

Planning Committee

10am, Thursday 7 August 2014

Old and New Towns of Edinburgh World Heritage Site: Monitoring Report 2011 - 2013

Item number	9.1
Report number	
Executive	Executive
Wards	City Centre, Inverleith, Corstorphine/Murrayfield, Meadows/Morningside, South Side/ Newington

Executive summary

A responsibility of inscription as a World Heritage Site is to monitor its state of conservation. This report includes a series of indicators that measure the changes and trends across the Site. The overall conclusion is that the state of conservation is good.

This report advises Committee of the results of the fifth Monitoring Report for the World Heritage Site and suggests a way forward for the future monitoring of its state of conservation in alignment with national priorities, and those set out in the 2011 – 2016 Management Plan and Action Plan.

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4

Old and New Towns of Edinburgh World Heritage Site: Monitoring Report 2011 - 2013

Recommendations

- 1.1 It is recommended that the Committee:
1. notes the World Heritage Site Monitoring Report 2011 - 2013; and
 2. agrees that the next Monitoring Report should be modified to match the priorities set out in the 2011-16 Management Plan and Action Plan.

Background

- 2.1 The monitoring of the state of conservation of the World Heritage Site is an obligation that follows inscription on the United Nations Educational, Scientific & Cultural Organisation (UNESCO) World Heritage List. Every six years, the World Heritage Committee requires State Parties to submit a report on the application of the World Heritage Convention. Monitoring Reports form part of the management cycle and evaluation, and are focussed on providing an evaluation of the state of the Site. Outcomes from the Monitoring Report are incorporated in an Action Plan. Monitoring of the Site is critical to the decision-making process of the UNESCO World Heritage Committee, the Site's management and to anyone with an interest in the Site.

Main report

- 3.1 This Monitoring Report is produced by The City of Edinburgh Council on the behalf of the Edinburgh World Heritage Site Steering Group: which includes representation from Historic Scotland, The City of Edinburgh Council and Edinburgh World Heritage. It requires input and sign-off from the Steering Group partners, and requires co-ordination with the Edinburgh World Heritage (EWH) Annual Review. It focuses on the state of conservation, Outstanding Universal Value, and the authenticity and integrity of the Site. Those values are affected by numerous factors due to the complexity of the city centre. This report

covers the period from April 2011 to March 2013. The previous Monitoring Report covered April 2009 to March 2011.

3.2 The indicators used to monitor the Site are grouped under the following headings:

- Statutory Protection
- Condition of the Built Environment
- Condition of the Natural Environment
- Development and Change
- Conservation Projects.

3.3 This monitoring period has not been one of significant change and the assessment suggests that the state of conservation of the World Heritage Site generally remains good. The range of indicators was reviewed at the time of the 2009 to 2011 Monitoring Report. These were modified to capture the particular characteristics of the Old and New Towns of EWH Site and form the basis for this Report. The main outcomes that can be drawn from this period remain similar to those drawn out in 2009 to 2011, and cover the following:

- The ongoing commitment to working with owners of Buildings At Risk;
- The ongoing commitment to contributing to a quality built environment through public realm projects;
- The impact of tram site works on pedestrian footfall in the city centre, which remained in flux as construction work progressed during this time;
- The ongoing work to complete Phase 1 of the flood prevention scheme at the Water of Leith;
- Involvement in the major application process at the earliest stage; and
- The ongoing learning and outreach programmes that extend beyond the boundaries of the site.

3.4 The Periodic Report to UNESCO was submitted in July 2013, which is outwith the scope of this monitoring period. However, it has informed the format of this report, and it will be considered by the World Heritage Site Steering Group in relation to re-shaping future monitoring reports.

Measures of success

- 4.1 The Monitoring Report demonstrates stability in the State of Conservation of the World Heritage Site.

Financial impact

- 5.1 This report has no financial implications.

Risk, policy, compliance and governance impact

- 6.1 The Monitoring Report is a UNESCO requirement. It allows an assessment of the impact on a range of factors affecting the built and natural environment. A degree of risk would follow from not carrying out monitoring in terms of feedback to the World Heritage Centre on the State of Conservation.

Equalities impact

- 7.1 The report was based on consultation with partners. There was a general positive or neutral impact on equalities and rights.

Sustainability impact

- 8.1 Long term monitoring will assist in improving the quality of the built and natural environment, and have a positive impact on sustainability.

Consultation and engagement

- 9.1 Data for the Monitoring Report was derived from a range of Council sources and other organisations, including EWH.

