



QUEENSFERRY PLACE PLAN

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Executive Summary

Queensferry & District Community Council have prepared this Local Place Plan developed through a community-led, government-supported process. It aims to present the Queensferry community's long-term vision, regeneration strategy and project proposals for their town.

The Plan is based on a wealth of community engagement and stakeholder consultations gathered over a fifteen year period, together with relevant economic baseline information covering approximately the same period. It aligns closely with the National Planning Framework (NPF4) aims and policies, focusing on sustainable, liveable and productive places.

The Place Plan will inform the preparation of funding bids and will be submitted to The City of Edinburgh Council as a statutory Local Place Plan, which once registered will be taken into account in the preparation of the next Local Development Plan (LDP) known as City Plan 2040. The LDP is the Council's development and land-use based plan setting out where development should and should not happen.

QUEENSFERRY PLACE PLAN

Through the analysis of community engagement outcomes, four key themes were identified which guided the finalisation of the Place Plan and its proposed projects:

- Community, Its People & Wellbeing
- Infrastructure, Tourism & Connectivity
- Natural & Built Environment & Heritage
- Town Centre @ Creative Place

Each theme includes spatial and non-spatial projects of varying scale and timeframe, with stakeholders and funding sources identified, ensuring both small and large initiatives support Queensferry's long term success and prosperity.



Photo © Alistair Pryde

A street scene in a historic town. In the background, a clock tower with a conical roof and a clock face is visible. The street is lined with buildings, including a row of white buildings on the right. A black car is parked on the left side of the street, and a white car is further down the road. The scene is overlaid with a semi-transparent blue filter.

01

INTRODUCTION

Introduction

The Queensferry Place Plan sets out the community's vision for the town over the next twenty years – setting out the community's vision, priorities for change, opportunities to improve the town, and projects to be taken forward by the community and partners.

The Plan sets out local people's aspiration of a pleasant, well-connected, resilient, and thriving town. The plan importantly needs to continue to strengthen Queensferry's successful town centre building on community, neighbourhood and place-based strengths to ensure Queensferry remains an attractive and appealing place to live, work and visit.

The Plan is a starting point and catalyst – rather than the end of a process. The projects and initiatives outlined in the Plan will require further collaboration, planning, and investment to deliver. The Plan should therefore provide a basis for further engagement among the community, local businesses, planners, and other stakeholders with an interest in the long-term success of Queensferry.



“

focus on the changes that the community wish to see for the area

”

What is a Local Place Plan?

Local Place Plans represent a new way of planning that empowers communities and allows them meaningful input into their future, and the decisions made that will affect them. They provide an opportunity for communities to develop proposals about how land is developed and used in their local area and formally submit these to their local authority to be taken into account in development planning.

Queensferry has in addition also taken the opportunity within the Local Place Plan to identify local initiatives or projects that the community supports and could, with appropriate funding, help to facilitate and deliver to improve the town and local neighbourhood.

The Plan has been shaped through an extensive process of local consultation and engagement to understand local issues and aspirations, define themes and priorities for change; creating projects that improve the town as a place to live, work, and visit. It sets out a space-based vision for how the community would like to see development and the use of land in the town evolve to meet local needs and priorities.

Every place across the City of 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 provides the opportunity to shape the future of your local area by creating a plan that addresses local needs or concerns.

The Local Place Plan has been prepared with regard to the following guidance and policy documents:

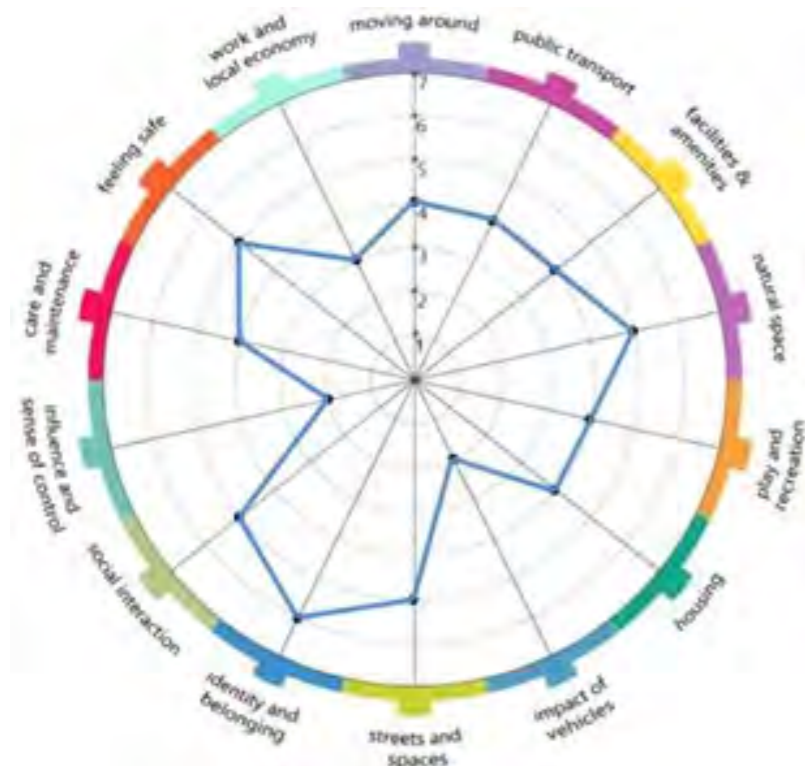
- The City of Edinburgh Council City Plan 2020 Local Development Plan <https://www.edinburgh.gov.uk/cityplan2030>
- National Planning Framework (NPF4 2023)
- Planning Circular 1/2022 Local Place Plans
- Local Place Plans - Draft 'How To' Guide
- The City of Edinburgh Council <https://www.edinburgh.gov.uk/local-development-plan-guidance-1/local-place-plans/2>



Purpose & Objectives

The plan is intended as a framework and reference for use by many organisations and stakeholders in Queensferry to drive further collaboration and partnership working around local development, services, investment and place-based initiatives.

It seeks to build upon work undertaken to date by the QDCC and addressing local issues and concerns raised since the last City of Edinburgh LDP and resulting development pressures on the town.



Queensferry & District Community Council

The Local Place Plan (LPP) is submitted by Queensferry & District Community Council to The City of Edinburgh Council. It has been formed through an extensive process of evidence gathering, review, and consultation with a wide range of local people, groups, and interests.

Queensferry & District Community Council is a non-political voluntary but statutory body of local residents representing the people of Queensferry and Dalmeny, involved in a wide range of issues making local representation on areas such as Planning, transport, housing, education, licensing, safety, health & wellbeing, environment, local economy & tourism, policing.

Sub-committees of the community council meet local stakeholders and officials regularly to take forward issues on behalf of the community in addition to monthly business meetings of the full community council. A copy of their constitution is available at the following weblink: [http:// Queensferryregen.com/wp-content/uploads/2024/02/SR- SCIO-constitution-2020.pdf](http://Queensferryregen.com/wp-content/uploads/2024/02/SR-SCIO-constitution-2020.pdf)

Local Place Plan – Team

A Steering Group comprised of key members of Queensferry & District Community Council, and local community representatives has overseen the process of LPP preparation. The Steering Group has organised Consultation Events, coordinated parallel activities with City of Edinburgh Council School Campus Planning) and throughout the process provides feedback, insight and guidance.

Members of the subgroups involved in the development of the Plan include representatives from the Queensferry Heritage Trust, Local GP, UNESCO Forth Bridges, local businesses, Rosebery Estate, Port Edgar businesses, the Priory Church and many local organisations, as well as interested residents who have attended regular public meetings.

The preparation of the LPP has been funded through the QDCC and through voluntary support.

“
Our place, our vision.
Setting the aspirations
for our communities.”

Local Place Plan Boundary

The Local Place Plan relates to the town of Queensferry, Dalmeny and its immediate environment.

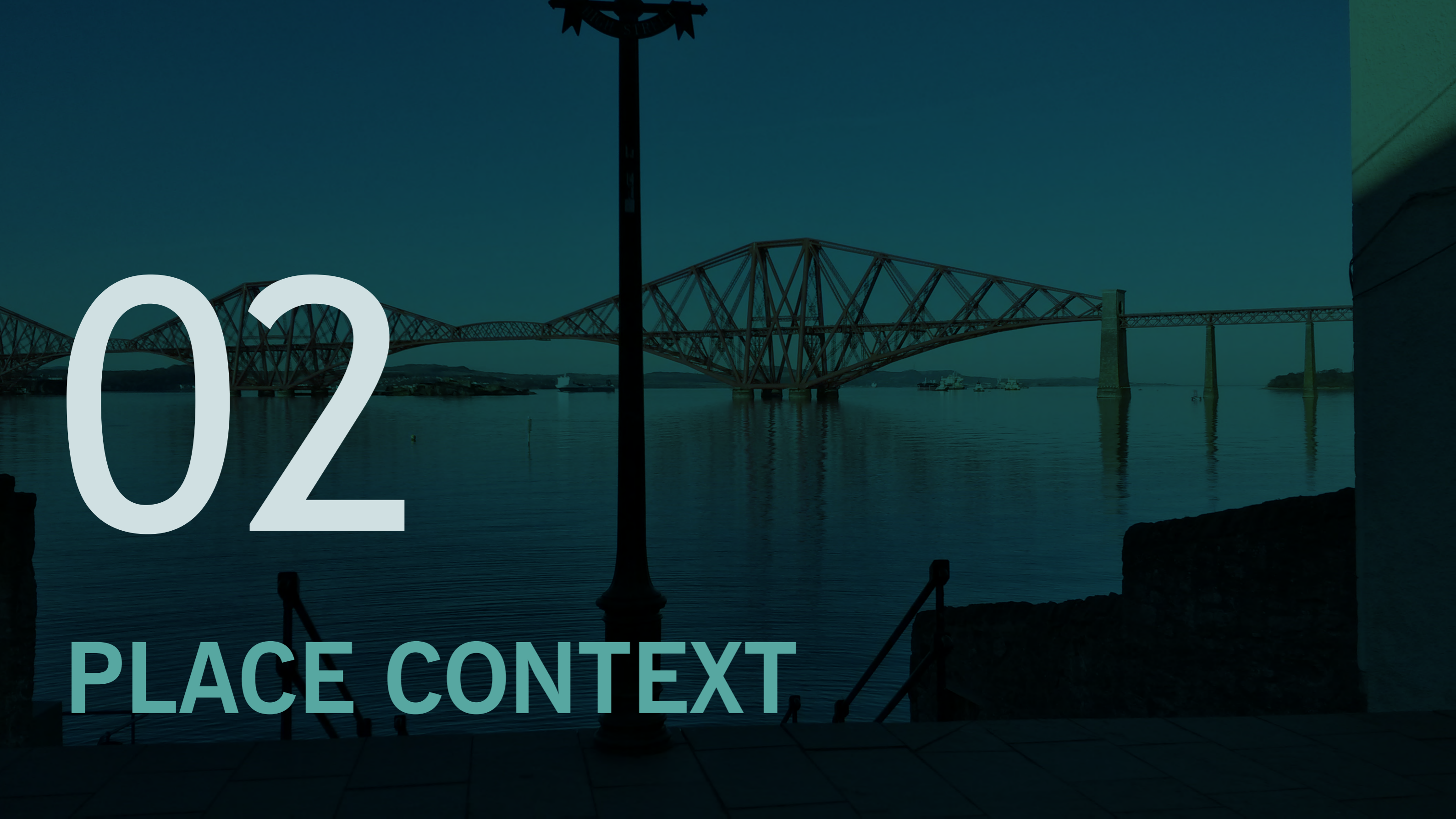
The Local Place Plan boundaries represent the Queensferry & District Community Council area which establishes an appropriate representative area for a Local Place Plan. The plan covers:

- Area defined by the M90, A90 and areas extending towards the B824
- The coastal margin including the Forth Bridges
- Land associated with the Queensferry Junction (M90).

