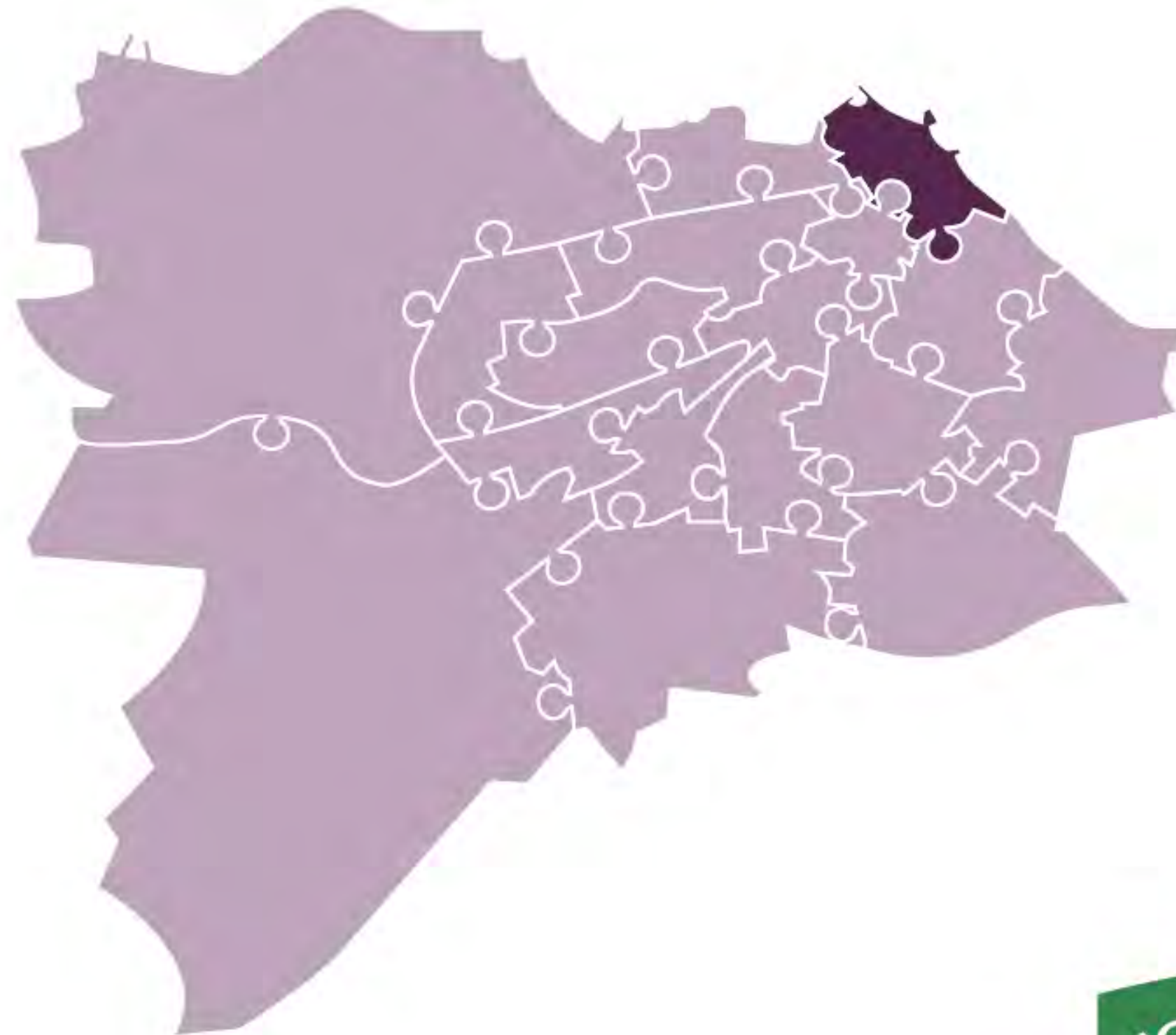


Evidence Report Place Profile

Ward 13 Leith



Introduction

Place Profiles have been created for each of the 17 Electoral Wards within the City of Edinburgh Council area.

In line with NPF4 and related guidance, new Local Development Plans in Scotland need to be place-based, people-centred and delivery-focussed.

These Place Profiles display information on the people, infrastructure and key features of each ward and identify areas of focus for the Proposed Plan.

They provide spatial focus for the Evidence Report where they require a place-based analysis.

They are a tool for engagement, pulling together our spatial and statistical understanding into one place for quick access. This will assist communities looking to prepare Local Place Plans, and in turn the Place Profiles can be updated to include relevant work from Local Place Plans.

Demographic information is from the 2022 Census of Scotland and the Public Health Scotland Public Health Observatory (ScotPHO) Profiles.



Place

Headlines

This is a summary of key issues raised through analysis and engagement in this ward. Full details are shown in the appendix.

Strengths	Challenges
- Most people feel happy with their area - Most people feel that it is generally easy to walk, cycle, wheel and most people say that recent changes have improved this. There are also key active travel routes in the ward that connect Leith to other parts of the city - Provision of healthcare facilities is good for the majority of the ward population - Both the Scottish Government and Forth Ports are key anchor employers in the area - Opportunities for volunteering are plentiful and have dedicated spaces e.g. Leith Volunteering Centre - The provision of public transport in the centre and north-west of the ward is good - Recently introduced parking restrictions allow residents to more easily locate spaces nearer their homes - Open and green spaces are well distributed throughout the ward and are of varying sizes - The Water of Leith is in the ward and is a major natural and recreational space - There are allotments and community growing spaces in the ward - Cultural space and activity provision in the ward is considered good and well distributed across the ward	- Accessibility of space and buildings within the ward is considered a challenge. This includes pavements and road surfaces which are unsuited to walking and wheeling for some people. - Registering at GPs and dentists can be challenging due to long waiting lists - Housing stock is small and poorly insulated in some areas - There is concern over the overprovision of betting and vape shops within the ward - The local economy is considered to be heavily reliant on hospitality and the number of employment opportunities is considered low by some. - Public transport access in Western Harbour and the east of the ward is considered poorer and connectivity to certain parts of the city is poor - Safety of the area was highlighted as a concern by some young people, and it discouraged them from walking - Traffic congestion is still considered by some to be too high and view on parking provision are divided, with some saying there is too much parking, which creates a hostile pedestrian environment - The proximity of Leith to the sea means coastal flooding is a concern for young people - Allotment waiting lists are long and access to these spaces is not easy for all in the ward - Advertising of community spaces and activities is poor and could be improved
Implications	
- Opportunity to explore measures to improve mobility accessibility within the ward - Explore the options for increased outdoor play and sports spaces e.g. skateparks - The implication for housing is that there needs to be more accessible and social housing within the ward - Explore actions to aid the retention of local independent businesses and key local service such as post offices - Increase opportunities for adult learning - There is an opportunity for further development in and around the Port of Leith Business and Industry Area and Victoria Quay Strategic Business Centre. - Opportunity to improve the environment for walking, wheeling and cycling and improve segregation of cycle routes. Explore options to further pedestrianise the Leith Links area - Explore the increased greening of the ward, increasing tree canopy and planting and maintaining the tidiness of shared green spaces - Opportunities to improve access to cultural spaces and developing new spaces, including indoors, to encourage more social life	

Background

Leith ward contains the communities in and around the historic area of Leith. The district of Leith is based around the docks and waterfront and includes the corridor of the Water of Leith as it flows into the Firth of Forth.

Leith is the historic heart of the area. It grew around the medieval harbour and developed its own town infrastructure, gaining burgh status, before being absorbed into the city. It is primarily residential but has a mix of uses and architecture from the 17th century to the present day.

The Shore used to be the harbour where, before construction of the modern port, the Water of Leith met the sea. Nowadays, this is an area on the waterfront combining adaptive reuse of harbour buildings and new development. It has residential and leisure uses, mainly bars and restaurants

Leith Fort, located near North Fort Street, is an area based around an 18th century military site, later redeveloped as post-war public housing and now redeveloped again in the 21st century with new housing.

Western Harbour is originally part of the Port of Leith on reclaimed land and is currently a residential-led development allocation.

Leith Links is made up primarily of 19th and early 20th century terraced, colony and tenement housing around the Leith Links open space area. Leith Links is the key open space for the ward.

Seafield is a seafront area consisting of reclaimed land for business and industry related to the port but now mainly occupied by the Seafield Waste Water Treatment Works. A residential-led masterplan is in development for an allocated site to the east, primarily in the Craigentinny/Duddingston ward but connected to the Seafield area in this ward.

Leith was a major port beginning in the medieval period and used to be Scotland's largest and most important port, subsequently becoming a key industrial centre based on its easy maritime access.

Following slum clearance and deindustrialisation, the urban fabric was heavily altered to make space for new public housing and remove redundant buildings.

This changed from the 1980s onward beginning with The Leith Project initiative to renovate old dockside and industrial buildings for residential and commercial uses. As a result, the urban area is mixed but retains a distinct historic identity.

The area is served by the Newkirkgate Shopping Centre and Ocean Terminal Shopping Centre.

The A199 is a major east-west route running through the ward. The extension of the Edinburgh tram route to Newhaven has connected the ward to central Edinburgh, West Edinburgh and the Airport.

Leith is still active as a cargo dock. Forth Ports Leith is Scotland's largest enclosed deep-water port and is key to local and national economy.

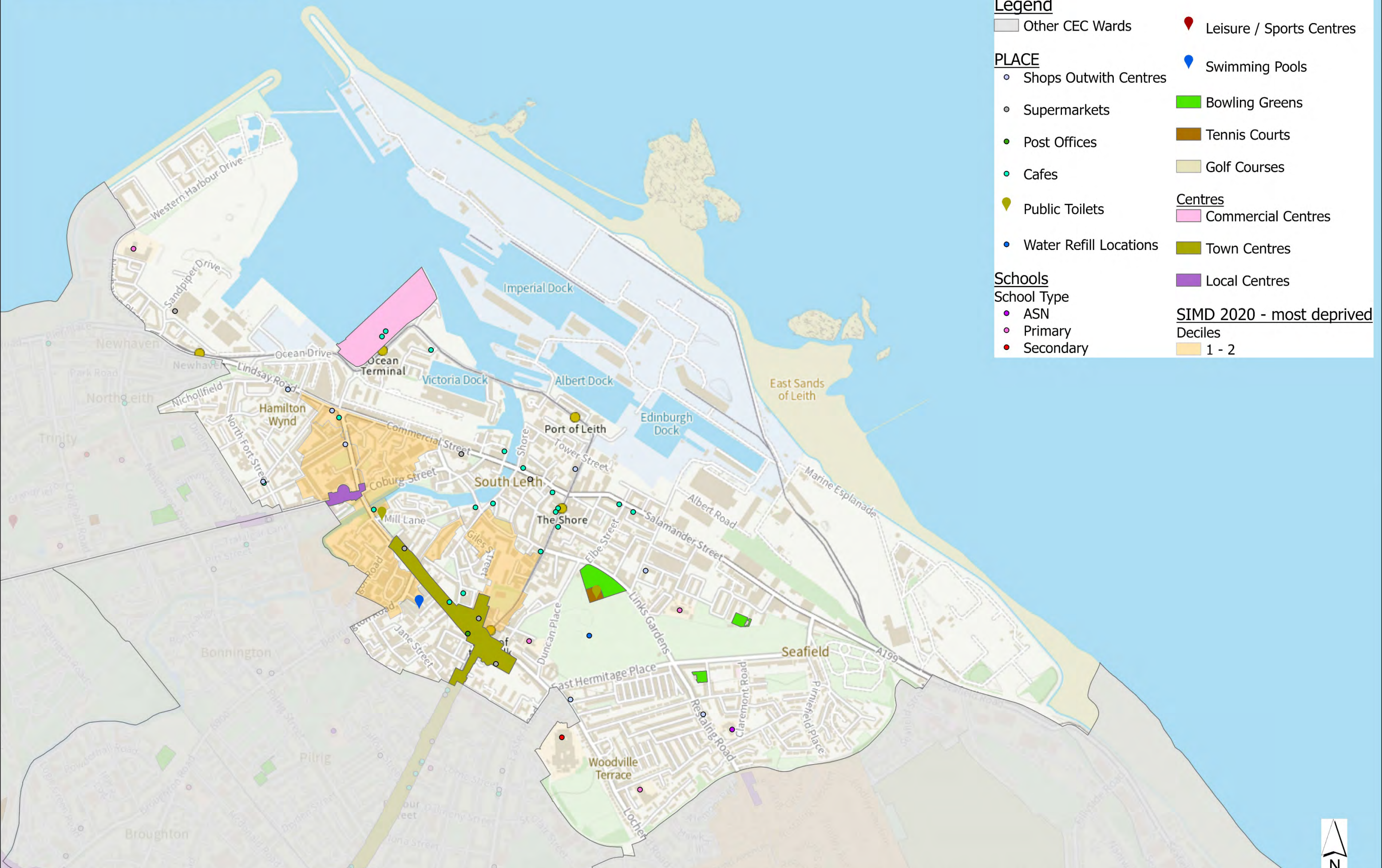
The historic docks are also the focus for leisure uses, and Royal Yacht Britannia is based here. Large developments such as Victoria Quay have diversified the economy in recent years.

Place Mapping

- Mapping of key amenities are shown below, which are linked to amenities detailed in the **Local Living topic paper** which can contribute to Living Well Locally.
- Distribution of cultural facilities and community-run spaces is also shown. This is based upon available information at the time of mapping and may not include all existing spaces but is used to show an overall pattern of distribution.