Background reading / external references

1. [Old and New Towns of Edinburgh World Heritage Site Management Plan 2011 - 2016](#)
2. [The Old and New Towns of Edinburgh World Heritage Site Monitoring Report 2009 – 2011](#)

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Links

Coalition pledges	<u>P40</u> Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage
Council outcomes	<u>CO19</u> Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm
Single Outcome Agreement	<u>SO4</u> Edinburgh's communities are safer and have improved physical and social fabric.
Appendices *	Appendix 1 – The Old and New Towns of Edinburgh World Heritage Site Monitoring Report 2011 - 2016

The Old and New Towns of Edinburgh World Heritage Site Monitoring Report 2011 - 2013



Contents

Introduction.....	3
Protecting the World Heritage Site.....	4
Planning Guidance	5
Buffer Zone	5
Protection of Key Views	5
Condition of the Built Environment.....	6
Conservation Areas	6
Listed Buildings within the WHS	7
Scheduled Ancient Monuments.....	8
Archaeology	9
Buildings at Risk	10
Buildings Status on the BARR since 2005.....	11
Buildings at Risk within the WHS	12
Public Realm.....	12
Edinburgh Tram Project	13
Edinburgh Footfall Monitoring	14
Street Cleanliness.....	16
Condition of the Natural Environment	17
Environmental Policies in the Local Plan	17
Local Nature Conservation Sites (Local Biodiversity Sites).....	18
Local Landscape Designations	18
Trees Preservation Order (TPO).....	19
Water of Leith	19
Flood prevention scheme	20
Development and Change	20
Commercial Development	20
Conservation Projects	24
Edinburgh World Heritage Trust (EWH).....	24
Conclusion.....	26

Introduction

The monitoring of the state of conservation of the World Heritage Site (WHS) is an obligation that follows inscription on the UNESCO (The United Nations Educational, Scientific & Cultural Organisation) World Heritage List. Every six years, the World Heritage Committee requires State Parties to submit a report on the application of the World Heritage Convention. Monitoring reports form part of the management cycle, and are focused on providing an evaluation of the condition of the Site. Outcomes from the Monitoring Report inform the action plan, which translates the World Heritage Site Management Plan into actions. Appropriately carried out, monitoring is critical to the decision making process of the World Heritage Committee, the Site's management and to anyone with an interest in the Site.

The monitoring exercise requires the ongoing collection of data for analysis and interpretation. The methodology requires the selection of monitoring indicators, which are tailored to a particular site. The indicators used will vary from site to site to recognise the Outstanding Universal Value (OUV) of different World Heritage Sites. The managers of the Old Town and New Towns of Edinburgh World Heritage Site, comprising Edinburgh World Heritage, Historic Scotland and the City of Edinburgh Council, have developed the monitoring methodology over the years since the World Heritage inscription in December 1995. This experience contributed to the development of the International Council on Monuments and Sites of the United Kingdom (ICOMOS UK) Toolkit for World Heritage Site Monitoring Indicators, which forms the basis of this report.

This report was produced by the City of Edinburgh Council on behalf of the Edinburgh World Heritage Site Steering Group. It focuses on the state of conservation, Outstanding Universal Value, authenticity and integrity of the Site. Those values are affected by numerous factors due to the complexity of a living city. The scope of the monitoring indicators, therefore, includes the state of the social, physical and economic environment. It also looks at the effectiveness of actions and strategies aimed at the sustainable safeguarding of the site.

The report covers the period from April 2011 to March 2013. Previous monitoring reports have covered the period back to 2004/5.

Protecting the World Heritage Site

The World Heritage Site is protected by a number of documents. Primarily there is a WHS Management Plan and Action Plan which focuses explicitly on the Site.

The purpose of the Management Plan is to provide a framework for the management of the Edinburgh Old and New Towns World Heritage Site that will sustain its Outstanding Universal Value. The actions that follow on from the Management Plan are included in the Action Plan.

At a strategic planning level [The South East Scotland Strategic Development Plan 2032](#) (SESPlan) was approved in 2013 and replaced the Edinburgh and the Lothians Structure Plan. It refers to conserving our built and natural heritage and this includes protection for the WHS. Policy 1B states that:

Local Development Plans will:

- Ensure that there are no significant adverse impacts on the integrity of international, national and local designations, in particular National Scenic Areas, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other Phase 1 Habitats or European Protected Species;
- Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes;
- Have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live;
- Contribute to the response to climate change, through mitigation and adaptation; and
- Have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.

The Edinburgh City Local Plan published in 2010 includes policy ENV 1 which specifies the following in terms of protection of the WHS:

Development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on the Site's setting will not be permitted.

The Edinburgh City Local Plan also makes reference to the WHS Management Plan which is a material planning consideration.

The [Edinburgh City Local Plan](#) is due to be replaced by the [Edinburgh Local Development Plan](#) (ELDP) in 2016; however Policy ENV 1 will be carried forward unchanged.

Conservation Areas cover the majority of the WHS, whilst around 75% of buildings within the site are category A, B or C listed buildings. Policies in the Edinburgh City Local Plan also protect these individual listed buildings, monuments and areas of special archaeological, architectural or historic interest.

Edinburgh Planning Guidance

WHS status is referenced in the [Edinburgh Design Guidance](#) and the [Listed Buildings and Conservation Areas guidance](#). These documents highlight the key considerations that must be accounted for when considering development that could impact on the WHS.

