicting with Edinburgh's broader housing objectives. The numbers paint a stark picture: approximately two thirds of PBSA beds are in the planning process for Leith (6332) out of a total of 9873 in Edinburgh (March 2025). In total Edinburgh has approx. 58 PBSA’s and 22,364 bed spaces.

To address the issue, LCCC proposes collaboration with other community councils, housing providers, and advocacy groups to create a coordinated response and to prioritise developments that meet local housing needs, focusing on affordable, family-oriented, and mixed-use housing that supports long-term residents.

LCCC is calling for a moratorium on further PBSA developments in Leith and intends to engage with Edinburgh Council’s forthcoming consultations on Local Housing Strategy and Student Accommodation Non-Statutory Planning Guidance to reinforce this stance.

In the meantime, LCCC has developed a policy approach (see Appendix B) to oppose the continued expansion of Purpose-Built Student Accommodation (PBSA) developments in our area, based on our concerns about their impact on local housing, infrastructure, and community balance.



Topic B. Homes for the whole community - a comfortable, affordable home for every resident.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
B10	Deal with mixed tenure situations the city Council and Housing Associations aren't attending to that remove homes and make it hard for people to stay in the area.	Investigate alternative housing solutions, such as a Housing Trust, or co-housing to respond to vacant properties in hard to solve mixed tenure situations.	Community to explore / research different models and possible funding routes for alternative housing solutions, such as Housing Trusts.	Community	Housing Finance
B20	Deal with mixed tenure situations that make building maintenance hard to organise.	Create alternative housing solutions, such as a Housing Trust, or co-housing to respond to maintenance issues in hard to solve mixed tenure situations.	Support the aims of the Scottish Government tenement maintenance working group by establishing incorporated owner associations for all mixed tenure council properties.	Community	Housing Finance
B30	Bring vacant housing back into use to help people stay in the area.	Bring vacant housing back into use through community action alongside the City Council. This may be aided by the creation of a Housing Trust for Leith.	Form a community working group to work with City of Edinburgh Council Empty Homes Officer. CEC to support this initiative.	Community	Housing Finance
B40	Reduce the negative impacts of Houses of Multiple Occupancy (HMOs).	Cease giving licenses for large Houses of Multiple Occupancy (HMOs) and enforce licensing of them. Reduce over-provision of HMOs.	City of Edinburgh Council to police HMOs more closely and respond to complaints raised by residents and Community councils. City of Edinburgh Council to check for over-provision in surrounding areas before granting more licenses.	CEC	Planning Regulatory
B50	Help Leithers with the cost of energy crisis with a just transition to a zero carbon energy system.	Working with City of Edinburgh Council's Local Heat and Energy Efficiency Strategy (LHEES), work to create community-owned energy via council support and community organisations.	Create a community energy company. Lobby CEC to channel heat network development through the community energy company in line with the aims of Lothian Heat CIC (https://lothianheat.org/), with routes and partners as shown on Map B2.	Community	Policy and Sustainability

Topic C. A place that's fair for all to move around - a place that is fair for all residents moving around it, into it, or out of it.

Background

There is a lot of pressure on moving around, into, or through Leith. The area has a growing and diverse population who travel in different ways. It is a historic 'node', with transport routes arriving at it and running through it, creating congestion. Recent changes to improve things are not yet fully complete. The Low Traffic Neighbourhood (LTN) and Leith Connections are partially complete, and the Tram snagging is still to be finished, leaving residents unhappy with how they have been treated. The cycle lanes and reduction in ease of car usage are very divisive. The Traffic topic in the Surveys was the second lowest scored aspect of the fourteen. On the up-side, the Tram has been a huge success, with almost universal approval. Lothian Buses are also regarded very positively, and the general principal of the cycle lanes is liked, even if the detail of them is a problem.

Because of this, Leith residents moving around the area feel unfairly treated. We therefore propose the following:

- Public transport in Leith is widely seen to be excellent, and we ask the City Council to protect this from being degraded for any reason.
- The Leith Walk cycle lanes are seen to be misaligned with the transport hierarchy. They should be retrofitted to fix this. Any future cycle lanes, such as the future Leith Connections routes, should be designed on this basis. The Low Traffic Neighbourhood (LTN) and Leith Connections work needs to be completed.
- Measures should be taken so the users of the cycle lanes are less of a danger to those around them. This should include more police action, training, and signage.
- Residents are too often confused by what is done to transport in Leith. A region-wide approach to cars and traffic needs to be established and published to explain what is being done. The City council needs to work with East Lothian Council to implement measures to reduce Leith as a thoroughfare and find solutions for those who live in East Lothian and work in Leith that does not negatively affect Leith residents.
- A strategy for unavoidable car use needs to be put in place for those with accessibility restrictions, caring needs, and for those who need to use their vehicles to work around Leith. Resident-only car parks, trade/delivery only car parking bays on side streets, and expended use of 'blue badges' is required. A car-users stakeholder group should be formed.
- A 'lessons learned' exercise needs to be carried out on the Trams and Leith Connections, to get residents' views to inform the follow-on actions. This review needs to be published.
- Two new bus routes are to be added: one along the coast from Pilton to Portobello, and one to the Western General Hospital.
- More ambitious measures need to be considered for the medium-term, including light-rail to East Lothian, and a passenger connection across the Forth to Fife. These steps will reduce car traffic through Leith.
- Additional support for cyclists is to be added: more bike parking, and a bicycle library should be created, and this should include cargo bikes.
- We ask that the City Council follow through on their proposal to create Transport hubs, as set out in City Plan 2030.



Relevant quotes from the consultation which support these proposals are as follows:

"There needs to be a 'hard barrier' for cycle lanes"

"What about each [ebike delivery driver] belong forced to have a number (like a car number plate) or QR code on their backpacks?"

"Always keep priority for pedestrians first, then cyclists, then cars."

"Whilst the cycle lanes are poorly thought through, rebuilding them seems low priority."

"I agree, a masterplan for cycle routes is badly needed!"

"Generally I think public transport in Leith is excellent."

"PLEASE could a bus route start from/include the Western General."

"I support the research into the feasibility of a cross-Forth ferry. This would be beneficial for both sides of the Forth."

"In other words, you are going to push parking into residential streets like mine so I can't park outside my house?! Its a disgrace."

"I would be much more in favour of increasing park and ride provision, and promoting the use of these."

See the Appendices for more.

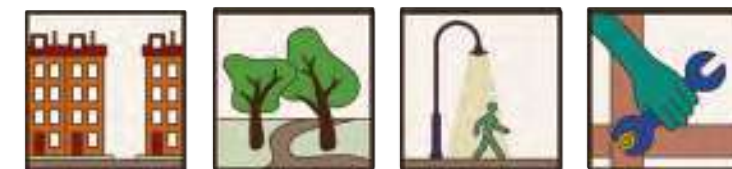
Topic C. A place that's fair for all to move around - a place that is fair for all residents moving around it, into it, or out of it.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
C10	Acknowledge and learn lessons from the Leith Walk cycle lanes.	Carry out a 'lessons learned' exercise on the Trams, Leith Connections, and the CPZ to get residents' views to inform the follow-on actions. This review needs to be published.	City of Edinburgh Council to run a consultation exercise for local people to feed back on the experience of the recent changes to Leith, and what they think of the finished product. CEC to take the input onboard and alter their standard details, beefing to design teams, and make changes to the altered roads, footpaths, and cycle lanes.	CEC	Transport & Environment
C20	Attend to the features of the Leith Walk cycle lane that are seen as unsafe.	Implement measures so the users of the cycle lanes are less of a danger to those around them. This should include more police action, training, and signage.	City of Edinburgh Council to find ways to police the cycle lanes. Signage to be introduced along the cycle lanes to encourage safe usage.	CEC	Transport & Environment
C30	Protect the excellent public transport we have. Close the few gaps in bus connections.	Add two new bus routes: one along the coast from Pilton to Portobello, and one to the Western General Hospital.	eBug members to campaign for Lothian Buses to install the new bus routes.	Community	Transport & Environment Lothian Buses
C40	Reduce the negative impacts of cruise ship traffic.	Reduced the coach travel impacts on local residents causes by visitors arriving by cruise ship.	City of Edinburgh Council to run a feasibility study into parking location, routes, and timing, or cruise ship coaches with community consultation to reduce the impact of coaches on local residents.	CEC	Transport & Environment

Topic D. A place with streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun.



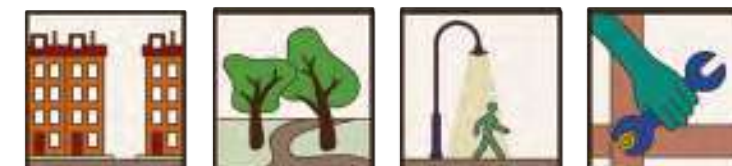
Background

The need for fair and equitable streets extends to all aspects of the outdoor areas around Leith. Taking feedback from the consultation, it is clear our streets and spaces don't yet work for all. They are considered dirty and badly maintained, and occasionally unsafe. Leithers live life outside, and move through these spaces between home, work, and socialising. Our external spaces need to work for all.

We therefore propose:

- The footpaths generally need better maintenance. This is a duty the Council should not be let off and so a more active role for community groups and Community Council in applying pressure to them may be necessary.
- Air pollution needs to be monitored and reduced. This means the CEC air quality action plan 2025-2030 to be developed in consultation with the community councils and wider stakeholder group as per the LHNCC response submission in October 2025.
- The pervasive and long-standing odours from the Seafield waste water treatment works are to be stopped. This will require action from Scottish Water, and Scottish Government, which will need advocacy from City of Edinburgh Council.
- The streets need to be cleaned to a higher standard. We'd like the reinstatement of street sweepers with a responsibility for one area of the major streets (Leith Walk, Easter Road, Duke Street, Great Junction Street and the end of Ferry Road as shown on Map D). A plan should be published of the days streets are to be swept. We see that these street sweepers ("Scaffies") could help with other issues, such as safety by being another set of eyes on the street, or for maintaining planting.
- There needs to be more greenery on the major streets, including trees, and a plan to maintain them by the Council. This may include work with local community groups or the new Scaffies.
- The parks need to be better maintained. The Council are to put in place a planned maintenance programme for the parks. The plan is to be published.
- The Leith Links Masterplan needs to be delivered.
- Biodiversity improvements need to be brought into the Development Plan. Green corridors and stepping stone habitats should be included, and then implemented via Planning decisions. Bus stops are to have sedum roofs added.
- Community Councils are to make sure they respond to any tree protection initiatives and to object to loss of trees in Planning applications.
- Access to the coast, the Shore, and the river was seen as missing for many Leithers. Current access is to be protected and expanded - see Map D which shows the areas to be protected and enhanced. This will require Council action when assessing Planning applications, and for work with Forth Ports.
- Continuous improvement of the quality of the Water of Leith needs a more structured approach. The City Council should do more to work with the Water of Leith Stakeholder group. Water quality should be more regularly sampled and a plan put in place for its improvements.
- We ask that a plan be put in place to create a Lido in Victoria Dock. This will work to enhance the connection of residents to their waterfront, and create a focus on the quality of the Water of Leith, and have positive health outcomes for residents.
- We ask that active frontages are used to increase the safety of the streets. Active frontages are where there are windows and activity that over-look streets and so increase safety. The Planning rules are to be tightened around full height window vinyls applied to glazing, and conversion of take-aways to 'dark kitchens' to be blocked. Active frontages are to be required of new Planning applications for new construction, and applications which remove them are to be rejected.
- The Council to request that Police Scotland put more police on the streets.
- Streetlighting should be improved. More and better streetlighting to be installed, particularly along Great Junction Street. Residents should be consulted to see where they think it is insufficient.
- Business to work together, and with the surrounding community, to take care of their immediate area. This could be done with Business Improvement Districts (BIDs), Leith Chamber of Commerce, and connections to the schools. This is linked to Topic E.
- The public realm is to be made more permeable, with more Sustainable Urban Drainage (SUDs) features. Nature Scot explains SUDs here: <https://www.nature.scot/professional-advice/placemaking-and-green-infrastructure/green-infrastructure/sustainable-drainage-systems-suds>
- To reduce litter and rubbish we need retailers to stop the source of packaging. We ask the Council to support refillery enterprises with lower rates and access to vacant shop units to reduce the amount of waste and litter created and help change behaviours around packaging. We ask that the Council help promote and support refilleries.
- We ask that supermarkets and fast-food outlets to be banned from selling take-away food with plastic packaging. We ask that more bins to be installed generally.
- To make the streets more usable the consultation respondents asked for more benches, picnic benches, outdoor gym equipment, outdoor BBQs, water fountains, band stands, and chess tables to be installed.
- The built heritage which is seen to define Leith's distinct history and culture is to continue to be protected by the statutory authorities. New developments should be required to incorporate older structures rather than being allowed to demolish them. Initiatives elsewhere in this Plan, in Topic E and F also work towards this aim.
- Add enclosed dog exercise areas to give dog owners the option so dogs don't need to use the children-only areas at Leith Primary School.
- We ask there to be more areas for public art, and that the Council work with the community to add more street art.
- There should be support for more social events in the streets. The Council should set up a 'donate your street' scheme to allow residents to pedestrianise their street. The Council are to encourage more street parties and to run new social events, festivals, or bloc parties through funding and easier street closure processes.

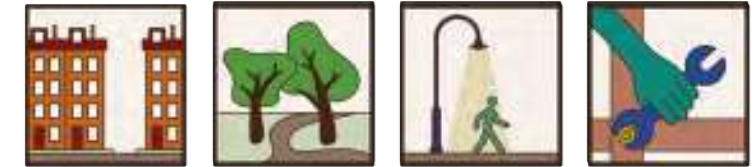
Topic D. A place with streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
D10	Have well-maintained pavements.	If the Council can't currently afford to maintain the pavements, some other approach needs to be found. This could be via Community Wealth Building procurement, community groups, or the Tourism Levy. Community councils and community groups need to be more active in holding the Council to this duty.	City of Edinburgh Council to review what budget would be needed to fully maintain the pavements, cycle lanes, and roads and establish if this is possible for them to do. CEC to publish this report.	CEC	Transport & Environment
D20	Have a clean public realm.	Clean the streets. Reinstate street sweepers with a responsibility for one area of the major streets (Leith Walk, Duke Street, Great Junction Street, Easter Road).	City of Edinburgh Council to run a feasibility on employing "Scaffies" or "external concierge" with local responsibility for an area and multiple duties including street cleaning, reporting maintenance needs, policing outdoor café seating, policing the bike lanes, weeding, maintaining planters.	CEC	Transport & Environment
D30	Have well-maintained existing greenspaces as shown on Map D.	Maintain the parks, planted areas, and railway paths.	City of Edinburgh Council to execute a planned maintenance programme for the parks. The plan is to be published. Council to support the establishment of a Friends of Leith Links group.	CEC	Transport & Environment
D40	Good relationships between dog-owners and non-dog-owners in Leith.	Help dog owners to limit the negative effects of their pets.	Add enclosed dog exercise areas to give dog owners the option so dogs don't need to be use the children-only areas at Leith Primary School.	CEC	Transport & Environment
D50	Protect our existing trees and greenspace.	Protect existing trees and greenspace.	Community Councils to respond to any tree protection initiatives and to object to loss of trees in Planning applications. CEC to work with community groups on implementation.	Community Councils	Transport & Environment
D60	Make the street safer by police presence.	Have more police on the streets.	City of Edinburgh Council to work with Police Scotland to increase street presence.	CEC	Culture/ Communities

Topic D. A place with streets that are alive - outdoor spaces that are fair for all to use, safe, pleasant, green and fun.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
D70	Make the streets safer by business presence.	Businesses to take more care of their immediate environments. This could be done by Business Improvement Districts (BIDs), Leith Chamber of Commerce, and connections to the schools.	Anchor businesses at the Foot of the Walk and the Shore to establish BIDs and work with community groups to help look after adjacent public realm..	Community	Chief Executive Office
D80	Make the streets safer by increased lighting.	Light the street more thoroughly, in particular Great Junction Street and the parks.	City of Edinburgh Council to carry out consultation about street lighting levels.	CEC	Transport and Environment
D90	Reduce rubbish.	Reduce the source of rubbish.	City of Edinburgh Council to lower rates for refilleries and increase rates for shops that lead to most rubbish in bins. CEC to promote refilleries.	CEC	Licensing
D100	Reduce litter.	Reduce the source of litter.	Supermarkets and fast food outlets to be banned from selling take-away food with plastic packaging.	CEC	Chief Executive Office
D110	Reduce litter.	Improve the management of litter and rubbish.	Install more bins both on streets, at bus-stops, and in parks, and for tenements.	CEC	Transport and Environment
D120	Make outdoor spaces more usable.	Improve the public realm amenity. Install more benches, picnic benches, outdoor gym equipment, water fountains, band stands, and chess tables, basketball hoops, and football pitches.	City of Edinburgh Council to look into funding for additional amenity, including what community groups could do to make this happen.	CEC	Culture/ Communities

Topic E. A working place - a place connected to its engineering past and it's creative future where residents can find good jobs.

Background

Leith has historically been a place for working and living, yet recent changes have reduced workspaces, and places for manufacturing in particular. At the same time, Leith has also become a place for the creative industries, particularly marketing, design, architecture, the arts, and film. The consultation respondents highlighted the lack of well-paid local jobs – which connects to housing costs in Topic B – and an over-reliance on the hospitality industry creating a dynamic where the people working in Leith can't afford to live in Leith, creating more traffic as people are forced to commute - see Topic C.

This dynamic connects to the Topic D issue of young people causing problems whilst out of work, or the Topic A issue of fairness and creating a place that provides a good life for everyone who lives in the area.

Leith wants to continue to be a place for manufacturing as well as the newer creative sector and needs buildings to enable both of these to happen.

We therefore propose the following:

- Cease demolition of light industrial premises and protect the light industrial premises already existing, as shown on Map E.
- New development to include for additional light industrial buildings in the zones shown on Map E, where they would be good neighbours.
- The Economic framework for Leith from 2014 is to be revisited, revised, and re-published.
- A community group - perhaps the Chamber of Commerce - is to be asked to keep a registry of local businesses and carry out a gap analysis of what Leith needs. This is to then be supported to be set up through connections with the colleges.
- The Green Freeport to be asked to connect with the Chamber of Commerce and the Colleges and the Academy to create local apprenticeships.
- Business Improvement Districts (BID) or similar organisations, to be set up on the Shore and the Foot of the Walk. This may contribute to public realm improvements, as noted in Topic D. These groups could be set up in the other Town Centres identified on Map E.
- Create an artisan skills/manufacturing hub. Create small industrial zones and buildings - small spaces that small businesses can use. Through this hub connect to Edinburgh College and the Universities.
- Create a Creative Industries hub for Leith's creative sector to come together. Protect the existing Artists hubs shown on Map E.
- Large local employers to work with the Chamber of Commerce, and the Colleges to increase fair employment that suits young people in the area. CEC to provide buildings to enable this to happen, such as the Hubs noted above.



We're hiring!

Apply inside

£££

Work and Local Economy (jobs and places to work)

90%

% agree with the draft

"There are many opportunities for volunteering and lots of new cafes and restaurants opening. But jobs are mainly hospitality and minimum wage. There's aren't jobs in Leith that pay enough to enable us to live in Leith."

The main challenge is there are not enough good local jobs, which makes Leith a great place to live, but not to work. Leith's top response is to create good local jobs.

"I would add an action for Leith Chamber of Commerce to hold events promoting employment opportunities from Leith based businesses to the local community/residents - school leavers and college students who may be thinking about career direction, but also potentially working with local charities and employment support organisations/the job centre to hold 'job fair' type events promoting local businesses and highlighting the training/skills local businesses are looking for."

"Feels active, always see lots of new shops opening up."

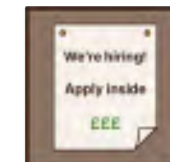
"CEC should prioritise planning permissions for affordable workspaces, incubators and co-working spaces, also industrial/port spaces for manufacturing and logistics.."

"Small businesses in Leith are niche places and very few of them are affordable. Nice cafes, for example, are really expensive."

"CEC to favour applications for new business premises and support SMEs especially in the green energy sector Universities and colleges benefiting from the 'dormitory' student accommodation located in Leith should be required to 'give back' by setting up outposts of their services in Leith."

Except from the consultation responses. For more, see the Appendices.

Topic E. A working place - a place connected to its engineering past and it's creative future where residents can find good jobs.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
E10	Have a plan for Leith's economy.	Establish an economic plan for Leith based on the recommendations in the Place Plan.	Revise and update the Economic framework for Leith from 2014.	CEC	Chief Executive Office
E20	Have a plan for Leith's economy.	Understand what businesses and enterprises Leith needs, what exists, and what needs to be created.	Establish a registry of local businesses and carry out a gap analysis of what Leith needs but is missing. This is to then be supported to be set up through connections with the colleges.	Community	Chief Executive Office
E30	Support co-located businesses in Leith.	Create better connections between local independent Leith businesses so they can act together.	Set up a Business Improvement District (BID) on the Shore and the Foot of the Walk. This may contribute to public realm improvements, as noted in Topic D.	Community	Chief Executive Office
E40	Increase employment opportunities into well-paid, high skill jobs for young people from all backgrounds.	Support the creation of more jobs for young people across all sectors, but particularly light industrial/ manufacturing and skills and apprenticeships, to offer positive destinations locally for young people who are not going to University or College post-school.	Large local employers to work with the Chamber of Commerce, and the Colleges to increase fair employment that suits young people in the area. CEC to provide buildings to enable this to happen.	Community	Education children and families

Topic F. A unique place that makes its voice heard, and where residents are informed and engaged.



Background

As with many places, Leith residents feel disconnected and disenfranchised from the changes happening around them. Respondents scored this aspect the lowest of all the questions during the consultation.

For a place with a history of independent thought and action, Leith should become again a place where the residents know what's going on, understand how to influence it, and can make themselves heard.

We propose the following:

- A coordinating entity for all of Leith should be investigated by community groups and enterprises. This may be a Development Trust or similar that can generate and attract revenue to support its activities.
- Support from the Community and the Council for the new Museum proposed for Custom House. The Museum should include for a web-presence that can be used to showcase the unique history and character of Leith.
- The Council to improve their web-presence explaining how local democracy works, what is going on at the Council and how and when to respond to council activity.
- The Council to overhaul their consultation process. Consultations results are to be published, and there is to be more than one consultation on a matter so that the detail of a proposal can be reviewed, and there is to be follow up after a change has been made to seek views of those affected.
- The Leith Community Councils to improve their outreach. Community notice boards to be set up in the Kirkgate and the Shore and maintained by Leith Harbour. The boards at McDonald Road Library to continue to be updated by Leith Central Community Council.
- Community Councils to hold information sessions with 4th/5th/6th years or similar ages at high school where the function of community councils is explained, as well as how they interact with Edinburgh council and MSPs and MPs.
- Introduce a 'participation initiative and fund' to help cover costs that might stop new people joining community councils to broaden their membership.
- Connect young people more to local democracy. Youth Community Council to be formed in collaboration with Scotland's Youth Parliament.
- City councillors to be more active in advocating for change the residents wish to see back to Scottish Government, rather than accepting/defending restrictions placed on the Council by Holyrood.
- A focal point for local democracy in Leith could be set up in the old Burgh Hall if the Police move out of the building. Initial steps should be taken to make the Council and Police Scotland aware of this intention.