Place Mapping

Ward 13 - Leith



Legend

Other CEC Wards

PLACE

Shops Outwith Centres

Supermarkets

Post Offices

Cafes

Public Toilets

Water Refill Locations

Schools

School Type

ASN

Primary

Secondary

Leisure / Sports Centres

Swimming Pools

Bowling Greens

Tennis Courts

Golf Courses

Centres

Commercial Centres

Town Centres

Local Centres

SIMD 2020 - most deprived

Deciles

1 - 2

Culture and Community Infrastructure

Ward 13 - Leith

Legend

Other CEC Wards

CULTURE

- Museums
- Libraries
- Art Galleries
- Theatres
- Cinemas
- Community Centres
- Community Run Infrastructure

SIMD 2020 - most deprived

Deciles

1 - 2



Considerations

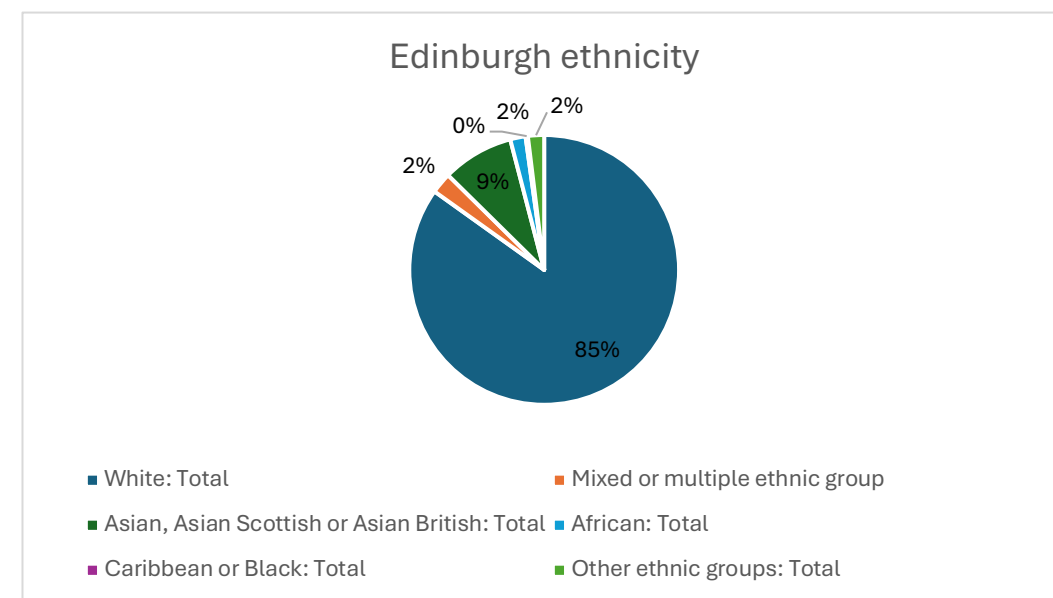
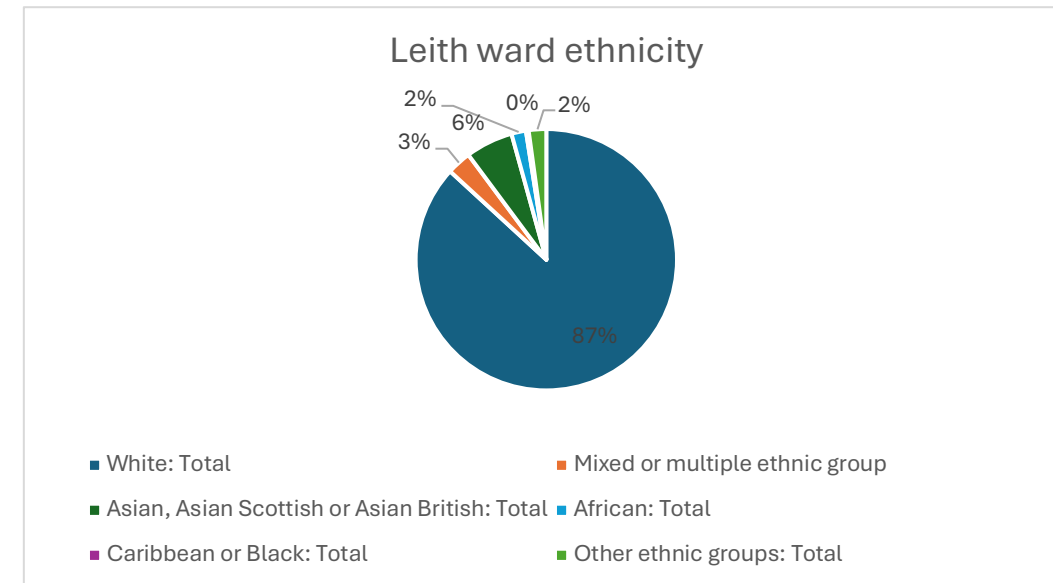
- Place mapping shows that amenities located close to the centre of Leith tend to align with population density and transport access, forming a compact neighbourhood where mixed uses and tenement/other flatted development are common. Amenities are also located close to Ocean Terminal Commercial Centre close to ongoing development.
- Distribution of cultural facilities and community-run spaces is shown above. This is based upon available information at the time of mapping and may not include all existing spaces.
- Overall, cultural and community spaces are concentrated in the west of the ward close to the historic centre of Leith. There are gaps in provision in the east of the ward.
- Most people are happy with the spaces and opportunities where they can meet up with friends and other people, mentioning the large numbers of cafes, bars and restaurants.
- Most children and young people feel that there are enough activities, community clubs and groups for young people and there are enough things to do at the weekend and during holidays.
- Some people feel that more indoor space is needed where people can meet without needing to spend money. The library is well liked, but some people would like to see the library hours extended.
- People mention meeting in the green spaces in the area, though some feel that there needs to be more space to meet and spend time on streets and green areas.
- Most people think that there is a good amount of community space in the area. Community centres and organisations were also recognised for providing opportunities to meet people, though some feel that more support for these is needed.
- Some people feel that there needs to be better advertising of both community events and spaces.
- Some people would like there to always be a public toilet open in the area.
- Some children and young people in the area visit the free galleries and museums in Edinburgh. Others very rarely or never visit them, finding them boring or unaware that they are free or have no-one to go with.

People

Demographics

- The population of Leith is **23,531** which is **4.6%** of the Edinburgh total of 514,543.
- This population is housed in 12,725 households, which is **5.3%** of the Edinburgh total of 238,944 households.
- The following sites located within the ward boundary are allocated within the adopted City Plan 2030:
 - OPP37 Coburg Street – 152 homes.
 - OPP38 Commercial Street – 45 homes.
 - OPP41 Jane Street – 372 homes.
 - OPP46 Bangor Road – 290 homes.
 - OPP49 Corunna Place – 24 homes.
 - H35 Salamander Place – 113 homes.
 - EW1A Western Harbour – 2,091 homes.
 - EW1B Central Leith Waterfront – 2,138 homes.
 - EW1C Leith Waterfront/Salamander Place – 757 homes.
 - City Plan 2030 allocates a total 2,034 households which would be a **47%** increase in households, compared to a projected 40,288 or **16.9%** increase for Edinburgh as a whole as set out in City Plan 2030.
 - The expected rate of growth in this ward is much higher than that of Edinburgh as a whole.
- The age breakdown of the ward is listed below:
 - The population aged 0-15 is 2,827 which is **12%** of the ward population compared to **14.58%** for the Edinburgh total.
 - The population aged 16-64 is 17,989 which is **76.4%** of the ward population compared to **69.5%** for the Edinburgh total.
 - The population aged 65+ is 2,733 which is **11.6%** of the ward population compared to **15.93%** for the Edinburgh total.

- The ethnicity breakdown of the ward is listed below:
 - The percentage of the population recorded as white is **87%** compared to **85%** for Edinburgh as a whole.
 - For the population recorded as not white, the largest groups represented are:
 - Mixed or Multiple Ethnic Group (705)
 - Indian, Indian Scottish or Other Indian (514)
 - Other African (395)



Scottish Index of Multiple Deprivation (SIMD)

- SIMD mapping is shown below and shows this as a mixed area with large areas of higher-than-average deprivation, and some data zones reported as being within the 20% least deprived in Scotland, particularly south of Leith Links and various areas where modern housing development has occurred.

Scottish Index of Multiple Deprivation

Ward 13 - Leith

Legend

Other CEC Wards

Housing and Opportunity Proposals (H1-96)

SIMD 2020

Deciles

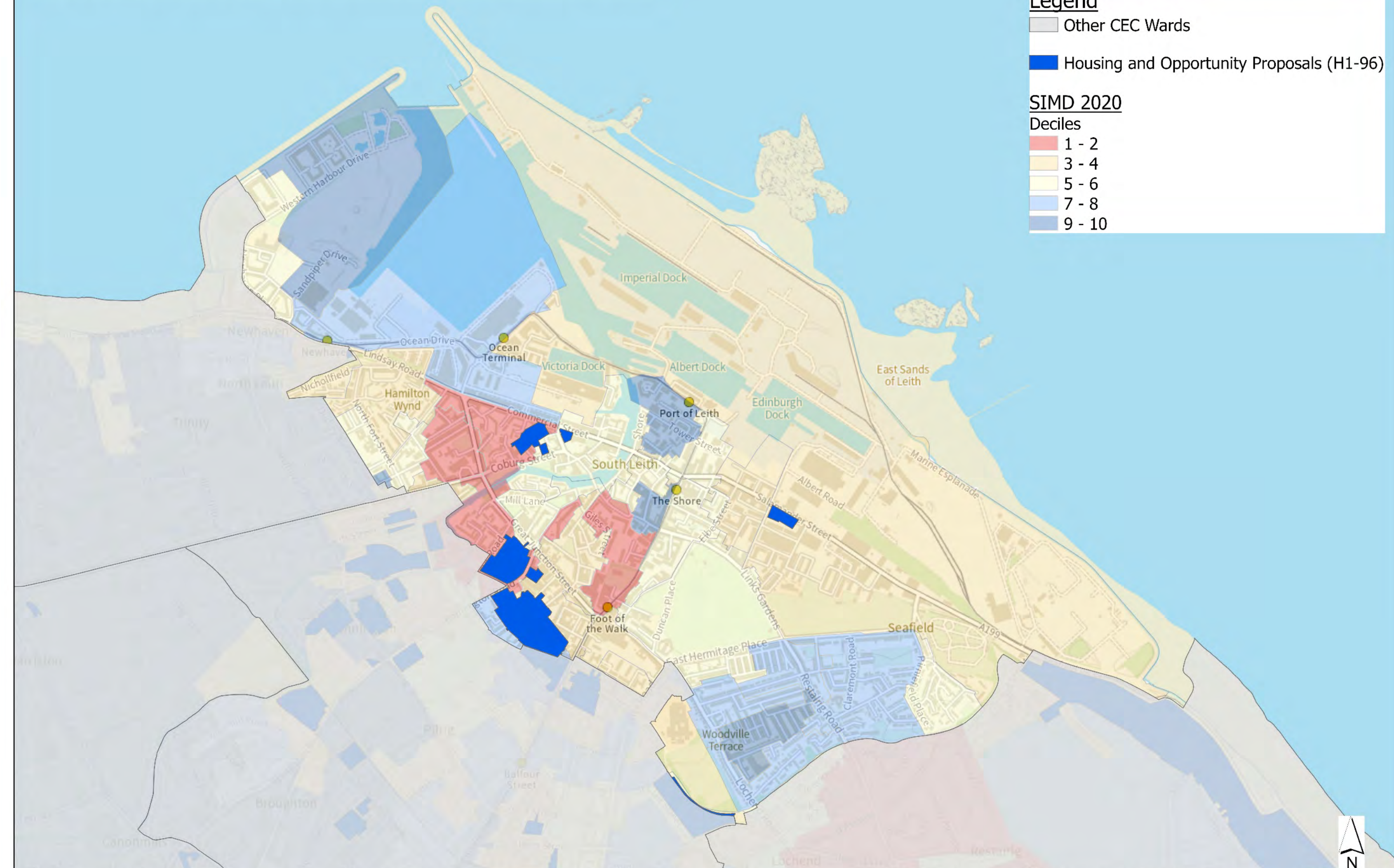
1 - 2

3 - 4

5 - 6

7 - 8

9 - 10



Considerations

- The population is expected to grow significantly faster than the Edinburgh average, reflecting the ongoing development on existing allocations around the waterfront.
- The working age population is approximately higher than the Edinburgh average, with the percentage of school age and older people lower than the city as a whole.
- Population groups show a somewhat lower level of diversity compared to Edinburgh as a whole.
- There is a contrast in SIMD scores between communities in central Leith which contain data zones within the 20% most deprived in Scotland and certain other areas nearby which have more recent housing development.
- Most people feel happy with the area.
- Some people feel that accessibility of space and buildings in the area needs improvement.
- Some children and young people would like to see more skateparks in the area.