Buffer Zone

No formal buffer zone has been designated. However, the setting of the WHS is protected by the combination of the guidance for the protection of key views (Edinburgh Design Guidance) and the seven conservation areas which adjoin the World Heritage Site. A formal buffer zone is considered to be unnecessary, though steps could be taken to highlight the location of the WHS boundary on the street.

Protection of Key Views

Key views are protected by the Edinburgh Design Guidance. Pages 22-26 cover the protection of key views through the WHS and wider city.

Conclusion

This suite of statutory and non-statutory documents provides both explicit guidance on the protection of the WHS and more general strategic guidance on the protection of the natural and historic built environment. These documents adequately protect the state of conservation of the WHS.

Condition of the Built Environment

Introduction

Scheduled Ancient Monuments, Archaeology, Conservation areas, Listed Buildings and their state of repair are all an important part of our national and local identity. They contribute to our history and education, tourism, sustainability, local distinctiveness, place making and quality of life. It is a finite and non-renewable resource that contains unique information and reflects the lives of people who lived in Scotland over the past 10,000 years. Monitoring information on these is included below because of their importance to the WHS.

Information on projects in Edinburgh that are currently having an impact on the fabric of the built environment is also included as a way to monitor the condition of the built environment throughout the WHS.

Conservation Areas

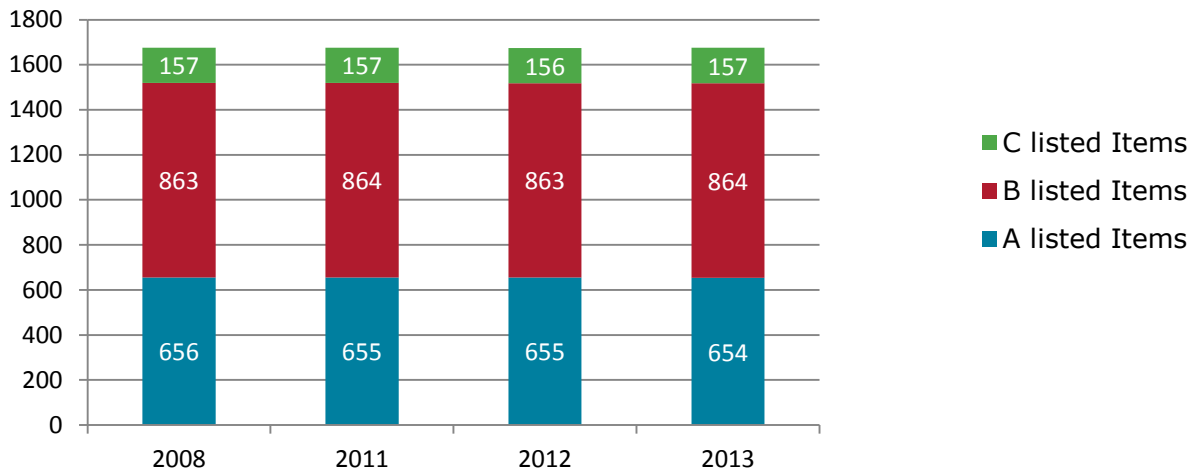
The Edinburgh World Heritage Site incorporates all or parts of seven conservation areas out of the 48 in existence during the monitoring period. Along with their status and associated character appraisals, they are material considerations in the determination of planning applications, so potential implication on the conservation area should be considered when assessing a planning application. This allows for greater protection of the site through more robust planning controls.

Conservation Area	Date of designation	Most recent C.A. Designation	Other Changes
Coltbridge and Wester Coates (part)	10-04-1987	09-03-2007	Extended 29-03-1996
Dean (part)	20-02-1975	09-03-2007	Extended 13-10-1977, 29-03-1996
Marchmont and Meadows and Bruntsfield (part)	09-01-1987	29-03-1996	29-03-1996 extended to former Marchmont CA 28-09-2007 extended to Bruntsfield
New Town (part)	13-10-1977	08-12-1995	08-12-1995 amended, incorporates former St Andrew and Calton CAs
Old Town (part)	20-09-1977	29-03-1996	Amendments: 14-03-1980, 25-02-1983, 12-09-1986
South Side (part)	18-10-1975	29-03-1996	Amended 25-02-1983 Extended 12-06-1987
West End (part)	14-03-1980	08-12-1995	None

Listed Buildings within the WHS

The numbers of listed buildings in a city can be used as a comparison tool to see the proportion of historically or architecturally important buildings focused in a particular area and how this compares with other cities. Edinburgh has the highest number of listed buildings of any Scottish city.

World Heritage Site Listed Items



The number of listed items remains stable with the addition of 1 C and 1 B listed item and the removal of 1 A listed item. 72% of the A Listed items in Edinburgh are located within the WHS, as are 33% of grade B, and 12% of grade C listed items. This concentration of listed items and buildings adds to the essential character of the WHS and provides additional protection to the site through the planning controls applied to listed buildings.