Organisations that have a place in the systems of Leith are as follows:

- City of Edinburgh Council are the local authority. It is referred to as CEC sometimes. It's duties and role comes from the Local Government etc. (Scotland) Act 1994
- Community Councils in Edinburgh are voluntary organisations who were first established in Scotland following the Local Government (Scotland) Act 1973 They are run by local residents who care about their community and are elected to act on behalf of their local area. They play an important role in grass roots local democracy. <https://www.edinburgh.gov.uk/community-planning/community-councils>
- A development trust is a community organisation that helps improve a local area. It's run by local people and keeps money and benefits in the community. It's formally set up, which means it can run projects and manage funding. <https://dtascot.org.uk/what-is-a-development-trust/> . Leith currently has no Development Trust.
- The Scottish Youth Parliament <https://syp.org.uk/> Since it was established on 30th June 1999, the Scottish Youth Parliament has supported nearly two thousand democratically elected Members of the Scottish Youth Parliament (MSYPs) to raise the voices of all of Scotland's young people.
- The Scottish Parliament. Sometimes referred to as Holyrood. A devolved administration which scrutinises the Scottish Government, which has powers devolved to it by the UK parliament over a range of areas.

Topic F. A unique place that makes its voice heard, and where residents are informed and engaged.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
F10	Create a coordinating entity to develop opportunities for community ownership and management of buildings to promote local cohesion, capacity, and brings revenue to the community sector.	Look into entities or ways for existing groups to work together which would coordinate community work across Leith. This may support a Development Trust.	See line above in Topic A.	CCs	Culture/ Communities
F20	Create greater visibility of what the City council does.	City of Edinburgh Council to run a project to improve their communication and transparency.	City of Edinburgh Council to improve their web-presence explaining what is going on at the council and how and when to respond to council activity. CEC to do this in partnership with CCs, charities, and residents groups.	CEC	Chief Executive Office
F30	Improve the outreach of the Community Councils.	Carry out a project to promote more what Community Councils are and what they do.	Community councils to receive funds to connect more with local residents for certain tasks linked to outreach initiatives.	CEC	Chief Executive Office
F40	Make hyper-local democracy more transparent.	Carry out a project to enhance transparency of the role Community Councils have, and what they can and can't do.	Community Councils to hold information sessions with 4th/5th/6th years or similar ages at high school where the function of community councils is explained, as well as how they interact with Edinburgh council and MSPs and MPs.	CCs	Chief Executive Office
F50	Support a keener awareness of Leith's unique story to increase pride in place.	Support Custom House plans to provide a Leith Museum, and as part of this to develop a website bringing Leith's history and future plans together in one place, building on the work of previous organisations in this space.	Both community groups and the Council are to respond to the museum development by SHBT and their requests for materials to the pop-up museum concept.	Community	Chief Executive Office
F60	Make local democracy more accountable.	City of Edinburgh Council to overhaul their consultation process.	Consultations results to be published, there is to be more than one consultation on a matter so that the detail of a proposal can be reviewed, and there is to be follow up after a change has been made to seek views of those affected.	CEC	Chief Executive Office

Topic F. A unique place that makes its voice heard, and where residents are informed and engaged.



Action Plan

No	Aim	Initiative	First Steps	Lead	CEC owner
F70	Make local democracy more accessible.	Make partaking in local democracy more accessible to all.	Introduce a 'participation initiative and fund' to help cover costs that might stop new people joining community councils.	CEC	Chief Executive Office
F80	Create a focal point for local democracy in Leith.	If Leith Town Hall ceases to be a Police Station as is likely in the next 10 years it should be returned to full public ownership	A community organisation to use Community Right To Buy legislation to make it known that local people wish this building to become community owned.	Community	"Culture/ Communities"

Appendix A

How we got here

What is a Local Place Plan

For most people the Planning process is opaque, and so this page seeks to explain what a Local Place Plan is, and why it is important for anyone reading the document.

The City Council have a website about Local Place Plans: <https://www.edinburgh.gov.uk/local-development-plan-guidance-1/local-place-plans>

On the website they say:

"Every place in Edinburgh is different. Local Place Plans have been brought in to reflect this. They are a new type of plan introduced by the Planning (Scotland) Act 2019. Producing a Local Place Plan gives you a chance to shape the future of your local area by creating a plan that addresses local needs or concerns."

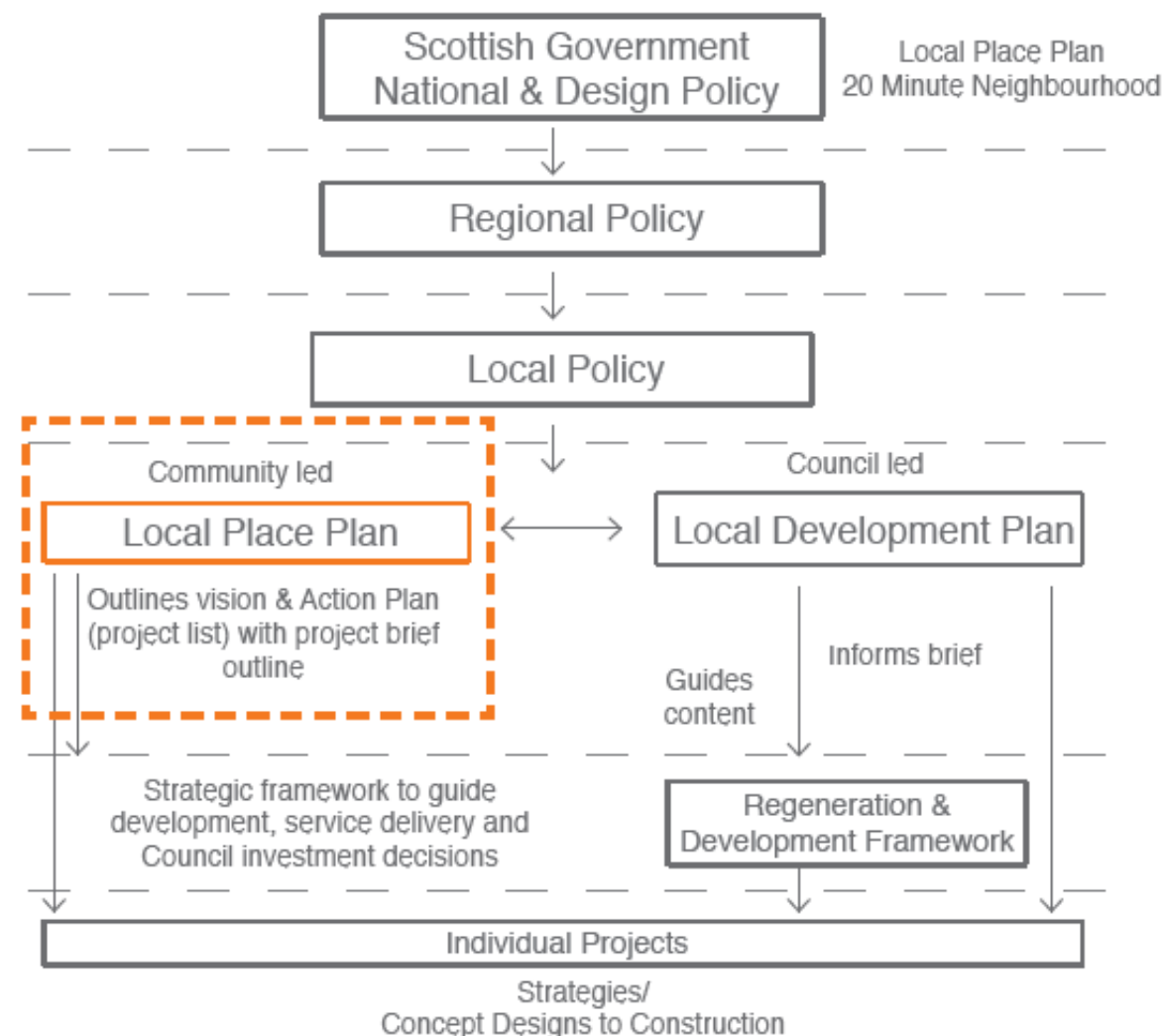
Local Place Plans and City Plan 2040

We are starting to think about City Plan 2040. This will be the next local development plan after City Plan 2030.

We must consider all registered Local Place Plans when preparing City Plan 2040. This means they are an opportunity to influence City Plan 2040 and how your area develops in the future.

City Plan 2040 will include information on decisions like:

- where new homes will be built and what kind of homes are built
- providing services that people need within easy reach
- making sure there are enough places of work within the city
- improving walking, wheeling and cycling routes and access to public transport
- supporting residents physical and mental wellbeing
- protecting the natural environment
- responding to the climate crisis, such as adapting to increased flood risk



Place Plan Consultation Methodology

Eala Impacts is a social enterprise Architecture & Building surveying consultancy based in Leith. The two directors live in Leith, are involved with Leith Primary, and one is a member of Leith Harbour & Newhaven Community Council. Eala acted as consultant for the three Leith Community Councils in running the consultation, drafting the materials, and drawing up the Place Plan on their behalf. As we set out below, the community councils were updated at key milestones and had final say before completion. The place plan exercise was funded by Eala.

There is no prescribed methodology for carrying out a Local Place Plan consultation, though there are numerous guides to community consultation and to developing Local Place Plans more generally. Our methodology was informed by these guides, as well as a range of initial conversations with key anchor organisations which included the Leith Place Based Network and the three community councils, as well as our own work carrying out consultation across the city for other clients.

Several key points came from this initial research:

- The lack of capacity in third sector organisations and the community generally.
- The varying degrees of interest, capacity, and understanding of the Local Place Plan process amongst residents.
- Varying degrees of literacy, digital exclusion and isolation across the various communities in Leith.
- The extremely varied characteristics of the Leith community and the size of the population the Place Plan was to cover.
- The successes and shortcomings of various similar exercises in recent history.
- The over-consultation of some communities.
- The significant amount of existing, but often un-connected community work across the Leith area.
- The need for the Place Plan to be seen as impartial and fair.
- The need for the Place Plan to reach across all sections of society and economic activity.
- The limited resources for carrying out this exercise.

From this, we designed a process with the following characteristics:

1. Aligned activity with activity of other organisations to make it as efficient as possible. Go to people where they are, rather than asking them to come to us.
2. Partner with existing organisations, and in particular ‘umbrella’ organisations.
3. Create an iterative exercise, with several steps to enable the process to learn as it developed.
4. Make the consultation accessible at different levels to work for those with little time, interest, or other restrictions; but also for those with a deep interest and able to devote time to it.
5. Reach out specifically to communities who typically suffer low levels of literacy, digital exclusion, or social isolation.
6. Carry out specific outreach to private business, to the third sector, and to private individuals.
7. A process of first asking questions based on the Architecture & Design Scotland (A&DS) Place Standard Tool (see next page) to understand what the residents of Leith think about the area in a structured way.
8. A process of tagging responses to develop a draft place plan from the feedback to the first survey.
9. A second step of presenting the draft plan in a way that people could consider it and give responses to develop the plan to completion based on either buy-in by residents, or changing the draft plan in response to feedback.
10. A third step of managed review and input from the Community Councils to respond to their specific concerns and knowledge and insight about the communities in their areas. This would ensure that the Community Body submitting the Plan retains ownership and fair representation of the community.

Leith is a large area, with a hugely varied population of around 30,000 people. Specific and detailed conversations with each and every one would clearly not have been possible. However the steps we took give confidence that efforts were made to interact with a representative cross section, and key stakeholders across the area.

Survey 1 Consultation Methodology

For the consultation we used the Architecture & Design Scotland (A&DS) Place Standard Tool (<https://www.ads.org.uk/resource/place-standard>). This breaks the concept of 'Place' into fourteen areas, listed below, and encourages scoring against them to create a baseline. These graphics are used throughout to link the Place Plan back to the Place Standard Tool. The questions next to each one formed the basis of our first questionnaire, Survey 1.



Moving Around, (walking, wheeling, cycling, etc.)

How easy is it for me to move around and get to where I want to go?

Are paths and routes suitable?

Can everyone use them?

What could encourage people to move around in ways that avoid using petrol and data?



Public Transport (buses, trains, trams, boats, etc.)

What is public transport like in my place?

Is public transport a good option?

Do facilities and services have what people need?

What would support people to use public transport more?



Traffic and Parking

How do traffic and parking affect how I move around my place?

Do people have priority over vehicles? What impact does parking have?

How can we change our place so that cars are not the most convenient choice, especially for short journeys?



Streets and Spaces (streets, squares, and buildings)

What are the buildings, streets, and public spaces like in my place? Is it easy to find my way around? How can we make streets safe and inclusive for everyone? Where could streets and spaces have trees and more green spaces?



Natural Space (nature, parks, hills, woods, beaches, etc.)

How easy is it for me to regularly enjoy natural spaces? What kind of natural spaces are there? Are spaces looked after? Can existing natural spaces be made better at absorbing carbon from the atmosphere?



Play and Recreation (play, hang out, games, and hobbies)

How good are the spaces and opportunities for play and recreation in my place? Are there places that everyone can enjoy? Are the spaces and facilities well used? What is available to avoid people feeling they need to drive for their leisure time?



Facilities, Services and Healthcare (schools, libraries, shops, etc.)

How well do facilities and services in my place meet my needs? What facilities and services are there? What else do local people need to reduce the impact of their consumption? Can I access what I need locally or online?



Work and Local Economy (jobs and places to work)

How active is the local economy in my place and are there good opportunities for work, volunteering, and training? Is there an active local economy? Are there opportunities for people to build skills? How can we make sure everyone has a role when it comes to the transition to a low carbon economy?



Housing, Community and Energy (homes, friends, and neighbours)

How well do the homes in my place meet the needs of my community? Is there a good mix of housing types? Is there a good community spirit? Are there local renewable energy or low carbon energy resources to heat or power homes?



Social Interaction and Wellbeing (meeting and talking with people)

How good is the range of opportunities which allow me to meet and spend time with other people? How do people find out what's happening? Are there any gaps? Are there opportunities for people to support each other to reduce their emissions?



Identity and Belonging (feeling proud and part of a place)

To what extent does my place have a positive identity that supports a strong sense of belonging? How involved are people in the community? What do others think of the place and community? Does everyone feel that they can contribute to action taken to address climate change at a local level?



Feeling Safe

How safe does my place make me feel? Are there physical barriers or areas that feel unsafe? How do we share our concerns? How can we help people feel safer, so they don't feel they need private cars to protect them?



Care and Maintenance (fixed, clean, and managed)

How well is my place looked after and cared for? Are buildings, streets, and spaces maintained? Who helps to maintain our place? Are spaces for walking and cycling cared for and maintained?



Sense of Control, Influence and Access to Finance (having our say and being listened to)

When things happen in my place how well am I listened to and included in decision-making? Does the community have a voice? Do I feel able to take action on my own or with my neighbours? Do all people in the place feel part of, and connected to, a vision and plan for a net zero future?

Timeline of Events

- Over 3000 flyers handed out
- Approx 200 posters handed out
- Over 400 emails sent out
- 24 events attended
- Over 2000 conversations



Leith Business Network (Chamber of Commerce) networking event

22 May 2025



The Shore Stakeholder meeting

30 May 2025



Leith Gala

14 June 2025



Leith Place Based Network (Harbour)

17 June 2025



Email out Survey 1

27 June 2025



Survey 1 flyers and posters put in local businesses

June 2025



Hibs lunch club event

2 July 2025



Hearth of Newhaven Community

7 July 2025



Leith Police Box event

12 July 2025



Pilmeny Womens Group

21 July 2025



Leith Police Box event

21 July 2025



Pilmeny Mens Group

23 July 2025



McDonald Road Library event

28 July 2025



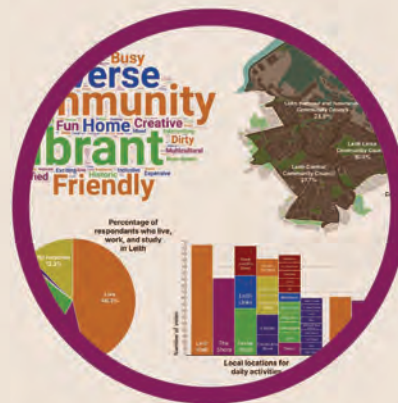
Leith Public Library event

29 July 2025



Ad in the Leither

August 2025



Analysis of Survey 1, writing up proposals for Survey 2

August 2025



Leith Business Network (Chamber of Commerce) networking event

28 August 2025



Survey 2 flyers and posters put in local businesses

September 2025



Leith Place Based Network (Harbour)

3 September 2025



Survey 2 emails sent out

5 September 2025



Meeting with Forth Ports

10 September 2025



Kirkgate event

20 September 2025



Leith Public Library event

23 September 2025



Police Box event

28 September 2025



TV interview

29 September 2025



McDonald Road Library event

1 October 2025



YMCA event

7 October 2025



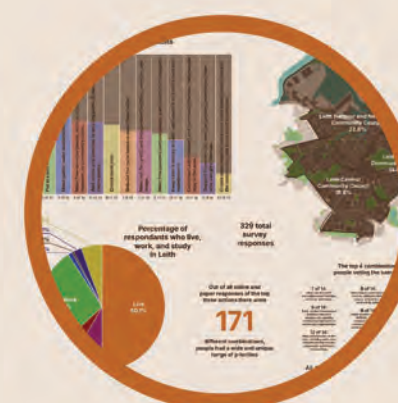
Pilmeny Womens Group

13 October 2025



Pilmeny Mens Group

15 October 2025



Analyse Survey 2 responses

October 2025

The Action Plan Timeline graphic

The consultation started in the summer of 2025, and ran through to Autumn. We used this graphic to show people how it would play out. This graphic was updated several times and put on posters, used at events, and put on the website.



Survey 1

As noted above, we used the standard questions from the A&DS Place Standard to form the first questionnaire. At the start of it we asked people to suggest three words that describe Leith and gave the opportunity to finish there, so there was a quick easy way for people with not much time to take part. After that, followed the 14 questions, beside which they could also score the question between 1 and 6.

We also asked:

Do you live, work, or study in Leith?

We asked for people's postcode, and the following:

- What streets, shops, or other locations do you consider "local" to your postcode for daily activities like shopping, accessing services, or socialising?
- What areas of Leith provide your sense of community?
- Can you suggest any other organisations we should talk to in Leith?
- Please add any extra comments you have for us here!

We gave people the opportunity to give their name and their email address (subject to our GDPR policy).

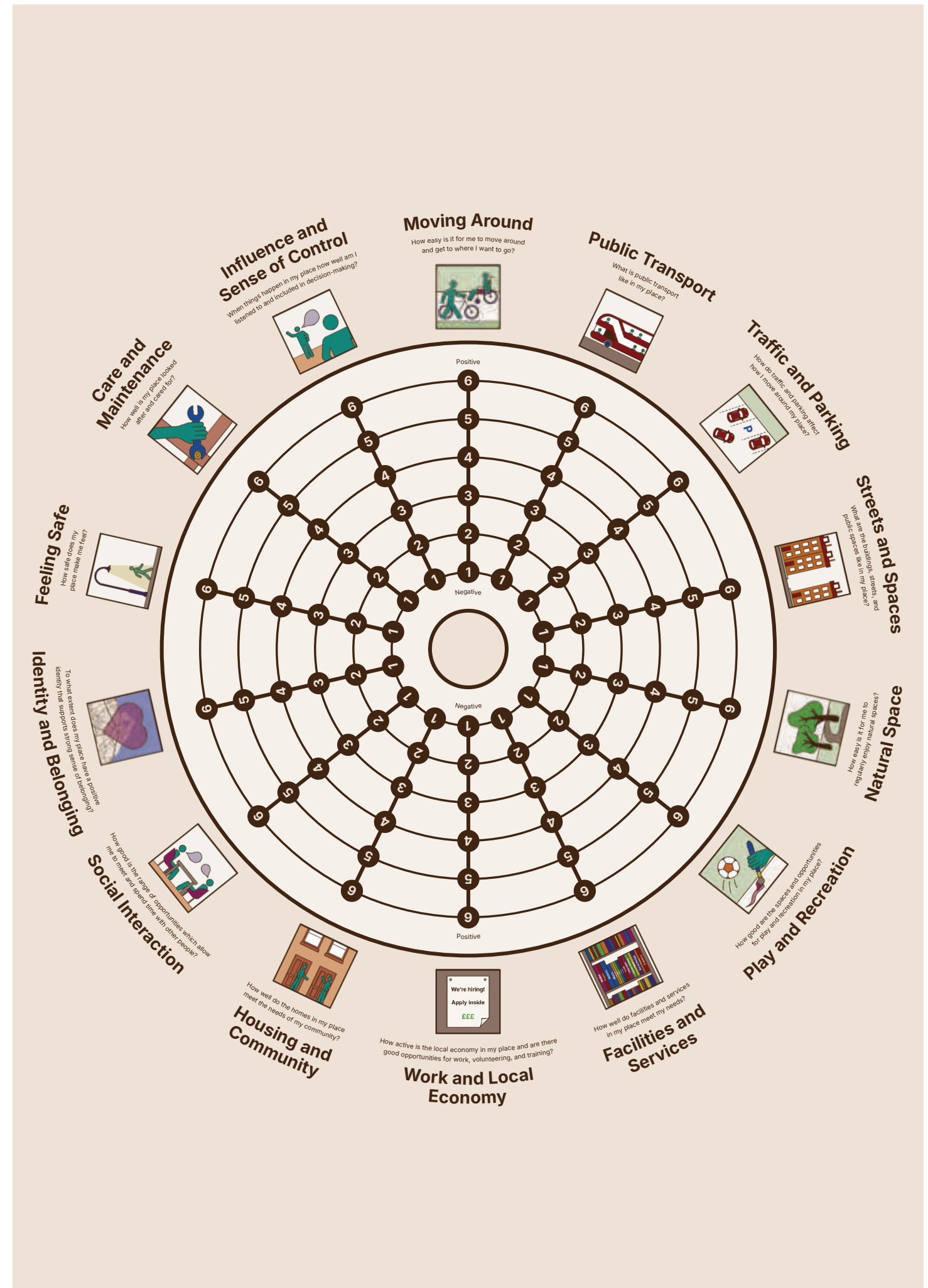
Finally, we asked:

If you are happy for us to use your answers anonymously, please tick below.

and

If you are happy for us to use your answers with your name, please tick below.

We hosted the questionnaire on Jotform and emailed a link to over 200 local organisations (see appendix D). We also created a simple to complete 'radar' version of the questionnaire (shown adjacent). We went to a number of events to publicise the questionnaire, and helped many people to fill it in. We left boxes and blank questionnaires at six locations across Leith. The map on the next page shows where this activity took place.