Health

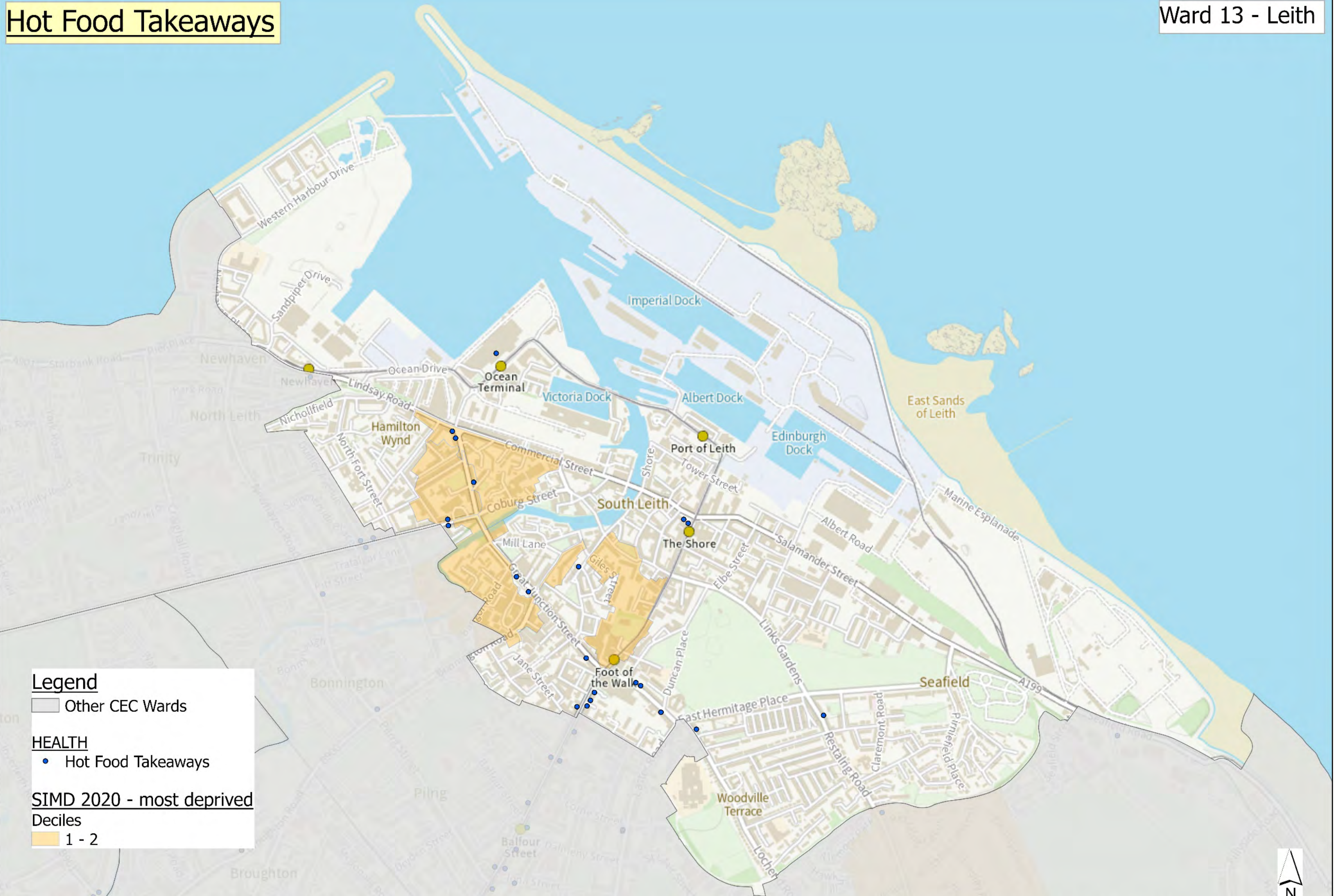
Demographics

- **17.9%** of the ward population reported having a long-term illness or disease, compared to **18.1%** of the Edinburgh total.
- **15.3%** of the ward population reported having a long-term mental health condition, compared to **11.9%** of the Edinburgh total.
- **80.8%** of the ward population considered themselves to be in good or very good health, compared to **83.7%** of the Edinburgh population.
- The total number of dental registrations in this ward is **45,866**, greater than the ward population of **23,531**. Dental practices do not have fixed boundaries, indicating that people may travel to this ward for dental care.
- This ward has a ratio of **1 pharmacy per 4245.2 people** based on mid-2024 estimates compared to **1 pharmacy per 5006.4 people** for Edinburgh as a whole.
- It is estimated based on A&E attendances that **16.98%** of the ward have accessed A&E services in 2025, compared to **17.59%** for Edinburgh as a whole.
- For pregnant people between 2020 and 2025, **30.29%** were overweight and **19.25%** were obese. For Edinburgh as a whole, **29.1%** were overweight and **18.76%** were obese.
- For all people who had a BMI reading taken in 2025, **33.15%** were overweight and **31.77%** were obese. For Edinburgh as a whole, **32.56%** were overweight and **30.12%** were obese.
- As these BMI statistics are biased towards either all pregnant people or people who are more likely to have a BMI taken for medical reasons they should be viewed for comparison only, not as an accurate reading of population health statistics.
- Life expectancy data is based upon intermediate zones, which do not match with ward boundaries. For Edinburgh as a whole, between 2022 and 2024 male life expectancy was **78.3 years** and female life expectancy was **82.2 years**. The life expectancy measured from 2019 to 20203 of the intermediate zones all or partially within this ward are as follows:
 - In Bonnington – Male life expectancy was **73.1 years** and female life expectancy was **78.8 years**.
 - Great Junction Street – Male life expectancy was **74.6 years** and female life expectancy was **78 years**.
 - Leith (Hermitage & Prospect Bank) – Male life expectancy was **78.8 years** and female life expectancy was **82.8 years**.
 - North Leith & Newhaven – Male life expectancy was **72.7 years** and female life expectancy was **78 years**.
 - South Leith – Male life expectancy was **71.7 years** and female life expectancy was **79.9 years**.
 - The Shore & Constitution Street – Male life expectancy was **80.2 years** and female life expectancy was **83.9 years**.

- Trinity East & the Dudleys – Male life expectancy was **81.5 years** and female life expectancy was **85.1 years**.
- Western Harbour & Leith Docks – Male life expectancy was **82 years** and female life expectancy was **80.5 years**.

Uses likely to affect health and wellbeing and food access

- Town and local centres with identified clusters of unhealthy uses are set out in the **Health and Wellbeing topic paper** and **City, Town, Local and Commercial Centres topic paper**.
- There are no town and local centres with identified clusters of unhealthy uses within this ward.
- The Priority Places for Food Index identifies neighbourhoods that are most vulnerable to increases in the cost of living and which have a lack of accessibility to cheap, healthy, and sustainable sources of food making them a Priority Place for Food as set out in the **Health and Wellbeing topic paper**.
- According to this index, there are no data zones within this ward falling within the top 20% priority areas lacking access.
- Hot food takeaway uses are mainly located close to the Foot of the Walk with a few others around North Leith.



Legend

Other CEC Wards

HEALTH

Hot Food Takeaways

SIMD 2020 - most deprived Deciles

1 - 2

GPs and Pharmacies

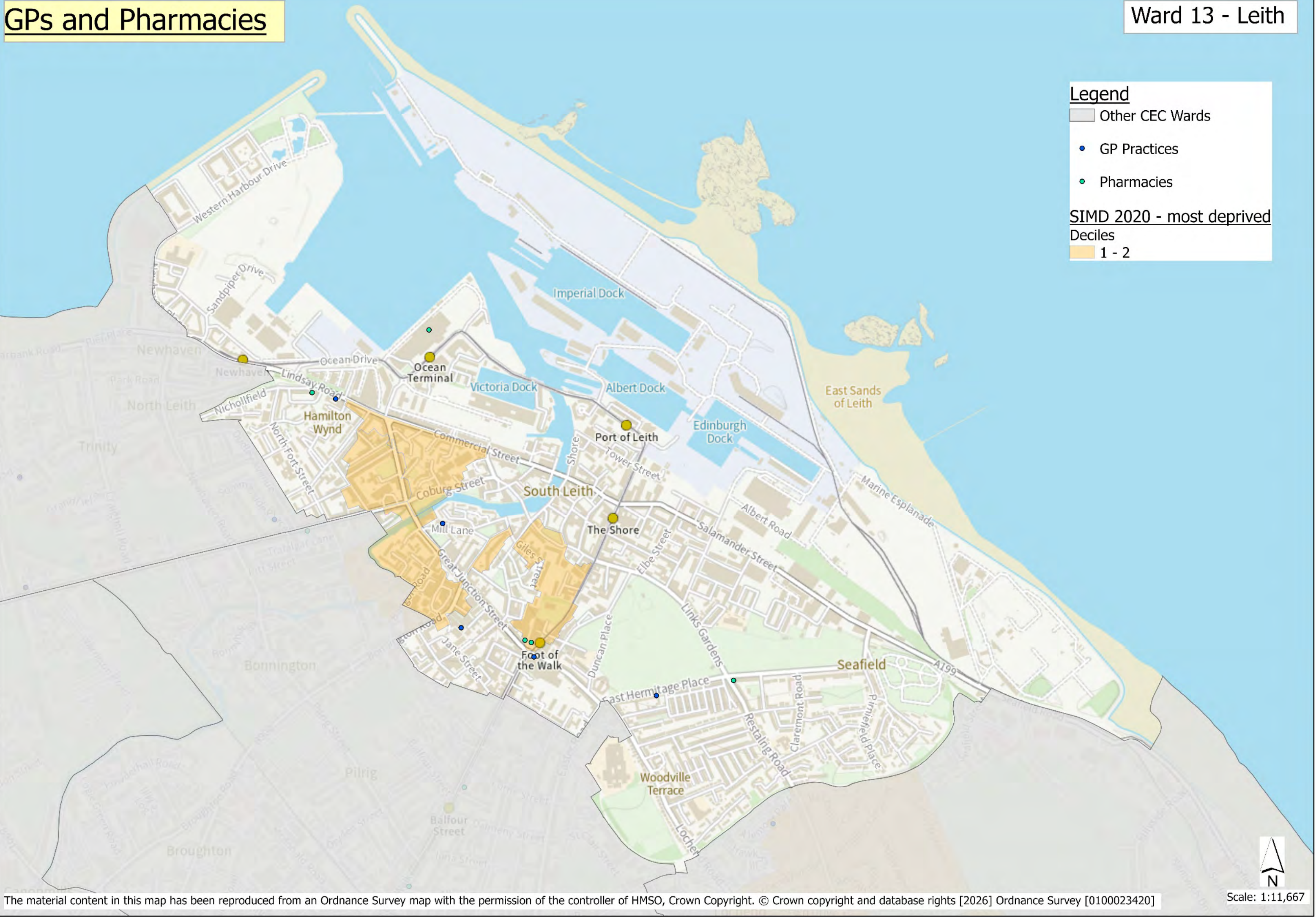
Ward 13 - Leith

Legend

- Other CEC Wards
- GP Practices
- Pharmacies

SIMD 2020 - most deprived Deciles

1 - 2



Considerations

- The percentage of people who report being in good or very good health is below the Edinburgh average, with a similar percentage of people having a long-term illness/disease as the Edinburgh average.
- The percentage of people who report having a long-term mental health condition is above the Edinburgh average.
- The location of health facilities is largely well-distributed around the most populated areas of this ward.
- Most people consider there to be a good provision of healthcare facilities in the area with facilities within walking distance.
- Some people feel that more GPs and dentists are needed to reduce the waiting list to register at a local practice.

Housing

Housing type and density

- 1,732 households live in houses, which is **13.6%** compared with **36.8%** of the Edinburgh total, while 10,990, which is **86.4%**, live in flats compared with **63.2%** of the Edinburgh total. 5 live in a caravan or another mobile/temporary structure.
- Although the level of flatted accommodation is higher on average than the Edinburgh total, mapping shows a higher concentration of houses in the south-east of the ward around Restalrig Road.
- Population density as measured by households per hectare is higher in the central part of the ward, reflecting the compact nature of the buildings in this historic area and its proximity to the town centre and public transport links at Great Junction Street and Leith Walk.

Housing tenure and overcrowding

- The housing tenure breakdown of the ward is listed below:
 - **50.7%** households in the ward report their housing tenure as Owned, compared to **60.1%** for the Edinburgh total.
 - **20.9%** households in the ward report their housing tenure as Social Rented, compared to **15.7%** for the Edinburgh total.
 - **27.6%** households in the ward report their housing tenure as Private Rented, compared to **23.1%** for the Edinburgh total.
- The level of social and private rented homes is higher than the Edinburgh average, with notable concentrations around the post-war redevelopment within central Leith and Leith Fort.
- The level of overcrowding as measured by occupation of rooms per household is higher in central Leith and Leith Fort, aligning approximately with areas of social housing as noted above.

Density (Households per Hectare)