Scheduled Ancient Monuments

Scheduled Ancient Monuments contribute to the historic importance of the WHS. Historic Scotland is responsible for surveying Scheduled Ancient Monuments throughout Scotland. There has been no change to the number and condition of monuments in the WHS since the previous monitoring report (2009 to 2011).

KEY – Condition

- 1 Optimal
- 2 Generally satisfactory but with minor localised problems
- 3 Generally satisfactory but with significant localised problems
- 4 Generally unsatisfactory with major localised problems
- 5 Extensive problems

SAM Index Number	Scheduled Monument	Classification	Grid Reference	Condition Survey	
				Date	Condition
90127	Edinburgh Abbey Strand	Secular	NT268739		N/A
90130	Edinburgh Castle	Secular	NT249734		N/A
90132	Edinburgh, Palace of Holyroodhouse	Secular	NT269739		N/A
2901	Edinburgh Town Wall, Flodden Wall and Telfer Wall, Heriot Place	Secular	NT253732	23.02.1999	2
3013	Edinburgh Town Wall, Drummond Street to Pleasance	Secular	NT261733	23.02.1999	2
3012	Edinburgh Town Wall, Johnston Terrace to Grassmarket	Secular	NT252733	23.02.1999	4
10805	Holyrood Abbey and Palace Gardens	Secular	NT269739		N/A
10801	Queen Mary's Bath and Privy Garden	Secular	NT267739		N/A

Source: Historic Scotland

Archaeology

Seventeen programmes of archaeological investigation were undertaken across the World Heritage Site in 2011 - 2013 in response to archaeological conditions attached to planning consents. Some key findings of interest are noted below.



Castle Esplanade excavation – 1540s artillery spur

- The discovery of human remains that were used in anatomical study sparked great interest as they date to the period of the first great flourish of Edinburgh’s medical schools and the period of the Resurrectionists in the late 18th and early 19th centuries.
- The refurbishment of the Assembly Rooms offered the opportunity to undertake an archaeological buildings survey and provided new information on the development of the 18th century building.
- Works relating to the redesign of the Royal Edinburgh Military Tattoo temporary stands on the Castle Esplanade unearthed the remains of a triangular artillery spur (built in the 1540s and demolished in 1650), known previously only from early drawings and maps.
- Excavations at the junction of Grassmarket and Candlemaker Row unearthed further significant evidence of the medieval occupation of the Grassmarket area, and from its later industrial past.

Buildings at Risk









The National Performance Framework (NPF) is the Scottish Government’s system for monitoring and assessing its activity against a number of key objectives. Within this, a National Indicator has been established for the historic environment to improve the state of Scotland’s historic buildings, monuments and environment.

Each of the indicators and targets within the NPF requires a single measure. In the case of the historic environment, the measure which has been selected is a decrease in the percentage of ‘A’ listed buildings recorded as ‘at risk’ on the Buildings at Risk Register (BARR). This is monitored on a city-wide basis.

Overall, the percentage Edinburgh’s A-listed buildings on the Buildings at Risk Register is less than half of the Scottish of city average.

Only 19% of the buildings at risk in the WHS are either in a critical or high risk condition; this represents 6 buildings. Only 1 of these buildings is A listed. The remainder are either C listed or unlisted.

Buildings Status on the BARR since 2005

Buildings Status	Number of Buildings in World Heritage Site	
Critical Risk		(2)
High Risk		(4)
Moderate Risk		(11)
Low Risk		(13)
Minimal Risk		(1)
Restoration of Building in Progress		(6)
Buildings Removed from the At Risk Register		(7)
Demolished Buildings		(1)

The above table shows the number of buildings in the WHS in each category of building status. The critical risk buildings are the Canongate Venture in New Street and the former London and Lancashire Insurance Building in St Andrew Square and the high risk buildings are 6 Market Street, Baxter’s Place, the Sailors Arc on the Canongate and King’s Stables Lane. All of these buildings are the subject of development projects, planning permissions or ongoing discussions about future uses.

Map: Buildings at Risk and Risk Status 2011-13



Buildings at Risk within the WHS

Since 2005 31 buildings located within the WHS have been added to the Buildings at Risk Register (BARR). Of these 81% are either at low, minimal or moderate risk. 7 buildings have been removed from the buildings at risk register since 2005 and 1 has been demolished. Restoration is currently in progress on 6 at risk buildings throughout the WHS.

Public Realm

The quality of the public realm within the WHS is important in contributing to a quality built environment, particularly in a living city where the heritage site is so heavily used both by pedestrians, cyclists and vehicular traffic.

The focus for 2012 has been on developing guidance and design proposals for improvements to public realm, particularly in the city centre which is included in the WHS.