The following authorities cover the area:

- Local Authority: City of Edinburgh Council
- Health Board: NHS Lothian
- Police: Police Scotland
- Transport: Scotrail / Lothian Buses /Stagecoach /Cruise Forth





02

PLACE CONTEXT.

Place Context

Queensferry is a small coastal town located on the south shore of the Firth of Forth, co-located with the Forth Bridges and about 10 miles north-west of Edinburgh. It has a celebrated history, a vibrant harbour marina and forms a tourism destination of high amenity reflecting both proximity to the Forth Bridges (UNESCO World Heritage Site) and the quality of its central core and Conservation Area.

Demographics

Over the past decade, its population has increased by approximately 13%, reaching roughly 10,200 residents by 2022, predominantly families and middle-aged adults, alongside an increasing older population. The town has been seen as relatively affluent, characterised by higher-than-average income levels, strong homeownership rates, relatively low unemployment, and high educational attainment. However, pockets of mild deprivation and access challenges, notably in healthcare provision, persist, demanding targeted interventions to ensure inclusive growth. Increased affordable housing is creating new pressures on the Town.

Socio-Economics

Economically, Queensferry is buoyed by tourism and hospitality, anchored by the iconic UNESCO-listed Forth Bridge, and complemented by the revitalised Port Edgar Marina. The previous Queensferry Ambition Business Improvement District worked hard

for the town however no longer exists. Significant benefits for providing enhanced commercial vibrancy and visitor experience may be realised with a new BID associated with wider Town wide momentum. Nevertheless, the local economy significantly depends on commuting links to Edinburgh and tourism and hospitality highlighting both its strengths as a commuter town and vulnerabilities to external economic shifts.

Place

Contemporary challenges centre on managing balanced and sustainable growth, housing affordability, infrastructure capacity (particularly healthcare and education), heritage conservation, and environmental resilience.

Overall, Queensferry's baseline position reflects significant strengths in heritage, economic potential, and strategic location, tempered by significant infrastructure pressures and concerns relating to environmental considerations and place quality. Future development opportunities must carefully navigate these issues, recognizing that further expansion will be very limited with measures to re-balance the town, address community infrastructure, connectivity and place-based needs and conservation representing the core priorities.

Edinburgh's City Plan 2030 and the future City Plan 2040 will align national policies giving emphasis to sustainable and inclusive growth. These align well with local priorities. The core challenge is to establish a programme for local investment and change to address these challenges. The Local Place Plan seeks to address this challenge.



Environment

Environmentally, Queensferry benefits from robust ecological protections along the Firth of Forth, including designated Sites of Special Scientific Interest and Special Protection Areas, supporting biodiversity and safeguarding coastal habitats. Several Local Biodiversity sites are located in the area, and native wildlife such as badgers, foxes and herons thrive in the estates and greenspaces around the town. However, coastal flooding risks exacerbated by climate change pose an ongoing planning concern, underscoring the necessity of sustainable and resilient infrastructure.

The built environment blends historical heritage—evident in its protected Conservation Area—with substantial modern residential expansion, particularly at Bridgewater Village (SW urban expansion - Ferrymuir or Buillyeon Road) adding more than 1,000 homes since 2015.

Infrastructure

Infrastructure within the Town is under pressure with tourism increasing and limited available public transport and parking capacity. Supporting healthcare services are stretched to meet increased population. Active Travel networks lack connectivity with further enhancements and strategic thinking in sustainable transport required to to mitigate local traffic pressures, parking capacity and reduce congestion, particularly during peak tourist periods and cruise liner visits.



Policy Framework

The Local Place Plan has been prepared with regard to the existing guidance and policy documents, in particular the City of Edinburgh Council Local Development Plan (2016), City Plan 2030 (LDP- 2025) and National Planning Framework 4 (NPF4-2023).

The Local Place Plan has been prepared with close reference to local and national policy priorities around Place, Climate Change-Just Transition, Local Living, Health & Wellbeing, Biodiversity and Active Travel.

The themes and projects which have emerged from the Queensferry community are strongly aligned to these policy priorities. and will ensure that the area continues to contribute positively to realisation of objectives set out in the Local Development Plan and National Planning Framework 4 as well as wider plans and strategies giving recognition to design, place-making, building stronger neighbourhoods, active travel and 20-minute neighbourhoods.

The core Development Plan policy and planning documents that guide and regulate development for Queensferry seek to manage land use, promote sustainable development and align with national planning objectives.

National Planning Framework 4

NPF4 places significant emphasis on building a more inclusive and fairer well-being economy. This Town Centre Action Plan builds directly on the key strands of the National Planning Framework and will therefore align closely with the next LDP. The framework in this report is based on setting out the type of measures to deliver the NPF4 in terms of:

- **Sustainable Places:** Addressing Climate Change, Biodiversity, Climate Adaptation & Resilience, Natural Places, Historic Assets, Sustainable Transport.
- **Liveable Places:** Design Quality, Local Living & 20 Minute Neighbourhoods, Quality Homes, Blue-Green Infrastructure, Play Recreation & Sport, Digital.
- **Productive Places:** Community Wealth Building, Employment, Promoting Mixed-Use & the Whole Town Economy, Retail, Tourism and Culture & Creativity.

City of Edinburgh Local Dev. Plan

The Edinburgh City Plan (LDP) City Plan 2030 was adopted in November 2024 and sets out both the spatial strategy and policies and proposals for the Council area. It replaces the previous Edinburgh Local Development Plan 2016. Together with the national planning document NPF4, it forms the development plan setting out policies and proposals to guide development. A Delivery Programme sets out how a Local Development Plan (LDP) is to be implemented. It identifies a list of actions required to deliver the policy and proposals contained within a Local Development Plan alongside an explanation of how actions are to be undertaken and timescale for each action along with a ‘pipeline’ of the expected sequencing and timescales for the delivery of allocated housing sites. The City Vision 2050 for Edinburgh sets out a vision and a commitment for change that is working towards a city that is fair, pioneering, welcoming and thriving. City Plan 2030 sets out how we develop our city sustainably over the next ten years.

CEC Local Place Plan Guidance

The Plan has been prepared in line with relevant guidance and requirements published for Local Place Plans, (Planning Circular 1/2022) and City of Edinburgh Council Local Place Plan Guidance (<https://www.edinburgh.gov.uk/local-development-plan-guidance-1/local-place-plans>).

PLAN-MAKING STANDARD

03

CONSULTATION &
ENGAGEMENT

- Characterful & Diverse: Active, vibrant, welcoming, pleasant places to live, work and time in
- Flexible: Adaptable to Future Needs & Trends (internet shopping/ growth of café culture/ sustainable living)
- Community: Every activity adding more reasons to stay longer

- Celebrated: memorable places visit, focus of community activities and events
- Accessible: providing a fair, convenient and safe environment for all



Consultation & Engagement

Consultation and engagement on the Local Place Plan have been progressed through a series of workshop events and stages over a period of over 2 years. This evolved from initial and ‘open-ended’ discussions around Queensferry and District as a place, its issues, opportunities for change leading to the identification of themes, projects and ideas for intervention. A Draft Local Place Plan was prepared and this was subject to a consultation Open Day Event focussed on the adoption of the Local Place Plan.

The consultation process has involved a combination of evening consultations, targeted topic engagement with key groups and a range of sub-group meetings around key themes and topic areas.

A wide range of views and perspectives have been shared about Queensferry and its special qualities, issues and challenges as a place. The Local Place Plan has been developed to capture and articulate these, while shaping a positive vision for the future of the town.

Over the past 15 years, 16 consultations have been undertaken with scope for a Community Trust previously being discussed. These consultations have been thoroughly reviewed and

summarised by a Community Council Planning sub group and highlighted as fitting into a selection of categories identified within the 2016 Placemaking Study (Care & Maintenance/ Facilities & Amenities/ Housing/ Impact of vehicles/ Influence & Sense of Control/ Moving Around/ Natural Space/ Play & Recreation/ Public Transport/ Streets & Spaces/ Work & Local Economy. When developing potential projects for the Queensferry Place Plan the summary tabulated output of the Consultation report was incorporated within ‘Projects’ for discussion and review at the Queensferry Your Town - Your Future Workshop 2.

Stage 1: Establishing LPP Team

A Queensferry LPP Team was formed comprising members of the QDCC with views collected and reviewed informally through regular meetings.

The LPP Team formed as a sub-group within QDCC, with the purpose of guiding, overseeing and coordinating engagement and to facilitate the widest possible engagement including reaching-out to groups and individuals with known issues of local importance.

Consultancy support for consultation and engagement and framing the LPP was secured and has helped to structure the plan preparation, engagement and community conversations.



Photo © Alistair Pryde

Stage 2: ‘Queensferry Your Town – Your Future’ Meetings

This stage principally built upon the established willingness among local people to engage on issues affecting the community and built upon consultation on-going relating to the new Primary School Campus.

The LPP Team organised a series of workshops with invited stakeholders through which to engage the local community and to ‘start a conversation’ about the issues and priorities for change in Queensferry.

A Queensferry Your Town – Your Future’ Workshop No 1, in Autumn 2024 explored the key issues and feelings of the community about Queensferry and its future. The workshop identified a series of strategic issues, themes and project ideas. Participants were also asked ‘if you could have one thing for Queensferry what would it be?’