Ward 13 - Leith

Legend

Other CEC Wards

Public Transport Stops

Type

- Bus
- Coach
- Rail
- Tram

Open Space

Centres

Commercial Centres

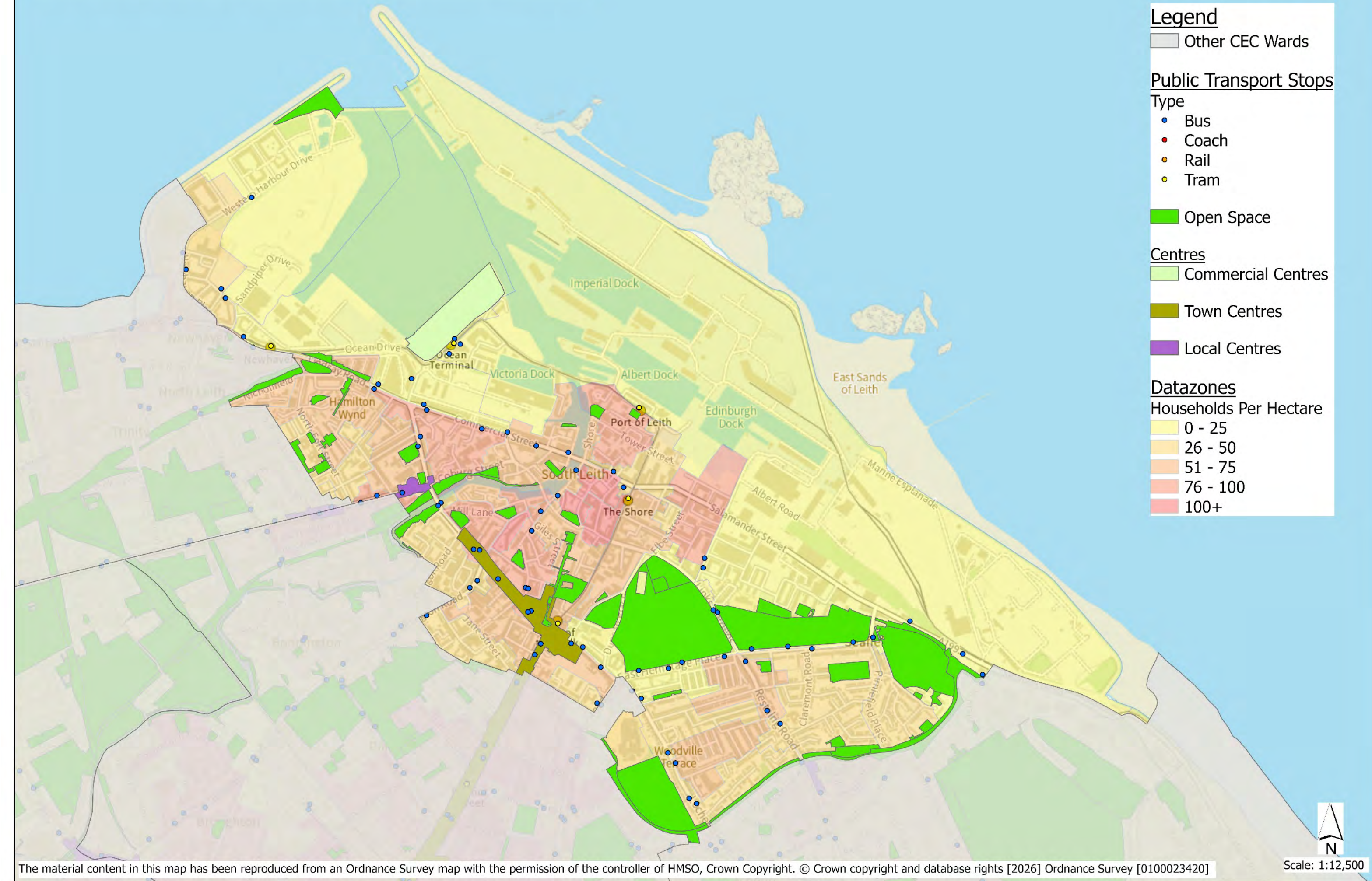
Town Centres

Local Centres

Datazones

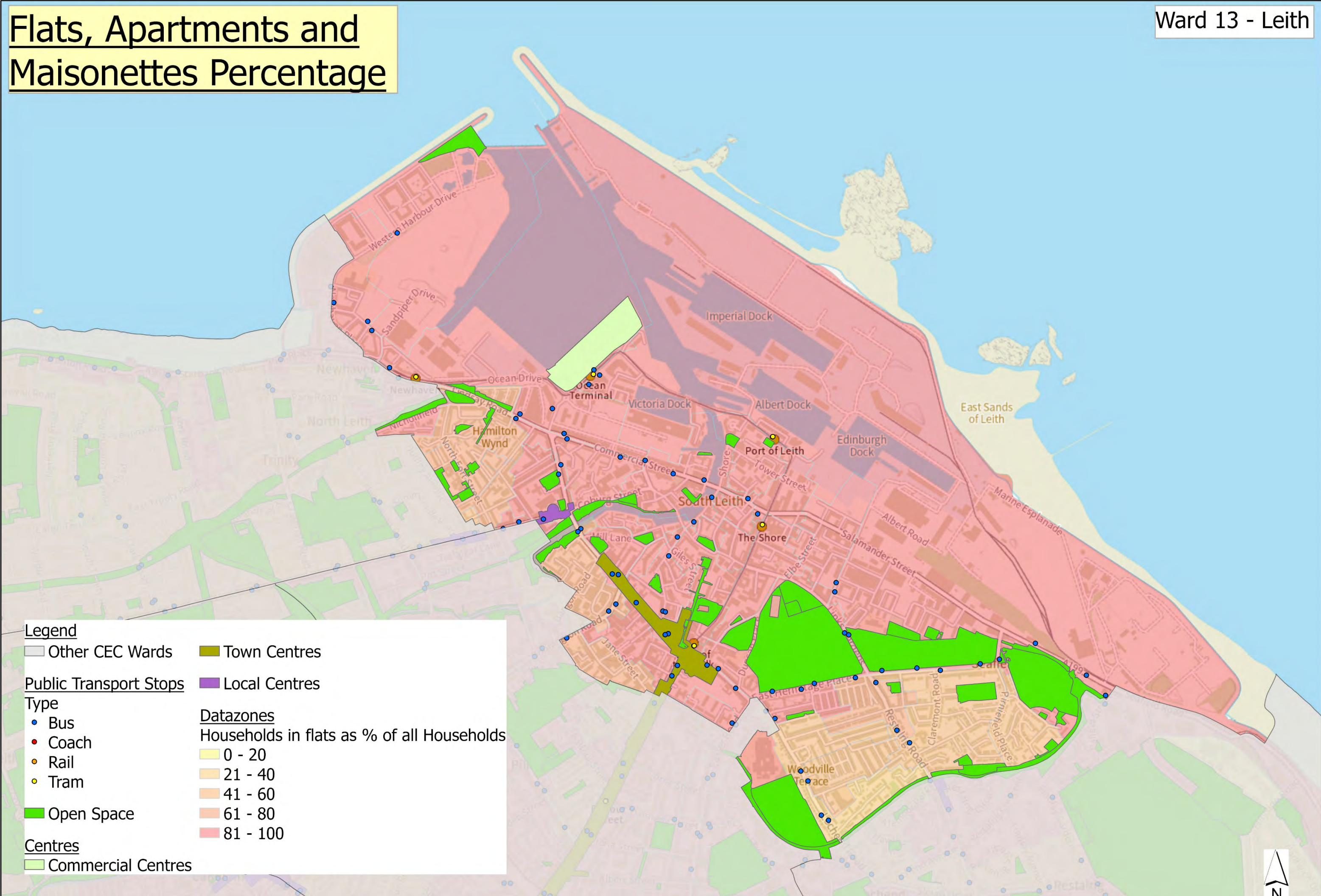
Households Per Hectare

- 0 - 25
- 26 - 50
- 51 - 75
- 76 - 100
- 100+



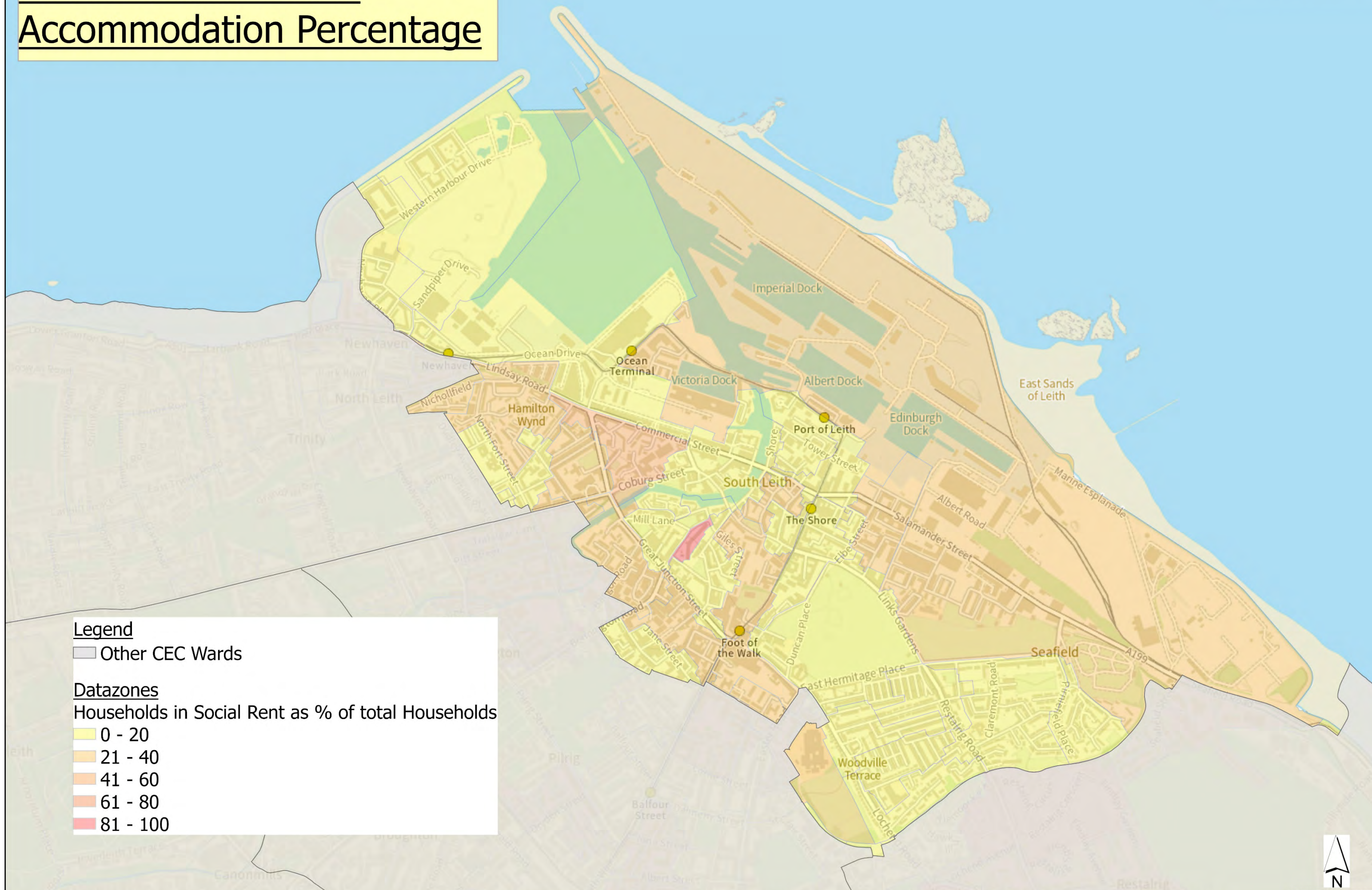
Flats, Apartments and Maisonettes Percentage

Ward 13 - Leith



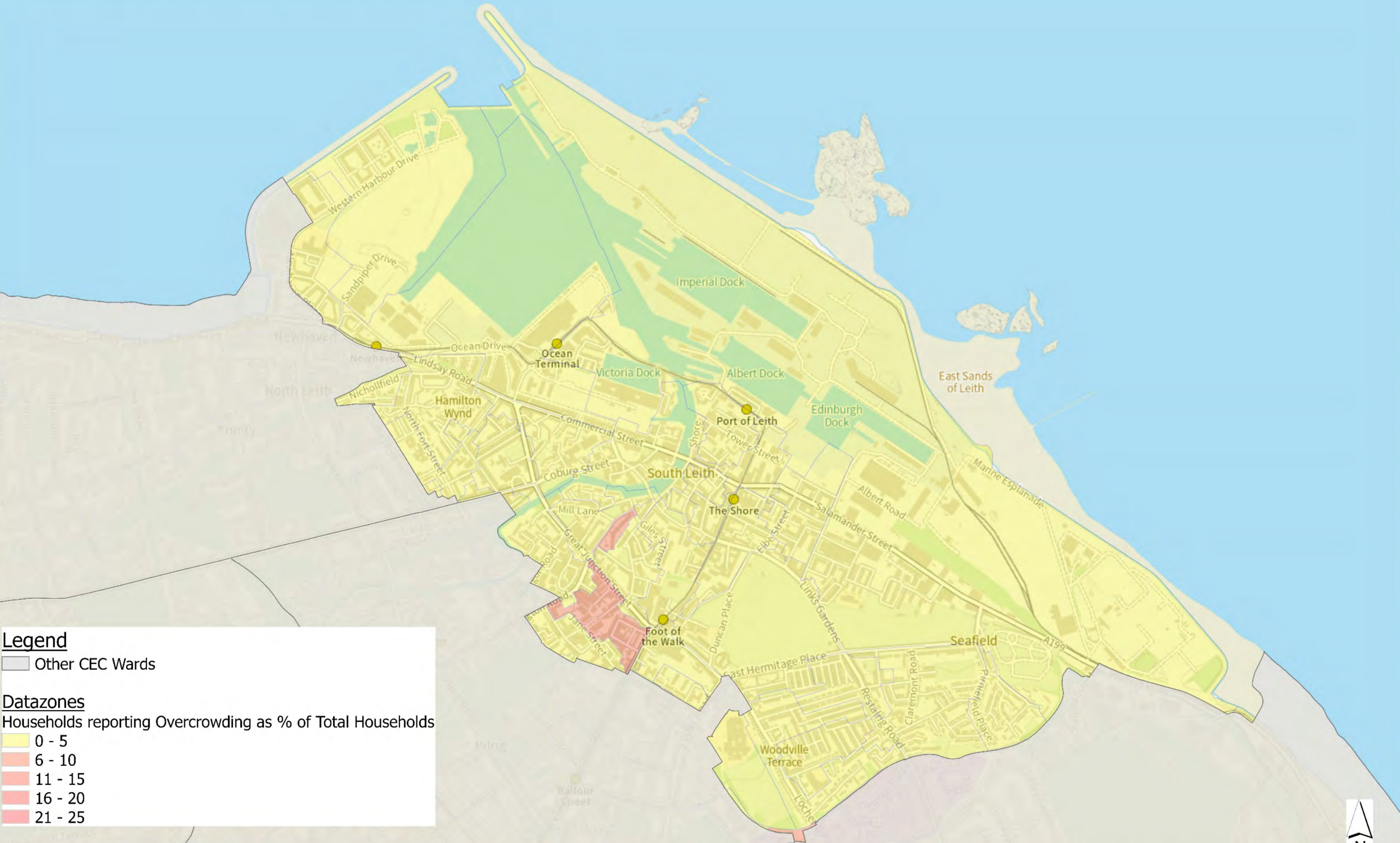
Households in Social Accommodation Percentage

Ward 13 - Leith



Overcrowding (percentage of households based on room habitation)

Ward 13 - Leith



Legend

Other CEC Wards

Datazones

Households reporting Overcrowding as % of Total Households

- 0 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25

Considerations

- High density areas are focused on central Leith and drop off away from the historic centre. This contains concentrations of both social and private rented housing and areas of both high and low deprivation in a relatively small area.
- Social housing is concentrated in central Leith and Leith Fort, with these areas more likely to be overcrowded.
- Most people in the area are happy with their home, though some people would like a larger or better insulated home, or a home that was more accessible or had a private garden. Some children and young people mentioned wanting a larger home where they would have their own bedroom.
- Most people feel that the homes in the area meet the needs of the people living there. People like the mix of housing, though some people feel that more social housing and accessible housing is needed in the area.
- People like how close homes are to amenities and green spaces in the area. Most people feel that the shops and services in the area are good at meeting their needs. People like the variety of big and small shops. These views were shared by children and young people.
- Some people feel there needs to be more support for independent shops, with concern over the closure of local shops, such as a local post office.
- Some people are concerned that there are too many betting shops and vape shops in the area.