- The Sustainable Lighting Strategy for Edinburgh provides a framework for the delivery of street lighting improvements and the future lighting of Edinburgh, recognizing the impacts of light pollution and bringing reductions in energy use.
- A public realm framework has been prepared for Rose Street and planning applications approved for significant improvements to Charlotte Square and Chambers Street. All of these are key historic areas within the WHS and any works will contribute to the improvement of the streetscape quality in the WHS.
- Waverley Steps, a key city centre connection, have been enhanced as part of the Waverley Station improvements.
- Cranston Street, Borthwick's Close, Old Fishmarket Close and West College Street were improved with new natural stone paving and revised setted carriageway through the capital programme.
- Developer contributions for public realm have assisted in bringing a high quality sandstone finish to the frontage of the Assembly Rooms in George Street, resolving an issue highlighted by the Gehl Architects report.

There is also an aspiration to reinvigorate the streetscape around George Street to bring the public realm back to a quality that matches the built form.

Edinburgh Tram Project

The tram works in Edinburgh have been ongoing since 2008.

Current Stage of the Project

Tram work continued late 2011, with significant civil engineering works being progressed in the World Heritage Site during 2012. This work has primarily included diversion of remaining utilities, construction of track formation and kerb alignment, tram stop platforms and overhead line foundations.

Construction works have necessitated the partial closure of several key routes including Shandwick Place, Princes Street, North/South St Andrew Streets and York Place to both vehicular traffic and pedestrians.

New Timetable

The revised delivery arrangements and construction program are still seeking to achieve an operational service by summer 2014. The contraction program largely proceeded to schedule during 2012 and was mostly concluded by early 2014.

The impact of the tram project on the WHS is difficult to quantify in this monitoring report because construction was still underway and many of the temporary impacts were still in place. However, the impact of the completed tram project will be evaluated in the next monitoring report.

The public realm in some parts of the city surrounding the tram works is not of a quality that matches the built form as a result of the works – particularly around Shandwick Place and Haymarket train station. However this is a temporary issue that is being addressed now the tram works have been largely completed.

There has also been a limited impact on two of the key views along Princes Street as a result of the overhead tram wires. However the main aspects of these views are still protected and the simple design of the tram wires reduces the impact.

Edinburgh Footfall Monitoring

Footfall monitoring provides a sense of how intensively the WHS is used.

Footfall monitoring in the city centre has been subject to a number of changes in 2011 and again in 2012. This makes it impossible to show any trend in data at this time.

Notes on the data:

*1. Due to change in counters over February 2012 most of the counters covered a 330 day period rather than a year.

*2. Also note some exception to this for 2012 Leith Walk (Vittoria) covered a

213 day period; Rose Street (Jenners) covered a 211 day period; and High Street (Bella Italia) covered a 218 day period.

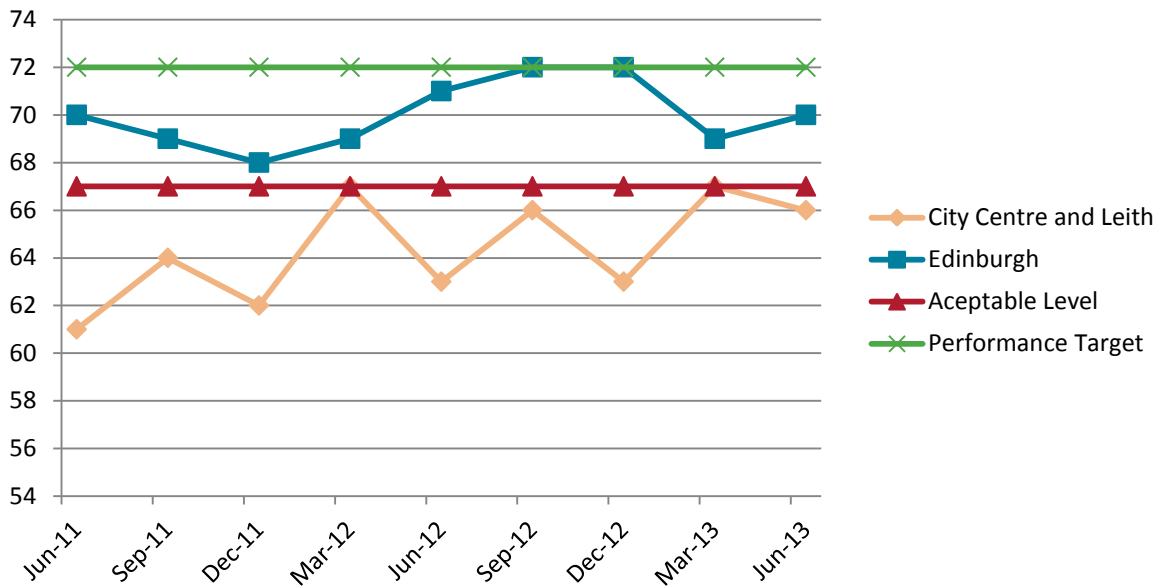
Counter	Weekly Footfall 2008	Weekly Footfall 2009	Weekly Footfall 2010	Weekly Footfall 2011	Weekly footfall 2012**
Princes Street (M&S)	304,299	232,186	256,171	258,379	214,600
Princes Street (Carphone Warehouse)	232,712	229,520	225,390		
Princes Street (Next)	232,413	172,866	174,300		
Princes Street (Frasers)	195,197	173,622	175,300		
St Andrew Square (Harvey Nichols)	112,012	99,672	90,212		
High Street (Radisson Hotel)	104,377	104,151	103,166		
High Street (Bella Italia)	72,040	63,841	82,005	83,249	83,606
Rose Street (Black & Lizars)	104,279	99,443	90,632		
Rose Street (Tiso)					59,857
Rose Street (Jenners)					59,287
South Bridge (Offbeat Clothing)	99,087	73,683	68,749		
South Bridge (Latest News)	96,270	44,125	37,748		
Shandwick Place (Specsavers)	81,255	78,931	63,459	84,815	
Shandwick Place (Lothian Buses)	73,824	80,020	73,307		39,063
George Street (Dome)	68,547	103,388	64,950	60,835	
George Street (Whistles)	51,279	77,508	51,642		
George Street (FCUK)					85,216
George Street (Natwest)					59,708
George Street (Rohan)	47,843	45,187	34,980		
Lothian Road	34,005	30,456	46,873		