Survey 1 Outreach



Questionnaire Boxes

- 1 Duncan Place Community Hub
- 2 The Heart of Newhaven Community
- 3 McDonald Road Library
- 4 Leith Public Library
- 5 Norton Park Business and Conference Centre
- 6 Leith Community Centre

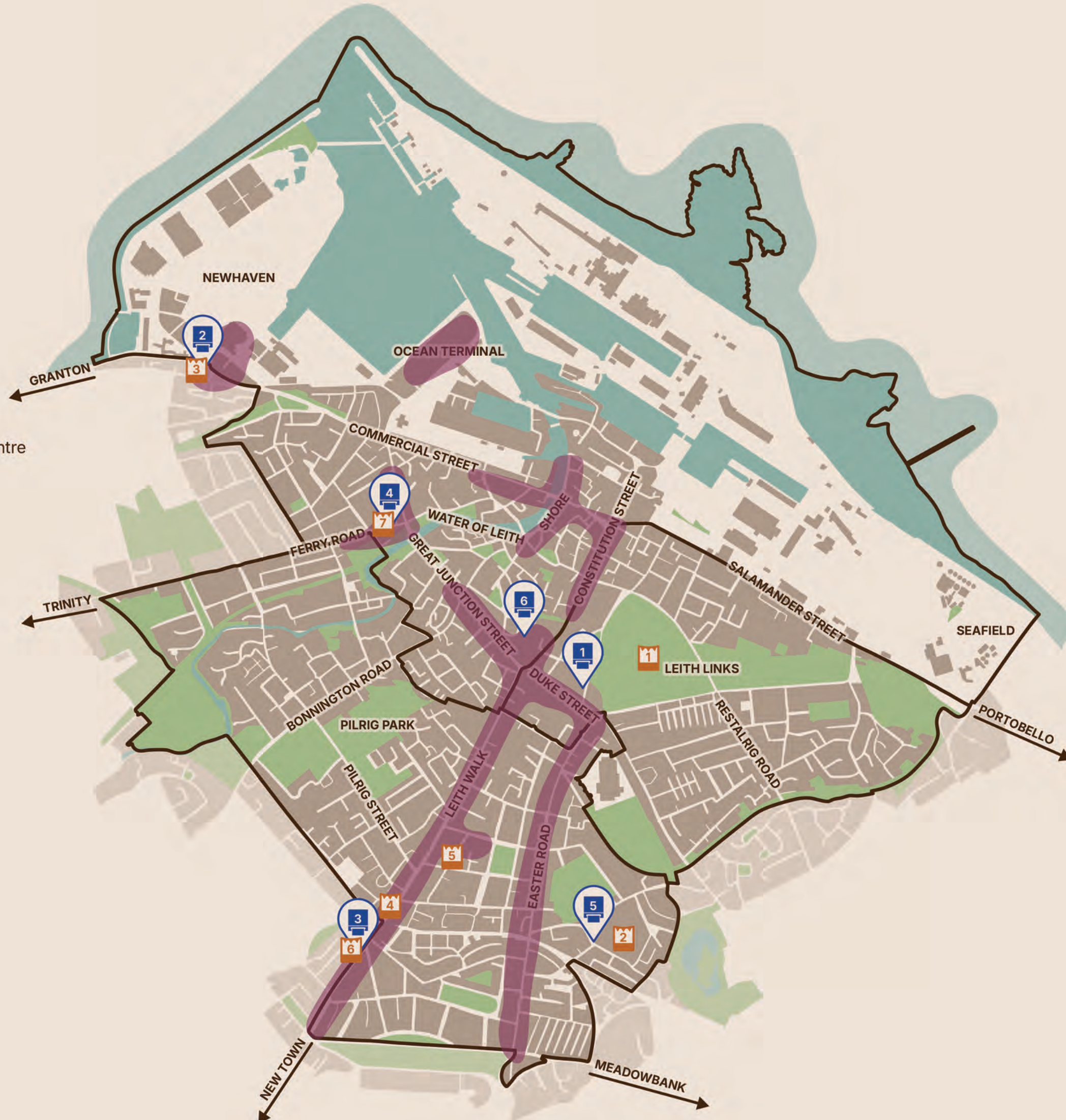


Pop-up Events

- 1 Leith Gala Day
- 2 Easter Road Stadium
- 3 The Heart of Newhaven Community
- 4 Leith Walk Polis Box
- 5 Pilmeny Development Project
- 6 McDonald Road Library
- 7 Leith Public Library



Area with Flyers

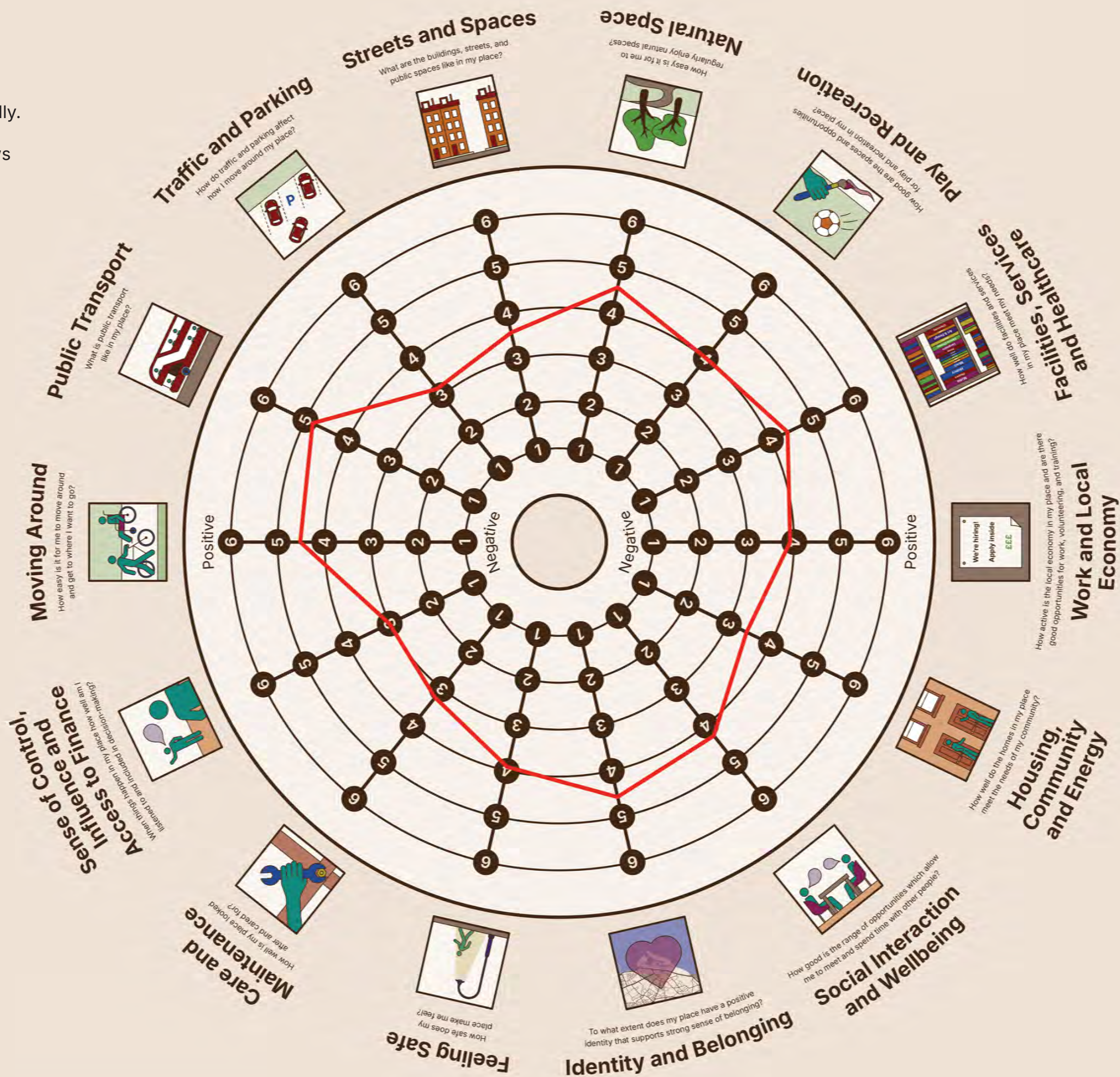


Survey 1 results

Once we closed the survey we worked on analysing the results both numerically and thematically.

This diagram on this page shows the average score for each of the fourteen areas of the Place Standard Tool.

As can be seen few are in the bottom half, and none in the bottom third.



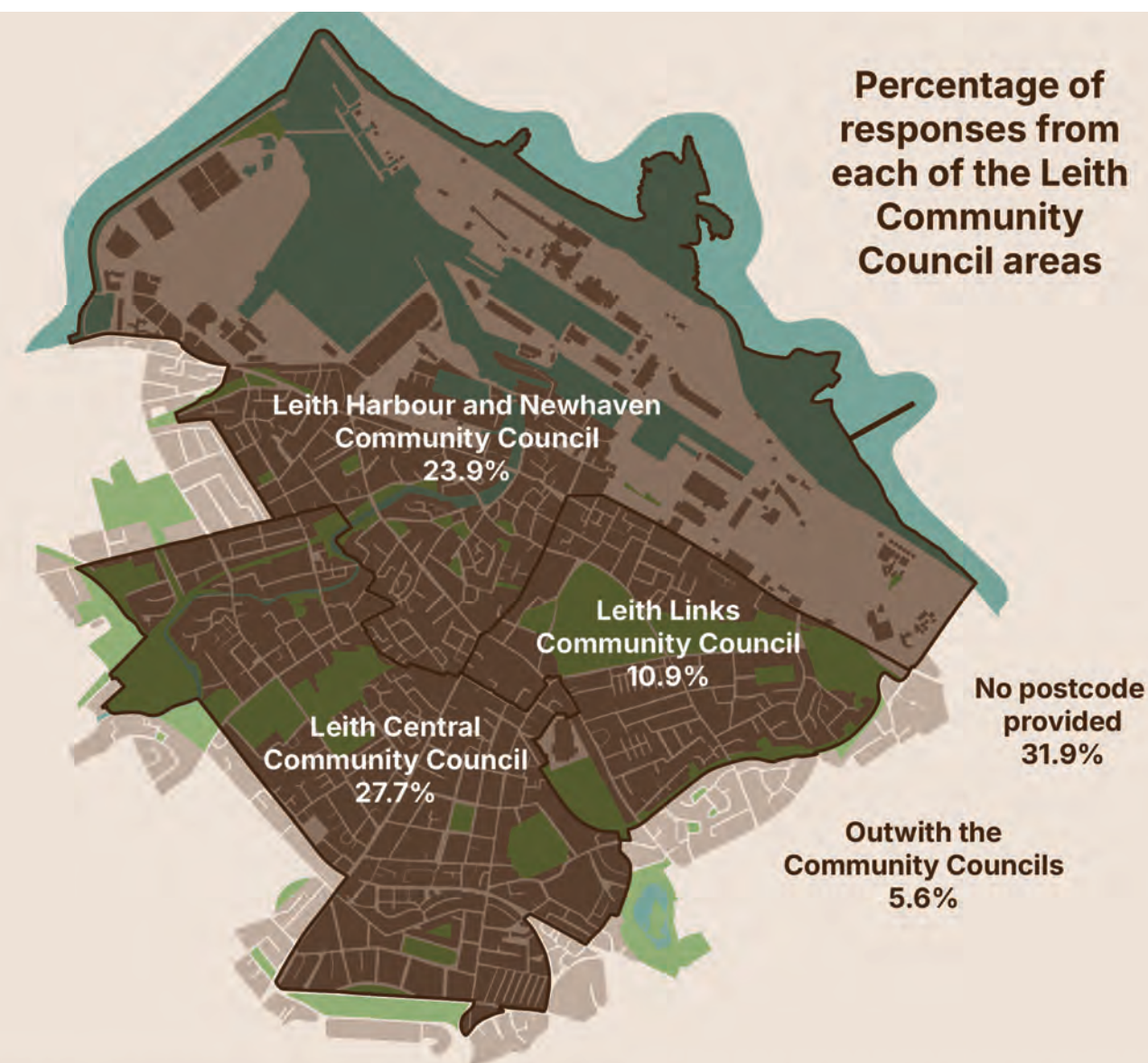
The next few pages contain graphics showing the other findings from the survey.

Survey 1 results

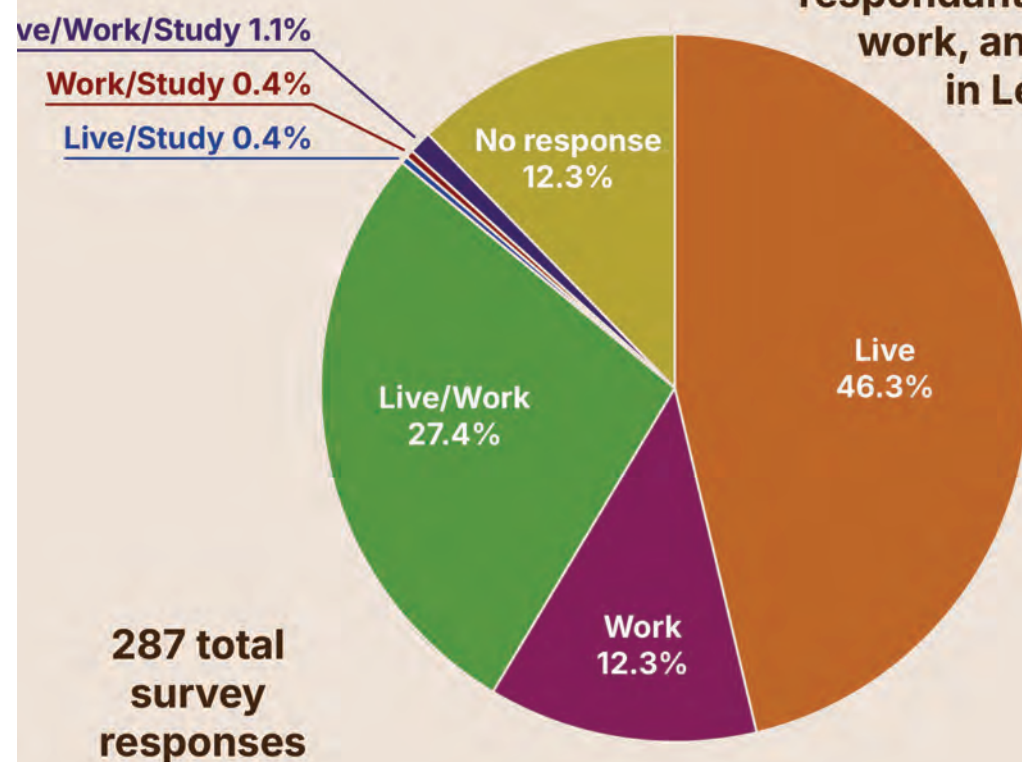
Respondents words
that describe Leith



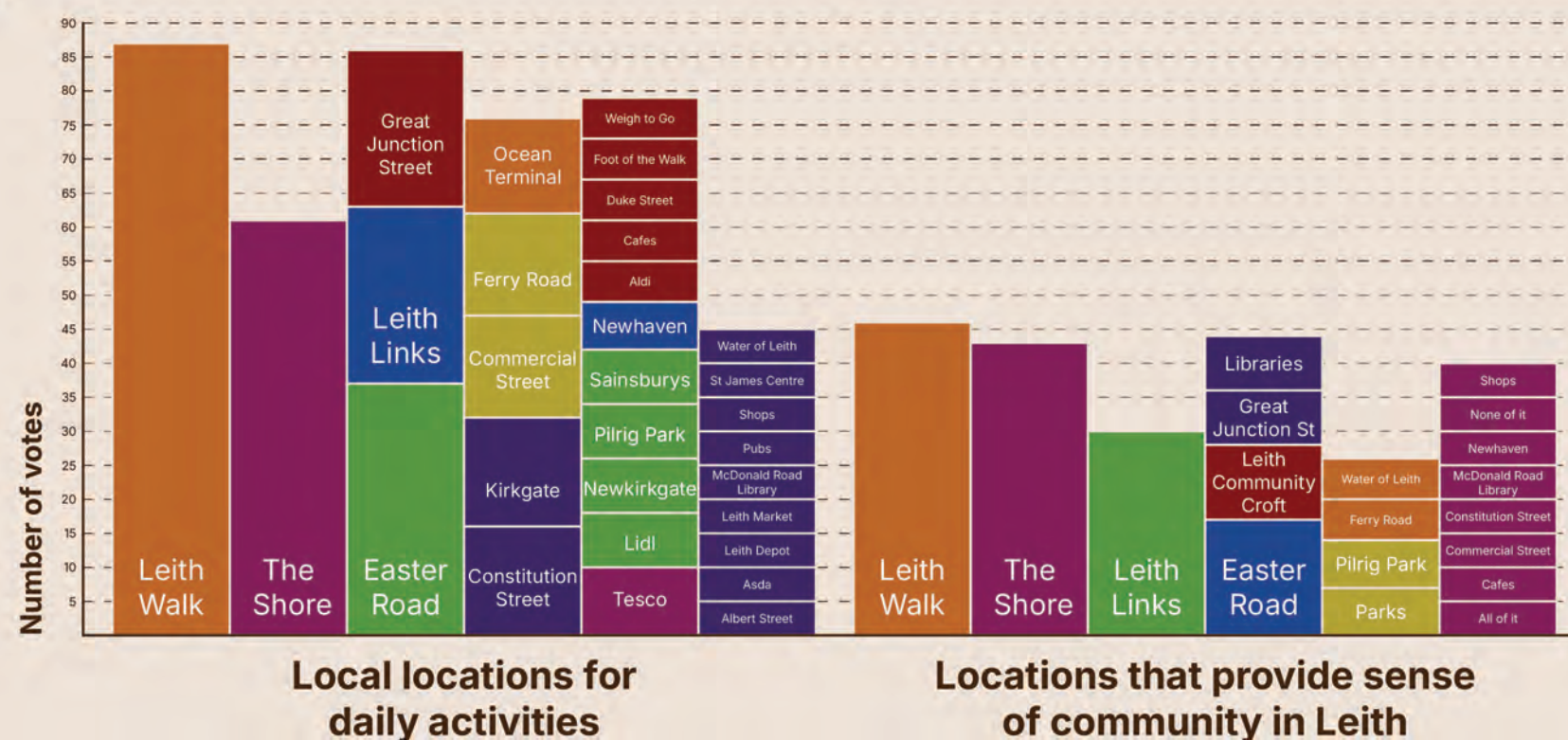
Percentage of
responses from
each of the Leith
Community
Council areas



Percentage of
respondants who live,
work, and study
in Leith



287 total
survey
responses



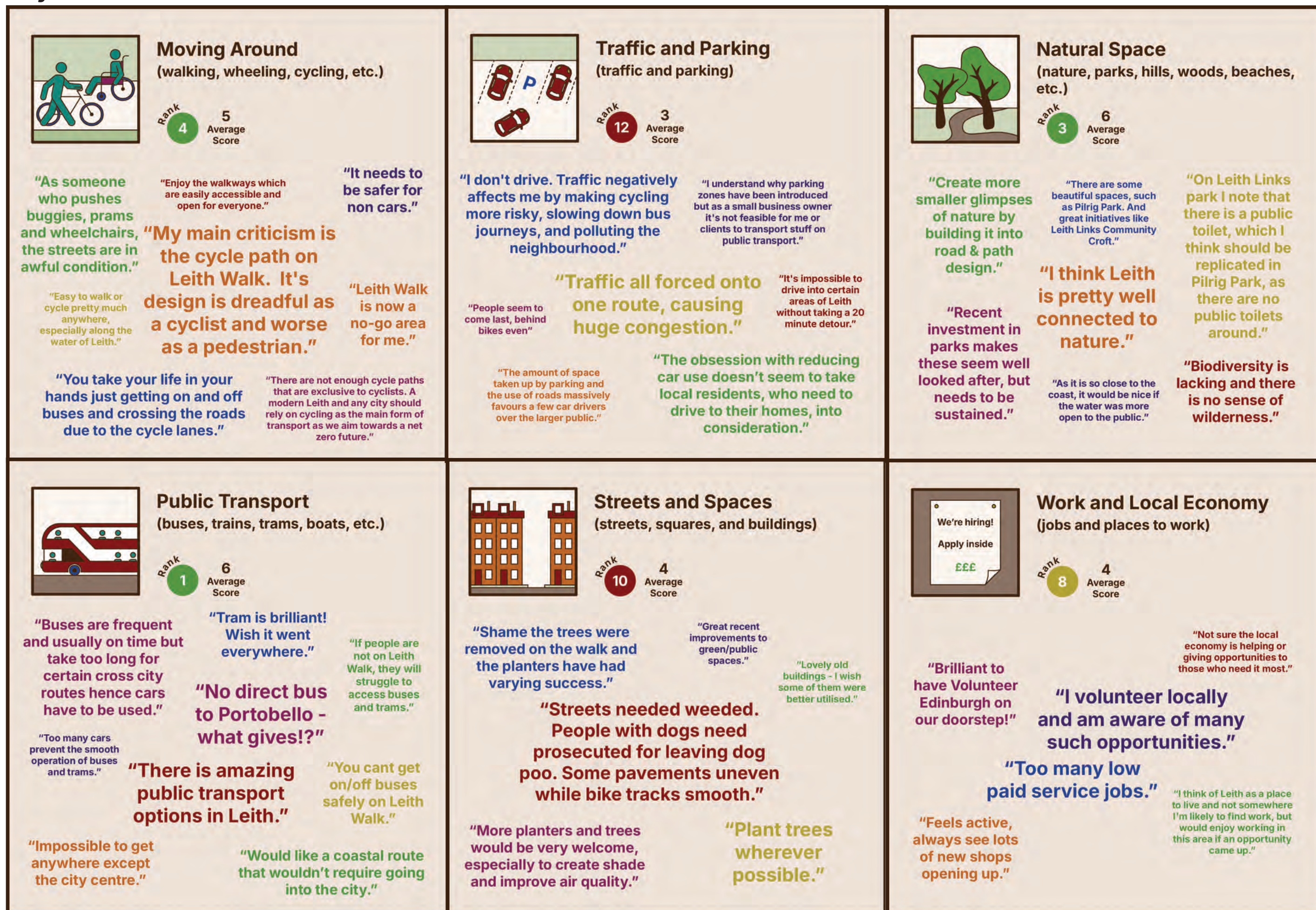
Survey 1 results

Summary of responses by theme

Scoring: 1 (needs improvement) - 6 (little room for improvement)



Survey 1 results



Survey 1 results



Play and Recreation (play, hang out, games, and hobbies)

Rank **7**
Average Score **4**

"Virtually no provisions for older children & teenagers."

"Parks are very good for this."

"Would be good to have some more community areas for low-income and children/teenagers."

"Playgrounds need to be repaired and maintained."

"The opportunities for small children and adults are good, but there is an urgent need for recreation facilities for youth."

"There are very few low cost/free things to do."



Facilities, Services and Healthcare (schools, libraries, shops, etc.)

Rank **5**
Average Score **5**

"We need to try and build a community not just a place to live."

"Better quality shops & cafes would be preferred."

"Everything I want is usually within walking distance of my flat."

"The library and several local shops are such gems to the community."

"There needs to be greater diversity and choice of grocery shops."

"Too many public spaces have been overrun by commercial interests."

"Safeguard libraries."

"Cannot access GP surgery/Hospitals as no direct bus routes or parking available."



Identity and Belonging (feeling proud and part of a place)

Rank **2**
Average Score **5**

"I think Leith has quite a strong identity, especially in comparison to the rest of Edinburgh."

"Proud to live in Leith."

"Lots of people from Leith feel a strong sense of identity, however that number does seem to be getting lower as people get priced out of some areas."

"With a new influx of residents into Leith there has been a shift of community, but I believe it is still there."

"I understand it used to have. People, who no longer live here, enthuse about their childhood in Leith."



Housing, Community and Energy (homes, friends, and neighbours)

Rank **11**
Average Score **4**

"More support on enabling communal repairs and energy efficiency measures without a significant price tag would be welcome."

"I've noticed an increase in short term lets and Airbnbs around Leith which threatens the community and trust in neighbours, and makes everything more expensive."

"Student housing is taking over at the expense of affordable housing."

"Please consider more renewable heating solutions like district heating!"

"Not enough social housing, sheltered housing (with lift), family housing or essential worker housing - only seem interested in building student housing."

"I lived here for around 12 years but have been forced to move elsewhere due to increasing rent costs."