Economy

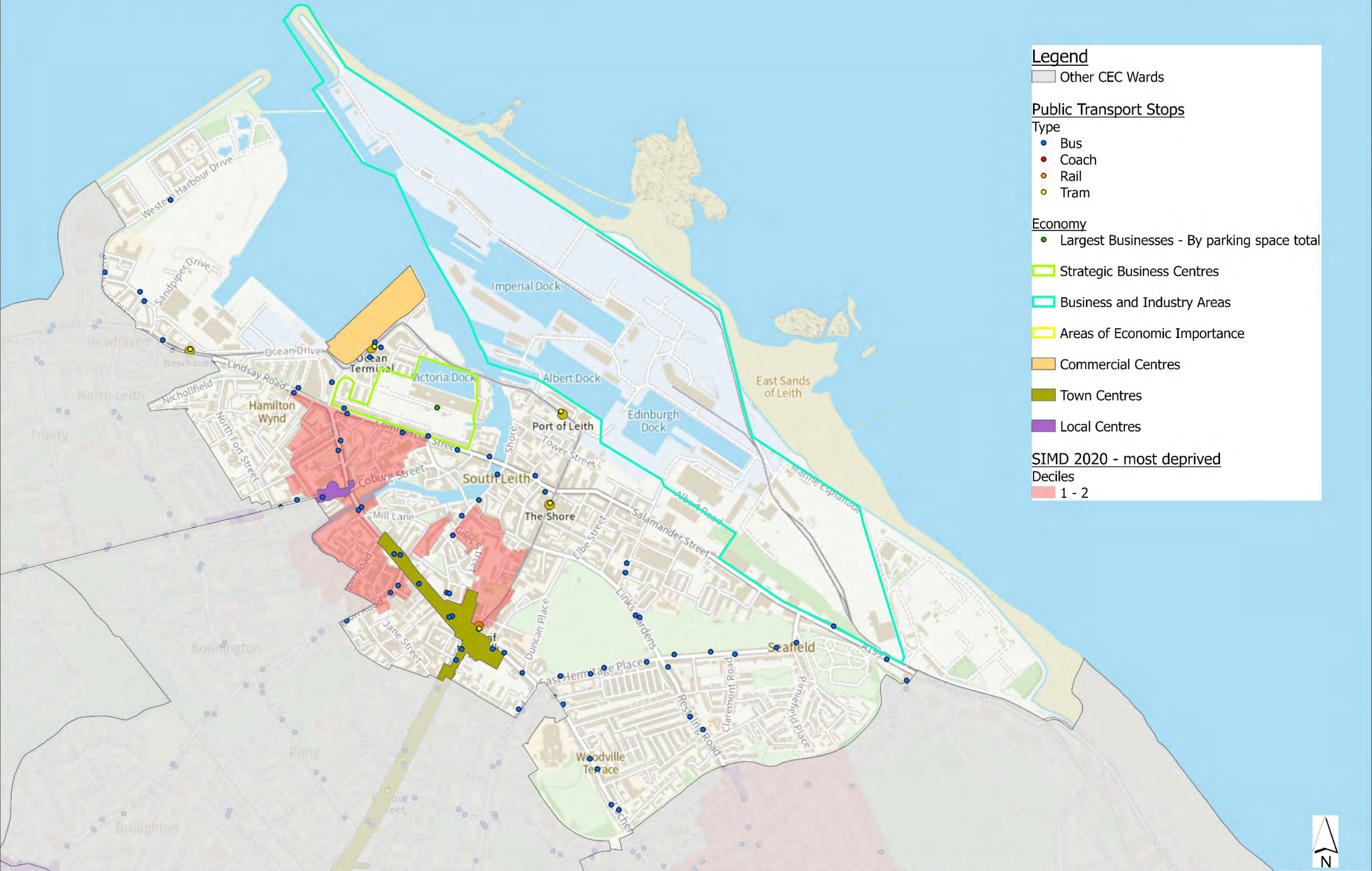
Demographics

- The occupation breakdown of the ward is listed below:
 - **9.1%** of people aged 16 or over in employment in the ward report their occupation as Managers, Directors and Senior Officials, compared to **8.7%** for the Edinburgh total.
 - **29.6%** of people aged 16 or over in employment in the ward report their occupation as Professional Occupations, compared to **29.9%** for the Edinburgh total.
 - **18.1%** of people aged 16 or over in employment in the ward report their occupation as Associate Professional and Technical Occupations, compared to **15.7%** for the Edinburgh total.
 - **8.5%** of people aged 16 or over in employment in the ward report their occupation as Administrative and Secretarial Occupations, compared to **8.9%** for the Edinburgh total.
 - **7.7%** of people aged 16 or over in employment in the ward report their occupation as Skilled Trade Occupations, compared to **7.2%** for the Edinburgh total.
 - **7.2%** of people aged 16 or over in employment in the ward report their occupation as Caring, Leisure and Other Service Occupations, compared to **7.5%** for the Edinburgh total.
 - **6.5%** of people aged 16 or over in employment in the ward report their occupation as Sales and Customer Service Occupations, compared to **7.2%** for the Edinburgh total.
 - **4%** of people aged 16 or over in employment in the ward report their occupation as Process, Plant and Machine Operatives, compared to **4.3%** for the Edinburgh total.
 - **9.5%** of people aged 16 or over in employment in the ward report their occupation as Elementary Occupations, compared to **10.6%** for the Edinburgh total.
- The qualification breakdown of the ward is listed below:
 - **9.9%** of residents in the ward report their highest qualification level as No qualifications, compared to **9.7%** for the Edinburgh total.
 - **13%** of residents in the ward report their highest qualification level as Lower school qualifications, compared to **14.3%** for the Edinburgh total.
 - **8.8%** of residents in the ward report their highest qualification level as Upper school qualifications, compared to **4.4%** for the Edinburgh total.
 - **4.1%** of residents in the ward report their highest qualification level as Apprenticeship qualifications, compared to **4.4%** for the Edinburgh total.

- **10.1%** of residents in the ward report their highest qualification level as Further Education and sub-degree Higher Education qualifications incl. HNC/HNDs, compared to **9.3%** for the Edinburgh total.
- **54.2%** of residents in the ward report their highest qualification level as Degree level qualifications or above, compared to **50%** for the Edinburgh total.

Employment designations and centres

- The mapping below shows areas designated for Strategic Business Centres, Business and Industry and Economic Importance, alongside the network of local, town, commercial and city centres and some known large employers mapped previously.



Considerations

- A designated Business and Industry Area can be found in the modern Port of Leith and a Strategic Business Centre based around Victoria Quay. This reflects both the traditional role of the Port as the centre for Leith and Edinburgh's maritime industries and more recent regeneration established by the large Scottish Government office at Victoria Quay which remains a major employer.
- Leith's designated town centre is located to the south of the ward encompassing Great Junction Street and continuing along Leith Walk into the Leith Walk ward. Ocean Terminal Commercial Centre is in the north-west of the Ward and here and along the Shore there is a notable growth in the leisure, food and drink economy.
- People have mixed views about the opportunities for work, volunteering and training in the area. There are plenty of opportunities for volunteering, such as at the Leith Volunteering Centre, but there are less opportunities for employment. People would also like to see more evening opportunities and more adult classes.
- Some people feel that the local economy need to diversify beyond hospitality.
- People would like to see more support for small, independent businesses.

Transport

Demographics

- The breakdown of the primary method of travel to work is listed below:
 - **40%** of the working population report mainly working from or at home, compared to **39%** of the Edinburgh total.
 - **19.5%** of the working population report driving a car or van, compared to **25.1%** of the Edinburgh total.
 - **19.6%** of the working population report travelling by public transport (bus, minibus, coach, train, underground, subway or tram), compared to **16.7%** of the Edinburgh total.
 - **4.2%** of the working population report travelling by bike, compared to **3.8%** of the Edinburgh total.
 - **13.7%** of the working population report travelling on foot, compared to **12%** of the Edinburgh total.
- **54.8%** of households in the ward have access to a car or van, compared to **62.3%** of the Edinburgh total.

Car and van access and driving to work

- The areas where households have lower access to cars or vans are concentrated around central Leith, the Shore and Leith Fort aligning with population density, public transport access and areas of higher deprivation.
- Use of cars for driving to work is broadly higher in the south-eastern part of the ward around Restalrig Road which is further from the centre and has a lower population density and a greater proportion of households living in houses.

Public Transport

- Public Transport Accessibility Levels (PTAL) are calculated by the Council based on service patterns and stops and is mapped below from 1 (lowest level of accessibility) to 6 (the highest level). A rating of 3 or higher is considered to have a good level of access.
- Much of central and north-west Leith has good access aligning with higher population densities and amenities concentrated on the Foot of the Walk where bus and tram services align.
- Poor access is concentrated in the east of the ward, which also has a generally lower density and has a higher rate of car ownership and use. There is also a gap in good access in Western Harbour which is a major allocation and housing-led development site.

Active travel

- Key active travel paths are the shared use coastal path passing through Leith Links and Seafield between Portobello and Leith, this links to the North Edinburgh Path Network to the west and the Leith Walk cycle paths leading to the City Centre to the south.
- The City Mobility Plan has identified projects in Leith which will reduce vehicle dominance, increase space for active travel and improve pedestrian access and sense of place in these areas. The first phases of the Leith Connections project will link Leith Walk to the Shore and Water of Leith with a segregated cycle route, and future phases will extend this access to the North Edinburgh Path Network and east to Salamander Street.