(B&L)					
Lothian Road (Pizza Hut)	54,615	52,532	51,828		
Leith Walk (Vittoria)				52,458	
Grassmarket (Costume Haha)	50,161	49,074	70,407		
Grassmarket (Grassmarket Hotel)					61,642
TOTAL	2,014,215	1,874,008	1,816,324	539,737	662,979

Street Cleanliness

There is no specific street cleanliness monitoring data for the WHS over the last three years so data from the City Centre and Leith neighbourhood has been used instead. This includes the WHS as one of the three Wards within the area.

Street Cleanliness - Edinburgh, City Centre and Leith



The city centre and Leith area as a whole are averaging just below an acceptable level of cleanliness. If just the city centre ward is considered, which is closest in boundary to the WHS, then the cleanliness level met an

acceptable level in March 2013 with a score of 67, however it remained below the Edinburgh average.

The high level of footfall in the city centre, the focus of pubs and clubs in the area and the challenges of cleaning a mediaeval streetscape may contribute to the lower level of street cleanliness in the WHS.

Targeted action has taken place on the Royal Mile; as a priority in the Royal Mile Action Plan to improve the street, a 'spring clean' has been co-ordinated by the Council and involved local community members. This has now successfully taken place for three consecutive years.

Condition of the Natural Environment

The natural environment throughout the WHS is a crucial factor in its Outstanding Universal Value. The physical landscape of the WHS is fundamentally shaped by the crag and tail feature that comprises castle rock and the Royal Mile. The valleys surrounding either side of the castle rock also contribute to the distinct landscape of central Edinburgh.

There are a number of statutory protections that contribute to the maintenance of this landscape and to the continued protection of historic gardens throughout the site.

Environmental Policies in the Local Plan

There is statutory protection of historic gardens and landscapes as part of the Edinburgh City Local Plan. This provides protection of the gardens in the WHS. The impact on them as a result of a planning application will be a planning consideration.

Policy Env 6 states: Development will not be permitted which would have a detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, upon important views to, from and within the site, or upon component features which contribute to its value. The restoration of Inventory sites will be encouraged.

There has been no change to the quality historic gardens and landscapes from the 2009-11 WHS Monitoring Report. The content of policy Env 6

remains the same but has now been moved to policy Env 7 in the proposed Edinburgh Local Development Plan.

Local Nature Conservation Sites (Local Biodiversity Sites)

Local authorities through the Local Plan process designate Local Nature Conservation Sites. In 2006 Scottish Natural Heritage published guidance "Establishing and Managing Local Nature Conservation Site Systems in Scotland", providing an explicit purpose for Local Nature Conservation Sites, namely "to identify biodiversity and geodiversity of at least local importance, and to assist efforts to protect and enhance these interests". The guidance recommends use of consistent methodology and nomenclature.

Designations have been reviewed and the resulting Local Biodiversity Sites and Geodiversity Sites form part of the proposed Edinburgh Local Development Plan.

There are currently two Local Nature Conservation Sites in the World Heritage Site: the Water of Leith Valley and Calton Hill. The proposed Edinburgh Local Development Plan also includes the addition of castle rock crag and tail feature as a geodiversity site.

Local Landscape Designations

Local Landscape Designations are defined by local authorities through the development plan process with a view to safeguarding areas of regional or local landscape importance from inappropriate development. Different nomenclature and methodologies used in designations throughout Scotland were identified by Scottish Natural Heritage and Historic Scotland in Guidance on Local Landscape Designations (2005).

The current Local Landscape Designations are reviewed in conjunction with the development plan cycle. Existing designations will be replaced with the more consistently defined Special Landscape Areas (SLAs). 22 candidate Special Landscape Areas were approved by the Planning Committee in for inclusion in the proposed Edinburgh Local Development Plan.

There are five candidate Special Landscape Areas in the World Heritage Site: Water of Leith, Castle Rock, Princes Street Gardens, Calton Hill, Holyrood (part of the Grounds of the Palace of Holyroodhouse).