Strategic Issues:

- Managing Growth & Infrastructure Pressures Housing Expansion & Growth
- Securing Re-investment in Community Infrastructure
- Exploring New Models / Thinking Differently opportunity to work with new Partnership & Pilot Models

Key Themes:

- Community, Its People & Wellbeing
- Infrastructure, Tourism & Connectivity
- Natural & Built Environment & Heritage
- Town Centre – Creative Place



Stage 3: Local Place Plan: Emerging Themes & Priorities

Building from the 'Queensferry Your Town – Your Future' Workshop No 1, in Autumn 2024 a series of consultation boards were prepared to summarise emerging themes and ideas for projects for the Queensferry Local Place Plan.

A 'Queensferry Your Town – Your Future' Workshop No 2, was held in Spring 2025 in the Rosebery Hall to further develop project ideas and priorities. A detailed summary of responses to the emerging themes and priorities were collated and are held by QDCC.

The consultation boards were discussed at the workshop with local community groups, stakeholders and organisations to draw feedback on emerging ideas, themes and priorities. The workshop split into two groups talking through each aspect of the Vision, Themes and potential projects. Additional ideas were brought to the table and have been incorporated within the report.

Stage 4: Draft Place Plan Review

Circulation to interested Stakeholder groups of the Draft Place Plan afforded both opportunity to comment and scope for additional project ideas. The list of potential projects for Queensferry is long with lots of fantastic ideas generated or past proposals referenced.

Scope for the Binks car park to be developed creating an improved environment and extended car park was highlighted. Additionally the opportunity to develop a west end visitor/ local car park by combining the Library/ Edwards/ Telephone Exchange sites.



A Drop In public event with exhibition boards summarising the Draft Local Place Plan took place on 29th November 2025 as part of a wider Queensferry event held in the Rosebery Hall. The event was well attended with additional feedback received being collated by QDCC.

Pupils at Queensferry High School were engaged with as part of their Pupil Parliament on 9th December 2025. Seeking young people's views had been a key aspiration of QDCC since the Place Plan process was initiated. The High School workshops were facilitated by The City of Edinburgh Council team.



04

VISION &
KEY THEMES

Vision & Key Themes

The Local Place Plan is prepared to provide a clear expression of the community's vision, priorities and to provide a focus for future interventions and actions. It identifies specific and deliverable projects that will tangibly improve Queensferry for the people that live there, support, protect and enhance its liveable place qualities and continue to promote sustainable growth as a place-based visitor destination.

Setting a Vision

The town has a rich history, and a strong sense of identity and belonging within its communities. Compared to other rural towns Queensferry/ Dalmeny has a noticeable multicultural presence. It is home to a wealth of historic buildings, outstanding nature and landscape, successful independent retailers and hospitality, and a strong legacy associated with the UNESCO World Heritage Rail Bridge which has helped to shape the town. Together these elements make Queensferry a great place to live and work, and a unique destination to visit. Our vision is about celebrating and enhancing these qualities in and around Queensferry.

We recognise that Queensferry, like all towns, must evolve to contemporary changes in how we shop, travel, work, and access services. Through the Local Place Plan, we seek to position the existing community at the centre of this evolution and as a key driver of positive change – capturing growth opportunities such as tourism, improving our local environment and heritage, and supporting the health and wellbeing for people of all ages. Through a community-led approach we will be pro-active in building on and extending the towns fundamental assets and strengths, supporting a more sustainable, vibrant, and resilient Queensferry.

Vision

Queensferry a place for people.

Our town will be a vibrant, welcoming community celebrating its place quality and heritage, and recognised for its exceptional place appeal and liveability.

A town with an active participating community where sensitive planning supports a strong, sustainable, healthy, and inclusive lifestyle for all its residents and visitors.

A town with a strong successful and sustainable core of community facilities and High Street activity that encourage active use of the Town Centre supported by improved walking and cycling connections.

A town that celebrates its assets, multiculturalism, community spirit and levels of civic engagement promoting events and direct participation to further strengthen its sense of community.

Strategic Issues 1: Managing Growth & Infrastructure Pressures, Housing Expansion & Growth

1

Managing Growth & Housing Expansion

The scale of new housing has raised concerns about maintaining Queensferry's community feel and ensuring infrastructure requirements are addressed appropriately. Recent and on-going developments provide much-needed homes including affordable housing but it still remains challenging for local young people to get on the housing ladder. Expansion has extended to the physical boundary of the dual carriageway.

No further strategic housing expansion of significant scale. Promotion of urban renewal, brownfield land redevelopment and housing infill.

Community Infrastructure

Queensferry is experiencing a community infrastructure lag with the population growing faster than the services., most specifically healthcare and schools. A key local issue is healthcare capacity with a single GP practice unable to respond to demand leading to calls for a second practice or an expanded health centre.

Similarly, school capacity is an issue of significant local concern. The City of Edinburgh are looking to a Queensferry High School extension and expansion with both the facility and its programme being key issues for the community.

The rapid population growth in Queensferry and Dalmeny has also created a youth provision gap, placing pressure on the voluntary groups like Scouts, where demand now exceeds capacity.

Overall, ensuring that education, healthcare, and social services keep up with the town's needs is a local priority, requiring a closer and collaborative approach between local government and service providers.

Critical need to rebalance the community infrastructure with town growth and secure investment in health, schools and community buildings.

Active Travel/Neighbourhoods

New developments with their masterplans and design and access statements reflect the policy agenda and promote ideas of 20 Minute Neighbourhoods. Local access to convenience retail may be appropriate but critically the core service centre for the town is the High Street. Local Living and neighbourhood planning should prioritise active travel connections to existing services/ facilities and seek to ensure that the core vibrancy, vitality and multi-use appeal of the centre is not eroded.

Queensferry is of a scale where good active travel connections can support the primacy of the Town Centre as our 20 Minute Neighbourhood and strengthen the viability of core community services and facilities.

Place & Environmental Quality

The Town's green and open space network like much of its infrastructure is challenged by population growth with local parks, play areas and sports facilities and essential core infrastructure much in demand. Greenspace, green networks, play and active travel connections need to be enhanced to offer additional capacity if these facilities are to meet the needs of the expanded population.

Queensferry has a wonderful coastal location but the growing population requires investment in greenspace, sports and play facilities.

Sustainable Travel

Dalmeny Station provides a frequent rail service for Queensferry. The station however is out with the town centre and lacks quality/ safe connections to key visitor areas. Bus services that serve Queensferry are infrequent with long journey times discouraging their use.

Vital to a sustainable Queensferry are improved connections that allow safe and easy access for all.

Strategic Issues 2: Securing Re-Investment in Community Infrastructure

2

Community Infrastructure

A key element and function of the town centre is its civic infrastructure. Queensferry blends a strong heritage core with a much-valued community infrastructure that form key elements to define its sense of place and support a liveable community. These include the Rosebery Memorial Hall, Queensferry Museum, Medical Practice, Police Station, Churches, Library, and not least the mix of leisure, retail, transport services and other activities that support the town centre.

Medical Practice, Care & Community Health

The Queensferry Medical Centre & GP Practice operates from The Loan, Queensferry. The practice has to date been the only practice covering Queensferry. The practice has had a plan to extend its facilities however funding is not currently available and its list has been closed to new patients until very recently .

The preference of the Health Board is now to have more than one practice covering the area therefore, the Almond Group Practice and Barclay Medical Practice have been granted permission to extend their boundaries to include the Queensferry area.

High Street

The High Street Enhancement Project has now been formally committed to by City of Edinburgh Council and the scheme will be implemented starting in 2025. The proposals will include resetting the High Street and relaying pavements to improve amenity and safe mobility of pedestrians, cyclists and other users and to enhance Queensferry's Conservation Area. Active Travel and other linked initiatives including connections between the High Street and Buileyon Road are still subject to funding

Queensferry Community Association SCIO

Rosebery Hall

Rosebery Hall (Cat A&B Listed Building) is the main community space within the Town Centre and is operated by City of Edinburgh Council in partnership with the Queensferry & Rosebery Hall Community Education Centre Association. It allows for a broad range of activity across the community. The building needs investment (building fabric / energy efficiency / services) and critically provision for the less able/disabled access.

Queensferry Community Centre

Library

The library is operated by City of Edinburgh Council at Shore Road. The Queensferry Community Campus consultation includes relocating and expanding the library into a new building on Burgess Road—offering a larger space and enhanced services as part of Edinburgh's "Living Well Locally."

Queensferry Community Campus

City of Edinburgh Council has been consulting on the new Primary School Campus. This facility is essential to meet future school numbers. Proposals include new Primary School Classrooms, new Early Years Centre, Queensferry Library improved playground facilities. The planned programme is currently uncertain.

Queensferry Museum

The Queensferry Museum is open as a free, walk-in museum, offering rich insight into local heritage and excellent views of the Forth Bridges however is only currently open on a Thursday and Friday. The Museum is located on the High Street.

Rebalancing recent growth will require investment to build stronger, more liveable neighbourhoods, protect and enhance place quality and secure the future of Queensferry's essential community infrastructure.

Strategic Issues 3: Developing new Participatory, Partnership & Pilot Models

3

Pro-Active Community Models

Queensferry & District Community Council and key organisations within the community are keen to explore new models that build resilience and support investment in community infrastructure. It is recognised that, Local authority and service providers are increasingly challenged around funding and looking to explore how new approaches or revised operational models can, for example deliver efficiencies in service provision, restructure service delivery or support participatory management.

With a strong Community Council, engaged voluntary sector and a collaborative community model QDCC would welcome opportunity to explore new models for facility management and operational organisation of community buildings and assets.

The Community Empowerment (Scotland) Act 2015 looks to support community participation (community planning / community asset management / accessible public services) and practical mechanisms may exist for QDCC to work with Edinburgh City Council, Health Board, Police and other agencies to identify stronger local solutions to address local issues.

Community Management

Partnership arrangements for the co-management of community facilities (Rosebery Hall / Museum / Library) is an area which the community would like to explore. Working within a Management Agreement a number of important local facilities could be co-managed by the community whilst ownership remains with the public body. Piloting new arrangements that could facilitate new investment, safeguard facilities and local services and reduce operational costs offering the potential for a win-win for all parties.

Public & Third Sector Partnership Models

Significant progress has been made through collaboration within Community Planning to seek to align services with local needs. Challenges remain in the Health and Social Care sector particularly around GP Practice provision.

Multi-Agency Community Engagement

Early and meaningful engagement on key services is very welcome. Engagement on the new Queensferry School Campus has been very welcome and will be critical to the identification of a solution that responds to local needs.