Households with no car or van access percentage

Ward 13 - Leith

Legend

Other CEC Wards

Datazones

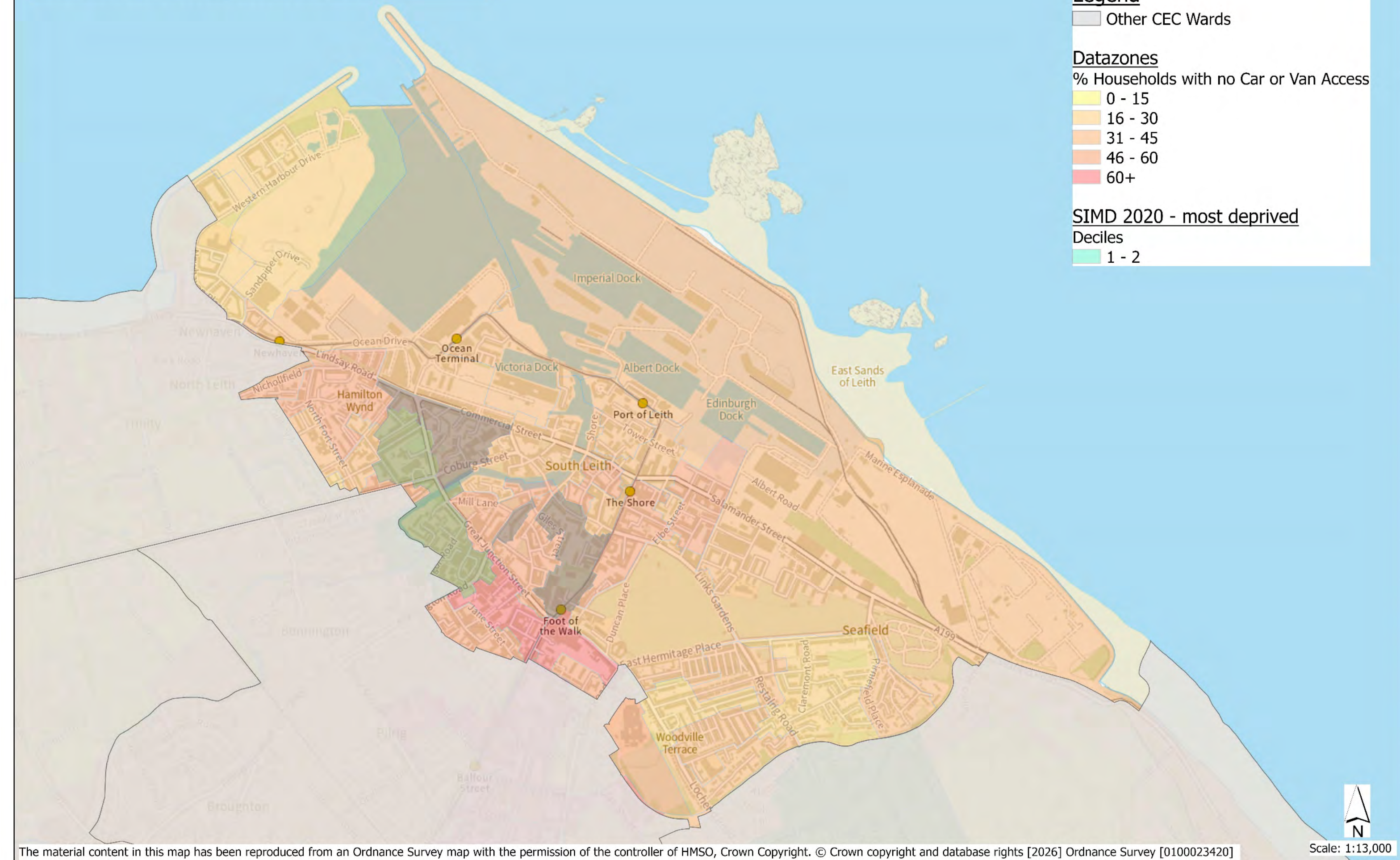
% Households with no Car or Van Access

- 0 - 15
- 16 - 30
- 31 - 45
- 46 - 60
- 60+

SIMD 2020 - most deprived

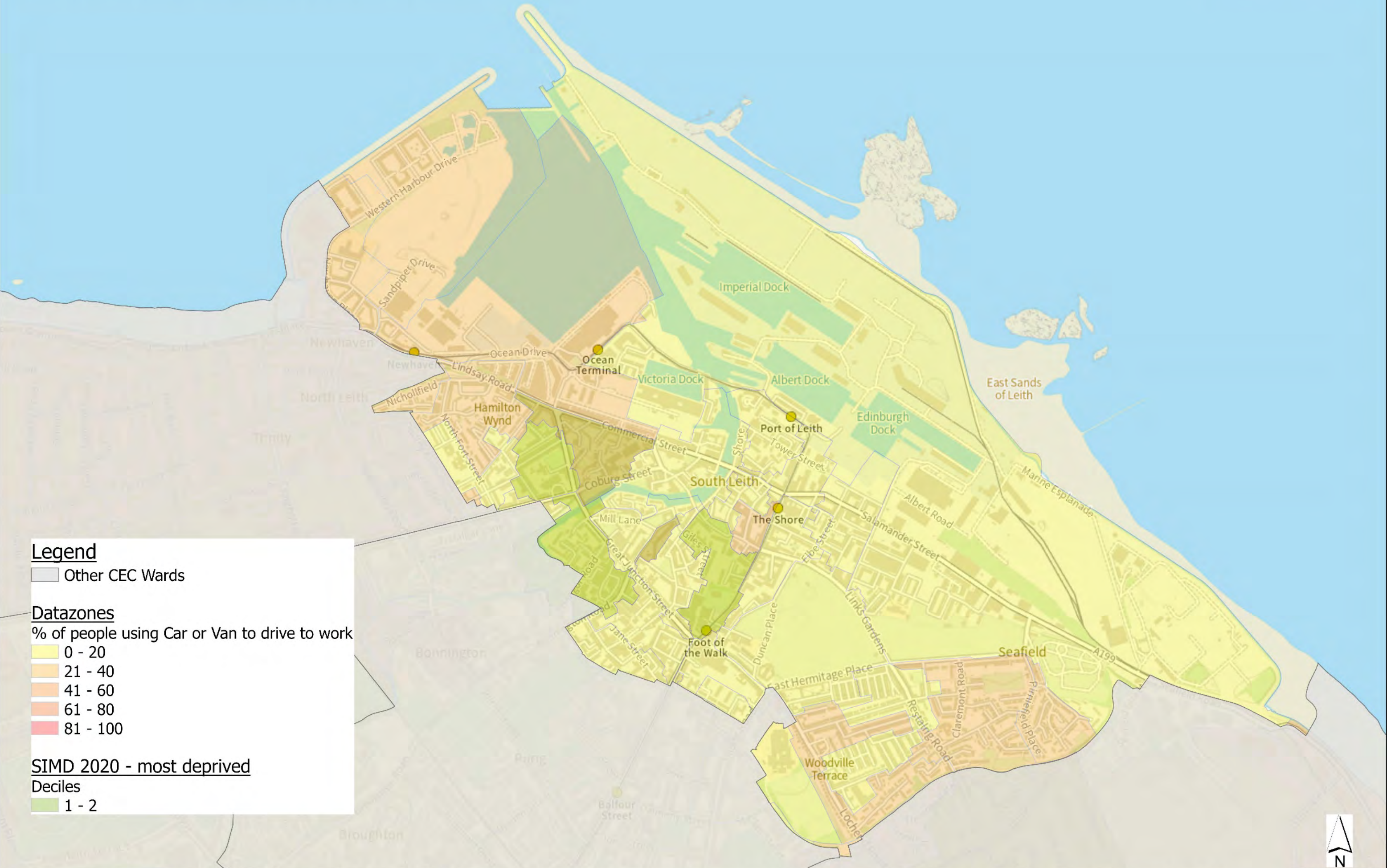
Deciles

- 1 - 2



Driving a car or van to work percentage

Ward 13 - Leith



Legend

Other CEC Wards

Datazones

% of people using Car or Van to drive to work

- 0 - 20
- 21 - 40
- 41 - 60
- 61 - 80
- 81 - 100

SIMD 2020 - most deprived

Deciles

- 1 - 2

Public Transport Accessibility

Ward 13 - Leith

Legend

Other CEC Wards

TRANSPORT

Bus Improvemnts and Orbital CP2030

FUTURE TRAM

Current Tram

Future Tram

PTAL2023Q3
<VALUE>

1 (TAI 0-5)

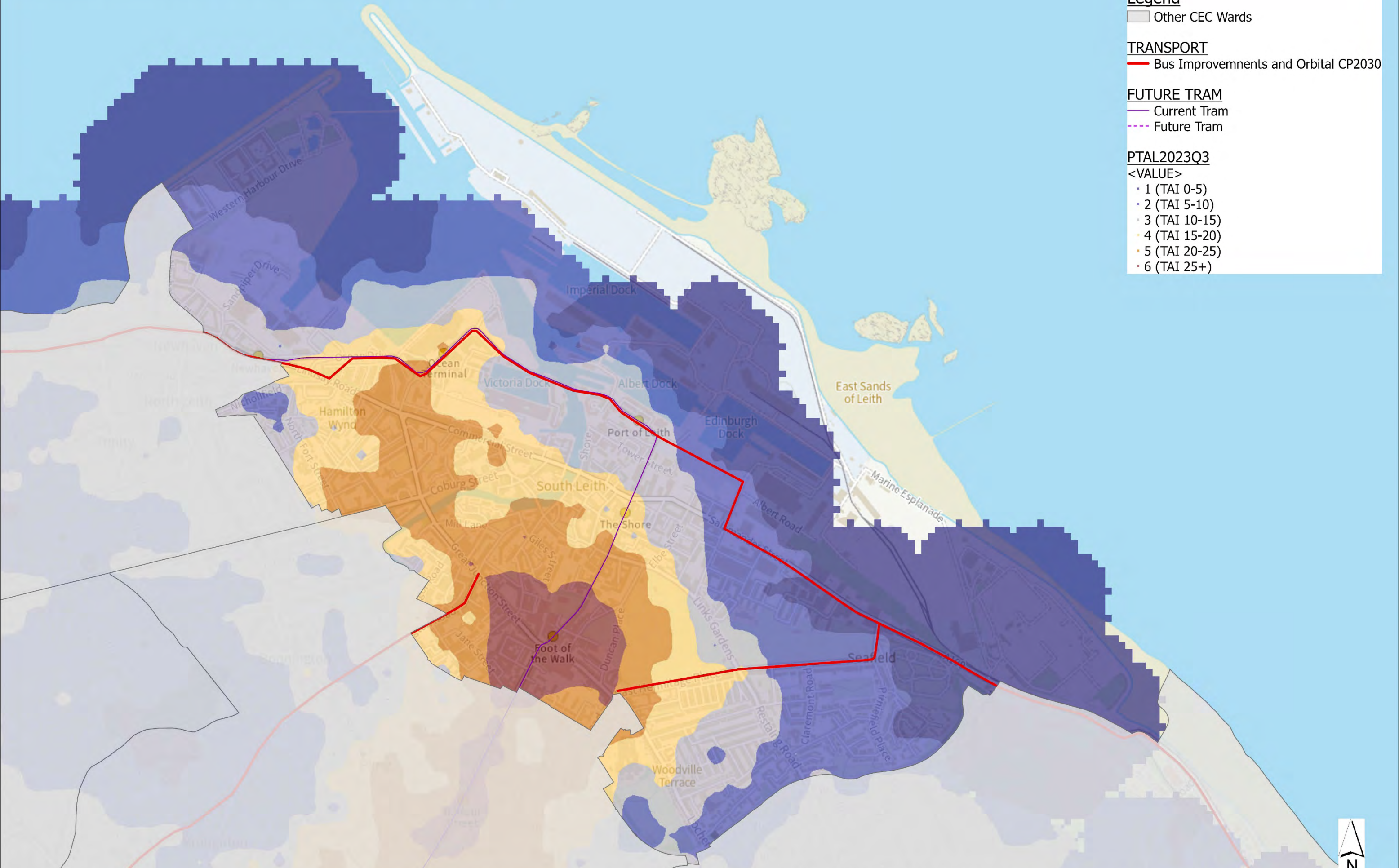
2 (TAI 5-10)

3 (TAI 10-15)

4 (TAI 15-20)

5 (TAI 20-25)

6 (TAI 25+)



Active Travel Mapping

Ward 13 - Leith

Legend

Other CEC Wards

Public Transport Stops

Type

- Bus
- Coach
- Rail
- Tram

Bus Improvemnts and Orbital CP2030

FUTURE TRAM

- Current Tram
- Future Tram

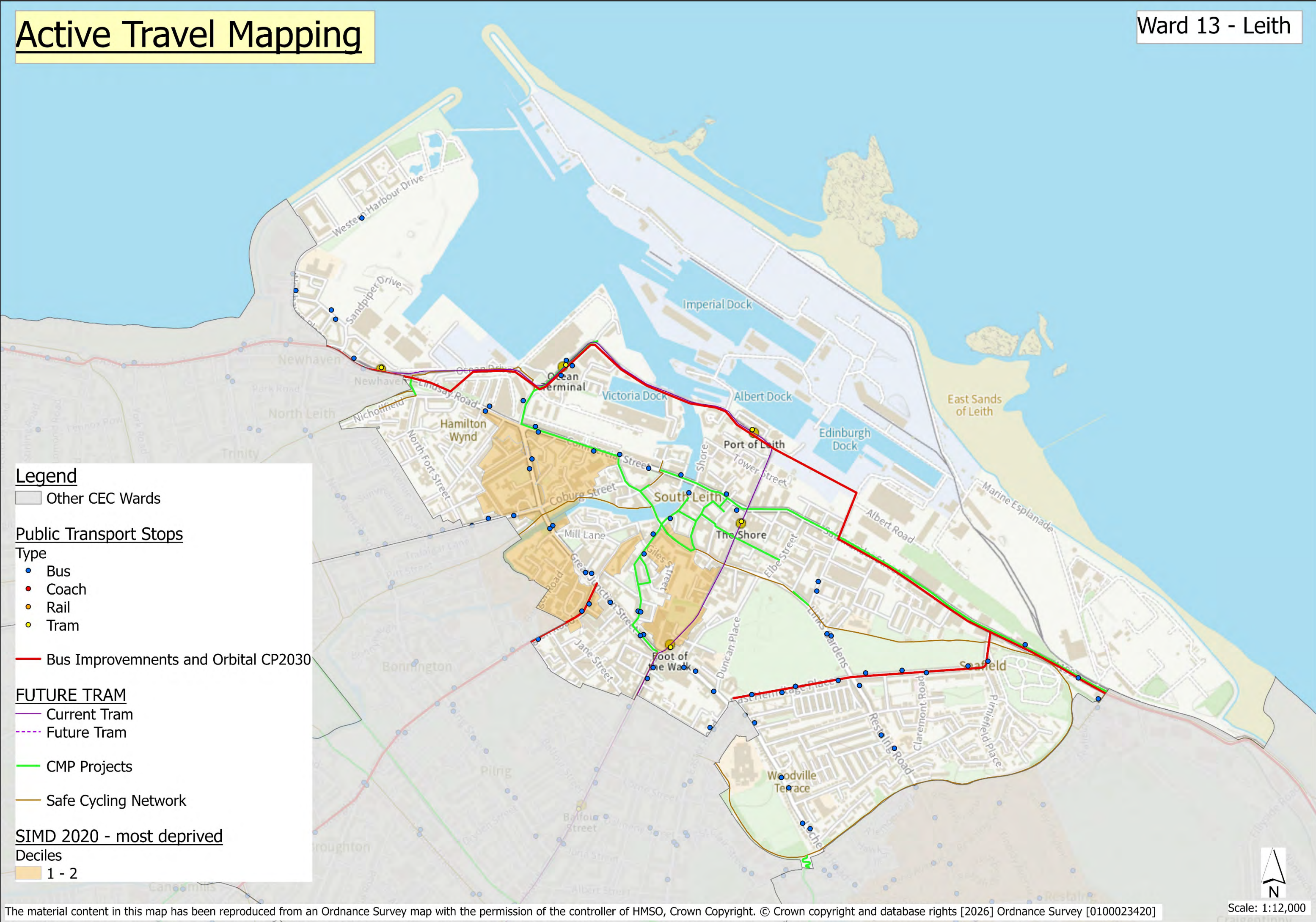
CMP Projects

Safe Cycling Network

SIMD 2020 - most deprived

Deciles

- 1 - 2



Considerations

- A higher percentage of people in the ward take public transport, walk or cycle to work compared to the Edinburgh average and levels of car ownership are lower than the city as a whole.
- Areas of lower access to a car or van broadly line up with areas of higher deprivation as well as higher average population density.
- Public transport accessibility is concentrated in the central part of the ward, with notable gaps in the east of the ward and at Western Harbour.
- City Mobility Plan improvements are proposed to be brought forward primarily in the centre of the ward to reduce through-traffic and connect disparate parts of the network.
- While most people feel that it is generally easy to walk, cycle or wheel in the area, there are also many who feel that it is difficult.
- The car restrictions and street pedestrianisations are seen as having a positive impact on making the area walkable.
- Some people highlighted concerns that some pavements are old, uneven and need maintenance.
- Others raised issues around cycle paths not being segregated from pavements. People feel this creates conflict between pedestrians and cyclists, especially when cyclists are travelling at high speeds.
- Some children and young people don't feel safe walking around.
- Most people feel that it is easy to get where they need to go by public transport, with the area very well connected by bus and tram.
- Some people raised frustrations with buses not running on time and felt that the frequency and connections to other areas such as Portobello, Granton and the west of the city could be improved. This included some children and young people who preferred to travel by car as a result.
- Views on traffic in the area are mixed. Some people are happy with traffic in the area, feeling that roads are quieter and traffic has been reduced due to changes to the road system. Others would like to see traffic reduced further.
- Views on parking are also mixed. Some people are happy with parking, giving examples such as finding it easy to park near their home due to recent restrictions. Some people would like there to be more free parking in the area. Others would like to see parking reduced further. Lochend Road is given an example where too much parking creates an unfriendly environment for pedestrians and causes traffic congestion.

Environment

Green blue network and biodiversity

- Open spaces are well dispersed throughout the ward, with larger open spaces located at Leith Links and Western Harbour although there are fewer small open spaces close to the Port of Leith.
- Mapping has been produced showing Edinburgh's Green Blue Network at the strategic, city-wide scale. It shows infrastructure important for water management, biodiversity and recreation. It includes both local and national designations to show how they are interconnected.
- The Water of Leith forms the largest part of the green blue network here and is of primary importance for recreation, nature and the character of Edinburgh. It forms part of a green blue corridor leading across the city to the Pentlands. Another corridor is identified approximately following the Restalrig railway path which leads toward Seafield.
- The coastal area of Leith is proposed as a major component of the green network for recreation and biodiversity but currently contains few open spaces or other environmental designations. Enhancements and a seaward expansion of Leith Links is planned.

Growing Spaces

- Growing spaces mapped include Council-run allotments and community-run growing spaces, which are displayed together to show opportunities for food and other growing in the ward.
- Council allotments are concentrated in the east of the ward where population density tends to be lower. Community growing spaces are concentrated in the centre and west of the ward approximately aligning with areas of greater deprivation.