Trees Preservation Order (TPO)

Trees are protected through the Town and Country Planning (Scotland) Act 1997, (Tree Protection Orders – Section 160), and Planning conditions (Section 159). Tree Preservation Orders (TPOs) are identified by local authorities to protect individual trees, groups of trees or areas of woodland which make a significant contribution to the local landscape or townscape.

As of 2013, there are 6 TPOs in the World Heritage Site. There are no new Orders in the World Heritage Site since the previous monitoring report.

Trees in conservation areas are also protected. Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of trees having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six week's notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a TPO.

As the WHS contains seven conservation areas either wholly or partially all trees within the site are protected.

Water of Leith

The valley of the Water of Leith is a river corridor that runs through the Site and is within a short walking distance of the city centre. It contains the original mill settlements of Bell's Mills, the village of Dean and part of Stockbridge. It is managed, conserved and enhanced through the work of the Water of Leith Conservation Trust. The Trust promotes education and recreation and works with volunteers and community groups to deliver over 50 river clean-ups and habitat improvement tasks annually. The Trust produced the first 10-year Management Plan for the Water of Leith in 2010. It includes actions to deliver environmental improvements, whilst balancing the needs of all stakeholders and user groups.

Flood prevention scheme

Flooding poses a threat to the City, including parts of the World Heritage Site, principally at Dean Village and Stockbridge. To address this concern the Council promoted a Water of Leith Flood Prevention Scheme in April 2003 and secured planning permission for such in 2004. A Flood Prevention Order was confirmed by Scottish Ministers following a public local inquiry in 2007. A revised planning permission that addressed issues arising from the public inquiry was secured in 2008.

Owing to the limited availability of funding for the project as a whole the Council took the decision in late 2009 to progress the flood prevention scheme in phases. Implementation of Phase 1 of the scheme commenced in 2011 and comprised flood defence works at Bonnington, St Mark's Park, Warriston, Stockbridge Colonies and Veith's Square; areas which lie out with the WHS. The works were complete by end August 2013 at a cost of circa £29m.

Implementation of Phase 2 of the scheme, including works within the WHS, has yet to commence. The works comprise the creation of flood defences at Murrayfield/Roseburn and at Coltbridge, Damside and Belford. The anticipated budget for these works is circa £25.5m. In order to keep works within budget a revised proposal is being developed that will concentrate on the construction of defences at Murrayfield/Roseburn as this is where the greatest number of properties at risk from flooding are located. It is likely that some areas previously proposed for protection will be omitted from the scheme and in others temporary defences will be utilised when required. In all cases it will be possible to retrofit these omissions when funds permit.

The remainder of the scheme (phase 3) comprises defences at Balgreen, Gorgie, Saughton, Longstone, and on the Murray Burn at its confluences with the Water of Leith. No funding has been identified to construct this phase of the flood prevention scheme.

Development and Change

Commercial Development

Commercial development within the WHS has remained constant through the 2011-2013 monitoring period, with a number of marked increases in certain types of use classes. The development of student housing has increased from zero completions in 2010 to 338 beds completed in 2012 and another 1,183 with planning consent at the end of March 2013.

Hotel accommodation has also seen an increase from 116 rooms completed in 2010 to 730 in 2012. Planning consents for hotel rooms have dropped slightly from 1,488 to 1,085 throughout the monitoring period, suggesting a possible slowing of the market in this area.

Office construction in the WHS has remained steady at around 24,000m² from 2010-12 and the number of consents granted in that time period has risen from 56,878m² to 73,039m². Consents for leisure uses in the WHS have remained constant at around 4,600m² through the three year period. Comparatively construction of leisure uses has increased from 0m² in 2011 to 1,528m² in 2012.

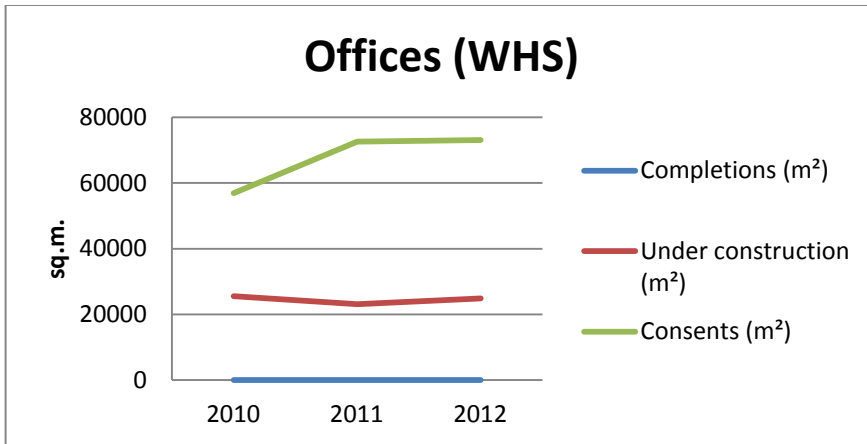
There was planning consent for 71,227m² of retail development in the WHS in 2012; however a very small proportion of this was under construction at 1,271m². 3,717m² of retail space was completed by the end of the monitoring period in March 2013.