Development Trusts (SCIO or CIC's)

QDCC is a formally constituted Community Council under the Local Government (Scotland) Act 1973 and was established and in continuous operation since 1986. A Constitution, Standing Orders and Code of Conduct govern its operations.

QDCC are open to setting up a Development Trust as an incorporated body (charity or social enterprise) if this would enable a legible wider role. This could include for example establishing Management Agreements or contracts and would potentially allow the community to seek a wider range of grants and funding. A QD Development Trust could help support funding and the delivery and management of partnership projects.

QDCC recognise the challenges around resourcing and investment funding. QDCC would be keen to explore new models and pilot new approaches based on community participation to build new delivery partnerships.

Key Themes for Future

Four key themes for the Local Place Plan were defined through the engagement process, reflecting interests and priorities of local people and how they wished to see change across Queensferry.

Key Themes:

- Community, Its People & Wellbeing
- Infrastructure, Tourism & Connectivity
- Natural & Built Environment & Heritage
- Town Centre – Creative Place

The themes provide a broad organisational structure for the Local Place Plan and its priorities – with strong overlap and complementary elements between them.

The Themes and the objectives provided for each are strongly aligned to planning policy priorities for Queensferry, as well as wider principles of The City of Edinburgh Place Programme including those around enterprise activity & investment, local connectivity, opportunities for young people, and improving visitor experience.



Key Theme 1: Community, Its People & Wellbeing

Creating a healthy, happy and rewarding place in which to grow up and live – with well-connected communities and opportunities for people of all ages and interests to participate in living Well Locally.

Consultation highlighted that Queensferry is a great place to live – as a medium sized town set in a unique location, with good schools and a close-knit community.

However, there are issues and imbalances in wellbeing and quality of life within the town and concerns around access to public services and greenspace. There is a priority to address these through targeted investment in local infrastructure and facilities where they are most needed. There are also wider challenges associated with changing demographic trends in the town and extensive unconnected residential development on its edges.

A number of these challenges relate to long-term social and economic trends which cannot be addressed through a Local Place Plan alone – but there are opportunities for locally led projects to influence and effect positive change.

‘Community First’ was identified as a key theme to address these and reflect strong feedback through consultation that Queensferry must be a town that cares for its people and is a pleasant place to live. It should take care of older people and provide opportunities for younger people to stay in the town and enjoy a high quality of life.

The Community see the need to consolidate the Town Centre providing a focus for all key activities and services with support for ‘Living Well Locally’ but promoting a town first alignment to 20-minute neighbourhoods.

Key Objectives and priorities for people & wellbeing:

- Strengthening connections and accessibility between communities within and around Queensferry
- Investing in community facilities to support the needs of a changing population – ensuring younger and older people have opportunities for leisure, recreation, play and local services.
- Working with partners to support the delivery of infrastructure that promotes Queensferry as a sustainable and pleasant place to live with a growing population.

Photo © Queensferry Rotary



Key Theme 2: Infrastructure, Tourism & Connectivity

2

Boosting the town's businesses through greater footfall and trade, creating better connections and infrastructure that support place quality, investment, ease of access and the vibrancy of the Town Centre as the primary community node.

The town centre includes a diverse mix of retail, hospitality, service sector activity operating and sustained through local resident demand in addition to visitor and tourist day visitors. There are a significant number of independent shops, cafes, and hospitality businesses clustered in the town centre – which has proved resilient in the face of changing retail trends and competition.

Tourist visitors are concentrated in summer adding to peak demand and creating issues for traffic and parking management. Cruise liner visits cause significant visitor peaks during summer months adding considerable pressure on the Town's facilities and in particular the Hawes Pier. Visits are likely to rise to over 40 in coming years. The scale and historical place-quality limits the capacity of the town centre to accommodate high volumes of people, cars and service activity with a need to plan for peripheral visitor parking and discourage unnecessary journeys and through traffic.

The Forth Rail Bridge UNESCO status is considered an enormous, and under utilised, asset for Queensferry which requires enhanced promotion. QDCC await production of the Forth Rail Bridge World Heritage Management Plan and continued involvement in its future management.

The town's World Heritage status, iconic bridge, cruise terminal and place quality all contribute to the town being a destination attracting tens of thousands of visitors, contributing to a local tourism economy estimated to create tens of millions per year in direct spend. Queensferry is additionally one of the major cruise liner ports for Edinburgh.

Edinburgh has introduced an Edinburgh Visitor Levy set at 5% of accommodation costs with receipts re-invested in tourism infrastructure. Queensferry with its c22 hotels/c1000-1500 bedspaces should be a beneficiary. It is noted that Queensferry should also benefit from any future Cruise Ship levies given the pressures they bring to the Hawes Pier area.

Key Objectives and priorities for infrastructure, tourism & connectivity:

- A sustainable local economy with a diverse business base and thriving town centre.
- Retaining existing jobs and creating new local employment opportunities in growing sectors (marine /tourism /hospitality/ services) especially for young people.
- Encouraging all year visitation and hospitality / event activity associated with World Heritage / Town Centre / Port Edgar Marina / Hopetoun House / Dalmeny Estate
- Improve strategic road connections around Queensferry and define clear programme and routes for reopening the Queensferry Bypass to minimise through Town traffic.



Key Theme 3: Natural & Built Environment & Heritage

Protecting and improving the existing environment including landscape/ open spaces, natural habitats & wildlife, in addition to buildings and public realm. Investing in and supporting these assets over the long-term to be sustainable and resilient to the effects of climate change.

Queensferry has a strong heritage associated with passage over, and trade related to the Firth of Forth which brought prosperity in the 17thC. Rail connections in the 1860s resulted in the UNESCO World Heritage Rail Bridge which retains a strong presence in the town resulting in high visitor numbers. Like many small towns, Queensferry's contemporary economy reflects a mix of tourism & hospitality and retail.

In Queensferry, the breadth and quality of historic buildings are an essential characteristic of the town centre, which is recognised as a Conservation Area. Elsewhere around the town there are notable civic, residential and industrial buildings recognised for their architectural and historic interest. However, there are also long-term vacant and under-utilised buildings, including in the town centre, which detract from local character and need new investment and revitalisation.

Climate Change Resilience

Queensferry will be impacted by climate change and needs to positively contribute to net zero and climate change resilience.

More intensive storm events/ rainfall and coastal sea rise. Mean sea levels around the Firth of Forth are expected to rise by 23-54cms by 2080. Net Zero measures including: Building Energy; Low Carbon Transport; Local Living-Local Economy; Pilot Community Low Carbon Schemes all require further consideration.

Greenspace Networks

Within Queensferry there is a mix of local parks and greenspaces serving the community. Public greenspace provision across Queensferry with accessible parks, sports and active recreation is however fairly restricted. Informal amenity greenspace and access to wider estate landscapes is strong. The City of Edinburgh is currently reviewing its green spaces, and developing a "Thriving Green Spaces 2050" strategy.

City of Edinburgh are undertaking Play Sufficiency Assessments (PSA). Provision and adequacy of Queensferry's existing play should be reviewed.

Natural & Built Environment emerged as a clear theme to highlight the opportunities to enhance and further build on the area's strong natural and built environment assets. It recognises that these require more than just protection, but pro-active management to address the impacts of climate change, sustain their special qualities, and meet changing community needs.

Key Objectives and priorities for the natural & built environment include:

- Safeguard the natural environment and open spaces within and around Queensferry – and strengthen links between these as part of a connected Green Network.
- Protecting our historic buildings and renewing and investing in under-utilised buildings and public spaces to raise the quality of the physical environment.
- Build long-term resilience to climate change through a combination of locally-led projects and collaborations with City of Edinburgh Council and other partners.
- Improve access, safety and capacity of greenspace assets, protect sports and recreational open space and ensure adequacy of local play facilities.



Key Theme 4: Town Centre @ Creative Place

Queensferry has many assets supporting its creative place and cultural offer. Designated a UNESCO World Heritage Site the Forth Bridges provide 3 iconic structures defining a strong visual and historic narrative for creative place making. Aligned and complimentary to this is the High Street and Conservation Area with its waterfront views and historic buildings creating the setting for visitation, exploration, festivals, markets, and creative arts and retailing.

The potential for 'Community-Led Tourism' has been recognised which can draw on local expertise and resources to manage tourism sustainably, with responsibility for local heritage and environment and ensuring that benefits are felt tangibly by communities in the area. Linked to this, arts and culture has a strong history including artistic heritage, with an active contemporary cultural scene including events (Loony Dook / Ferry Fair / Edinburgh Festival Events) local artists and creators, live music, performances, exhibitions, and community-based arts & crafts.

A number of creative enterprises have established in Queensferry that compliment the place and support it as a destination. Encouraging place-based creative enterprise (across all sectors / activities) support a more dynamic and vibrant Queensferry as well as driving a sustainable local economy and wider community benefits.

Key Objectives and priorities for Heritage, Culture & Tourism include:

- Invest in and support development that build's the visitor economy – including tourism facilities, outdoor recreation & leisure, public arts and the programme of events and festivals.
- Consolidate and seek to support further growth of Queensferry's rich cultural & arts scene – making this accessible to local people, promoting arts, crafts and creative enterprise as well as giving new reasons to visit Queensferry.
- Use public and community arts to sympathetically add to the vibrancy of the town.
- Maximise the use of existing heritage assets to deliver for the Queensferry community and consolidate their place in its future.

Photo © Honey Pot Ceramics





05

PROJECTS &
PROPOSALS

Projects & Proposals

The Local Place Plan is intended to provide more than just a list of ideas – but provide a focus and catalyst for action within Queensferry. 10 projects and sites have been identified through the consultation exercise and are set out in detail as priorities for the Local Place Plan – which the community support, and will work collaboratively with partners to deliver.

The Local Place Plan has consciously sought to identify and focus around a small number of projects in order to set clear priorities to which local resources, external funding, and community-led activity can be targeted. Some projects are capable of being implemented in the short term and as ‘quick win’ initiatives, while others are longer-term and more ambitious projects which may involve multiple phases and/or will require funding and external support to be delivered.

The projects represent an evolution of the initial ideas and aspirations arising from the work of Queensferry Ambition and subsequent consultations. This has incorporated as far as possible the breadth of ideas and key priorities of the community, while also shaping and refining projects with a focus on deliverability, funding, and alignment to objectives of current and potential future partners including The City of Edinburgh Council, UNESCO World Heritage, and Scottish Government.