Social Interaction and Wellbeing (meeting and talking with people)

Rank **6**
Average Score **5**

"Lots of cafes, pubs, etc. Info about local groups is poor."

"We need more shared spaces that don't cost money to use."

"Not enough awareness/promotion of free options eg, libraries need more high profile advertising of their activities."

"Lack of posters and information through non-social media."

"It is a little difficult for people of colour to have opportunities to socialise with others, especially when there is still overt racism from time-to-time."

"I really enjoy the 'pop-up' things around Leith - making use of spaces that might be disused otherwise."



Sense of Control, Influence and Access to Finance (having our say and being listened to)

Rank **14**
Average Score **4**

"Not aware of being told I can be involved in decisions, except for this place plan!"

"How much impact my voice has is ultimately unknowable."

"I feel all the consultations are pointless. They're rubber-stamping and the decisions are made beforehand."

"Hoping this survey will make a difference."

"Community councils need more publicity, better support from the council and more involvement."

"There is a lack of advertising about how to get involved in decision making."

Survey 1 results



Feeling Safe (feeling safe)

Rank
9
Average
Score

"Antisocial behaviour such as masked groups on e-bikes and scooters is visible."

"Lots of harassment and violence from young people, police do nothing."

"The lack of police station and officers patrolling has lead to antisocial behaviour. The drug addicts & alcoholics that gather cause unease. The masked youths on bikes are running riot."

"Foot of the walk can feel unsafe at night."

"There is not enough lighting especially in the Links at night."



Care and Maintenance (fixed, clean, and managed)

Rank
13
Average
Score

"Damage to roads take an age to be fixed."

"Dumped rubbish by the communal bins at the end of our street can sometimes be appalling."

"All the road repairs and still there are huge potholes and cracks in the pavement."

"Lots of litter and cig butts everywhere. People who don't pick up after their dogs. Makes the place look untidy and uncared for."

"Take action on pollution in the Water of Leith."

Survey 2 Consultation Methodology

With the results of Survey 1 we started to pair the numerical results that showed where residents felt the area was good or bad, with the suggestions as to what could be done about it. Where residents felt Leith was good, we identified that the Place Plan should protect those aspects. Where residents had identified shortcomings, we took proposals from the free-text boxes to suggest solutions. We also spoke with the community councils, and relevant third sector organisations to get their input into potential solutions. As Architects and Surveyors there are areas concerning the built environment, including Planning and development policy, where we were able to draw on our own experience.

The draft plan, which is detailed in the following pages, was structured around the various groups who might take on actions in it. This could be the City council (CEC), the Community Councils (CCs), or other community organisations.

Survey 2

We ran the second Survey to consult on the 'Place Plan' plan that was emerging from the results of Survey 1. Survey 2 therefore included a 'draft' plan against each of the 14 areas of the Place Standard.

We tried to sum up each one in one line, and asked the initial question:

Tick the 3 actions you think should be at the top of the list in the Place Plan.

- Create local jobs.
- More not-for-profit and independent facilities, services, and shops. Put in a bus link along the coast.
- More free covered outdoor places, particularly for teenagers.
- More free-to-enter places, such as additional library space, a museum, or community cafés.
- Block student housing and AirBnBs. Help local residents by creating community maintenance and energy organisations.
- More activities for youths to do, including paid work. Shopfronts that include community activities in the evenings.
- Add toilets and benches to existing parks. Create new micro-parks.
- Create more ways to make your voice heard, meet others in the community, and know what's going on.
- Make public realm sustainable, porous and green.
- Rebuild the cycle lanes to make them safer.
- Celebrate Leith's history and community heroes. Help people stay in the area. Keep Leith's money in Leith, and spend it on Leith's care and maintenance.
- Support those who do need car parking. Incentivise those who can give them up.

This meant people who were time-poor could participate.

After this section we listed the 'top responses' - which are listed on this page. Against each one we asked "On a scale of 1 to 6, how much do you agree with Leith's top response?" After each one we set out a more detailed list of proposals against each topic - which is listed on the following pages. We also gave a free-text box against each.

We also asked:

Do you live, work, or study in Leith?

Name, Email address, Post code.

Finally we asked:

Please tick below how you are happy for us to use your answers.

With your name Anonymously

We hosted the survey on Jotform. Again, we emailed over 200 organisations along with many new organisations that had been suggested in Survey 1. We put up posters, gave out flyers, went to events, and left blank surveys and boxes in six locations around Leith. We emailed a child-friendly version to ten schools, as well as putting an advert in The Leither.

Leith's top responses:

1. Moving Around - The council should rebuild the cycle lanes to make them safer.

2. Public Transport - Lothian Buses should put in a bus link along the coast.

3. Traffic and Parking - Support those who do need car parking, and incentivise those who can give them up.

4. Streets and Spaces - Council to make the streets sustainable, porous and green.

5. Natural Space - Add new micro-parks. And add toilets and benches to existing parks

6. Play and Recreation - Add more free covered outdoor places, particularly for teenagers.

7. Facilities, Services and Healthcare - More not-for-profit and independent facilities, services, and shops

8. Work and Local Economy - Create good local jobs.

9. Housing, Community and Energy - Block student housing and AirBnBs. Help local residents by creating community maintenance and energy organisations.

10. Social Interaction and Wellbeing - Create free-to-enter places, such as additional library space, a museum, and community cafés.

11. Identity and Belonging - Celebrate Leith history and community heroes, and to help people stay in the area.

12. Feeling Safe - More things for youths to do, including paid work. There should be active street-fronts that include community activities in the evenings.

13. Care and Maintenance - Keep Leith's money in Leith, and spend it on care and maintenance of the public realm and buildings.

14. Sense of Control, Influence and Access to Finance - Create more ways to make your voice heard, meet others in the community, and find out what's going on.

Survey 2 Draft Plan

1. Moving Around

City of Edinburgh Council (CEC)

- CEC alter the bike lanes to be lower than the pavements with proper kerbs.
- CEC to request Police Scotland to police the use of ebikes on bike lanes.
- CEC to repair and maintain roads and pavements generally.
- CEC to develop and share master strategy for wider Edinburgh cycle routes.

Community Councils (CCs)

- CCs to continue to press for completion of snagging the tram works. <https://www.edinburgh.gov.uk/tramstonewhaven/news/article/422/community-council-together-on-tram-cctt-deputation-questions-at-12-december-2024-transport-and-environment-committee>
- CCs to ask the CEC councillors to raise the community's requests at the appropriate committees.

Community/Alternative

- Members of the public to report cracked pavements (<https://www.edinburgh.gov.uk/report-problem-road/report-road-pavement-problem>).
- Members of the public to work with Spokes (<http://www.spokes.org.uk/>) to keep importance on the council to fix the bike lanes.
- Members of the public to report ebikes speeding to the police using this form (<https://www.scotland.police.uk/secureforms/c3/>)
- A street safety group to collect data on the users of the bike lanes and those found to be using them incorrectly. Citizen science example: <https://telraam.net/our-traffic-counter>

2. Public Transport

City of Edinburgh Council (CEC)

- CEC to work with Lothian Buses to put in a bus route along the coast connecting Silverknowes to Musselburgh via Leith.
- Edinburgh Trams to keep one tram at the Newhaven end in case an early morning blockage stops them coming from the Airport.

Community Councils (CCs)

- CCs to lead this request through Edinburgh Bus Users Group (eBUG) and representations to CEC Councillors.

Community/Alternative

- Members of the public to support by participating in eBUG (<https://edinburghbususers.group/>) and write to councillors with this request for this new bus route.
- Community to support the feasibility into the Cross-Forth Ferry. Item PR11 -Working with partners, explore the opportunity for a Cross-Forth ferry. 'We will explore the potential for a cross-Forth ferry considering commuting and wider tourism opportunities.' Available here: CEC Public Transport Action Plan 2030: <https://www.edinburgh.gov.uk/downloads/file/33128/public-transport-action-plan-2030-April-2023->

3. Traffic and Parking

City of Edinburgh Council (CEC)

- CEC to develop and share master strategy for wider Edinburgh road routes, park and ride, resident parking and visitor parking to explain why certain changes are being made.
- CEC to add a central multi-storey car park for residents.
- CEC to create spaces for commercial and visitor parking on side streets so that essential vehicle use is still possible.

Community Councils (CCs)

- CCs to continue to represent local people through the CEC Leith Connections project. CCs to seek input from local people.
- CCs to identify small local improvements to balance car usage in Leith and report to CEC.

Community/Alternative

- Community to use car club rather than private cars where possible (www.edinburgh.gov.uk/car-club)
- Hiring of bikes, cargo bikes, and bike trailers to be encouraged by local groups such as Liveable Leith (<https://rd8993.wixsite.com/liveable-leith>).
- A community group to create a bike library for Leith.

4. Streets and Spaces

City of Edinburgh Council (CEC)

- CEC to reduce hard surfaces in public areas to slow water running into the sewers and manage ponding water. More SUDS schemes.
- CEC to repair and maintain roads and pavements.
- CEC to clean streets and manage bins and recycling.
- CEC to add more trees, benches, and planters with support to maintain them.
- CEC to propose flood prevention and solar shading for 2040.

Community Councils (CCs)

- CEC and CCs to propose engagement strategies that can be supported by the community, such as 'tile flipping' events like these.
- CCs to respond to any tree protection initiatives and to object to loss of trees in Planning applications.
- CCs to act on where areas of high littering are reported and notify the property owners/managers.

Community/Alternative

- Set up community groups for tile flipping and guerilla gardening/landscaping.
- Set up community street cleaning groups and litter picking.
- Community to tell the CCs where areas of high littering are for them to notify the property owners/managers.
- Report dog fouling incidents to <https://www.edinburgh.gov.uk/dog-fouling>

Survey 2 Draft Plan

5. Natural Space

City of Edinburgh Council (CEC)

- CEC to install more benches in parks.
- CEC to budget for parks maintenance. CEC to print the maintenance plan for each park and display on the park notice boards.
- CEC to create more micro parks as an extension of the Thriving Green Space project (<https://www.thrivinggreenspaces.scot/project/linking-leith%E2%80%99s-parks/1>).
- CEC to add more surface-water drainage or permeable surfaces to avoid ponding water in parks.

Community Councils (CCs)

- CCs to advise CEC on where benches and micro parks are to go.
- CCs to check CEC are maintaining parks and highlight where this is falling short.
- CCs to ask community for suggestions for blue green infrastructure: <https://www.scottishwater.co.uk/About-Us/News-and-Views/2024/03/050324-National-BGI>

Community/Alternative

- Community to agree to an inflation-linked Council Tax increase to pay for the benches and the park maintenance.
- Port of Leith to be asked to create routes through their land to the sea for the community.
- Parks without a 'Friends of' group to have one created. CEC to seek out these groups and make them statutory consultees when any changes to the parks are planned.

6. Play and Recreation

City of Edinburgh Council (CEC)

- CEC to favour planning applications for indoor social spaces, and reject applications which remove social spaces.
- CEC to set up a fund to support new and existing groups creating free to access social spaces.

Community Councils (CCs)

- CC to invite those with events spaces to add them to a register of such spaces held online.

Community/Alternative

- Community to identify indoor spaces not used enough and add to the online register. Community groups to maintain the register and promote it.
- Chamber of Trade and business groups to be invited to identify social enterprises and local businesses that can cross-fund free-to-access social spaces.
- Leith Community Centre cafe to be brought back into use.
- Not for profit public dining spaces to be created (<https://www.scottishcommunityalliance.org.uk/news/will-edinburgh-be-the-first-to-roll-out-public-diners>)

7. Facilities, Services and Healthcare

City of Edinburgh Council (CEC)

- CEC to continue support for the existing Leith Libraries.
- CEC to look for opportunities to add revenue streams to libraries that build community wealth and cross fund the libraries.
- CEC to seek partnerships with existing community buildings and organisations to create additional Library services in South Leith near the High School.
- CEC to favour license and planning applications for independent or not-for-profit shops and enterprises. CEC to reject planning applications for removal of small business premises.

Community Councils (CCs)

- CCs to work together to support the council in adding Library services.
- CCs to object to planning applications which reduce small business premises.
- CCs to support any opportunities for engagement in Leith Theatre.

Community/Alternative

- Community to use the Libraries to demonstrate their value to the Council.
- A 'Friends of Leith Libraries' group to be set up to support the Libraries.
- Local businesses to be invited to set up a Business Improvement District (<https://www.gov.scot/policies/regeneration/business-improvement-districts-bids/>) and a 'buy local' or a 'group buy' scheme for local independent shops only.
- Leith Chamber of Commerce to be asked to prioritise connections between Leith-based independent businesses.

8. Work and Local Economy

City of Edinburgh Council (CEC)

- CEC to repeat the Economic Framework for Leith 2014 (<https://leithcentralcc.co.uk/wp-content/uploads/2015/01/leith-economic-framework-consultation-document-3.pdf>).
- CEC to reject applications for demolition or change of use that reduces small business premises in Leith.
- CEC to favour applications for mixed use developments with new business opportunities.

Community Councils (CCs)

- CCs to object to planning consents which reduce small business premises in Leith.
- CCs to speak with the Leith Chamber of Commerce to keep a registry of local businesses and carry out a gap analysis for what businesses Leith needs.

Community/Alternative

- Leith Chamber of Commerce to be invited to set up a group supporting establishment of new local businesses.
- A Business Improvement District (BID) to be created.
- Leith Place Based Network to be asked to carry out a gap analysis for what new third sector enterprises and charities Leith needs.

Survey 2 Draft Plan

9. Housing, Community and Energy

City of Edinburgh Council (CEC)

- CEC to limit Short Term Let ("AirBnB") ownerships in residential blocks.
- CEC to limit Purpose Built Student Housing (PBSA).
- CEC to advertise the need for housing, social housing, innovative housing models, and bringing vacant property into use.
- CEC to promote, support or facilitate community engagement in building maintenance, community heating, and energy efficiency.

Community Councils (CCs)

- CCs to object to planning applications, regarding short term lets and PBSA.
- CCs to respond to Scottish Government/CEC consultations on housing.
- CCs to promote, support or facilitate community engagement in building maintenance, community heating, and energy efficiency.

Community/Alternative

- Community groups and community initiatives to advocate for residential use of residential properties.
- Community groups to respond to engagement on building maintenance, co-housing, community heating, and energy efficiency. Organisations to maintain buildings, and to create community ownership of energy, should be set up. Suggestions: <https://cleanheatedinburgh.org.uk/> <https://sharedrepairs.novoville.com/> <https://www.edinbric.scot/>

10. Social Interaction and Wellbeing

City of Edinburgh Council (CEC)

- CEC to support the creation of more free public spaces such as library spaces and community cafés.
- CEC to reject planning applications which reduce these spaces, or for new applications which don't include them.
- CEC to protect funding for groups which reduce social isolation such as the Pilmeny Project.
- CEC to include new free to enter spaces in the Seafield Master Plan.

Community Councils (CCs)

- CCs to object to planning applications that reduce spaces for free or low cost social activity.
- CCs to object to planning applications that don't include for free to enter social spaces.

Community/Alternative

- Continue with recognised initiatives that allow people to come together such as Leith Gala, Leith Chooses.
- Key groups identified in Survey 1 should be receive more structured help and support from the community in the form of representations to CEC, and donations where possible.
- Community groups to create neighbourhood street groups for street parties.

11. Identity and Belonging

City of Edinburgh Council (CEC)

- Symbols on City Council infrastructure in Leith to include the Leith crest.
- CEC to make sure that Leith is called Leith in all documentation, not "North East Edinburgh".

Community Councils (CCs)

- CCs to police CEC's use of the word Leith to refer to Leith.
- The Crocus Award to have an exhibition each year at Leith Chooses.

Community/Alternative

- Leith Civic trust to appeal for members of the public to be involved in the Leith museum project at Custom House. The Leith Museum project to give regular updates to the CCs.
- The Place Based Network to be invited to instigate an award for local heroes.
- Re-institute 'Proud to be a Leith Business' signs in shops for independent businesses.
- A Leith Housing Trust to be set up to secure existing housing for Leithers.

12. Feeling Safe

City of Edinburgh Council (CEC)

- CEC to create a strategy for street presence, active frontages, and mixed uses throughout the day and evening.
- CEC to work with the police to increase patrols in areas where they are most needed.
- CEC to favour planning applications for indoor social spaces, and reject applications which remove social spaces.
- CEC to set up a fund to support new and existing groups creating free to access social spaces.

Community Councils (CCs)

- CCs to report back to the Police and CEC hot spots of antisocial behaviour.
- CCs to object to planning consents which reduce small business premises in Leith.
- CCs to speak with the Leith Chamber of Commerce to keep a registry of local businesses and carry out a gap analysis for what businesses Leith needs to create more local jobs, particularly for youths.

Community/Alternative

- Community groups to have a presence on the street in areas of antisocial behaviour.
- Community youth groups that give youths routes other than antisocial behaviour to receive more support. And recognition from the community. Their young service users to receive appropriate public recognition.
- The Chamber of Commerce and business groups to be asked to work with Edinburgh College to connect youths with employability schemes and new local businesses being created.

Survey 2 Draft Plan

13. Care and Maintenance

City of Edinburgh Council (CEC)

- CEC to repair and maintain roads and pavements.
- CEC to clean streets and add bins and recycling points.
- CEC's Community Wealth Building (CWB) strategy to look at keeping Leith's money in Leith. CEC to look at capturing the profits made by multinational corporates in Leith to be diverted to the maintenance of Leith.

Community Councils (CCs)

- CCs to act on where areas of high littering are reported and notify the property owners/managers.
- CCs to report dilapidated public realm to the council.

Community/Alternative

- Community to set up a campaign for 'no wrapper' shops in Leith to reduce packaging on the streets.
- Local refilleries and refillery drinks shop, reusable containers to be supported by people shopping there when they can.
- Community rubbish audit as part of litter-picks. Residents to agree to link council tax rises to inflation, to fund the council to maintain the streets.
- Public to report road or pavement problems using this website: <https://www.edinburgh.gov.uk/report-problem-road/report-road-pavement-problem>
- A community building maintenance enterprise to be set up.

10. Sense of Control, Influence and Access to Finance

City of Edinburgh Council (CEC)

- CEC to improve their web-presence explaining what is going on at the council and how and when to respond to council activity.
- CEC to follow up more clearly on the impact of public responses to consultations.
- CEC to have more than one consultation in each process, with a high level one followed up by a detailed one before any changes are made.
- CEC publications like meeting minutes to be shorter, and in plain English
- CEC to take the key organisations mentioned in the Place Plan as stakeholders in any consultations. These groups to be contacted directly, rather than having to find out about consultations themselves.
- CEC community Wealth building to include for funding citizens to partake in local democracy rather than relying on volunteer resource.

Community Councils (CCs)

- CCs to publish their minutes in hard copy in the Community Centre and Libraries.
- CCs to publish their activity on local noticeboards.
- Participation in Community Councils to be more supported for under-represented groups such as working parents, those from ethnic minority communities, and those on lower incomes.
- CCs to hold drop in sessions at different times of the week to increase transparency.
- Leith CCs to hold a review of city plan for net zero.

Community/Alternative

- Community groups to be asked to volunteer to be co-opted onto Community Councils.
- Community groups to be asked to actively monitor the Council's activity and respond to consultations in a coordinated way.
- Community groups to support umbrella organisations such as ECCAN (<https://www.eccan.scot>), EVOC (<https://www.evoc.org.uk>), ESEN (<https://esen.scot>) to amplify their voice.

Survey 2 Outreach



Questionnaire Boxes

- 1 Duncan Place Community Hub
- 2 The Heart of Newhaven Community
- 3 McDonald Road Library
- 4 Leith Public Library
- 5 Norton Park Business and Conference Centre
- 6 Leith Community Centre



Pop-up Events

- 1 Leith Walk Polis Box
- 2 Pilmeny Development Project
- 3 McDonald Road Library
- 4 Leith Public Library
- 5 Newkirkgate



Schools in Leith

- 1 Leith Academy
- 2 St Mary's RC (Leith) Primary School
- 3 Hermitage Park Primary School
- 4 Leith Primary School
- 5 Leith Walk Primary School
- 6 Lorne Primary School
- 7 Victoria Primary School
- 8 Bun-sgoil Taobh na Pairce
- 9 Pilrig Park School
- 10 Prospect Bank Primary School

