

## PICARDY PLACE PUBLIC CONSULTATION

Developers GVA are consulting on plans for a hotel in the middle of Picardy Place. The plans are at an early stage - this is a consultation prior to them drawing up a full planning application.

### How to take part:

**Staffed consultation exhibition:** Friday 6 December, 2pm-7.30, Cafe Camino, Little King Street EH1 3JD.

**Contact for emailed comments and for further information:** [caroline.owen@gva.co.uk](mailto:caroline.owen@gva.co.uk), phone 0131 469 6068.

If you cannot attend the exhibition, details will be available from Caroline Owen after the exhibition. There is currently no information online, but a letter from GVA about the exhibition, and showing the area covered is below.

**All comments must be submitted to GVA by Monday 30 December. If you'd like Spokes to consider your comments in our own submission, please cc to Spokes asap after the exhibition and definitely by Friday 13th.**

### Initial thoughts:

It seems likely that the principle of the hotel will be approved since it features in the Council's *Development Principles for Picardy Place* [below] - although we can argue against it. However, if it does go ahead it is vital to have safe and welcoming cyclist routes linking all the incoming roads - for example, Broughton St to Leith St; Leith St to Leith Walk, Leith Walk to the future St James redevelopment, Leith Walk to York Place, and so on.

A huge uncertainty is whether there will be a future tramline here - that does now seem moderately likely at some unknown point in the future, perhaps 5 or 10 years away.

Another major factor is that the council and Sustrans are working on Leith Walk proposals, from Pilrig St up to Picardy Place - we understand that the current design [below] is certainly not final and there will be further consultation, with final designs not complete until summer 2014 at earliest. Obviously the above Picardy Place design must be compatible with this, connected well to Leith Walk and allowing continued safe cycling routes up to Leith St, York Place and Broughton St.

### Background info:

**Consultation details: letter from GVA**

[www.spokes.org.uk/wordpress/wp-content/uploads/2012/03/1312-GVA-consultn.pdf](http://www.spokes.org.uk/wordpress/wp-content/uploads/2012/03/1312-GVA-consultn.pdf)

**Spokes Website Leith Walk page**

[www.spokes.org.uk/wordpress/documents/members-campaigning/edinburgh/leith-walk/](http://www.spokes.org.uk/wordpress/documents/members-campaigning/edinburgh/leith-walk/)

**Picardy Place Development Principles [council 2009 document]**

[www.edinburgh.gov.uk/downloads/file/1897/picardy\\_place\\_development\\_principles](http://www.edinburgh.gov.uk/downloads/file/1897/picardy_place_development_principles)

**Leith Walk project timescale**

[www.edinburgh.gov.uk/downloads/file/11816/leith\\_programme\\_estimated\\_phasing\\_schedule\\_version\\_2\\_1](http://www.edinburgh.gov.uk/downloads/file/11816/leith_programme_estimated_phasing_schedule_version_2_1)

**Pilrig to Picardy Place - current council/Sustrans proposals [not final]**

[www.edinburgh.gov.uk/downloads/download/2776/leith\\_walk\\_draft\\_designs\\_july\\_2013\\_sections\\_1-4](http://www.edinburgh.gov.uk/downloads/download/2776/leith_walk_draft_designs_july_2013_sections_1-4)