- Project 1: Forth Bridge Contact Centre
- Project 2: Town Centre Consolidation
- Project 3: Rosebery Hall
- Project 4: Queensferry Museum Hub
- Project 5: Queensferry Connections
- Project 6: Queensferry Community Hub
- Project 7: Bankhead Opportunity Area
- Project 8: Strategic Town Centre Traffic Reduction
- Project 9: Queensferry West Opportunity Area
- Project 10: Port Edgar Opportunity Area

PROJECT I: Forth Bridge Contact Centre

Project Summary

The project seeks to establish a connection between Queensferry Town Centre and the Forth Bridge Contact Centre through a combination of new car parking, path connections and landscape works.

It responds to the identified need for improved and additional car parking in Queensferry and realises the opportunity to integrate the underused Contact Centre car park into the town centre as an easily accessible destination for visitors, a viewpoint and heritage asset. Historic proposals for a more ambitious proposal including a visitor centre. The proposals as currently developed would involve:

- Utilisation of the Contact Centre as a Visitor facility highlighting the Bridges history and establishing facilities for visitors arriving to the town. Explore further opportunities for developer/ employment use.
- Remove Transport Scotland Yard space acknowledging the offer and benefit this site has to the wider town.
- A rationalisation of the existing Contact Centre Car Park to provide for 85 vehicles including larger vehicle parking and minibuss parking with associated SUDs drainage and EV charging.
- Programme of landscaping and biodiversity improvements through mixed wildflower, native woodland structure and pollinator planting to improve the setting of the existing Inchcolm Park play facilities and establish an attractive and welcoming arrival point with picnic facilities.
- New link path(s) with wayfinding to/from the car park The Loan, and on towards the High Street, Town Centre and Port Edgar.
- Upgrades to facilities in association with its being directly adjacent to National Cycle Route 1 providing bike maintenance station, secure cycle parking and easy connections.
-

It is a medium-long term project which will involve joint-working between partners and coordination of funding, planning, and construction over several years.

Outcomes & Benefits

- Enhancing Queensferry as a visitor destination and generating increased economic activity around the town centre.
- Complementing the original concept of the Contact Centre as a community asset which also builds the visitor offer.
- Increasing footfall to the Town Centre and improving local connectivity with enhanced network of directional signage.
- Improving parking through satellite provision for the town centre and reducing circulating in-Town traffic
- Opportunities for wildlife enhancement and links to local schools from Inchcolm Park.
- Creation of enhanced area of public open space with opportunities to link with wider school and community initiatives, educational use.

Delivery Constraints & Dependencies

- Planning - The site is in part vacant land and in part public greenspace and would benefit from enhancements that better meet NPF4.
- Funding - The project will involve significant capital spend of £500K+ and depend on multiple funding sources and grants – though a number of potential sources have been identified.
- Partnership – The project must meet needs and interests of multiple parties and will require close collaboration to further develop and refine the proposals.



Maps Data: Google, ©2025 Airbus

PROJECT I: Forth Bridge Contact Centre

Responsibilities & Partners

To date the project has been promoted by Queensferry & District Community Council who have limited capacity to lead delivery despite driving forwards many local projects. A development partnership ‘vehicle’ is required to continue the project with representation from various stakeholder interests. This would need to include:

- Transport Scotland (as a majority landowner)
- The City of Edinburgh Council – Economic Development
- UNESCO World Heritage Trust
- Local Community representatives.

Other key stakeholder interests to be considered in development of the project will include:

- NatureScot
- The City of Edinburgh Council – Roads, Landscape & Environment
- Sustrans
- Local Business Owners / Operators
- Local community interests – walking, High Street parking, nature and local landscape.

Next Steps

The critical next stage is to identify and assemble a group / body to lead the delivery of the project. This may draw from existing community groups but will involve QDCC and The City of Edinburgh Council as key partners.

Beyond this, the key next steps will involve:

- Developing a funding strategy – to identify currently available grants and funds and preparing robust applications.
- Development of design concept and further public / stakeholder engagement, including with The City of Edinburgh Council and Transport Scotland.
- Collation and submission of planning application.
- Develop delivery strategy including full review of project costs, procurement & construction, and long-term operational management.

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town’s businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	✓
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



PROJECT 2: Town Centre Consolidation

Project Summary

Queensferry High Street incorporates a number of significant heritage assets and provides independent retail options, restaurants, cafes and some core services. Over the last 25 years supporting services for the community have migrated out of the Town Centre meaning some Queensferry residents have little cause to visit the Town Centre. Also of note are the number of visitors to the Forth Rail Bridge UNESCO site, capturing their interest and maximising dwell time is key. It is proposed to focus attention on the Town Centre – considering existing assets, opportunities, and areas for improvement both for local people and visitors. Areas of specific review and activity could include:

- Reviewing vacant and underused Council property to establish whether opportunities exist for well connected and coordinated Town Centre Health Police and Social Care services consolidating these wherever possible.
- Promoting opportunities for Town Centre living to create a thriving and vibrant core with connections to the upper areas of the Town and maximising location and place quality.
- Strengthening connections to the town centre and signage / wayfinding around the Town/ Harbour/ Port Edgar to provide stronger destination quality and encourage visitors towards Queensferry's wider visitor attractions and amenities showing off all that is on offer.
- Exploring the potential for 'community-led' development of Heritage Assets – providing improved facilities that encouraging longer stays, and wider community benefits.
- Museum - QDCC use for smaller events Police Station/ Library & Telecoms building - all identified as having potential with QDCC as part of Planning process involved in decision making for future uses.

The development of a Town Centre Opportunities Study could be advanced as a short-term project utilising previously developed studies as a basis and facilitated coordination between QDCC and The City of Edinburgh Council around shared aspirations and areas of opportunity. Delivery could be in multiple phases or sub-projects across the Medium-Longer Term subject to the coordination of funding and planning.

Outcomes & Benefits

- Adding to and improving the range of community facilities and services within Queensferry Town Centre.
- Creating opportunities for increased local spend and added value for both locals and visitors in the town.
- Improving sustainable transport within the town through focus of core services in and on the Town Centre.
- Providing a long term and sustainable future for key Heritage Assets retaining community and visitor value for the Town Centre through their increased use.

Delivery Constraints & Dependencies

- **Partnership** – There are a number of properties owned and currently operated by The City of Edinburgh Council – and proposals must be closely coordinated with them.
- **Operation** – The concept of community/ third sector -led facilities may require considerable resource to sustainably manage and operate.
- **Funding** - The project, especially around building infrastructure and visitor facilities will require external funding.



PROJECT 2: Town Centre Consolidation

Responsibilities & Partners

The development of a Town Centre Opportunities Study can be led by QDCC – but the long-term delivery and operation of the project will likely require a purpose-managed community body to work collaboratively with:

- Local Healthcare professionals
- Local Police
- Queensferry Churches Care
- Local businesses
- The City of Edinburgh Council – Economic Development/ Museum Service

Other key stakeholder interests to be considered in development of the project could include:

- VisitScotland
- HES
- NHS Lothian
- The City of Edinburgh Council – Roads, Landscape & Environment
- UNESCO World Heritage Trust
- Queensferry Heritage Trust
- Local Business Owners / Operators
- Local community interests – including nearby residents

Next Steps

The project is at an early stage in development – though has been identified as an opportunity for several years. The critical first stage of the project is to develop the Town Centre Opportunities Study – including an options appraisal to further define the scope of the project and its feasibility.

Beyond this, the further development of the project would involve:

- Developing a cost plan and programme for delivery – likely incorporating multiple phases to manage risk and grow in response to demand over time.
- Identifying and seeking to secure external support from available grants and funds.

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town’s businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	✓
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



PROJECT 3: Rosebery Hall

Project Summary

The Rosebery Hall is a Grade A & B Listed building located on the High Street and known particularly for its prominent landmark steeple and clock. The premises are owned by The City of Edinburgh Council and it is run as a Community Centre with a variety of rooms and spaces available for bookings. The building is managed by the Rosebery Hall Management Committee who pay for all internal general up keep for the building from its income generation.

It is proposed that the building use and operations are reviewed and summarised to facilitate funding bids to be made allowing it to better address:

- Accessibility - allowing events to be more inclusive and barriers to be identified and mitigated against. Vital is the creation of a rear ramp addressing significant challenges faced for current use by less able and elderly people and maximising its usage by all. CEC Disability audit noted.
- Energy efficiency - looking towards long term sustainability and best understanding what options could be considered further.
- Recognition of the importance of affordable rentable spaces for local groups and consolidating the Hall as a centre of Community life.
- Operational/ community partnership management to establish scope for stronger partnership working
- The development of Rosebery Hall must complement and avoid duplication of existing community led assets. Likely delivery could be in multiple phases or sub-projects across the Short-Medium Term subject to the coordination of funding and planning.

Outcomes & Benefits

- Adding to and improving the range of facilities and services within Queensferry Town Centre.
- Ensuring access is provided for all users.
- Providing a long term and sustainable future for a key Heritage Asset retaining both community and visitor value within the Town Centre.
- Addresses the importance visually of the building within the town as a key landmark that draws visitor attention.
- Encourages increased use of the building and its associated garden space as a hub for the community.

Delivery Constraints & Dependencies

- Condition of existing building with associated scope/ cost of required refurbishments.
- Requires robust business case for investment - considering market demand/ community capacity/ governance options.
- Funding support.