Open, Natural, and Play Spaces

Ward 13 - Leith

Legend

Other CEC Wards

ENVIRONMENT

Green Blue Network Proposal

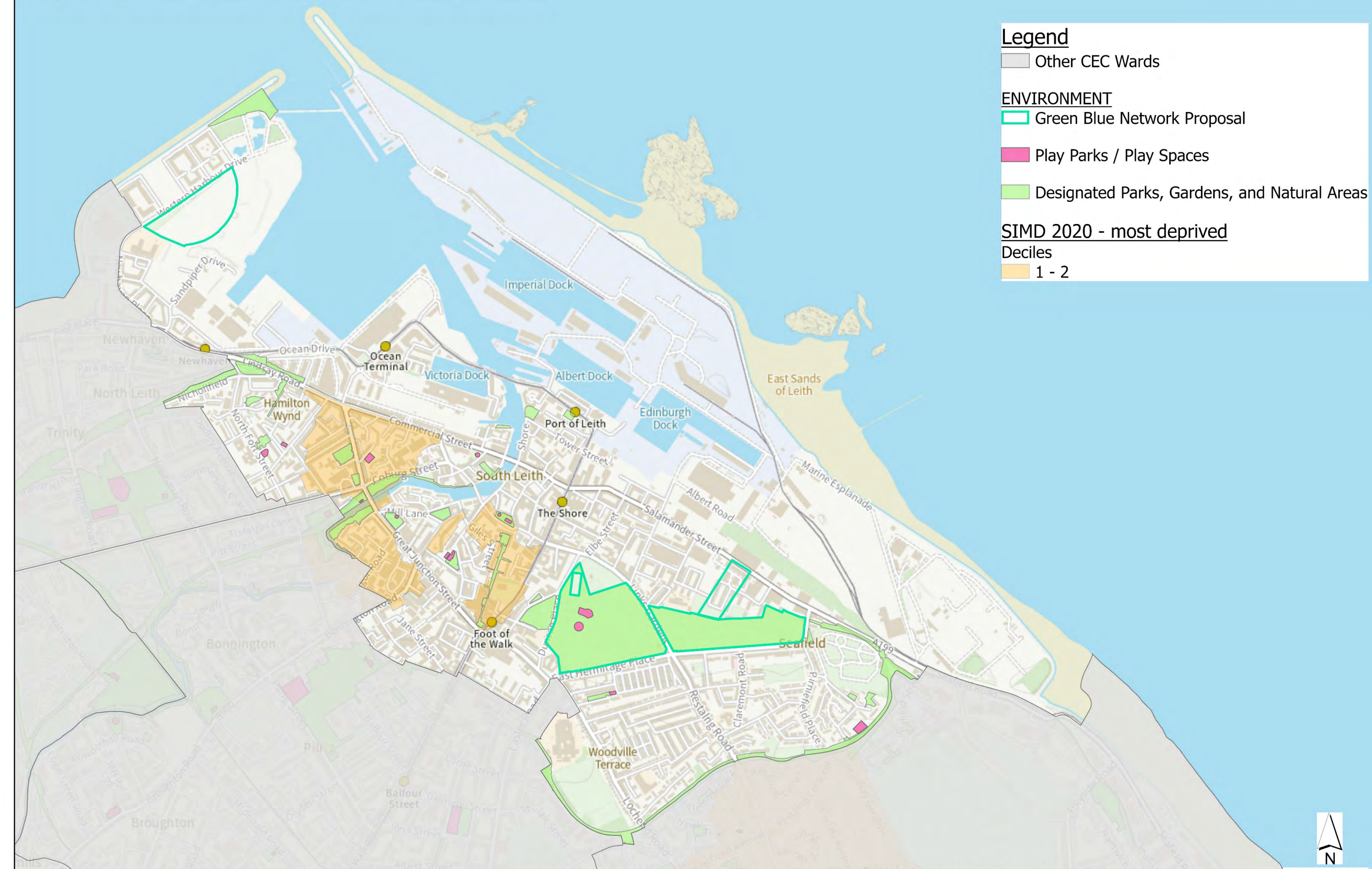
Play Parks / Play Spaces

Designated Parks, Gardens, and Natural Areas

SIMD 2020 - most deprived

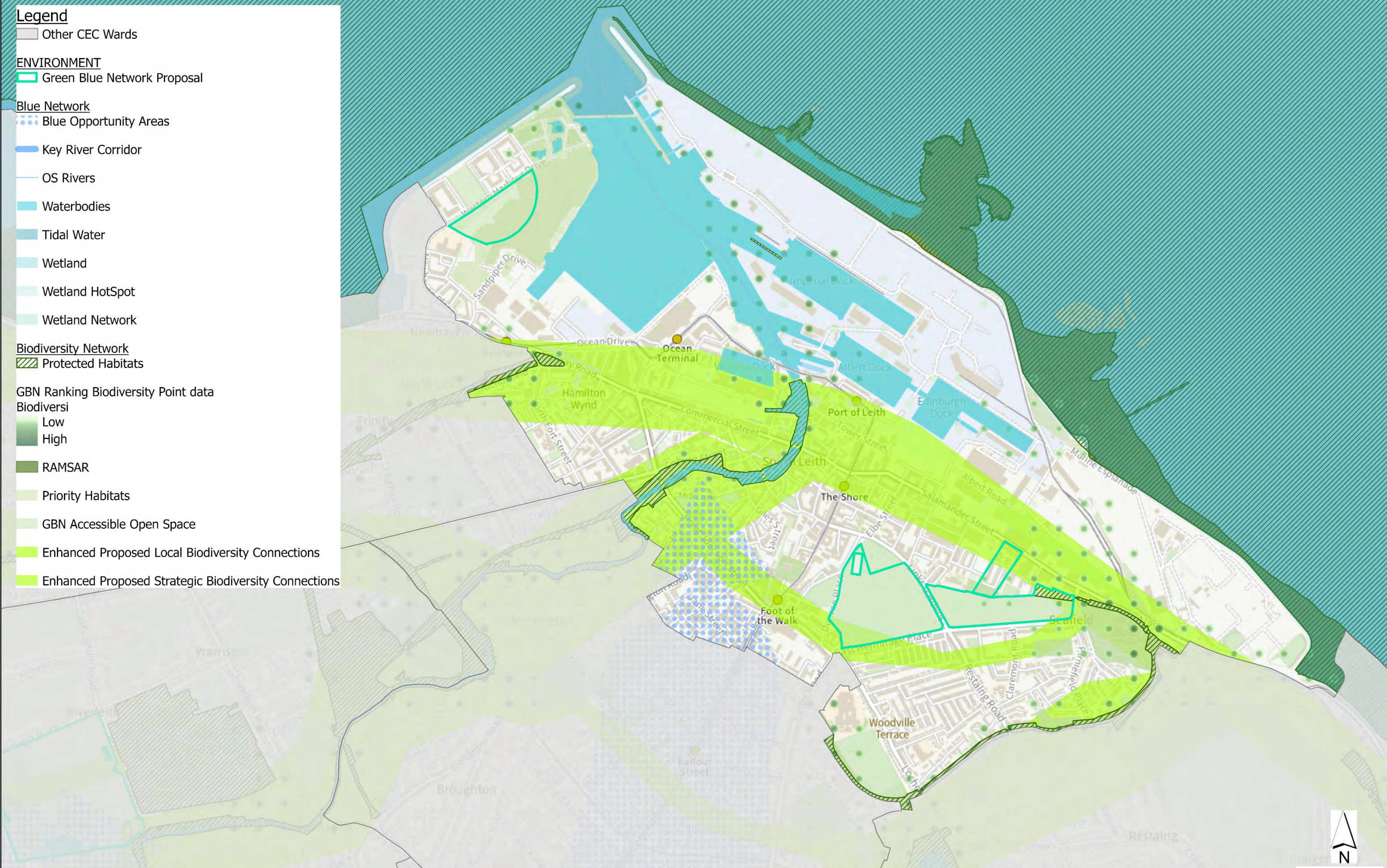
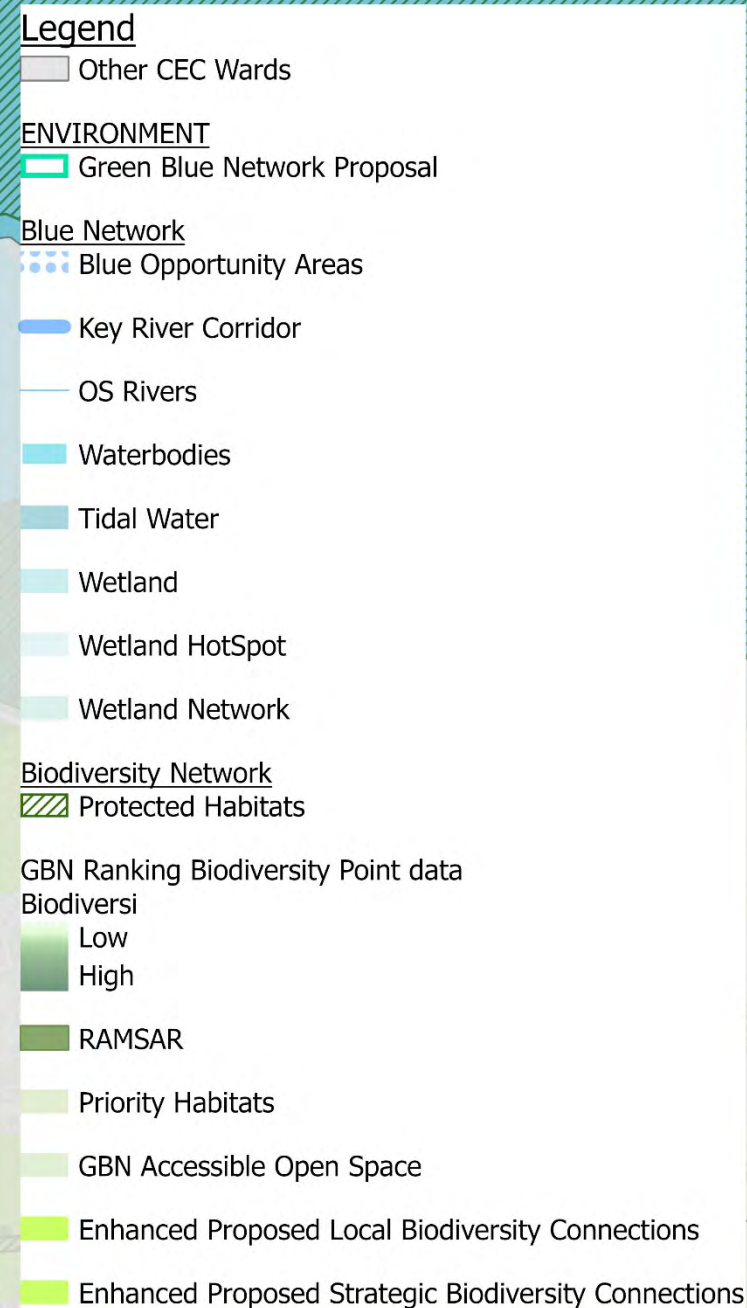
Deciles

1 - 2



Strategic Blue Green Network

Ward 13 - Leith



Considerations

- The Water of Leith and the area around Restalrig railway path are key existing corridors within the blue green network. Enhancements are proposed in and around Leith Links and Western Harbour.
- A Coastal Change Adaption Plan is currently under development which will assess risks and identify adaption options. Lower levels of tree canopy cover are to be found across the ward.
- Open spaces are well dispersed throughout the ward, with larger open spaces located at Leith Links and Western Harbour, although there are fewer small open spaces close to the Port of Leith.
- Opportunities for food growing are reasonably spread across the ward with allotments concentrated in the east and community growing spaces in the centre and west.
- Most people are happy with the number of green and natural spaces in the area. The Water of Leith and Leith Links are popular spaces, though some respondents would like to see the Links Gardens street cutting through Leith Links removed.
- Some people feel that green and open spaces in the area are generally well maintained. Others feel that maintenance could be better, with issues around cleanliness, a lack activity and feeling unsafe. Some people also feel that more could be done to support biodiversity.
- Views on growing spaces are mixed, but more people are neutral or unhappy about the access to growing spaces. People who feel happy include those who own an allotment. Other people would like there to be more allotments, as the waiting list is felt to be too long.
- Some people would like there to be more greenery in the area. Some mention concerns about potential future overheating in the area due to a lack of trees and green areas compared to the residential density of the area.
- Other people are concerned about flood risk in the area.
- Views on the number of spaces for ball games are mixed, but more people are neutral or happy about the amount. Some people feel that there are good options available. Other have concerns about upkeep and the distance to spaces.
- Views on the number of spaces for children and young people are also mixed. Some people feel that there are lots of options for younger children, but a shortage of spaces for teenagers. Most children and young people feel that there are just enough good parks and greenspaces nearby for them to play or hang out in.
- Leith Links and Lochend Park are the parks that children and young people like most, because they are near their home, have space for ball games and have good play equipment.
- Children and young people have mixed views on the cleanliness and condition of the outdoor spaces. Most feel that the outdoor play equipment is in good condition and most feel that the cleanliness is okay. However, some feel that the outdoor spaces are clean or very clean, while others feel that the outdoor spaces are dirty or very dirty.
- Children and young people mostly feel safe when hanging out in the area, though some mentioned concerns over unsafe people.
- Children and young people in the area mostly feel close with nature. Some are concerned with the state of nature in the local area. Keeping the outdoor areas cleaner and increasing planting and greenery are seen as measures that would help nature in the area.

Appendix

This report details the consultation and engagement information utilised when creating the Leith Place Profile.

The document includes the area-specific results from two “what makes a good place?” questionnaires: one for public at large and another for children and young people. In addition, the report outlines the results received from previous engagements undertaken by the Council services and other stakeholders in the ward.

A total of 2649 responses to “What makes a good place?” questionnaires were received. Out of these, 799 were from public at large and 1850 were from children and young people. These were then divided and matched with one of the 17 Wards.

A total of 101 responses were received for the Leith Ward. Out of these, 32 were from public at large and 69 were from children and young people studying at the local schools.

Results

In this chapter, the results for the ward are further divided into seven categories – Housing, Health, Transport, Economy, Culture, Environment and Place. These categories correspond with the Place Profile structure. Each category presents the results from the public at large then the children and young people where similar questions were asked.

Housing

Public at large

How happy are you with your home?

- 9 Very happy
- 16 Happy
- 2 Neutral
- 2 Unhappy
- 0 Very unhappy

If you could change one thing, comments

- **Good:** Own garden/house not flat. Bigger place.
- **Bad/change:** Better insulated. More accessible.