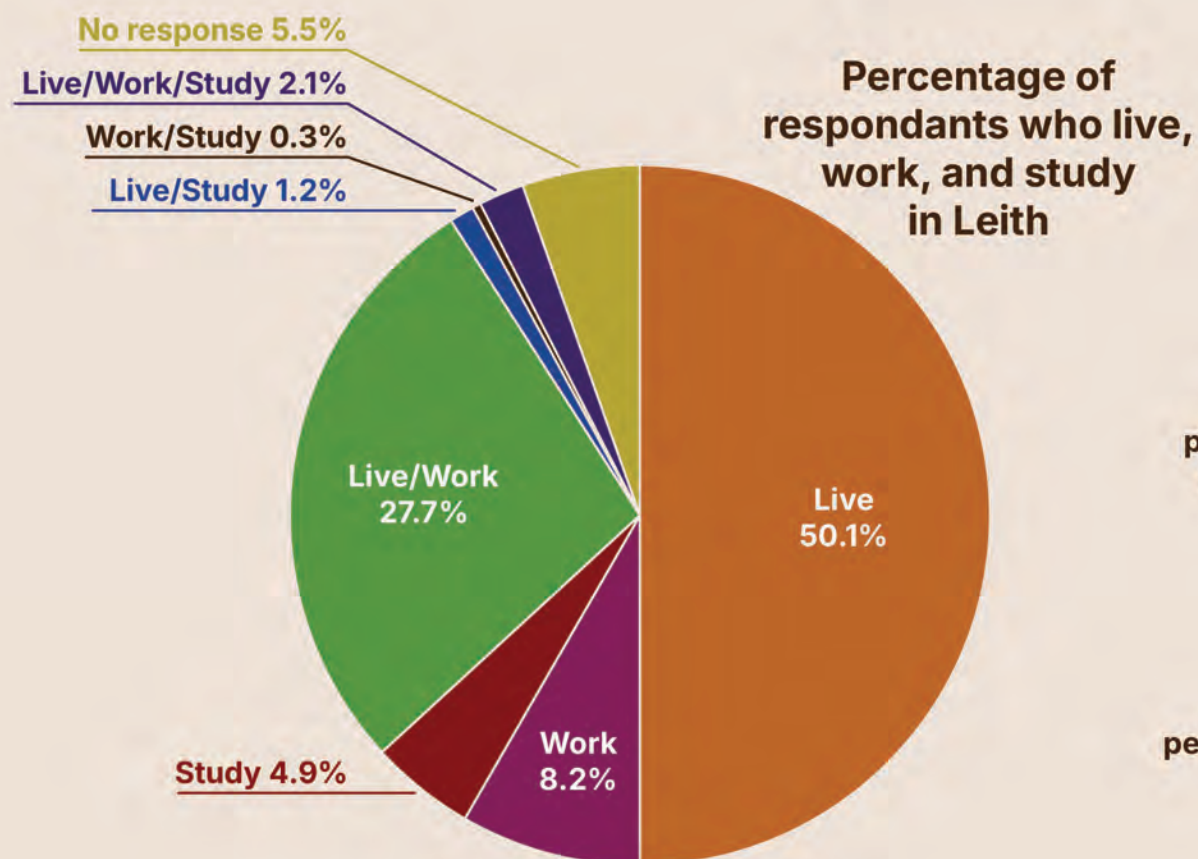
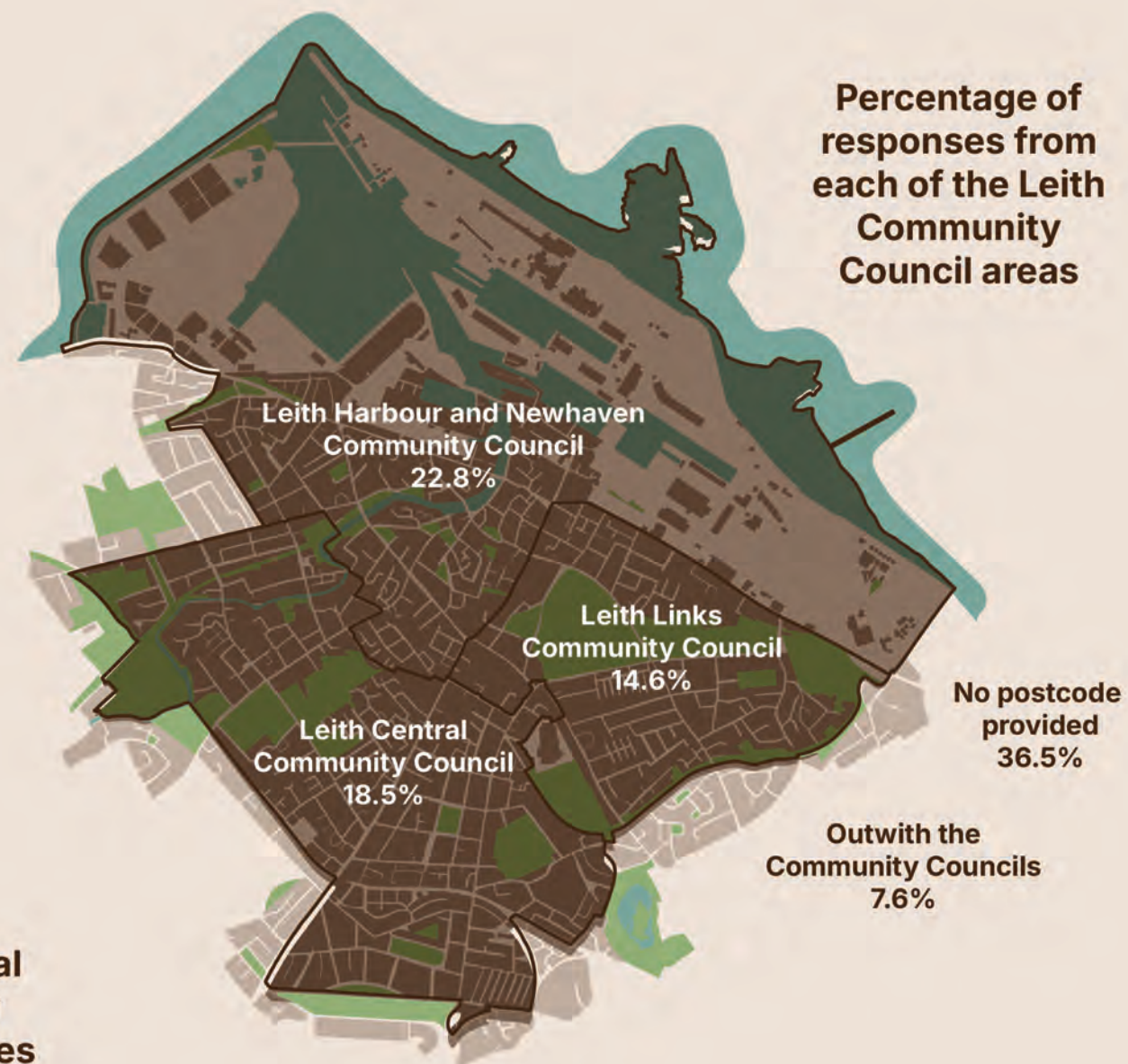
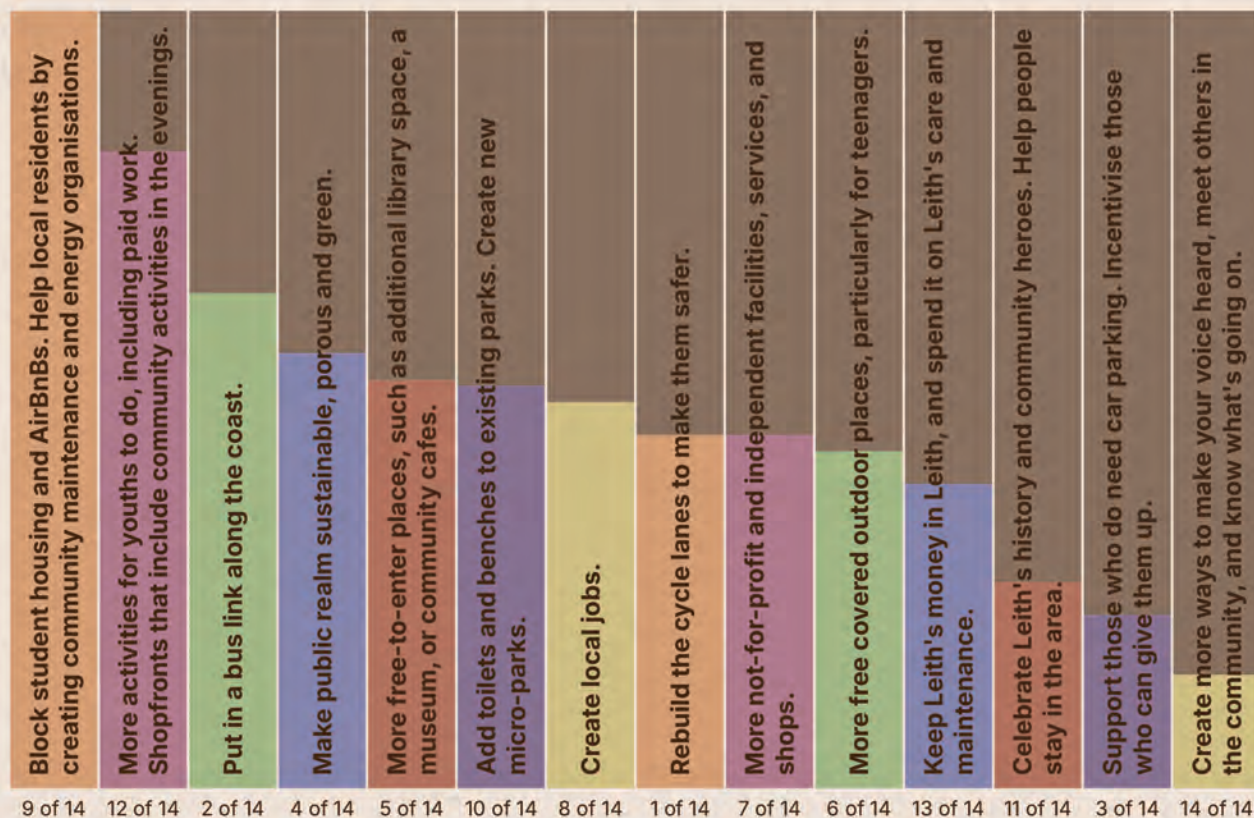


Area with Flyers



Survey 2 analysis

Respondents top three actions



329 total survey responses

Out of all online and paper responses of the top three actions there were

171

different combinations, people had a wide and unique range of priorities

The top 4 combinations with only 6 or 7 people voting the same combination were:

- | | | | |
|--|--|--|--|
| 7 of 14:
More not-for-profit and independent facilities, services, and shops. | 5 of 14:
More free-to-enter places, such as additional library space, a museum, or community cafes. | 2 of 14:
Put in a bus link along the coast. | 6 of 14:
More free covered outdoor places, particularly for teenagers. |
| 9 of 14:
Block student housing and AirBnBs. Help local residents by creating community maintenance and energy organisations. | 9 of 14:
Block student housing and AirBnBs. Help local residents by creating community maintenance and energy organisations. | 12 of 14:
More activities for youths to do, including paid work. Shopfronts that include community activities in the evenings. | 9 of 14:
Block student housing and AirBnBs. Help local residents by creating community maintenance and energy organisations. |
| 12 of 14:
More activities for youths to do, including paid work. Shopfronts that include community activities in the evenings. | 12 of 14:
More activities for youths to do, including paid work. Shopfronts that include community activities in the evenings. | 4 of 14:
Make public realm sustainable, porous and green. | 12 of 14:
More activities for youths to do, including paid work. Shopfronts that include community activities in the evenings. |

All 4 had action 12 of 14 included and 3 out of 4 included 9 of 14. This pattern continued as 11 combinations, split over 46 votes, included both of the top 2 actions.

Survey 2 analysis

Summary of responses by theme

Scoring: 1 (needs improvement) - 6 (little room for improvement)



Survey 2 analysis



Moving Around (walking, wheeling, cycling, etc.)

73% % agree with the draft

"Leith Walk is bad for pedestrians and cyclists. Primarily crossing roads and accessing bus stops is seen as difficult and dangerous. More and better cycle paths are wanted with tighter rules for those on ebikes."

The main challenge is that the new cycle lanes can be dangerous and pavements are poorly maintained. Leith's top response is that the council should rebuild the cycle lanes to make them safer.

"There needs to be a 'hard barrier' for cycle lanes."

"Tree planting is desperately needed on Leith Walk as with everywhere in Scotland (low tree canopy cover leading to heat islands), this could be used strategically to divide up the spaces on Leith Walk safely"

"The trees were removed, Leith walk should be a boulevard with trees."

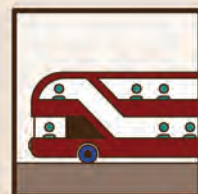
"Whilst the cycle lanes are poorly thought through, rebuilding them seems low priority."

"What about each [eBike delivery rider] being forced to have a number (like a car number plate) or QR code on their back packs? Those who break the Highway Code can be reported."

"Always keep priority for pedestrians first, then bicycles, then cars."

"Many of the road surfaces are also in appalling condition making cycling, crossing roads with prams etc highly dangerous."

"I agree a master strategy for cycle routes is desperately needed! Would support an action for members of the public to work with Living Streets Edinburgh as well as Spokes."



Public Transport (buses, trains, trams, boats, etc.)

82% % agree with the draft

"The changes to car use and parking by the Council are very polarising. People agree that there is too much traffic and that people will park anywhere, which is a hazard."

The main challenge is everyone agrees that traffic and parking isn't working, but are not agreed about what the solution is. Leith's top response is to support those who do need car parking, and incentivise those who can give them up.

"Support the research into the feasibility of the Cross-Forth Ferry. This would be beneficial for both sides of the Forth."

"Community to resist the 'to not through' City Mobility Plan proposals which would mean that other than tram users all bus users seeking to make cross city journeys would have to change buses at least 3 times - introducing interchange is well understood to put people off from using public transport."

"PLEASE could such a bus route start from / include the Western General Hospital!"

"More than one tram should be kept overnight at Newhaven."

"Generally I think public transport in Leith is excellent."



Traffic and Parking (traffic and parking)

71% % agree with the draft

"Streets are seen as dirty and not well maintained. People would like to see more permanent greenery that is looked after, trees specifically. Residents are generally positive about the areas and spaces in Leith."

The main challenge is the public realm is hard and grey. Leith's top response is for the council to make the streets sustainable, porous and green.

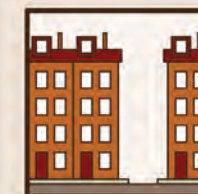
"I would be much more in favour of increasing park and ride provision, and promoting and the use of these."

"Love the idea of bike libraries and more bikes you can hire. The bike hires in Edinburgh at the moment are far too expensive and so, this don't encourage regular use."

"In other words, you are going to push parking into residential streets like mine so I can't park outside my house?! It's a disgrace."

"Synchronise traffic lights down Leith Walk better."

"Make Lochend Road and Restalrig both oneway (in opposite directions obviously). More cycle parking too please!"



Streets and Spaces (streets, squares, and buildings)

90% % agree with the draft

"We are overall very happy with the natural spaces with many parks and the Water of Leith. But we still want more greenery, trees, and better plants for biodiversity to thrive. A lack of public toilets is an issue. We'd link a connection to the sea-front."

The main challenge is Leith should have more greenery generally. Parks and nature should be better looked after and protected. Parks should have benches and toilets. Leith's top response is to add new micro-parks. And add toilets and benches to existing parks.

"A significant source of litter around Leith Links are kids from the Academy who get lunches/drinks in Tesco and the Morrisons and dump their wrappers as the walk. Perhaps the Academy could do some education and litter picking by students who are making the area disgusting with dropped litter."

"More benches. Drug-test junkies."

"Hard paving should be the last option for public space."

"I would always love to see more trees. YES to tile flipping!!!"

"I would also add CEC to work with CC's and Community when it comes to planters and smaller green spaces - involving local groups in planter provision can give a sense of ownership, and reduce the maintenance burden on the council."



Natural Space (nature, parks, hills, woods, beaches, etc.)

89% % agree with the draft

"There is a need for more free and low-cost activities, especially indoors. People like the good play parks for kids and are looking forward to more skate parks, and more spaces for teenagers and older kids."

The main challenge is that there's not enough places to meet others that are free to enter. Leith's top response is to add more free covered outdoor places, particularly for teenagers.

"Would really welcome opening up access to the sea - it's a shame that you have to go to Portobello or to Newhaven (or round the back of Ocean Terminal, which feels like somewhere you shouldn't be going...) to look at the sea when we're right on the coast."

"Friends of parks groups are a good idea."

"Allotments? A nice garden? More tennis courts? Outdoor table tennis. Public toilets in Pilgrimage Park"

"Please develop the area next to tennis where the bowling green used to be."

"The Water of Leith basins are silting up and rubbish is collecting around the silted areas which are almost becoming islands. Sewage is being discharged into the water where it is probably being trapped in the silt. If this doesn't stop, I am worried that in the future, visitors and residents will not want to recreate, walk or locate near the river basins because it will be unsightly and smelly."



Play and Recreation (play, hang out, games, and hobbies)

83% % agree with the draft

"There is a need for more free and low-cost activities, especially indoors. People like the good play parks for kids and are looking forward to more skate parks, and more spaces for teenagers and older kids."

The main challenge is that there's not enough places to meet others that are free to enter. Leith's top response is to add more free covered outdoor places, particularly for teenagers.

"Young people should also be supported with training and work experience opportunities, especially around the creative industries. I'd like to see more links with the film academy in Leith, and our live music venues."

"The events spaces register idea is great and shouldn't be too resource-intensive, but please ensure the events space owners are prepared to manage demand and be responsive to requests!"

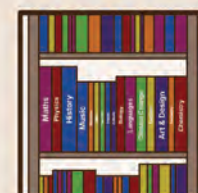
"Shower could be added to existing public outdoor spaces relatively easily. And how about old people? In Spain every public space have an exercise instruments for all."

"Would be good to have some more community areas for low-income and children/teenagers."

"Council to buy or acquire churches and church halls that are being closed down and offer these to community groups at low rents."

"I think there needs to be an understanding however that teenage girls are often neglected when discussing facilities for teenagers. I recommend referring to work & research by Make Space for Girls to inform this."

"Street gyms are missed completely here."



Facilities, Services and Healthcare (schools, libraries, shops, etc.)

86% % agree with the draft

"Leithers love their libraries and want more funding and protection for them and other community spaces. We want more independent shops, specifically food shops that aren't the chains we have everywhere."

The main challenge is that there aren't enough not-for-profit and independent facilities, services, and shops. Leith's top response is to have more not-for-profit and independent facilities, services, and shops.

"CCs to object to, and CEC Planning Dept. to refuse permission for change of use from 'sit in' restaurants and cafes to 'dark kitchens' and fast food takeaway outlets"

Protect the libraries!!

"What support can the council offer Leithers who want to open new shops but don't know how to get started, e.g. funding or networking support?"

"Pop up spaces are great. Could we open up more former police boxes to the public for use as pop up retail space for independent traders who can't afford permanent space."

"Collaboration between small business/freelance workers and libraries/similar community spaces, by adding a pay what you can or small charge for use of small soundproof 'pods' that could be used for online meetings, or meetings between 2 people."

"Existing library times & 6 days adequate."



Work and Local Economy (jobs and places to work)

90% % agree with the draft

"There are many opportunities for volunteering and lots of new cafes and restaurants opening. But jobs are mainly hospitality and minimum wage. There's aren't jobs in Leith that pay enough to enable us to live in Leith."

The main challenge is there are not enough good local jobs, which makes Leith a great place to live, but not to work. Leith's top response is to create good local jobs.

"I would add an action for Leith Chamber of Commerce to hold events promoting employment opportunities from Leith based businesses to the local community/residents - school leavers and college students who may be thinking about career direction, but also potentially working with local charities and employment support organisations/the job centre to hold 'job fair' type events promoting local businesses and highlighting the training/skills local businesses are looking for."

"Small businesses in Leith are niche places and very few of them are affordable. Nice cafes, for example, are really expensive."

"CEC to favour applications for new business premises and support SMEs especially in the green energy sector Universities and colleges benefiting from the 'dormitory' student accommodation located in Leith should be required to 'give back' by setting up outposts of their services in Leith."

"Feels active, always see lots of new shops opening up."

"CEC should prioritise planning permissions for affordable workspaces, incubators and co-working spaces, also industrial/port spaces for manufacturing and logistics."

Survey 2 analysis



Housing, Community and Energy (homes, friends, and neighbours)

88% % agree with the draft

"There isn't enough affordable or social housing. People are against all the student accommodation being built and want fewer AirBnB's to create more housing. We need community initiatives for building maintenance, heating and energy efficiency."

The main challenge is that new-build is not delivering for residents and existing buildings are hard to maintain and improve. Leith's top response is to block student housing and AirBnBs. Help local residents by creating community maintenance and energy organisations.

"All of these are good and necessary"

"CEC to explore alternative housing models, e.g. co-housing, aimed at particular demographics, which could help maximise usage of space, and provide more social accommodations for people who are living alone, or have additional support needs without moving them into care."

"CEC support for tenement residents to work together on shared repairs would be very welcome - I'm aware this already exists but is quite limited."

"CEC to refuse / limit permission for 'serviced apartments', 'Apartment Hotels' and HMOs."

"Cooperatives! Look at how cooperatives work in other western-european countries. Look at how you can create conditions for a group of people to build something, as opposed to a big developer doing it instead"



Social Interaction and Wellbeing (meeting and talking with people)

85% % agree with the draft

"There are many different opportunities to socialise and meet people but it can be hard to find out about them. We want more low cost and free shared spaces."

The main challenge is there isn't enough places to meet others that are free to enter. Leith's top response is to create free-to-enter places, such as additional library space, a museum, and community cafes.

"I certainly don't think the community needs a museum which will be hugely expensive to build and maintain."

"Outdoor gyms!"

"Community groups to create neighbourhood street groups for street parties." —such a sweet idea!"

"More community growing projects on unused greenspace would be great too!"

"Community groups don't just need places to meet, they also desperately need places to STORE STUFF!"

"Measures should be taken to discourage anti-social behaviour at, for example, the benches at the foot of Leith Walk where the unemployed, alcoholics and drug-addicts often congregate. The police should keep moving them on or arresting them until they either behave or go away."

"Out of the Blue used to run (pre-covid) great table tennis evenings. 'Friendship first, competition second'. More opportunities like this would be great."



Identity and Belonging (feeling proud and part of a place)

79% % agree with the draft

"There is a very strong sense of identity in Leith, but some residents feel as though its getting lost through locals getting pushed out by rising living costs and gentrification."

The main challenge is that it's hard to maintain and grow the 'Leith identity' with so much rapid change and other pressures on communities. Leith's top response is to celebrate Leith history and community heroes, and to help people stay in the area.

"Harbour Homes was the Port of Leith housing association. If they cannot build houses how could a new social housing provider come on the scene and do that instead?"

"Leith crest needs a re-design to be more inclusive."

"Forth Ports needs to step up and invest in the local community more."

"A proportion of all new housing needs to be reserved for locals to buy and /or rent, as they are now doing in many villages in England."

"You can put the persevere crest on every lamppost and it won't change how people feel if the streets are filled with litter and dog fouling."

"As a board member of Leith Festival, we would be very interested to discuss the future of the crocus award and rebranding as a community/local hero award in collaboration with the Leith Network or other local organisations."



Feeling Safe (feeling safe)

82% % agree with the draft

"There is lot of antisocial behaviour especially from young people, people wearing balaclavas and driving ebikes dangerously, and people using drugs and drinking alcohol. We want better street lighting and police involvement."

The main challenge is that there is no accountability for intimidating or criminal actions. No oversight by authorities like police, teachers or family. Leith's top response is to have more things for youths to do, including paid work. There should be active street-fronts that include community activities in the evenings.

"Planning should consider if new buildings overlook streets and public spaces for 'eyes on the street'"

"Also please have more street lights! The changes made to Restalrig path are great, it would be good to make other paths that are used for commuting more safe"

"Police should get out of their vehicles more and walk/cycle their beat."

"noise from loud vehicles is a bane"

"I would like to see an action about creating opportunities for/fostering intergenerational interactions in public social spaces (people of all ages, not just older and youth/young people)."



Care and Maintenance (fixed, clean, and managed)

86% % agree with the draft

"There are a lot of potholes on the roads and the pavements are in bad condition. We want more bins and more regular bin emptying and cleaning."

The main challenge is that there isn't enough care and maintenance of streets, parks and buildings. Yet the public sector hasn't the funds to improve this, and neither do most people where their own property is concerned. Leith's top response is to keep Leith's money in Leith, and spend it on care and maintenance of the public realm and buildings.

"CEC should already be maintaining roads and pavements, but isn't/cannot. "

"Not sure whether keep things local should be Leith centric or whether it should include the whole of the City. Repair the potholes! Make better road surface!"

"A more active role on residents to arrange street litter picking sessions should be encouraged."

"I was at a public park in Paris a few years ago, and they had many more, smaller bins, instead of full size bins. This meant that instead of requiring a bin lorry to empty them, they had someone in a small trailer able to empty the bin by hand. This could even be done by someone with a cargo bike/bike trailer once a day (or more at particularly busy times), rather than once a week."



Sense of Control, Influence and Access to Finance (having our say and being listened to)

82% % agree with the draft

"There is a general feeling of not being listened to by the council and desire to get involved but many people don't know how. The community councils should have more support and be more accessible so people can get involved easily and know what's happening."

The main challenge is there is not enough clarity around how communities can be and are being engaged with by the council and other authorities. Leith's top response is to create more ways to make your voice heard, meet others in the community, and find out what's going on.

"Impress me by responding to my feedback!"

"Remember Community Councillors are volunteers and can only do so much unless supported by funding and possibly admin and community development support from the Council!"

"It is very hard to follow what is going on at the Council, and I have been trying to do so for several years. Council structures and procedures are very opaque and hard to parse for ordinary residents."

"Hoping this survey will make a difference."

"A Leith website, which has a what's on section along with the community council sections would be helpful. The community council should also be sitting in eg a library every few weeks, open for drop ins and discussions with residents."

"CC's to hold information sessions with 4th/5th/6th years or similar ages at high school where the function of community councils is explained, as well as how they interact with Edinburgh council and MSP's/MP's."

"More public meeting places and key areas would be great!"

Methodology for the Analysis of the Surveys & Development of Place Plan Statement of Proposals

As seen above, the proposals all scored 4 or above (“agree”), showing the majority of respondents agreed with the draft plan put forward. This gave us confidence that the majority of the draft plan could be used as the basis of the final Statement of Proposals (the Place Plan).