PROJECT 3: Rosebery Hall

Responsibilities & Partners

The development of Rosebery Hall would be led by The Rosebery Hall Management Committee with support from QDCC – but the long-term delivery and operation of the project will likely require a purpose-managed community body to work collaboratively with:

- Visit Scotland
- Historic Environment Scotland
- Queensferry Heritage Trust
- Local businesses
- The City of Edinburgh Council – Economic Development/ Museum Service

Other key stakeholder interests to be considered in development of the project could include:

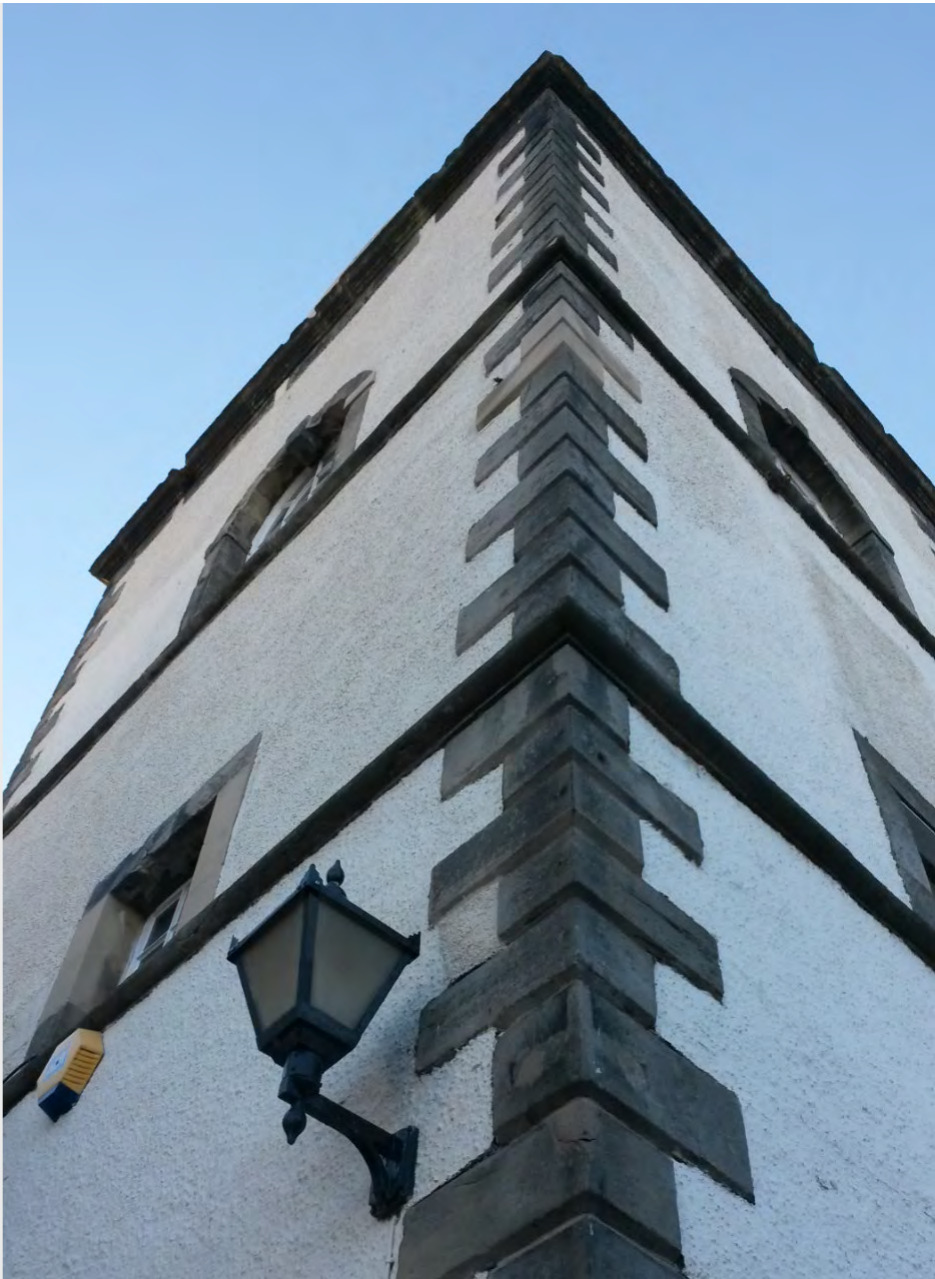
- The City of Edinburgh Council – Roads, Landscape & Environment
- UNESCO World Heritage Trust
- Local community interests – including nearby residents

Next Steps

The project requires an early options appraisal/ business case to further define feasibility and operational management targets. Review and define objectives for Rosebery Hall.

- Beyond this, the further development of the project would involve:
- Developing a cost plan and programme for delivery – likely incorporating multiple phases to manage risk and grow in response to demand over time but also acknowledging that needs may change and priorities need to be accommodating of this.
 - Identifying and seeking to secure external support from available grants and funds.

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town’s businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



PROJECT 4: Queensferry Museum Hub

Project Summary

Owned by The City of Edinburgh Council and located directly on the waterfront the Queensferry Museum showcased the past and traditions of historic Queensferry and neighbouring Dalmeny. With stunning views out onto the Firth of Forth and the Forth Bridge; the Museum used to house the local Registrar's office and provided a popular location for weddings. The Museum & Registrars have been closed since 2020 social history, folk traditions or civic engineering, there was something for everyone to enjoy. As well as permanent displays, the museum hosted a room dedicated to temporary exhibitions, curated by community groups. The Basement also houses an Archive curated by Queensferry History Group and a meeting room for QDCC.

It is proposed that the building use and operations are reviewed and summarised to facilitate funding bids to be made which better address:

- The Museum as a Heritage resource to be used as a start/ end point of local walking routes.
- Accessibility - allowing events to be more inclusive and barriers to be identified and mitigated against current access both to the main foyer and downstairs meeting rooms is via steps.
- Energy efficiency - looking towards long term sustainability and best understanding what options could be considered further.
- Operational management to establish scope for stronger partnership working with potential noted for a Community Partnership and booking system for community rooms.
- Opportunities identified through consultation have highlighted options for delivering Museum/ shop/ café/ arts and gallery space, monthly indoor market for local artists and bedroom businesses.

- Need to explore scope to reintroduce as a wedding venue with added benefits of this noted for local businesses.
- Explore the opportunity to co locate the Museum with the Library.

The development of Queensferry Museum must complement and avoid duplication of existing community led assets. Likely delivery could be in multiple phases or sub-projects across the Medium-Long Term subject to the coordination of funding and planning.

Outcomes & Benefits

- Adding to and improving the range of facilities and services within Queensferry Town Centre.
- Providing a long term and sustainable future for key Heritage Assets retaining community and visitor value for the Town Centre.
- Maximise existing volunteer support in managing and delivering a Museum resource within the town.
- Addresses the importance visually of the building within the town with its direct connections out to the Forth and to its adjoining streetscape space for civic use.

Delivery Constraints & Dependencies

- Condition of existing building scope/ cost of refurbishment.
- Requires robust business case for investment - considering market demand/ community capacity/ governance
- Funding support.



Photo © Alistair Pryde

PROJECT 4: Queensferry Museum Hub

Responsibilities & Partners

The development of the Queensferry Museum would be led by QDCC with significant support from local community groups such as Queensferry History Group, Queensferry Heritage Trust and local Volunteers. but the long-term delivery and operation of the project will likely require a purpose-managed community body to work collaboratively with:

- Visit Scotland
- Historic Environment Scotland
- Local businesses
- The City of Edinburgh Council – Economic Development/ Museum Service

Other key stakeholder interests to be considered in development of the project could include:

- The City of Edinburgh Council – Roads, Landscape & Environment
- UNESCO World Heritage Trust
- Local community interests – including nearby residents

Next Steps

The project requires an early options appraisal/ business case to further define feasibility and operational management targets. Review and define objectives for Queensferry Museum.

- Beyond this, the further development of the project would involve:
- Developing a cost plan and programme for delivery – likely incorporating multiple phases to manage risk and grow in response to demand over time but also acknowledging that needs may change and priorities need to be accommodating of this.
 - Early actions could focus around accessibility and wedding usage to establish an understanding of demand
 - Identifying and seeking to secure external support from available grants and funds

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town’s businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	✓
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



Image used courtesy of www.cultureedinburgh.com

PROJECT 5: Queensferry Connections

Project Summary

There are numerous attractive greenspaces and wildlife corridors in and around Queensferry. Many of these routes offer excellent locally known connections between key facilities and/ or a way to enjoy long views to the Forth and its Bridges. Maximising and building upon existing active travel infrastructure to encourage sustainable travel by locals and visitors alike, a significant range of projects have been identified through consultation which connect key points and acknowledge the new neighbourhoods to the southern edge of the town.

Key projects identified at this time include:

- Jacobs Ladder upgrades, repair of steps currently considered as hazardous and with scope to connect with the Forth Bridge Experience in due course.
- Ferry Glen/ Back Braes additional support for existing strong community led project focus on Biodiversity and accessibility.
- Upgrading of Shore path to the Binks a key community connection with the Harbour and providing a strong vantage point for visitors of the Bridges.
- Create a Forth Bridge Walking Experience linking many of these routes and identifying land ownership issues LAP/ CPO if necessary.
- Directional Wayfinding between Station/ Hawes/ Town Centre and Port Edgar.
- Re-routing of John Muir Way through Port Edgar and opening pedestrian and cycle access through to the Old Naval Barracks as proposed in the planning application for the site.
- EV Bike hire opportunities to be considered requiring careful consideration re location given previous vandalism issues.
- Spinal path connection to Builyeon Road/ Echline connecting schools and neighbourhoods.
- Co op link ramp to disused railway line cycle path/ Morrison Gardens.
- VAT run connections at Port Edgar with improved community facilities.

- Dundas Park to Crows Close.
- Improved public transport links and associated publicity on visitor websites and a nature trail providing enhanced connection to the Forth Bridge Contact Centre.

The development of Queensferry Connections projects requires an overarching prioritisation by the Community to focus on long awaited works in key areas. Likely delivery could be in multiple phases or sub-projects across the Short-Medium Term subject to the coordination of funding and planning.

Outcomes & Benefits

- Adding to and improving the range of routes available in the town through improvements to quality and removal of barriers to use.
- Looks to link biodiversity with infrastructure and amenity allowing real connections within neighbourhoods and increasing usage.
- Addresses the importance of sustainable travel in the town and encourages wider exploration of all it has to offer for visitors through enhanced awareness and signage.

Delivery Constraints & Dependencies

- Link with CEC Active Travel department to best understand overlapping initiatives.
- Requires strong community buy in to ensure prioritisation is agreed and supported.
- Funding support.