How well do the homes in your area meet the needs of people living there?

- 2 Very good
- 13 Good
- 11 Neutral
- 2 Bad
- 2 Terrible

Homes in the area, comments

- **Good:** Good mix of housing. Close to amenities and green spaces.
- **Bad/change:** More social housing and more accessible housing.

What is your area like for the shops and services you need?

- 12 Very good
- 13 Good
- 4 Neutral
- 1 Bad
- 0 Terrible

Shops and services, comments

- **Good:** Great variety of big and small shops.
- **Bad/change:** Support for independent local shops. Local post office closed and not opened.

Thinking of your local shops and services, do you think there is too much of anything?

- 15 Yes
- 12 No
- 2 Don't know

What there is too much of, comments

- Betting shops, vape shops.

Leith Walk/Halmyre Street (2020)

- Concerns with student housing and short stay lets which do not have permanent residents.

Children and Young People

Are you happy with your home (the building)?

- 46 Yes
- 22 It's OK
- 0 It's not good
- 1 It's bad

If you could change one thing, comments

- Having my own bedroom
- Having a bigger place

Do you have all the shops and things you need near your home?

- 3 Too many
- 50 Right amount
- 14 Not enough
- 2 None

Shops and things, comments

- Some interest in different types of shops, parks and play spaces. Some say too many shops/no more needed.

Health

Public at large

What is your area like for the healthcare facilities you need?

- 8 Very good
- 14 Good
- 4 Neutral
- 3 Bad
- 1 Terrible

Healthcare facilities, comments

- **Good:** They are in a walking distance.
- **Bad/change:** More GPs and dentists to reduce waiting list to register at a local practice.

Linking Leith's Parks (2023)

- Majority of respondents agreed that designs would be good for health & wellbeing.
- Improvements to access and nature seen to contribute to wellbeing.

Transport

Public at large

How easy is it to walk, cycle or wheel to places you need and want to go to?

- 6 Very easy
- 9 Easy
- 9 Neutral
- 3 Difficult
- 3 Very difficult

Walk, wheeling, cycling, comments

- **Good:** Generally walkable, with some good segregated cycle lanes. Introduced car restrictions and street pedestrianisations has been viewed very positively.
- **Bad/change:** Pavements are old/uneven and need maintenance. Cycle paths are not segregated from pavements creating conflicts and there are issues with high-speed cycles.

How easy is it to get to where you need or want to go by public transport?

- 12 Very easy
- 9 Easy
- 6 Neutral
- 3 Difficult
- 0 Very difficult

Public transport, comments

- **Good:** Very well connected by bus and tram.
- **Bad/change:** Buses should run on time. Increase frequency and connections to areas like Portobello, Granton, West of the city, etc.

How do you feel about the traffic and parking in your area?

- 2 Very happy
- 11 Happy
- 5 Neutral
- 6 Unhappy
- 6 Very unhappy

Traffic and parking comments

- **Good:** Easy to find parking near ones home thanks to recent restrictions. Changes to road system helped reduce traffic and make area quieter.
- **Bad/change:** Some would like to see less parking and motor traffic in the area. Some would like to see free parking in some parts of Leith. Lochend Road is too parked up, creating unfriendly environment for pedestrians and congesting the traffic.

Leith Walk/Halmyre Street (2020)

- Cycling, particularly on Leith Walk, feels unsafe and dangerous.
- Better connectivity of cycle paths would be welcome.
- Segregated cycle paths would be beneficial.
- Walking is easier than cycling in the area, although pavements can be uneven and cluttered.
- Bus routes and services are good.
- Issues with congestion on main roads, particularly during rush hour
- Parking is difficult.
- Congestion, speeding and illegal parking create unsafe environments.
- Some find car clubs useful.

Lochend and Easter Road - walking, wheeling and cycling improvements (2022)

- 57.6% of respondents think the Moray Park Terrace to Lochend Butterfly Way is either poor or neither good or bad for walking.
- 40.9% of respondents think the pathway is poor for wheeling and 35.5% of respondents think the pathway is poor for cycling
- The most common reason: 34% said it is too narrow, followed by blind bend, personal security, insufficient lighting and rubbish

Easter Road and Albion Road junction

- 51% of respondents think that the current conditions for walking and wheeling at the junction at Albion Road and Easter Road are poor.
- Most common issues about the current conditions of the junction: narrow footpath, insufficient protection for cyclists.
- General comments: too much parked traffic, no cyclist priority green lights, the uneven surface of the pavement, more disable parking spots, more bins, ULEZ

The path connecting Moray Park Terrace to Lochend Butterfly Way (2022): Safety issues, poor lighting, too narrow, unsegregated cyclists, uneven surface mentioned by a wheelchair user

Leith Connections: Phase 3 west – East proposals

- Proposals include protected cycle tracks, bus stop by-passes, and priority junctions for cycles and pedestrians.
- Aim to improve walking, wheeling, and cycling between Hawthornvale Path and Seafield.
- Concerns about loss of parking, pavement parking, and illegal vehicle use.
- Worries that changes may affect public transport, including bus stop removal and possible longer journey times.

Children and Young People

We know that walking, cycling, wheeling are great ways of getting around – it's good for you and good for the environment. Is there anything that stops you from getting around this way?

- Bad weather stops me, prefer to travel by public transport/ car and I don't feel safe walking around.

Public transport (buses, trams and trains) is great as it can reduce the number of cars on the road. What do you think about public transport in your area?

- Prefer to go by car instead, not always on time and takes too long.

There is a tram that goes from the Airport to Newhaven. Do you think a tram line from Granton to the Sick Kids Hospital, going through the city centre, is a good idea?

- 35 Yes
- 7 No
- 24 Don't know
- 3 Don't care

Economy

Public at large

How are the opportunities for work, volunteering and training in your area?

- 2 Very good
- 9 Good
- 13 Neutral
- 2 Bad
- 2 Terrible

Work, volunteering and training, comments

- **Good:** Plenty of volunteering opportunities in the area, incl. Leith Volunteering Centre. Much less employment.
- **Bad/change:** Support for small, independent businesses. More evening opportunities and more adult classes. Diversify local economy beyond hospitality.

Leith Walk/Halmyre Street (2020)

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

Leith Connections: Phase 3 west – East proposals

- Requests for more seating, cycle parking, public artwork, and amenities in public places.
- Concerns about impacts on people with disabilities or mobility issues.
- Concerns about the cost of proposed designs given financial pressures.
- Businesses worried about access, deliveries, and loading under new designs, especially on Bernard Street and Commercial Street.

Culture

Public at large

How good are the spaces and opportunities where you can meet up with friends and other people?

- 2 Very good
- 16 Good
- 7 Neutral
- 4 Bad
- 1 Terrible

Spaces to meet people, comments

- **Good:** Lots of cafes, bars, restaurants. Green spaces in the area. Some community centres and organisations offering opportunities to meet people although more support for these needed.
- **Bad/change:** Indoor space where people do need to spend money. Extending library hours. Creating more space to linger/meet on streets and green areas.

How is the community space in your area?

- 5 Very good
- 13 Good
- 7 Neutral
- 3 Bad
- 2 Terrible

Community spaces, comments

- **Good:** Some are in the area. Good library.
- **Bad/change:** Better advertising of events/spaces. Support community spaces and extend them.

Leith Walk/Halmyre Street (2020)

- Mostly friendly, although issues with anti-social behaviour.
- Plenty of bars and cafes to meet friends.
- There are community places available but more would always be welcomed.
- More affordable meeting spaces would be beneficial.
- Yes, there is generally a strong sense of belonging.
- Concerns with new developments and the impact on identity.
- Concerns with the changing identity of the area.

Lindsay Road Bridge Regeneration (2024)

- Strong support for restoring the bridge as a community space.
- The bridge is a recognised LGBTQ+ landmark ('Pride' or 'Rainbow' Bridge), and there's desire to retain the artwork / symbolism.
- Consultations included community events, youth group meeting, and stakeholders to shape proposals.
- Requests for meeting spaces, seating, public realm improvements.

Children and young people

If you go out to play, socialise, or hang out, where would you go?

- Friend's house, playgrounds and parks & greenspaces near my home.

Are there enough activities, community clubs, and groups for young people to do within your local area?

- 24 There are plenty
- 26 There are a few
- 8 There are some, but I do not like them
- 3 Yes, but they cost too much
- 3 None that I know about

What clubs are missing / would you like to see in your area?

- More/better range of sports, some interest in clubs for creative activities and nature/climate.

Are there enough things for you to do on your weekends and holidays?

- 39 Yes
- 19 Sometimes
- 1 No
- 5 Don't know

There are many free art galleries and museums in Edinburgh. Do you go to any of them?

- 8 Often
- 24 Sometimes
- 23 Very rarely
- 10 Never

If you selected 'Never' or 'Very Rarely', tell us why

- Boring/not interested, didn't know they were free and
- No one to take me

Environment

Public at large

How happy are you with the number of green and natural spaces in your place?

- 8 Very happy
- 16 Happy
- 2 Neutral
- 4 Unhappy
- 0 Very unhappy

Open and natural spaces, comments

- **Good:** Leith links, Water of Leith and some smaller areas. Generally well maintained.
- **Bad/change:** Better maintained – cleanliness, feels dodgy at times and not much activities. Creating more biodiversity.

What is the access to growing spaces like now?

- 2 Very happy
- 4 Happy
- 13 Neutral
- 7 Unhappy
- 4 Very unhappy

Growing spaces, comments

- **Good:** There are several in the area with some respondents owning an allotment which they are happy about.
- **Bad/change:** More allotments. Waiting list to be reported from 8 to 13 years.

Climate change, comments

- Flooding concerns. Concerns about density and not enough trees/green areas to mitigate heat impact.

How would you rate the number green and open spaces in your local area to play ball games such as football, cricket, rugby, golf, basketball, tennis, bowls etc.?

- 3 Very happy
- 8 Happy
- 15 Neutral
- 2 Unhappy
- 1 Very unhappy

Ball game spaces, comments

- **Good:** Options available. No response from many respondents might suggest it is not widely known/used.
- **Bad/change:** Better upkeep and too far for some residents. Remove the street cutting Leith Links in two.

How happy are you with the number of green and open spaces for children and young people to play and hang-out around in your area?

- 5 Very happy
- 7 Happy
- 10 Neutral
- 6 Unhappy
- 1 Very unhappy

Outdoor play spaces, comments

- **Good:** Leith Links is great. Lots options in the area, although these are mostly for younger kids/toddlers
- **Bad/change:** Need to create spaces for teenagers.

Leith Connections: Phase 3 west – East proposals

- Plans for more trees, planting, and rain gardens with low-maintenance green space.
- Introduction of pocket parks and improved landscaping to enhance the street environment.

Linking Leith's Parks

- Plans for regeneration of six small parks in Leith, to improve nature and greenspaces.
- Inclusion of wildflower meadows and planting native trees.
- Linking parks via habitat & pollinator corridors to benefit biodiversity.
- Use of Biodiversity Net Gain assessments in designs of parks.

Victoria Park's Bowling Greens (2024)

- Lack facilities for teenagers
- Concerns about the lack of public toilets
- Better maintenance security
- More facilities

Children and Young People

How often do you go outside to play or hang out in your local area (not counting school times)?

- 23 Almost every day
- 26 A few days a week
- 11 Once a week
- 6 Rarely
- 2 I don't go outdoors to play or hang out

Are there enough good parks or greenspaces near you to play/hang out?

- 27 Yes, there are lots
- 34 There are a few
- 8 No, there aren't enough
- 0 No, there aren't any

What is your favourite park or greenspace in Edinburgh?

- Leith Links
- Lochend Park

Think about your favourite places for you to hang out/play. What do you like about it?

- It is close to home, can play football and ball games and the play equipment is cool

What stops you from using the outdoors/parks more often?

- Bad weather/too dark in winter, hard to organise meeting up with friends and places are dirty/have broken equipment. Some concern for safety.

How could the places where you hang out be better?

- Cleaner/less litter
- More/better equipment

Are the outdoor spaces you go to clean?

- 3 Very clean
- 11 Clean
- 35 OK
- 11 Dirty
- 3 Very Dirty

Outdoor play equipment

- 30 In good condition
- 8 Needs fixing
- 13 Needs cleaned/painted
- 4 Needs replacing
- 8 There is not enough or any play equipment

How safe do you feel when hanging out or moving around in your local area?

- 34 I always feel safe
- 30 I sometimes feel safe
- 1 I never feel safe

How safe do you feel when hanging out or moving around in your local area?

- Concern over unsafe people

How close are you with nature?

- 12 7 (closest to nature)
- 14 6
- 21 5
- 9 4
- 7 3
- 2 2
- 3 1 (furthest away from nature)

What could be done to help nature in your local area?

- Cleaner/less litter
- More nature/planting and wildlife

Are you worried about the impact of climate change in your area? Do you want to tell us more?

Some concern over climate change, and primarily state of nature in the local area

Place

Public at large

How happy are you with your area?

- 6 Very happy
- 19 Happy
- 4 Neutral
- 0 Unhappy
- 1 Very unhappy

What would you change, comments

- Less traffic. More investment in public spaces/pavements. More greenery.
- 24/7 public toilet and improving accessibility of space and buildings.

Any other comments

- Better maintenance of pavements/roads.

Children and Young People

Is there anything else you want to tell us that we haven't asked you about?

- Concerns over cleanliness/maintenance
- Support for more skateparks

Data Sources

- Council Mapping, City of Edinburgh Council, April 2026
- [Scotland's Census 2022, National Records of Scotland accessed April 2025](#)
- [What makes a good place?, City of Edinburgh Council February 2026](#)
- Edinburgh Ward analysis of ScotPHO Profiles, Public Health Scotland, accessed April 2026
- [Leith Walk/Halmyre Street, The City of Edinburgh Council, March 2020](#)
- [Linking Leith's Parks, The City of Edinburgh Council, August 2023](#)
- [Lochend and Easter Road - walking, wheeling and cycling improvements, The City of Edinburgh Council, December 2022](#)
- [Leith Connections: Phase 3 west - east proposals; The City of Edinburgh Council, December 2022](#)
- [Victoria Park's Bowling Greens, The City of Edinburgh Council, June 2024](#)