That said, the detail of the responses however gave us many new suggestions for things to put into the Place Plan. The detailed responses also told us where we need adjustments in tone or focus. We attended each of the three community councils to update them on the developing findings and ask for their feedback as well. The Proposals at the front of this document include many suggestions made by respondents to Survey 2, and the focus and tone has been adjusted to take on board the views given by respondents. Of course, no plan will satisfy everyone, but given the scoring of the suggestions we are confident that this set of Proposals reflects the consultation carried out.

We then set about organising the plan into overarching Topics to develop the consultation feedback into a Plan. By developing each suggested response into a more developed plan, groupings suggested themselves. These were, in simple terms:

1. Space to socialise for all
2. Fair housing
3. Quality streets and other outdoor spaces
4. Conflicting needs of those travelling around Leith
5. Need for a varied economy
6. Engagement with democratic processes

Some key themes that emerged throughout were as follows:

1. A feeling of injustice arising from change.
2. Stress created by change, particularly the pace of change.
3. Pride in diversity, but also the challenge posed by it.
4. Powerlessness, voicelessness, lack of agency.
5. The potential of where Leith is now, and where it could go.

We tagged the responses as Challenges and Responses in a table which can be found below. This shows how the actions from the Draft Plan, augmented with suggestions from the Survey 2 feedback are grouped against the challenges identified in Survey 1.

We then took the Responses and re-drafted themes Actions and proposed first steps, prioritisation, and categorised them as to whether they were related to the development and use of land or not.

Finally, we used a review of existing policy, proposed policy being discussed at present at Scottish Government and City council level, and input from various stakeholder groups to write the Proposals.

We then presented it to the community council for final review and submission. The Community Councils brought in several long-running initiatives of their own to ensure the Place Plan aligned with other activities and campaigns.

An observation made during the feedback sessions with the Community Councils was that there were groups who did not directly interact with the surveys, or felt excluded by them, for a variety of reasons. This was in part because the entire initiative of a Place Plan was seen to be untrustworthy, or because parallel council initiatives (CPZ, Trams, cycle lanes) were felt to be contrary to the needs of some communities. There were also groups who are generally disengaged with any due to more national or global issues. It was notable that “sense of control” was scored as the worst aspect in Survey 2, but lowest priority in survey 3. Hopefully with the Community Councils leading this exercise and a role of renewal within them, the Place Plans will stay live and have a means to be updated and fed into. Evidence of things happening from within the Place Plan can engender a feeling that it is worth engaging. Though this depends on many organisations moving forward together.

Engagement images

Leith Gala Day stall



Hibs Stadium lunch



Flyers and questionnaire boxes

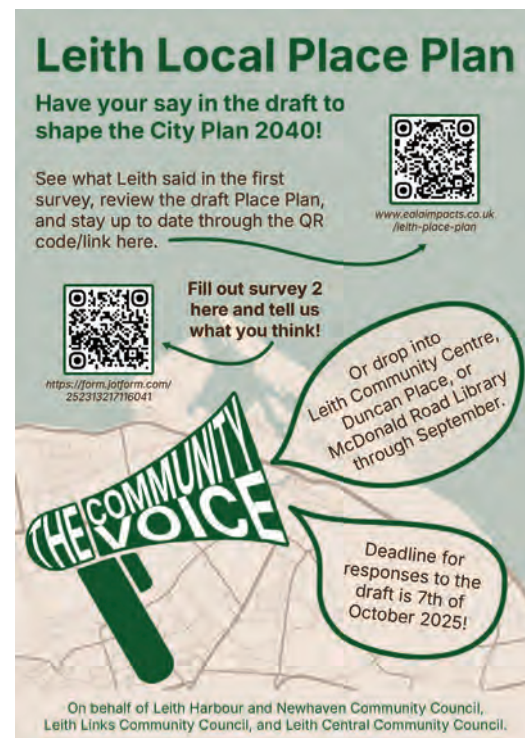


Website

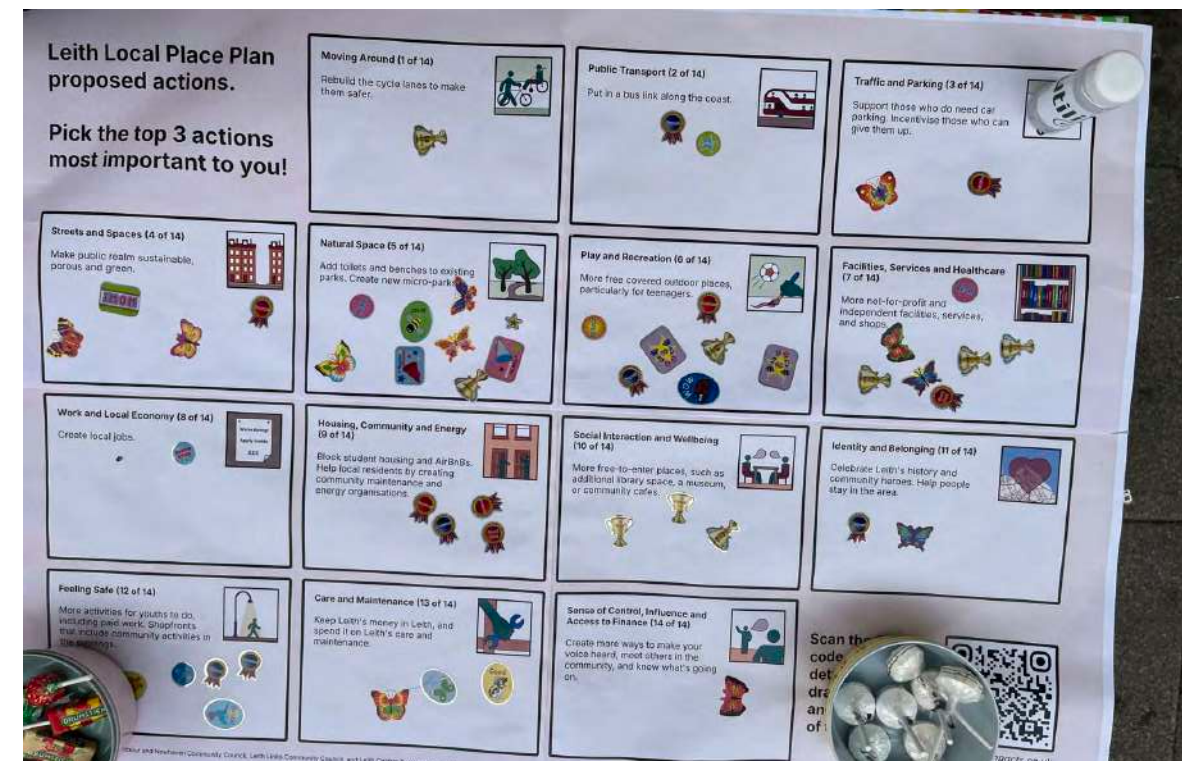


Engagement images

The Leith advert



The Kirkgate Sticker Voting



The Heart of Newhaven Pop-up



Library Pop-up



Bunting feedback

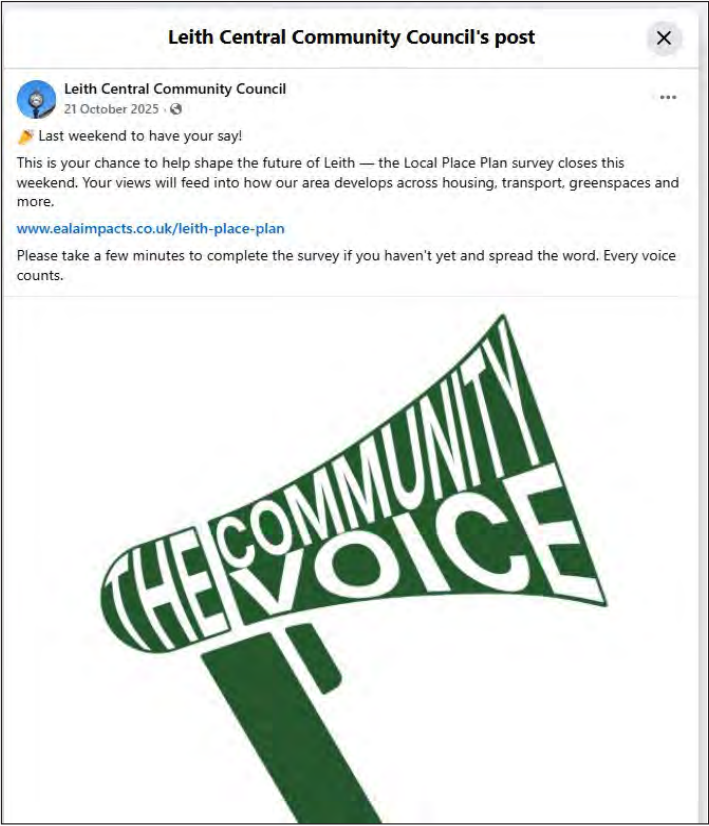
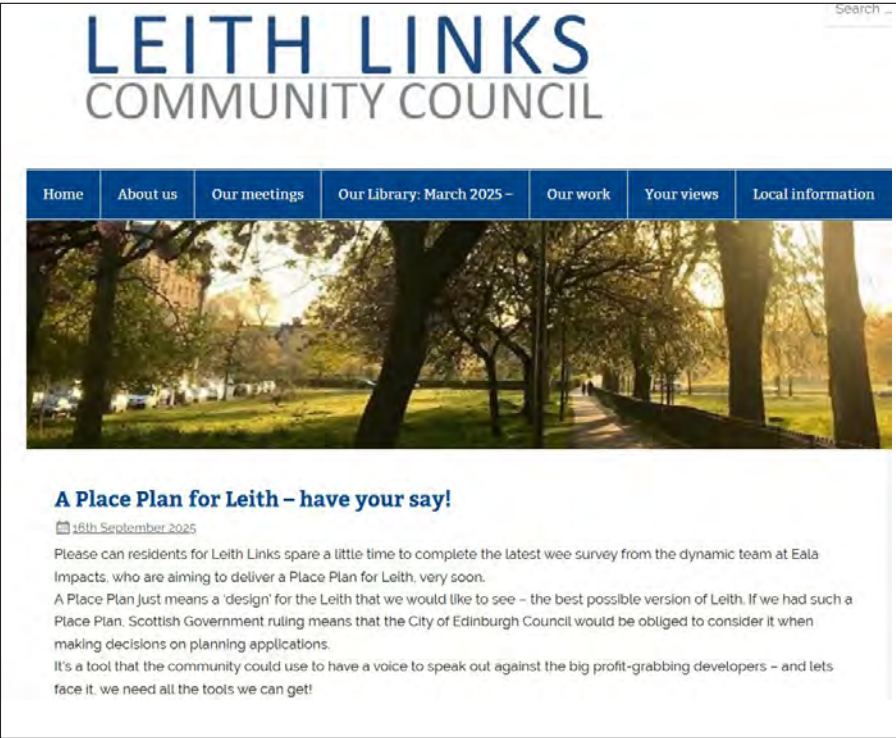


Leith Local Place Plan

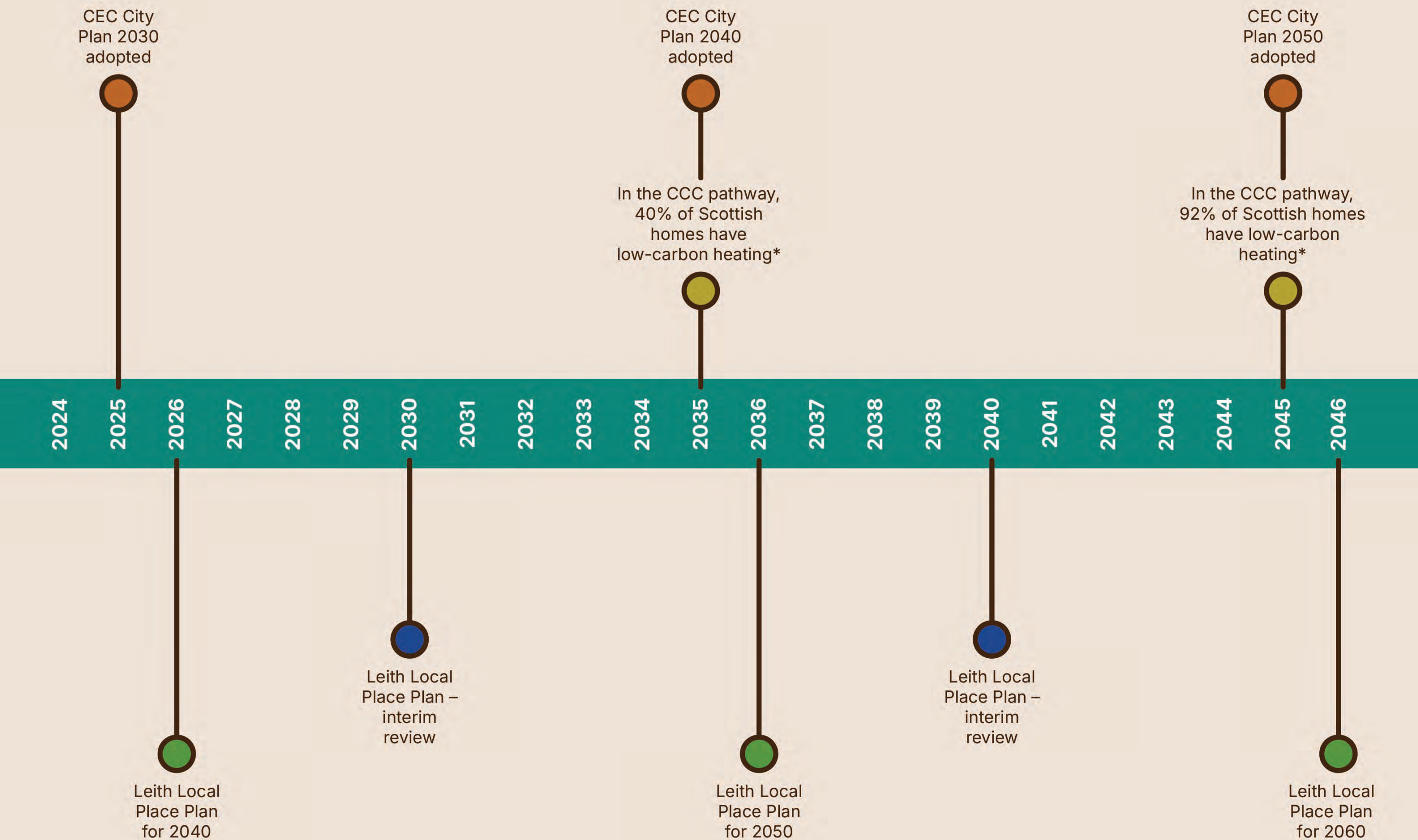
Eala on behalf of Leith Harbour and Newhaven Community Council, Leith Links Community Council, and Leith Central Community Council

Engagement images

Social Media



Timeline of Local Place Plan and City Plan



[*https://www.theccc.org.uk/publication/scotlands-carbon-budgets/](https://www.theccc.org.uk/publication/scotlands-carbon-budgets/)

Appendix B

Previous community engagement

Previous Engagement

People and Places: Make Leith Better - Previous engagement results

Background

In 2015, **Leith Creative** conducted a cultural mapping exercise. Through an engagement process called a design charrette asking the following simple questions of people who live and/or work in the Leith area:

- What do you think Leith's greatest assets are?
- What do you think Leith's biggest challenges are?
- What steps would you take to make Leith better?

Methodology

A total of 748 people responded to their survey.

Focusing on four identified community clusters within the area, creative activities happened in and around: Out of the Blue Drill Hall; Edinburgh Sculpture Workshop; St Margaret's House and the Newkirkgate Community Education Centre.

- Lateral North developed a 'Leith Interactive Map'. Popping up at key community events and venues the map charted local challenges, opportunities and assets at a micro-scale. lateralnorth.com
- Biomorphis developed 'Leith Listings', a new directory created by locals for the Leith neighbourhood identifying buildings, structures, people and places of local importance. A total of 235 listings were submitted. biomorphis.com
- HERE+NOW developed the 'Place Standard Wheel', a large version of the Place Standard, a Scottish Government tool for assessing places via key themes. The portable wheel toured locally visiting several different communities. thehereandnow.org.uk

Assets and Challenges

The top five themes that emerged from the research, in order of importance to respondents, with some additional context.

Assets

People and community

Overwhelmingly the local community was cited as Leith's greatest asset with over half of respondents commenting on this aspect, specifically the importance of a strong community spirit to the area.

Services and facilities

People cited the variety and proliferation of independent local businesses (particularly on Leith Walk) as one of Leith's major assets, alongside libraries, churches, health and community centres and cultural spaces.

Diversity

In addition to Leith's strong sense of community, the diverse social and cultural mix of people that inhabit the area [also reflected in the wide range of businesses] was recognised as a huge strength to the area, contributing to Leith's vibrant atmosphere.

Environment and amenities

People cited public parks and green spaces such as Leith Links amongst Leith's greatest assets, alongside the historic waterfront of The Shore and general proximity to the sea via The Water of Leith.

Creativity and culture

Alongside the social and cultural mix of people in Leith, the input of the creative community was highlighted. This is seen as making a valuable contribution to the character and diversity of the area. Out of the Blue Drill Hall; the new DOK Artist Space and the Leith Theatre were all mentioned as spaces of particular importance.

Challenges

Improving local environment and amenities

The care of parks and waterways was seen as a challenge, particularly when tackling litter and other mess. There was a call to protect historic buildings rather than allowing them to decline. A demand for increased access to the waterfront and docks was also prevalent.

Housing

There was concern over changes taking place in Leith, particularly in relation to property development and the subsequent impact on the identity of the area. The lack of affordable housing [especially for families] was cited as a major challenge.

Regeneration

Balancing competing needs was a priority, particularly in terms of delivering more socially focused development. Housing expansion was reported to have a negative impact on already overloaded services. There was also a call to support locally independent businesses, who are perceived to be under threat.

Connecting the community

There was acknowledgement that the various communities in Leith need to integrate better, as well as increasing links to cultural activities for all. An appeal for civic spaces for people to mix more meaningfully was made.

Governance and systems

Respondents described being effectively marginalised or simply ignored by tokenistic consultation. Likewise, they demanded better strategic thinking regarding development. A perceived lack of public investment was noted. There were calls for support to reanimate empty space and to better co-ordinate community initiatives.

What would you do?

It is significant to note that they observed an overwhelming perceived lack of agency on the part of respondents, which was backed up by findings from the Place Standard Wheel, where people's influence and sense of control in Leith scored lowest.

Action area 1: Environment

- Improve local green spaces and parks
- Improve access to the seafront
- Greater support for environmental groups
- Invest in civic space, create more places for people to enjoy amenities

Action area 2: Affordability

- Raise the amount of affordable housing and mix of different types of housing
- Maintain flexible accommodation and increase support small businesses
- Strategic changes, new and innovative housing models
- Establish a rent pressure zone in Leith and regulate short-term housing

Action area 3: Public assets

- Land buyouts/public asset transfer
- Support existing service providers
- Further public asset mapping
- Stop asset stripping/degradation

Action area 4: Arts, culture and events

- Support cultural integration and improve access to arts and cultural activities
- Support year-round activities with structural investment
- Improve connectivity
- Creative repurposing of land/unused buildings

Previous Engagement

Action area 5: Local democracy and empowerment

- Improve transparency in decision-making
- Support connectivity and innovation in service delivery
- Establish a development body to take responsibility for leadership
- Support debate in the public realm

Map highlights

Interactive map

Most mentioned:

1. Increased public access to the waterfront
2. Improved park infrastructure
3. More public green spaces and associated community projects
4. Better cycle routes with increased connectivity
5. Investment for Leith Theatre as an arts hub

Leith Theatre

- Invest significantly in Leith Theatre so that it can reopen to the public on a permanent, year-round, basis.
In 2025, Leith Theatre Trust now has a 50 year lease, and has just been awarded £45m from the National Lottery.
- Make the theatre a fully functioning performance space and a means of bringing Leith’s community together.

The Steel Shed (DOK artist space)

- Save this culturally important heritage asset, the last vestige of Henry Robbs Shipyard in Leith. Current y under threat of removal. 2025 - DOK Artist Space – a steel shed that is was last remaining building from Henry Robbs Shipyard, closed in 2025, now demolished.
- Needs gifted to the people of Leith and relocated to a historically relevant site.

Leith Docks

- Create a public walkway along the waterfront from The Shore to Granton via Ocean Terminal, reconnecting Leith to the water. Taking the fence down from around the Scottish Government’s Victoria Quay would aid this. – In 2025, the housing development at Leith Waterfront and the Tram has provided pedestrian routes around Victoria Quay.
- Improve access to the docks and support maritime assets, including SS Explorer.

In 2025, Friends of Water of Leith Basin and Stakeholder Group, meet quarterly.

Great Junction Street

- Improve the pedestrian environment through wider footpaths and increased safe crossing points.
In 2025, the <https://www.edinburgh.gov.uk/cycling-walking-projects-1/leith-connections> project has been carried out
- Address on-street parking along route to ease traffic flow.
- Recommission murals in the surrounding area and invest in local businesses.
In 2025, the replacement of Eduardo Paolozzi in 2022, South North Leith Parish church murals replacement in 2024, and <https://www.edinburgh.gov.uk/tramstonewhaven/support-business/leith-walk-constitution-street-murals>.

The Kirkgate

- Improve and redesign the Kirkgate in order to make it a vibrant centre for Leith; a meeting space, performance space and destination.
- Make it more welcoming with benches for more social interaction.
- Increase capacity and frequency of local markets, animate with arts and cultural events.

Encourage tourism

- Better signage, both physical and digital, in order to promote the area to visitors and encourage local people to interact with Leith.
- Extend heritage trails, audio tours and oral history projects with local peoples stories about the area which can tie in with local schools.
- Invest in local festivals and events.

Parks and infrastructure

- More green space management, more bins.
- Invest in smaller green spaces in Leith. – 2025 - <https://www.thrivinggreenspaces.scot/>
- Designated ‘dog areas’ in larger parks, separate from children’s play areas.
- Form a green network in Leith connecting clean green spaces and waterways.
- Improve the maintenance of the cyclepath network.

Leith Walk

- Install more stopping places and public seating on Leith Walk, improving social interaction and retail.
- Bring back trees to the Walk and adjoining streets in order to make it more of a boulevard.
- Increased cycle parking and possible pedestrianised streets off the Walk.
- Develop a speakers corner at the Foot of the Walk.