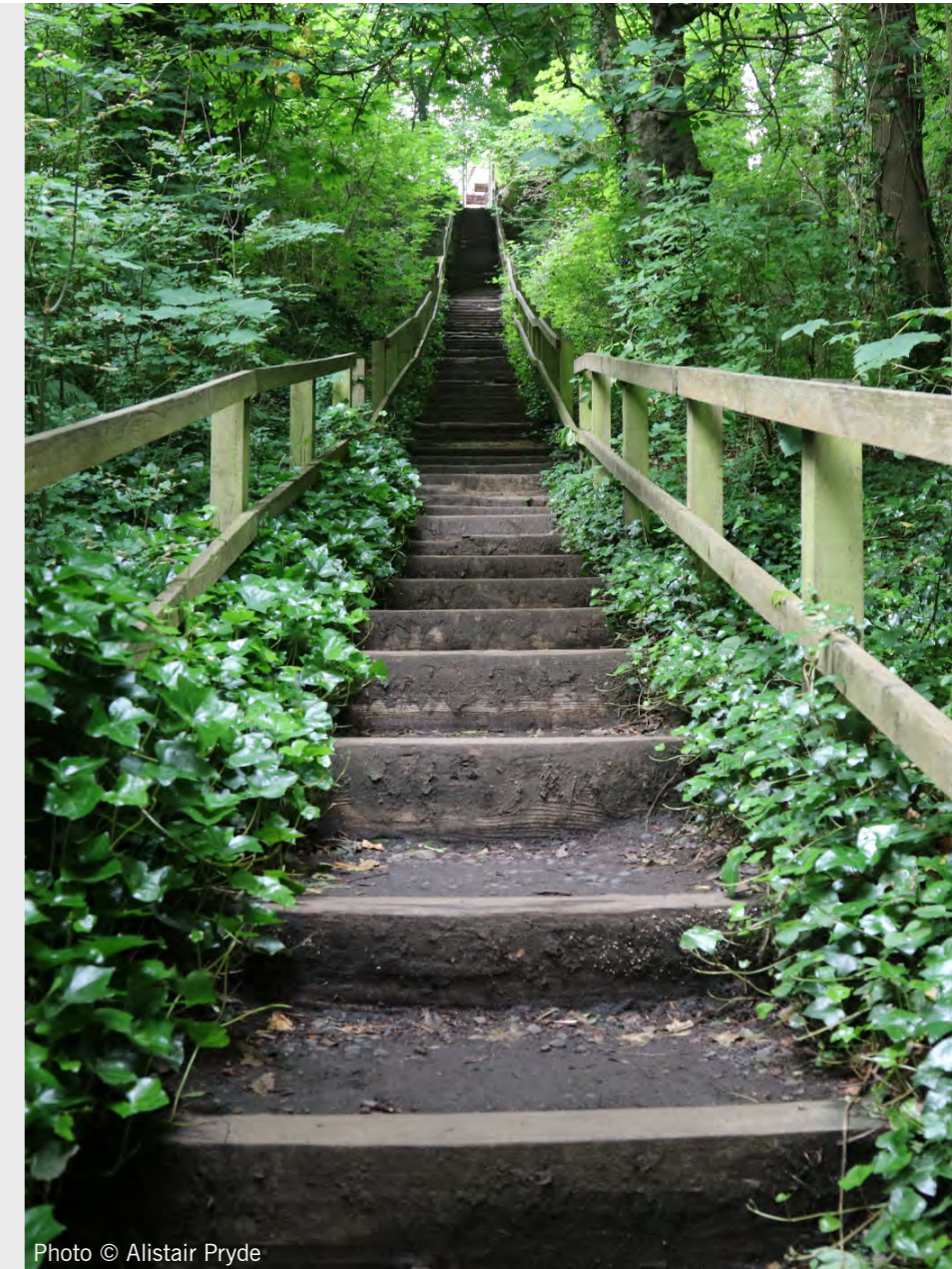


Photo © Alistair Pryde

PROJECT 5: Queensferry Connections

Responsibilities & Partners

The development of the Queensferry Connections would be led by QDCC with significant support from City of Edinburgh Council Active Travel team and local volunteers but the long-term delivery and operation of the project will likely require a project partner to work collaboratively with potentially elements of this could involve:

- Edinburgh & Lothian Greenspace Trust
- Sustrans
- Local developers
- Local Estates
- Network Rail
- Local Bus Operators

Other key stakeholder interests to be considered in development of the project could include:

- The City of Edinburgh Council – Roads, Landscape & Environment
- UNESCO World Heritage Trust
- Local community interests – walking groups/ mental health groups/ local GPs

Next Steps

The project requires an early options appraisal map out all key routes and identify likely budget figures/ feasibility. Specific briefs would be a defined output allowing funding bids to be made individually or in contained packages of works giving clarity of the benefits being delivered and to whom. Beyond this, the further development of the project would involve:

- Developing a cost plan and programme for delivery – likely incorporating multiple phases to manage risk and establish a project momentum linked with ongoing initiatives in the town.
- Identifying and seeking to secure external support from available grants and funds.

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town’s businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	✓
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



PROJECT 6: Queensferry Community Hub

Project Summary

The City of Edinburgh Council acknowledge that 'there is a growing population in Queensferry and we need to expand the number of school places to meet demand. We know that some of our existing assets are reaching the end of their usable life and are no longer fit for purpose. Doing nothing is not an option, and investment is required.' A Community Campus proposal has been developed and consulted upon following on from an Asset review which was undertaken in 2024/ 2025. Local people would like services and facilities in a central and accessible location which has been identified as Burgess Road.

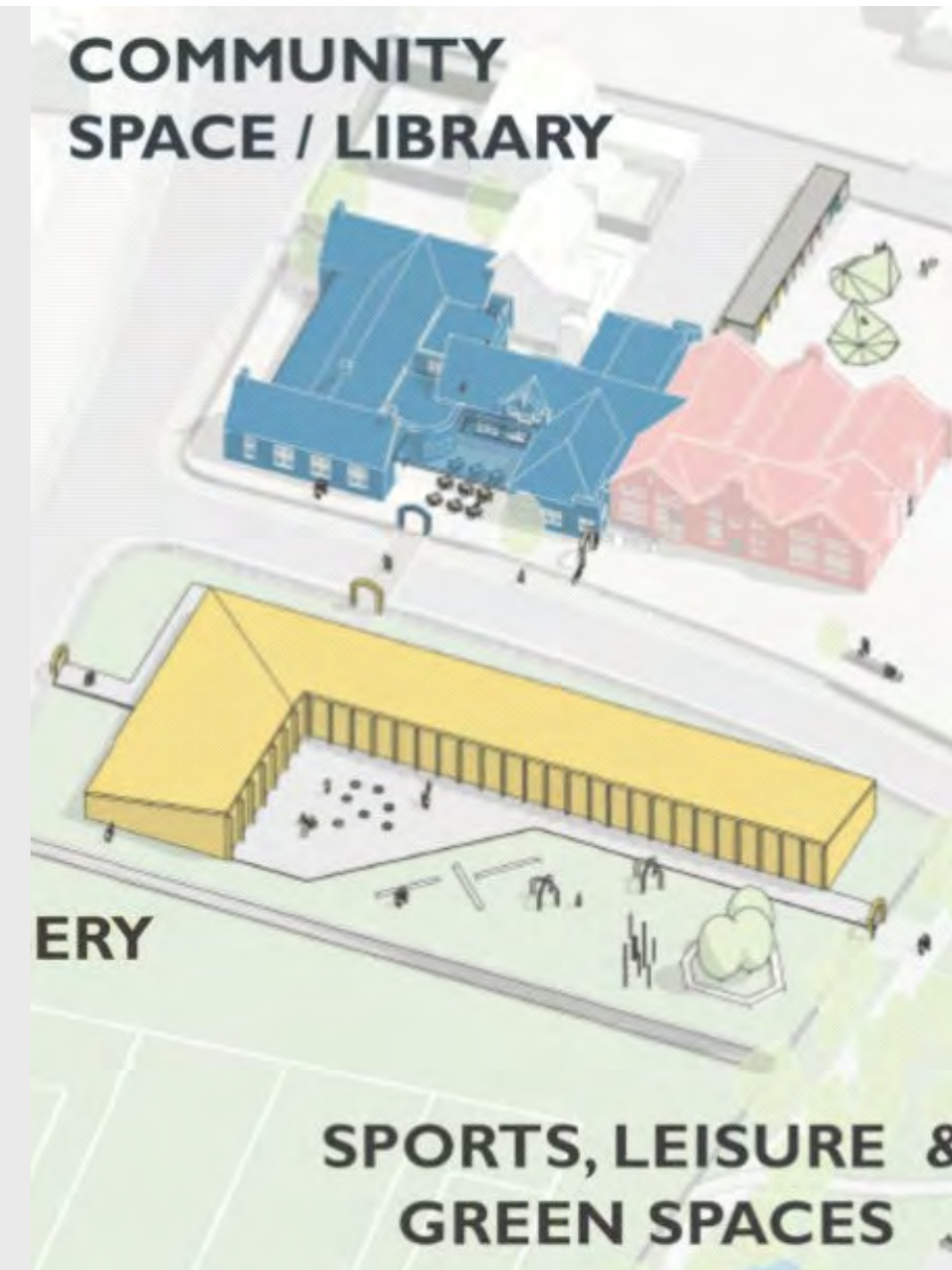
Liaison is ongoing with QDCC and the wider community. Aspirations for the development that were noted at the Place Plan workshop were as follows:

- Enhanced Primary School provision is necessary.
- Increased Early Years provision is essential with very limited local services available.
- Careful consideration is necessary for both the size and location of the Library.
- Community support facilities can and should be provided within an enhanced offer.
- Accessibility to public transport is essential.
- Logistics of traffic servicing the site requires full consideration to avoid significant knock on impacts for residents.
- Challenges exist with the creation of flex/ mixed use development.
- Opportunities to relocate CEC Depot potentially to Transport Scotland site should be considered.
- Impacts on adjoining Burgess Park need full consideration.
- Net Zero opportunities should be explored.

The development of a Community Hub which addresses issues of both demand and asset upgrade is welcomed by the community providing a real focus for the delivery of key services particularly for Early Years. Delivery will be led by The City of Edinburgh Council through further consultation with local people and key stakeholders.

Outcomes & Benefits

- Adding to and improving the range of facilities and services within Queensferry Town Centre and consolidating existing buildings.
- Providing a long term and sustainable future for the provision of education and associated services within Queensferry Town Centre.
- Adds longer term opportunities for all associated children and youth services being provided and resourced in a central location.
- Has scope to add value and use to adjoining external areas if managed appropriately.



Extract from CEC Queensferry Campus document by Collective Architecture

PROJECT 6: Queensferry Community Hub

Responsibilities & Partners

The development of the Queensferry Community Hub is being led by City of Edinburgh Council with support and inputs from QDCC. Delivery is necessary in the short – medium term to address shortfalls within Early Years and Primary School capacity. Associated building uses eg Library and Support Services will require further discussions to fully understand what and where their ideal location may be. Discussions and liaison are necessary with the community and specifically:

- Library users/ staff
- Local support groups for the Elderly

Other key stakeholder interests to be considered in development of the project could include:

- The City of Edinburgh Council – Roads, Landscape & Environment, Active Travel
- UNESCO World Heritage Trust
- Local community interests – walking groups/ mental health groups/ local GPs

Next Steps

The ongoing Community Campus project has a programme of specific consultations which will guide the outcome directly of the Campus itself. A business case is required which will be delivered through ongoing discussion with community representatives. The Queensferry Place Plan workshop highlighted general support to many of the current principles with significant benefits being seen as possible if fully explored.