In 2025, <https://www.edinburgh.gov.uk/tramstonewhaven/>

2015 Place Standard Wheel Results (highest score 7)	2025 Place Plan Survey Results (highest score 6)
Highest scoring themes	Highest scoring themes
Public Transport (6.2)	Public Transport (4.84)
Identity and Belonging (5.9)	Identity and Belonging (4.58)
Social Contact (5.7)	Natural Space (4.57)
Lowest scoring themes	Lowest scoring themes
Influence and Sense of Control (3.2)	Sense of Control, Influence and Access to Finance (3.01)
Care and Maintenance (3.3)	Care and Maintenance (3.24)
Traffic and Parking (3.7)	Traffic and Parking (3.19)



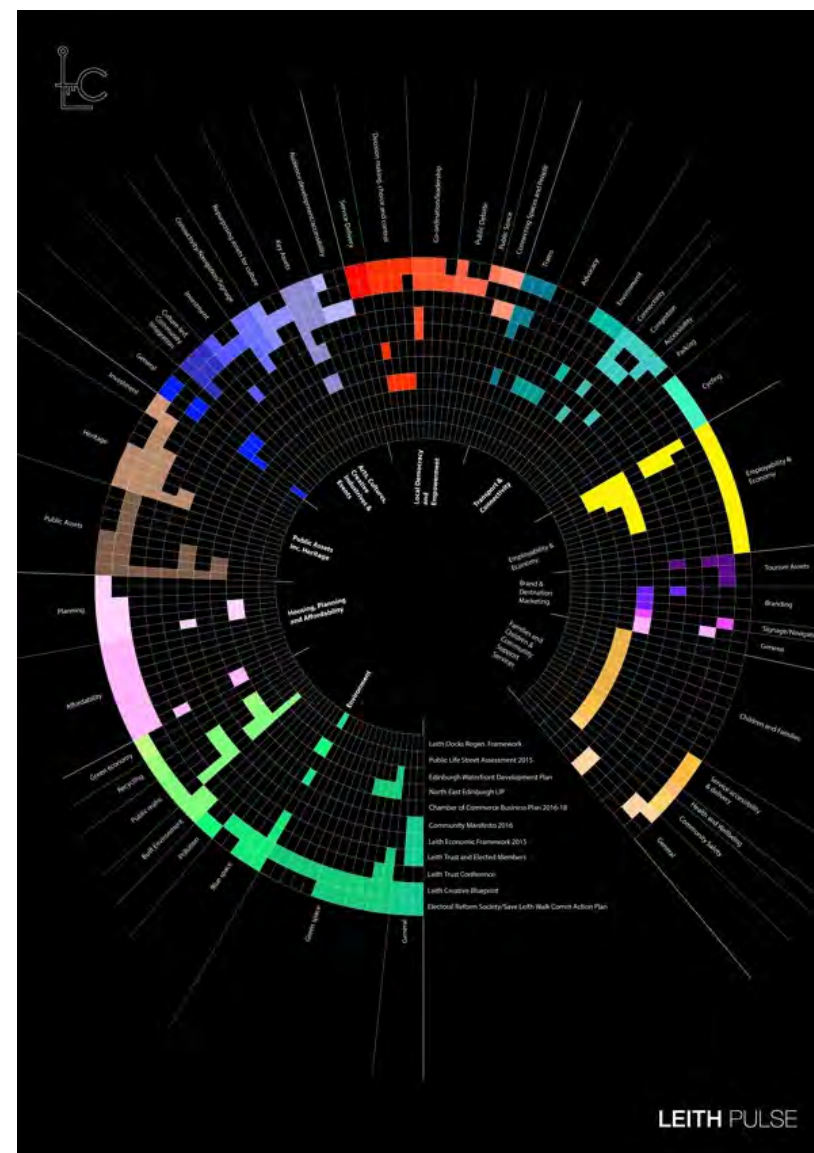
Previous Engagement

Leith Pulse

Created by Biomorphis for Leith Creative as part of the Leith Conference that took place in October 2019. It is to show key action areas that have been identified in Leith in recent community engagements.

Leith Conference

Leith Conference was a weekend event to make action plans on what should be prioritised in Leith while getting the community involved.



Leith Economic Framework

https://democracy.edinburgh.gov.uk/Data/Economy%20Committee/20150428/Agenda/item_73_-_leith_economic_framework.pdf

Appendix 1

INVESTING IN JOBS – AN ECONOMIC FRAMEWORK FOR LEITH

FOREWORD

We are pleased to present this Economic Framework for Leith which aims to provide a springboard for action on the retention and creation of jobs in Leith. It is a Council Framework which nests within "A Strategy for Jobs", the Council's Economic Strategy for 2012-17 and the Waterfront Zone Development Plan. Our approach to supporting jobs in Leith will mirror that set out in the Economic Strategy: a focus on jobs; engaging the whole Council; and facilitating greater collaboration.

We believe that Leith's unique sense of place and the characteristics of its people can be harnessed to great effect for long term job generation, investment and prosperity. Leith's physical character is a product of history, its distinctiveness within Edinburgh, its port status, and its heritage. The mixture of old and new, the unusual – even bohemian – and its "hidden gems", provide a powerful set of ingredients for a compelling investment offer. Of equal and perhaps even greater importance, is the energy and enthusiasm of Leith's people. Leith is entrepreneurial, evidenced by over 150 local groups and one of the highest business start-up rates in Scotland. Its population comprises a rich mix of established and new residents, and in-migrants with origins ranging from Edinburgh, to halfway across the globe. As new residents and businesses move in, they bring new ideas to complement the existing innovative spirit. There is a receptiveness and capacity to initiate and experiment. And there is intense pride about living in Leith.

Economy Committee – 28 April 2015

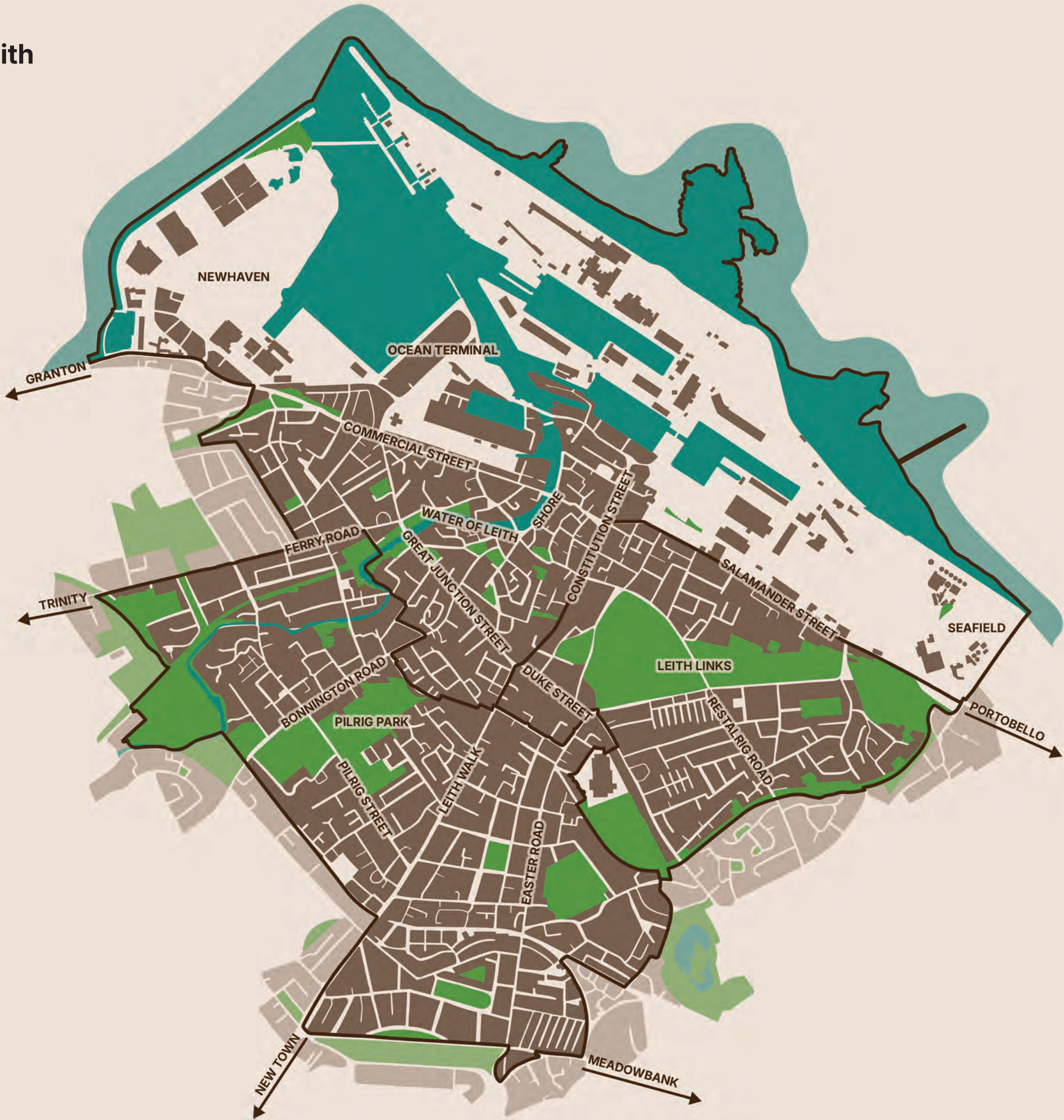
Page 9



Appendix C

Leith Background, context, and statistics

Your Place - Leith



Your Place - Leith

Leith in Statistics - following information availably publicly.

Leith Walk Ward	
Population (2021)	35,426
Female	17,735
Male	17,691
Working Age (16-64)	28,921
Pensionable Age (65+)	3,278
Children (under 16)	3,227

Household Tenure (Household)	
Owned outright	19.9%
Owned with a mortgage or loan	27.9%
Shared ownership (part owned and part rented)	0.5%
Shared equity (e.g. LIFT or Help-to-Buy)	0.6%
Social Rented	12.4%
Private landlord or letting agency	37.3%
Private rented other	0.5%
Lives rent free	0.9%

Disability	
Day to day activities limited a lot	6.4%
Day to day activities limited a little	11.8%
Day to day activities not limited	81.8%

Leith Ward	
Population (2021)	24,544
Female	12,028
Male	12,516
Working Age (16-64)	18,570
Pensionable Age (65+)	2,738
Children (under 16)	3,236

Household Tenure (Household)	
Owned outright	19.2%
Owned with a mortgage or loan	29.9%
Shared ownership (part owned and part rented)	0.7%
Shared equity (e.g. LIFT or Help-to-Buy)	0.8%
Social Rented	20.9%
Private landlord or letting agency	27.2%
Private rented other	0.5%
Lives rent free	0.8%

Disability	
Day to day activities limited a lot	8.1%
Day to day activities limited a little	12.1%
Day to day activities not limited	79.8%

Leith Walk Ward	
Education	
No qualifications	6.6%
Lower school qualifications	10.1%
Upper school qualifications	11.5%
Apprenticeship qualifications	2.9%
Further education and sub-degree higher education qualifications	9.4%
Degree level qualifications or above	59.6%

Leith Ward	
Education	
No qualifications	9.9%
Lower school qualifications	13%
Upper school qualifications	8.8%
Apprenticeship qualifications	4.1%
Further education and sub-degree higher education qualifications	10.1%
Degree level qualifications or above	54.2%

Your Place - Leith

Population

Population make-up from statistics.gov.scot:

Leith Walk Ward	
Population (2021)	35,426
Female	50.1%
Male	49.9%
Working Age (16-64)	81.6%
Pensionable Age (65+)	9.3%
Children (under 16)	9.1%

Both Leith and Leith Walk wards have a higher amount of people at the working aged compared to Edinburgh at 69% and Scotland at 63.5%.

Housing

Breakdown of the household tenure by households from the census 2022:

Leith Walk Ward	
Owned outright	19.9%
Owned with a mortgage or loan	27.9%
Shared ownership (part owned and part rented)	0.5%
Shared equity (e.g. LIFT or Help-to-Buy)	0.6%
Social Rented	12.4%
Private landlord or letting agency	37.3%
Private rented other	0.5%
Lives rent free	0.9%

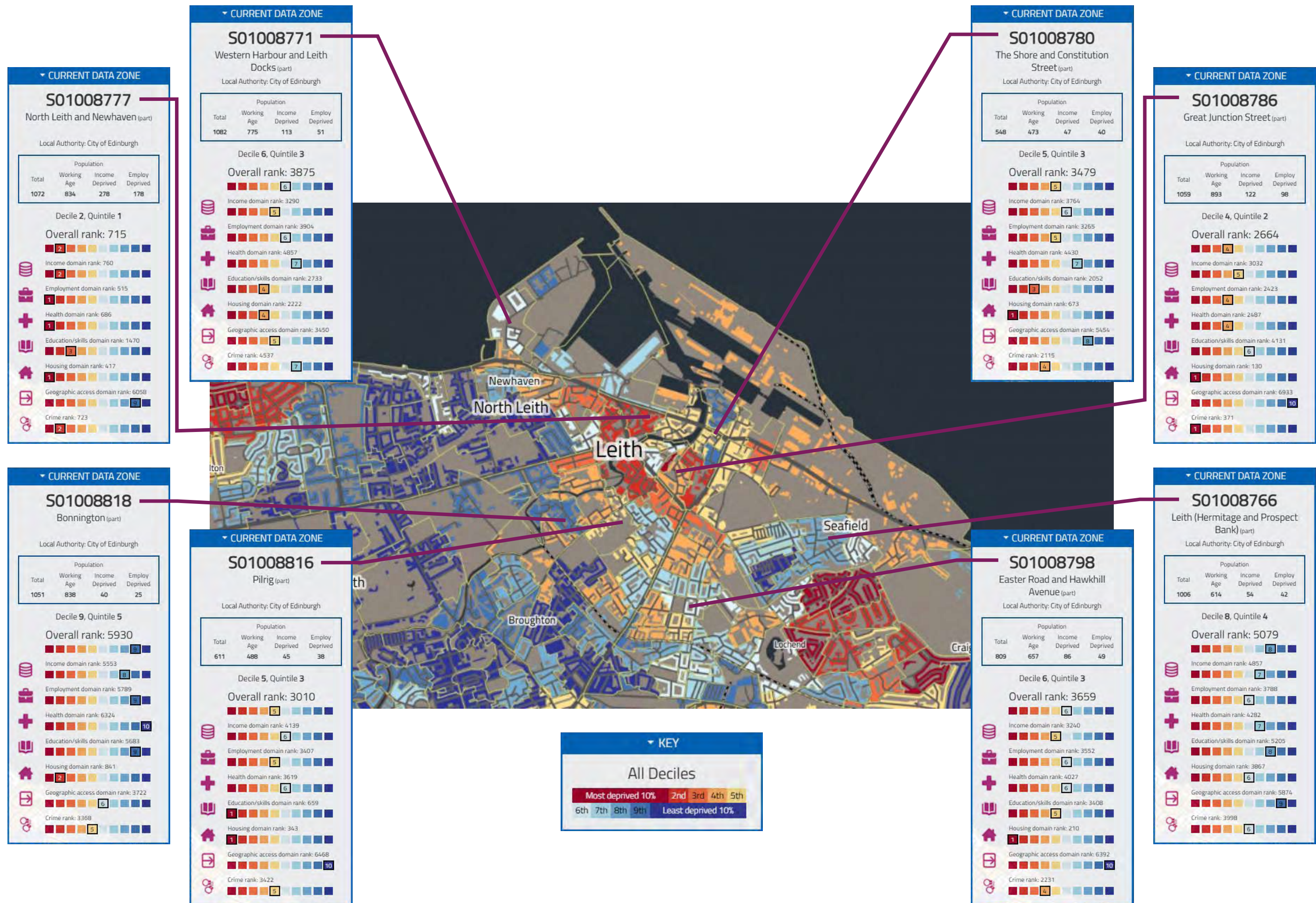
Flats, maisonettes and apartments are the most common accommodation in Leith (Leith ward 82.2% and Leith Links ward 88.4%) which is higher than Edinburgh at 68.2 and significantly high than the whole of Scotland at only 34.4%.

Education

Breakdown of the highest qualifications level from the census 2022:

Leith Walk Ward	
No qualifications	6.6%
Lower school qualifications	10.1%
Upper school qualifications	11.5%
Apprenticeship qualifications	2.9%
Further education and sub-degree higher education qualifications	9.4%
Degree level qualifications or above	59.6%

Leith Ward	
No qualifications	9.9%
Lower school qualifications	13%
Upper school qualifications	8.8%
Apprenticeship qualifications	4.1%
Further education and sub-degree higher education qualifications	10.1%
Degree level qualifications or above	54.2%



Leith

Edinburgh Nature Network



Thomas Nugent / Leith Street and Leith Walk / CC BY-SA 2.0

Leith has the **highest population density in Edinburgh** and is one of the **most densely populated areas in the UK**. The population is likely to continue to grow as there are many brownfield sites being developed now or earmarked for **housing development in the future**.

The tram network is being extended along Leith Walk, resulting in a loss of street trees. Although Leith is a coastal part of the city, there is currently **no public access to the coast**, as it is constrained by the Docks and Seafield Waste Water Treatment Works. The Water of Leith meets Leith Docks before flowing into the Firth of Forth, however access is limited for wildlife as **migratory fish cannot travel upstream**.

A recent study by Climate Central showed that much of the coastal side of Leith is predicted to be underwater during annual flood events by 2050 with the rising sea levels due to climate change.

The need for action

This is the area of **highest demand for ecosystem services** in the whole of Edinburgh. There is limited provision of ecosystem services from the existing parks, however it is not enough to meet demand. Even if the existing parks were ecologically upgraded and enhanced as much as possible to provide more benefits, it would still not be enough to meet current demand. Addition of **substantial new greenspace is needed within the built-up areas, outside of the existing parks and greenspace**, to provide these benefits.

The population size of Leith is comparable to that of Inverness, the Highland Capital, which in contrast covers a much larger land area, has ten parks and has vast areas of natural, publicly accessible outdoor space. In a densely populated urban environment such as Leith, **existing greenspaces are essentially islands of habitat** surrounded by a sea of inhospitable artificial surfaces and buildings that many species of wildlife cannot cross or inhabit. It is vital to **improve habitats, connectivity and increase ecosystem service benefits** for people and wildlife. Future development plans provide an opportunity to shape the future of Leith and create habitats and ecosystem services that are needed but missing.

Habitat Network

Priority habitats are limited and greenspaces are fragmented by the **densely built-up urban landscape**. There are three larger parks: Leith Links, Pilrig Park and Lochend Park; and smaller parks: Coalie Park and Keddie Gardens. There are small areas of **native woodland and lines of trees** within the parkland.

The Water of Leith provides a **green corridor** with patches of **riparian woodland**. It provides habitat for species including **otter (*Lutra lutra*)**, **kingfisher (*Alcedo atthis*)** and **heron (*Ardea cinerea*)**. It is a Local Biodiversity Site, as are Lochend Park, the Quarryholes to Seafield disused railway line and Meadows Yard Local Nature Reserve. The loch in Lochend Park is surrounded by native woodland and provides habitat for **waterfowl** such as coot (*Fulica atra*) and moorhen (*Gallinula chloropus*). The disused railway is an active travel route for walking and cycling, and the verges provide **species-rich grassland**. Meadows Yard Local Nature Reserve is home to a species-rich **wildflower meadow** which supports different species of **butterflies and bumblebees**, as well as a **wetland** that provides habitat for amphibians.

Marine habitats and species are limited due to the space occupied by Leith Docks and the associated **disturbance from boat traffic and daily operations**. There is a small Special Protection Area at Leith Docks with rafts for **common tern (*Sterna hirundo*)**, however breeding failed in recent years. There is a small area of **vegetated shingle** adjacent to Marine Esplanade, which is priority habitat. The coastline surrounding Leith, outside of the docks, is **protected by national and international wildlife designations** including a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA) and a Ramsar site. The SSSI protects nationally important habitats, species and geology, the SPA protects over 28 bird species including eider (*Somateria mollissima*) and red breasted merganser (*Mergus serrator*) and the Ramsar site protects wetlands of international importance.

Ecosystem Services

Leith has the **highest demand for all ecosystem services in Edinburgh**, due to the density of the population, particularly around Leith Docks, the Shore and Leith Walk. Ecosystem service provision is limited. Lochend Park, Meadows Yard, Craighentenny Golf Course, Eastern Cemetery, Pilrig Park and the Water of Leith provide some capacity to deliver ecosystem services but **not enough to meet demand**. Greater provision of ecosystem services is required to not only meet current demand, but to meet future demand created by planned residential developments.

References

Supplementary Guidance: Leith Town Centre, April 2017:

<https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2018/06/city-edinburgh-council-planning-authority-core-documents/documents/town-centres/leith-adopted-in-december-2017/leith-adopted-in-december-2017/govscot%3Adocument/Leith%2BTC.pdf> (last accessed 13/09/2021)

Climate Central: Coastal Risk Screening Tool: https://coastal.climatecentral.org/map/14/-3.1594/55.9786/?theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=rcp45&percentile=p50&refresh=true&return_level=return_level_1&slr_model=kopp_2014 (last accessed 13/09/2021)

UK Biodiversity Action Plan Priority Habitat Descriptions: Open Mosaic Habitat on Previously Developed Land. Available here: <https://data.jncc.gov.uk/data/a81bf2a7-b637-4497-a8be-03bd50d4290d/UKBAP-BAPHabitats-40-OMH-2010.pdf> (last accessed 18/01/2022)

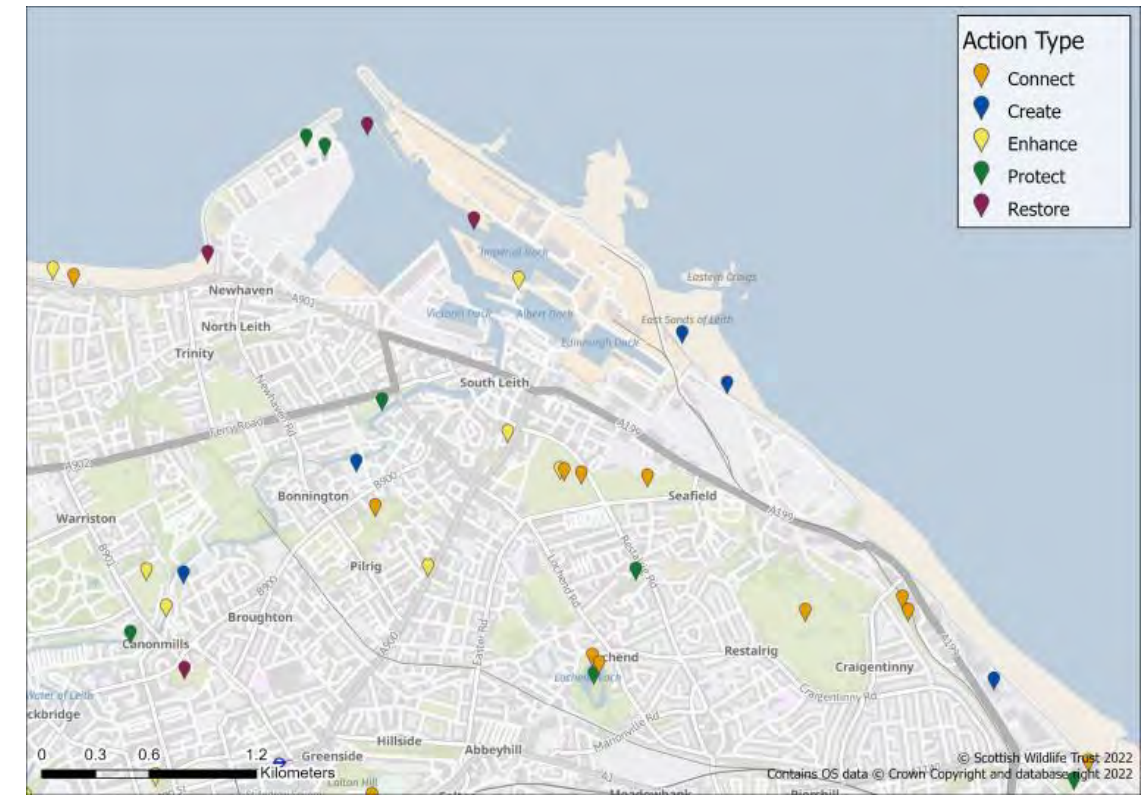
Leith

Edinburgh Nature Network

Actions

- 1. Restore terns to Leith Docks.** The tern rafts at Imperial Docks Special Protection Area supported the largest colony of common tern (*Sterna hirundo*) with 995 pairs in 2017, however there was complete colony failure in 2018 and 2019. Failure is thought to be due to a combination human disturbance, gull predation and invasive American mink. These should be addressed to allow terns to return. ACTION RE005
- 2. Restore fish passage from the sea through the Water of Leith.** Fish cannot currently swim up the Water of Leith from the Port of Leith at the Docks as there are gates. Enabling fish passage would create habitat connectivity for many fish species. A catchment wide approach will be needed to ensure full connectivity of the Water of Leith as there is another barrier for fish at Miller Row (upstream from Dean Village). Collaboration with Forth Ports, SEPA, Water of Leith Conservation Trust and the Friends of Water of Leith Basin will be important here. ACTION RE006
- 3. Protect remaining riparian habitat along the Water of Leith.** It is fragmented and under pressure due to new development in the area. Many developments have already been permitted directly adjacent to the Water of Leith resulting in loss of habitat and over shading, as well as increasing the likelihood of flooding. Remaining habitat can be protected through creation of an ecological buffer. ACTION PR003
- 4. Protect Lochend Park** as it is important for breeding birds. The loch is surrounded by native woodland and provides habitat for a variety of **waterfowl** such as coot (*Fulica atra*) and moorhen (*Gallinula chloropus*). ACTION PR004
- 5. Protect existing woodland** and other habitats along the disused railway lines. It provides valuable corridors for wildlife and access to nature for people whilst commuting. ACTION PR005
- 6. Connect habitats from Lochend Park to Craightinny Golf course.** Connectivity could be enhanced using the disused railway line from Quarryholes to Seafield. ACTION CO004
- 7. Connect Leith Links and Pilrig Park** with green corridors. This would connect two of the largest greenspaces in Leith, provide habitat for wildlife across the built-up areas in the city and better access to nature for those commuting through the city. ACTION CO005
- 8. Connect Leith Links and Lochend Park** with green corridors. Connections should be made through street greening and enhanced through other outdoor spaces between the parks such as Eastern Cemetery, Leith Academy playing fields and Hermitage Park primary school. ACTION CO006
- 9. Connect Meadows Yard Local Nature Reserve to Leith Links.** Meadows Yard is home to a species-rich wildflower meadow that supports different species of butterflies and bumblebees, as well as a wetland that provides habitat for amphibians. Connecting pollinator habitat from Meadows Yard, through Craightinny Golf Course, Seafield Cemetery and into Leith Links would improve pollination services, allowing bumblebees to move from Meadows Yard to other sites. This would provide habitat connectivity for pollinators and other wildlife, whilst also providing more benefits for people through access to nature. ACTION CO007
- 10. Enhance Leith Walk** to provide more habitats and ecosystem services to meet high demand. Street trees were removed during tramline works. There are opportunities for street greening and habitat creation. ACTION EN004