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town’s businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	✓
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



Extract from CEC Queensferry Campus document by Collective Architecture

PROJECT 7: Bankhead Opportunity Area

Project Summary

The Bankhead Opportunity Area lies to the eastern edge of the Town with Bankhead Steading already providing a level of mixed use development on the site. Owned and managed by Rosebery Estates and sitting within key arterial routes the site is seen has having significant opportunity for building employment and tourism related capacity.

It is proposed that the building use and operations are reviewed and summarised to facilitate funding bids to be made which better address:

- The proposals aim to extend the existing steading development with new
- Introduction of Class 4, 5 & 6 small and medium sized business accommodation arranged around a series of courtyard spaces.
- Nursery / early years provision
- Artist / workshop spaces
- Forth Bridge Viewpoint
- Mixed-use and visitor orientated facilities will also including Class 3 / Class 10 development and visitor / holiday accommodation eg Glamping, Gym
- Flexible events spaces and play areas.
- Active travel connections to Queensferry and adjoining Estate networks

The development of the Bankhead Opportunity Area acknowledges its site within Green Belt land adjacent to a Special Landscape Area, an inventory Garden and Designed Landscape, Local Nature Conservation Site and the Dalmeny Conservation Area. Likely delivery could be in multiple phases or sub-projects across the Medium-Long Term subject to the coordination of both funding and planning.

Outcomes & Benefits

- Adding to and improving the range of facilities and services at the east of the Town.
- Addresses shortfall in Nursery provision for local people.
- Maximises visitor offer
- Retaining expanding local business in Queensferry and providing employment opportunities for local people.

Delivery Constraints & Dependencies

- Site lies within Greenbelt land which is zoned against development.
- Requires robust business case for investment - considering market demand/ community buy in
- Funding

Responsibilities & Partners

- Rosebery Estates with support sought from local community and QDCC.

Next Steps

The project in its current form has been developed to an advanced stage by Rosebery Estates. Feedback from QDCC and the wider community, through public consultation at application stage, will guide development opportunities to meet Queensferry aims and vision.



Extract from Bankhead Steading Vision document
Rosebery Estates / Tetra Tech

Community Its People & Wellbeing <i>A healthy, happy & rewarding place in which to grow up and live</i>	✓
Infrastructure, Tourism & Connectivity <i>Boosting the town's businesses through greater footfall and trade</i>	✓
Natural & Built Environment & Heritage <i>Protecting and improving the existing environment</i>	✓
Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓

PROJECT 8: Strategic Town Centre Traffic Reduction

Project Summary

Reintroduction of the opportunity for Queensferry residents to exit the town via the slip roads at Echline onto the A90. This western connection to the wider road network was removed at the time of the Queensferry Crossing development limiting southbound traffic to Bus/Taxi access. The closure requires general traffic to continue west along Rosebery Wynd (traffic calmed) to the Queensferry junction before heading south towards Edinburgh.

It is proposed that to minimise cross town traffic the junction is reopened for general traffic. General review of traffic flow around the town would suggest potential for:

- Reopening the Ferry Muir Road slip road southbound onto A9000
- Upgrades to white on brown Visitor Road signage which is outdated and in poor condition.
- Visitor parking strategy linked with associated road signage.
- Improvements to public transport connections.
- Provision of south and east satellite car parks to alleviate cross town traffic.
- Trial Bus 43 to Promenade loop – potential conflict to Lothian X99 noted.
- Review cross town disabled parking provision.

The Strategic Town Centre Traffic Reductions would be developed utilising previously developed studies as a basis and facilitated via coordination between QDCC and The City of Edinburgh Council.

Delivery would require minimal investment and could be in multiple phases or sub-projects across the Short-Medium Term subject to the coordination of approvals.

Outcomes & Benefits

- Alleviate issues of Town Centre congestion and improve road safety.
- Increase sense of visitor welcome, clarity and ease of movement around the town.
- Facilitate Place making and Active travel within the Town.
- Address issues raised by the community.

Responsibilities & Partners

Projects can be led by QDCC working collaboratively with:

- BEAR
- Transport Scotland
- Local public transport providers (Lothian/ First)
- The City of Edinburgh Council – Roads & Active Travel

Next Steps

The project will require close liaison with BEAR, Transport Scotland and The City of Edinburgh Council to better understand the reasoning for the original closure. Local politicians may be able to fast track the project through lobbying relevant bodies.

Beyond this, the further development of the project would involve reaching agreement to the cost of reverting to original road system.



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PROJECT 9: Queensferry West Opportunity

Project Summary

Lying outwith the A9000 the Queensferry West Opportunity Area is highlighted as an area with scope for development. To guide development of this area and safeguard against development that the community would see as inappropriate.

A key need within the area is for a New Cemetery. This is seen as a Council function that is not currently being met with the existing Cemetery nearing capacity resulting in local people travelling considerable distance to visit relatives graves. A Cemetery was noted as needing ample parking. Round table discussion also noted benefit in creating Playing fields or additional opportunity for sports and recreation with demand in the town noted as high.

To establish viability for Cemetery usage a considerable number of Site Investigations will be necessary establishing existing soils, water table, proximity and distance to local watercourses etc. This work is time consuming to establish whether the Queensferry West Opportunity area is realistic as an option for this use. It is envisaged that physical works would take place within the Medium-Long term with initial Feasibility and Site Investigations seen as a priority.

Outcomes & Benefits

- Identify clear parameters for development that benefits the local community.
- Establish viability of site for development and best understand site conditions.
- Consult widely on aspirations for development.

Responsibilities & Partners

Projects can be led by QDCC working collaboratively with:

- Local landowners
- The City of Edinburgh Council – Roads, Active Travel, Greenspace & Cemeteries

Next Steps

Identify realistic targets for the site and scope what would bring best value to the Town. Establish an agreed design brief and associated desired outcomes. Seek Council policy change to enable Section 75 funds for Cemetery provision to be secured.



Maps Data: Google, ©2025 Maxair Technologies Image ©2025 Airbus

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Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	

PROJECT 10: Port Edgar Opportunity Area

Project Summary

A huge opportunity is seen to exist at Port Edgar, proportionally as large an area of waterfront as the Town Centre. Whilst privately owned/managed the Marina area delivers a considerable number of community uses (21st Craigmmond Scout Group/ Yacht Club/ Sea Cadets) and proportionally is an extensive waterfront which could further build the unique Queensferry offer. Established high quality retail and catering facilities have already created Port Edgar as a destination to be enjoyed with or without the additional boating/ watersports activities available.

- Port Edgar Watersports scope for replacement buildings Charitable Trust with Community benefits / Community Spaces.
- Extensive existing privately managed areas of car parking.
- Better publicise public transport connections
- Boat yards currently occupy prime land and could be consolidated/ relocated to reduce severance.
- Opportunity for all day Leisure facilities to be included within development proposals to fill a noted community gap.
- At the far end of Port Edgar the conversion of Category B-Listed, nationally significant, former WW1 Naval Barracks creates a mixed-use community on the edge of the existing settlement consisting of a mixture of flats, single storey and two storey houses. Works also include conversion of the boiler house into a café, located adjacent to the existing marina, conversion of existing guardhouse into a serviced apartment, and creation of workspaces for local community groups.

Looking to examples around the country and abroad the opportunity for business & community development maximising benefits of views to the Bridges and establishing a vibrant waterfront community is clear.

Masterplanning of the site to highlight tie ins with the wide Queensferry community will be key. Links to the wider core path/ cycle network and associated community greenspaces eg The VAT run would build scope to deliver private development whilst connecting with local needs and aspirations for a well connected community.

Outcomes & Benefits

- Enhancing Queensferry as a visitor destination and generating increased economic activity around the town centre and establishing meaningful connections with it.
- Increasing footfall to the Town Centre and improving local connectivity with enhanced network of directional signage.
- Improving parking through satellite provision and reducing circulating in-Town traffic
- Opportunities for wildlife enhancement and links to VAT run community spaces with potential community grow opportunities as a gateway between the two.
- Creation of enhanced areas of public open space with opportunities to link with wider school and community initiatives, educational use.



PROJECT 10: Port Edgar Opportunity Area

Delivery Constraints & Dependencies

- **Planning** - The site would benefit from enhancements that better meet NPF4 and address particularly sustainable drainage and benefits for active travel and transport impacts.
- **Funding** – will require a robust business plan but scope exists to involve elements of community led works to establish wider benefit and connect with associated initiatives.
- **Partnership** – The project must meet needs and interests of multiple parties and will require close collaboration with QDCC to further develop and refine the proposals.

Responsibilities & Partners

Projects will be led by site owners Port Edgar Holdings working collaboratively with:

- QDCC
- Sea Cadets/ Scouts/Yacht Club
- Local landowners/ interest groups
- The City of Edinburgh Council – Roads, Active Travel, Greenspace

Next Steps

Identify realistic community linked targets for the site and scope what would bring best value to the Town.
Establish an agreed design brief and associated desired outcomes.

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Town Centre – Creative Place <i>Supporting its creative place and cultural offer</i>	✓



PORT EDGAR

HAWES PIER
(Cruise liners arrival point)

A9000

06

DELIVERY & NEXT STEPS

Place Plan Next Steps

The Queensferry Local Place Plan provides an over-arching framework of community supported, clearly defined and prioritised projects. The Plan will be formally submitted to City of Edinburgh Council as a Statutory LPP.

QDCC Key LDP Issues

1. No significant further residential expansion with new homes secured through urban infill and redevelopment of brownfield land.
2. Investment required to rebalance the community infrastructure with town growth and secure investment in health, schools and community buildings.
3. Establish a 20 Minute Neighbourhood focused on the town centre, supported by active travel links.
4. Safeguard and invest in greenspace, sports and play facilities.
5. Invest in more liveable neighbourhoods, protect and enhance place quality and the future of Queensferry's community infrastructure.
6. Explore new models and pilot new approaches based on community participation to build new delivery partnerships.

7. Support active travel, traffic management, 20 mph zones and a peripheral parking strategy with strong pedestrian and cycle links.
8. Support mixed-use development at two strategic opportunity sites (Queensferry West and Rosebery).
9. Safeguard opportunity to develop Forth Bridge Contact Centre (WHS-UNESCO) and community infrastructure.

QDCC Priority Actions

1. Adopt LPP and register with City of Edinburgh Council.
2. Establish an Action Plan 2025/26 to prioritise short term actions, monitor progress and track activity. Update every two years.
3. Continue to engage across the community and promote priority projects.



LOCAL PLACE PLANS HOW-TO GUIDE