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Relevant organisations and projects

- ☐ **Water of Leith Conservation Trust, Edinburgh Lothian Greenspace Trust and City of Edinburgh Council** are enhancing **Coalie Park** to benefit the local community and wildlife. The improvement plan includes addition of biomatrix rafts to add vegetation and nesting habitat into this section of the Water of Leith, and improvements to the cycling and walking route. The steering group for the project, the 'Coalie Collective', includes landowners, stakeholders, community groups and local people. It also includes: Scottish Water, The Community Council, Friends of the Water of Leith Basin, SOS Leith, Leith Lates, Citadel Youth Centre and the Community Police. Coalie Park can show how to incorporate nature-based solutions and enhance an urban park for wildlife.
- ☐ **Water of Leith Action Group** has a management plan with actions for the Water of Leith including considering ways to reduce pressures from climate change on the river and its wildlife, and building resilience by removing invasive species and implementing natural solutions to reduce urban sprawl (e.g. tree planting, green buffer zones and infrastructure).
- ☐ **Water of Leith Conservation Trust** have started improvements in this area. They created a small meadow by the Fingal floating hotel and are looking into biomatrix rafts to add some vegetation and nesting habitat into the Water of Leith.
- ☐ **Forth Ports** are essential to collaborate with for all work surrounding the port and Leith Dock area.
- ☐ **Seafield Waste Water Treatment Works** might be decentralised and down-sized, which could provide more space for on the ground action.

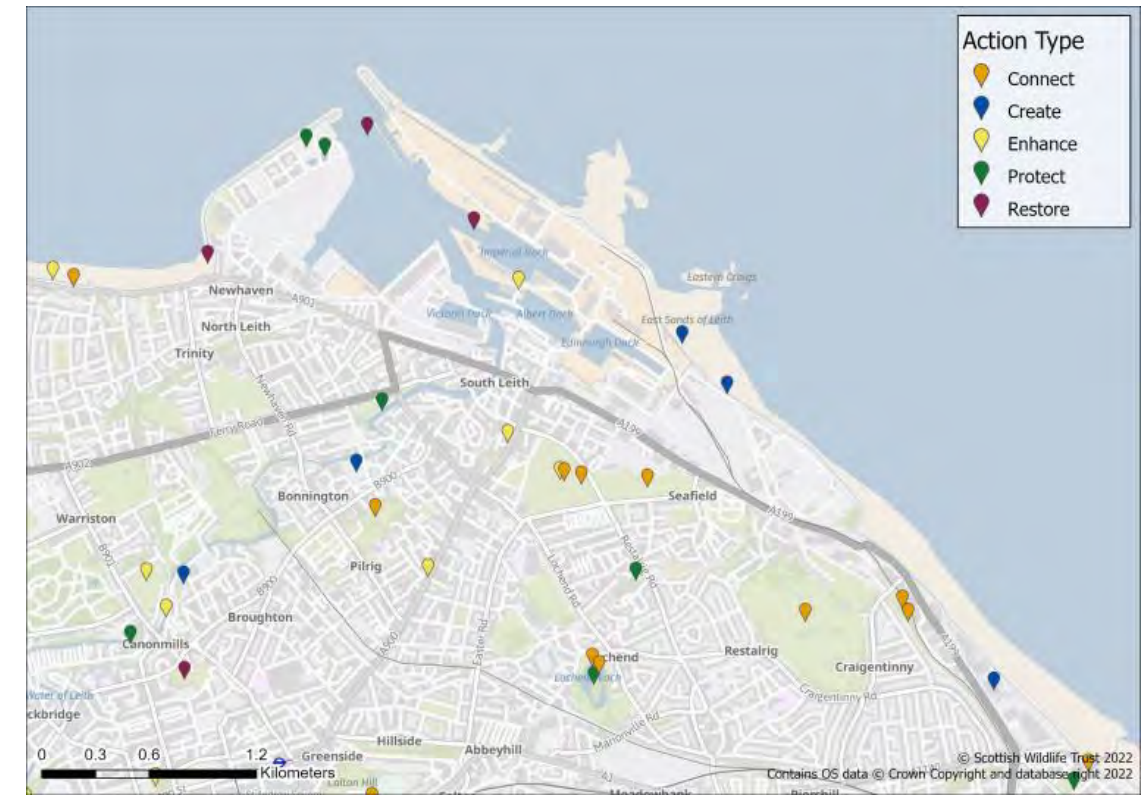
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Leith

Edinburgh Nature Network

Actions (continued)

- 11. Enhance Leith Links.** It is mainly amenity grassland with lines of mature trees. Native hedging with species such as hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*) around the perimeter will provide berries for birds and noise regulation to buffer the sound from traffic on the nearby roads. City of Edinburgh Council have a master plan for Leith Links. ACTION EN005
- 12. Enhance Leith Docks.** Leith is disconnected from the coast and the docks lack habitat for wildlife. Creating floating habitats/biomatrix rafts for nesting birds in Victoria Quay and improving access to the coast for people will be beneficial. There is a derelict site at Marine Esplanade that can be improved to provide connectivity to the coast. ACTION EN006
- 13. Enhance greenspace owned by housing associations** in conjunction with the communities that live there. This will improve the mental and physical health and wellbeing of residents and will enhance habitat connectivity for wildlife. The main housing association for Leith is Port of Leith Housing Association Ltd. ACTION EN007
- 14. Create access to the inaccessible area of beach near Seafield.** It is important for rare and migrant birds and is valued by the bird watching community. Better access to coastline would provide more health and wellbeing benefits for people, especially those living nearby. ACTION CR006
- 15. Create sea defences that benefit wildlife.** The Leith coastline is predicted to be underwater by 2050. Coastal defences need to be improved to mitigate this. Existing coastal defences are mainly hard defences. Future coastal defences should be naturalised, e.g. planting marram grasses to stabilise the remaining coastline or a similar approach to the coastal park proposed at Granton. Where hard engineering defences are required, 'bioblocks' or other artificial reef structures should be used to provide habitat for marine life. ACTION CR007
- 16. Create a demonstration site** to show how creating and maintaining habitat enhancements and nature-based solutions provides multiple benefits in built-up urban environments. Show Edinburgh residents how to retrofit enhancements to their homes and developers how to incorporate natural enhancements in their designs, such as:
 - **Green roofs and living walls**, such as a wall of ivy, can be retrofitted onto existing buildings and as part of new developments to help with air purification, temperature regulation and flood regulation.
 - **'Brownfield' roofs** where habitat and species are translocated from existing brownfield sites onto the roofs of new developments. Brownfield sites mostly consist of Open Mosaic Habitat on Previously Developed Land (OMH). This is a UK Biodiversity Action Plan priority habitat, can host species-rich invertebrate communities and is important for birds such as ringed plover (*Haradrius hiaticula*).
 - **Rain gardens, sustainable drainage systems (SuDS) and reedbed habitat** creation to filter surface water runoff and mitigate flooding.
 - **Native hedging**, including berry-producing species, buffers noise from city traffic and provides a food resource and shelter for people, birds and other wildlife.
 - **Nectar-rich flowering meadows, windowsill boxes and balcony planters** provide stepping stone habitat for pollinators to move around the city. ACTION CR008



Relevant organisations and projects (continued)

- ☐ **City of Edinburgh Council Thriving Green Spaces** project team are working with landscape architects to develop a master plan for Leith Links. This work is supported by the Local Ward Councillor.
- ☐ **Port of Leith Housing Association** is the main housing association in this area.
- ☐ **Friends of the Water of Leith Basin** are active in this area and should be consulted for work around the basin.
- ☐ **City of Edinburgh Council** has various teams working in this area: Planning, Parks and Greenspace, Natural Heritage.
- ☐ **Edinburgh and Lothian Greenspace Trust** looked at connecting Leith Links and Pilrig Park.
- ☐ **The old John Lewis Depot** site has planning permission for a new development, with some nature-based solutions in their designs. Engaging with the developer would be beneficial for creating a demonstration site.
- ☐ **Police Scotland** local community officers regularly work with the community in this area.
- ☐ **Craightinny Golf Course** provides a large area of greenspace in this area which could have opportunities for improvement. It is managed by Edinburgh Leisure.
- ☐ There are **three cemeteries** in this area which are important places for wildlife. Engaging with the landowners could provide further improvements.

Your Place - Leith

Leith was, for many years, the primary port for Scotland. It was an independent town for many years, though always influenced by the city of Edinburgh two miles to the south. As the most industrialised area of Edinburgh, Leith suffered significant economic and social challenges through the second half of the 20th Century which resulted in social issues, and the institutional and community responses to them, which continue to this day.

Leith is within Edinburgh City Council local authority area, which means it sends six ward councillors to the city council.

Leith has three community councils - Leith Harbour & Newhaven, Leith Links, and Leith Central. Each has a varying number of volunteer councillors, some of whom are office bearers.

The community councils have relationships with a variety of existing organisations, such as Friends of Water of Leith Basin, the Friends of Pilrig Park, Leith Festival, Leith Chooses, the Rotary Club, Leith Civic Trust and Leith Local History Society, amongst others.

Other organisations that have a role in Leith's civic life include the Wee Museum of Memory, custom Lane, Out of the Blue Drill Hall,. The third sector is largely connected through the Leith Place Based Network run by Harbour Homes, and the business community through Leith Chamber of Commerce, a chapter of Edinburgh Chamber of Commerce.

Appendix D

Organisations consulted

Local Organisations and Businesses consulted

Leith Harbour and Newhaven Community Council	Leith Community Fund	The Forth Act	Into Work	Edinburgh Open Workshop
Aimee McCulloch	Leith Connections	The Gull's Grocery	Kadampa Meditation Centre	Edinburgh Wheels Project
Arms and Legs	Leith Conversation Cafés	The Junction	Leith Arches	Friends of Prospect Bank School
Artroom32	Leith Customs House	The Leith Collective	Leith Benevolent Association	Harbour Homes
Bard Scotland	Leith Forever	The Men of Leith Men's Shed	Leith Makers	Home Start
Bethany Christian Trust	Leith Industrial School Trust	The Potter of Leith	Leith Walk Gallery	Jokes FC
Bikes for Refugees Scotland	Leith Market	The Scotch Malt Whisky Society	Leith Walk Police Box	Kin Collective
Bloc	Leith Public Library	The Scottish Mineral and Lapidary Club	Little Fitzroy	Leith Athletic Football Club
Building Bridges	Leith School of Art	The Water of Leith Conservation Trust	Lothian Centre for Inclusive Living	Leith Community Croft
Castle Community Bank	Leith Theatre	Therapet	Mcdonald Road Library	Leith Festival
Citadel Youth Centre	Leith Writings	Think Circus	MECOPP	Leith Police Station
Coburg House	Leith Victoria Swim Centre	Tortoise in a Nutshell	MyEdinburgh	Leith St. Andrews Trust
Collective Architecture	Leither	Vine Trust Barge	Nepal Scotland Association	Leith Walk Police Box
Coven Studios	Life Care	We Reuse	Norton Park SCIO	LGBT Health and Wellbeing
Cutting Edge Theatres	Living Memory	YMCA Edinburgh	Out of the Blue	LGBT Healthy Living Centre
Cyan Clayworks	Paradigm Shift	Leith Central Community Council	People First	LGBT Youth Scotland
Digital Boutique Edinburgh	More Yum Studio	2050 Climate Group	Pilmeny Development Project	Links Fitness
Dr Bell's Family Centre	Mote 102	7th Edinburgh North East (Leith Sea Scouts) Group	Rea	Liveable Leith
Eala	Multi-Cultural Family Base	A.R.Ts Afternoon	Right There	Living Rent
EdinBRIC	Mwamba	Abbeyhill Colony of Artists	Sabzi	Mindroom
Edinburgh & Lothians Greenspace Trust	Newhaven Heritage	Active Inquiry	SCCR	Social Bite
Edinburgh Community Bookshop	New Kirkgate	All or Nothing	Scottish Youth Parliament	Soma Yoga
Edinburgh Community Food	NSWP	Articulation	Self Directed Support Scotland	St Andrew's Children's Society
Edinburgh Leith Pantry	Ocean Terminal	Bare Branding	Sett Studios	Upmo
Edinburgh North East Foodbank	Plan A Materials Warehouse	Befriending Networks	Shakti Women's Aid	Overall Leith
Edinburgh Remakery	Post Electric Studio	Calton Welfare Services	Social Work Scotland	Food not Bombs
Edinburgh Science	Pride Bridge	Capella	Stories Untold	Inspiring Leith
Edinburgh Shoreline (forth lines project)	Project Seagrass	CCPS	Take one action	Leith Chamber of Commerce
Edinburgh Tool Library	Projekt 42	Citizens Advice Edinburgh	The Bohemians	LeithLate (ex staff)
EH6 Design	Quality Yard	Clan Childlaw	Training for Care	Thriving Green Spaces
ehfm	Quirkys	Clarsach Society	Venture Scotland	
Embassy	Restoration Forth Project	Compass	VIE Velo	
Equality Network	Ritchie Collins Gallery	Connections Counselling	Vision Mechanics	
Fast Forward	S+Co	Creative Arts Therapies Space	Visualise Scotland	
First Stage Studios	Save Western Harbour Ponds	Cyrenians	Vocal	
Flourish Jewellery Project	Scottish Documentary Institute	Dunedin Consort	Volunteer Edinburgh	
Forth Ports	Sea Cadets Leith	ECAS	Wellspring Scotland	
Friends of Edinburgh Atelier	Shore Deli	Edible Estates	Young Carers	
Friends of Water of Leith Basin	Shore Psychology	Edinburgh Cat Protection League	Youth Scotland	
Gambian Community in Edinburgh	Sikh Sanjog	Edinburgh NE Foodbank	U-Evolve	
Garden Shed: Citadel Community Garden	SilverHub Jewellwey School and Studios	Edinburgh Tool Library	Leith Links Community Council	
Grid Iron Theatre Company	Sketchy Beats Cafe	Emms International	Aerial Art House	
Heart of Newhaven	South Leith Baptist Church	Firstport	All Together	
Harbour 31	St Serfs Players	First Hand Lothian	Ancient Robot Games	
Harbour Connections	St. Andrews	Friends of Montgomery Street Park	Argonaut Books	
Harbour Homes Scotland Limited	Street Soccer Scotland	Friends of Pilrig Park School	Bield Housing Association	
Health by Science	Studio Cowx	Greatway Foundation	Blackout Productions	
Himalayan Centre for Arts & Culture	Studio Something	Hibernian Comunity Foundation	Capital City Partnership	
Hope Church Leith	Super Power Agency	Hilda	Change Mental Health	
Inclusion Alliance	The Bhat Sikh Gurdwara and Community Association Edinburgh	I Am Loud	Clasp	
Leith Business Networking	The Dance House	Impact Arts	Duncan Place Community Hub	
Leith Civic Trust	The Edinburgh Remakery	Independent Arts Projects	Earth in Common	
Leith Community Centre	The Explorer	Inlet Leith	Edinburgh Hindu Mandir & Cultural Centre	

Appendix E

NPF4 analysis

NPF4 Analysis

NPF4 Policy No.	Title	Our Response
1	Tackling the climate and nature crisis	Our proposals support this policy by focussing on Leith as a 20 minute neighbourhood, with diverse uses within walking distance. We make proposals to reduce polluting forms of energy, such as reduced car usage, more energy-efficient buildings and community owned clean heat. Our proposals also meet this policy by focussing on nature in Leith by the positive management of parks and green space, additional SUDs schemes.
2	Climate mitigation and adaptation	Our proposals support this policy by focussing on Leith as a 20 minute neighbourhood, with diverse uses within walking distance. We make proposals to reduce polluting forms of energy, such as reduced car usage, more energy-efficient buildings and community owned clean heat. Our proposals also meet this policy by focussing on nature in Leith by the positive management of parks and green space, additional SUDs schemes.
3	Biodiversity	Our proposals also support this policy by focussing on nature in Leith by the positive management of parks and green space, additional SUDs schemes.
4	Natural Places	Our proposals also support this policy by focussing on nature in Leith by the positive management of parks and green space, additional SUDs schemes.
7	Historic assets and places	Our proposals meet this policy aim by calling for the protection of existing built heritage.
9	Brownfield, vacant and derelict land and empty buildings	Our proposals support this policy by focussing on bringing vacant properties back into use to meet the needs identified during the consultation.
10	Coastal development	Our proposals support this policy as we suggest access to the coast be maintained. This would enable a flood wall/park to be formed as part of any maintained walkway. We support the integration of the Coastal Change Adaption Plan into city Plan 2040.
11	Energy	Our proposals support this policy by suggesting ways of improving home energy efficiency and advocate for community owned clean heat.
12	Zero Waste	Our proposals support this policy by suggesting no plastic packaging on take-away food in Leith, by advocating for the maintenance of streets and buildings, therefore reducing the amount of demolition. We also recommend the promotion of refilleries.
13	Sustainable Transport	Our proposals support this policy by advocating for greater management of private car use, protecting the current high quality public transport, and fixing the problems with the cycle lanes to enable more active travel.

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Liveable Places		
14	Design, quality and space	Our proposals meet this policy as they are based on the Place Standard tool. We also include promotion of active frontages to improve the safety of the public realm (Healthy), multi-faceted transport links within and around Leith (Connected), that Leith remains recognisably Leith (Distinctive), the maintenance is prioritised and the area meets the requirements of a 20 minute neighbourhood (Sustainable).
15	Local Living and 20 minute neighbourhoods	Our proposals meet this policy by promoting successful sustainable modes of travel (particularly though resolving the tension between pedestrians, cyclists, and drivers), of breadth of employment in the area, in promoting diverse local services, and places to congregate and enjoy past-times and recreation.
16	Quality Homes	Our proposals support this policy by advocating for community organisations to enable the maintenance of tenement property, which will also improve their energy efficiency.
18	Infrastructure first	The Local Place Plan is for a mature area with significant existing infrastructure. However, our proposals are able to support this policy through recommendations around the new heat networks proposed for Leith.
19	Heat and cooling	Our proposals support this policy through recommendations around the new heat networks proposed for Leith which will deliver zero carbon heat. We also make proposals for improving energy efficiency through community building maintenance groups.
20	Blue and green infrastructure	Our proposals support this policy through recommendations to maintain the parks, improve the quality of the Water of Leith, and to add greenery to the public realm around Leith. We also call for more SUDs schemes around Leith, the inclusion of greenspace within all new developments, and improved access to Leith's coast.
21	Play, Recreation, Sport	Our proposals support this policy by asking for protection of existing places where people play and spend recreation time.
22	Flood Risk & Water Management	Our proposals support this policy as we suggest access to the coast be maintained. This would enable a flood wall/park to be formed as part of any maintained walkway. We support the integration of the Coastal Change Adaption Plan into city Plan 2040. We also ask for additional SUDs schemes in Leith.
23	Health and safety	Our proposals support this policy by calling for the protection of Leith Community Croft, and the protection and improvement of active travel routes. We also call for the protection of places which allow people to meet, therefore reducing social isolation. The proposals which reduce car use will also reduce air pollution, as will our proposals for additional building maintenance since the demolition of buildings also creates significant air pollution.

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Productive Places		
25	Community Wealth Building	Our proposals support this policy by identifying opportunities for Community Wealth Building, in particular as a solution to the lack of maintenance of the public realm. We also call for community ownership of energy, and the creation of a Housing Trust to take vacant buildings into community ownership, and a Development Trust to coordinate all community efforts. Finally, we call for additional connection between local democracy and City Council.
26	Business and industry	Our proposals support this policy by calling for Leith to remain a place of diverse businesses, and to rest the current trend towards only there only being hospitality in the area. We call for the protection of the remaining light industrial warehousing, and suggest the zones be formalised as areas for light industry. We call for new developments to include workshops and the like, properly designed to avoid negative impacts. We call for better connections between industry, schools, and other businesses.
27	City, town, local and commercial centres	Our proposals support this policy by protecting and increasing the mix of uses in Leith, and that these uses should be zoned in a balanced and reasonable way which supports the well-being of the diverse communities within a very densely populated area. Our proposals also support this policy by advocating for the retention of existing buildings where possible, of bringing vacant buildings back into use.
28	Retail	Our proposals support this policy by advocating for retention of retail in existing buildings, and the protection of existing retail premises. Our proposals support 20 minute living principles by retaining them where they are and recommending that new residential developments include for retail premises to create mixed use neighbourhoods.
30	Tourism	Our proposals support this policy by requesting the minimisation of Short Term Let accommodation taking away homes for residents.
31	Culture & Creativity	Our proposals support this policy by advocating for retention of local character that makes Leith a distinct place, including a new Museum. We also recommend the retention of workshops, the creation of a Creative industries hub, and the protection of spaces for creatives both professionally and as recreation. Many creatives inhabit spaces that are not explicitly for that purpose, and so the retention of a varied mix of spaces within the Place Plan supports the aims of this policy.