There has been no industrial development within the WHS.

Overall completion rates have increased throughout the monitoring period, and the numbers of consents granted have remained constant. There has in contrast been more fluctuation in the levels of construction across different commercial uses within the WHS.

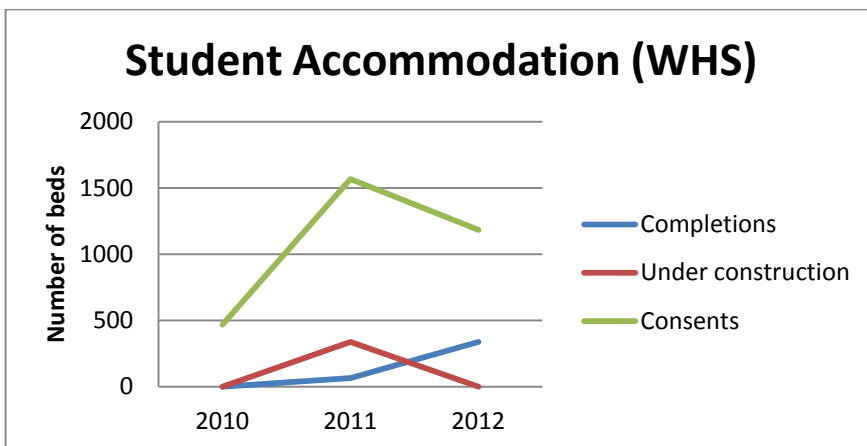
Offices (within WHS) 2010-12

	2010	2011	2012
Completions (m²)	0	0	0
Under construction (m²)	25,504	23,108	24,877
Consents (m²)	56,878	72,539	73,039



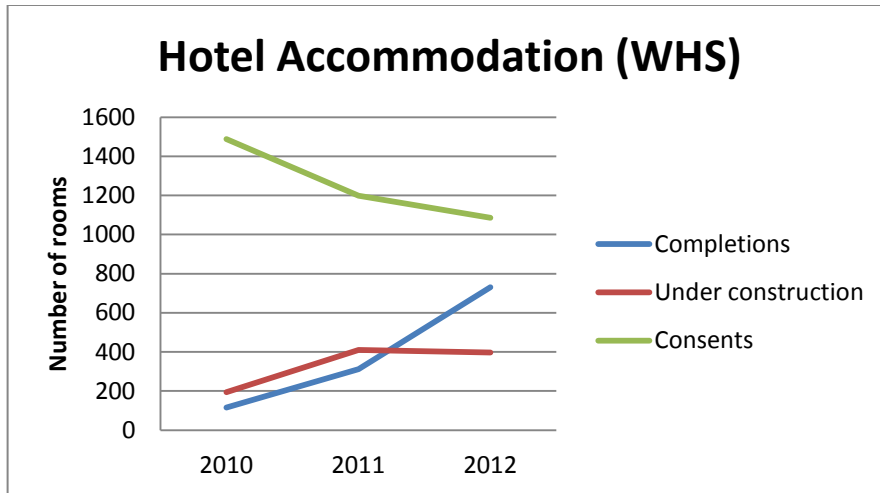
Student Accommodation (within WHS) 2010-12 (beds)

	2010	2011	2012
Completions	0	65	338
Under construction	0	338	0
Consents	467	1,568	1,183



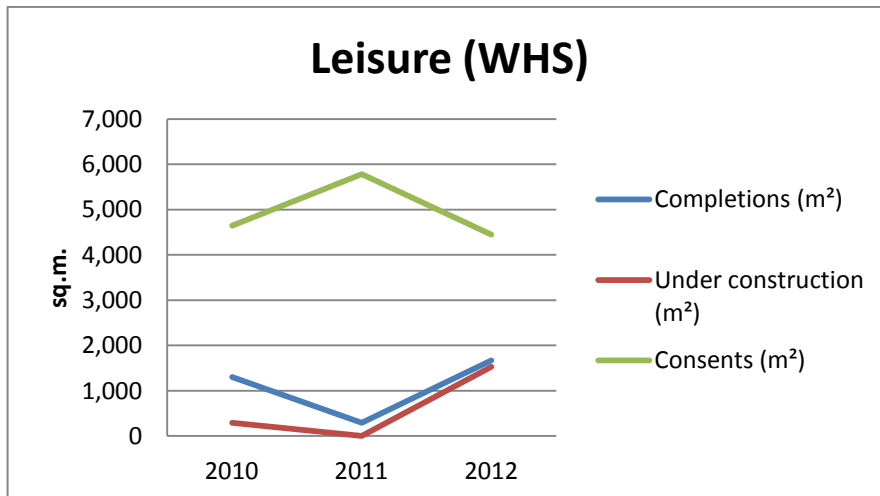
Hotel Accommodation (within WHS) 2010-12 (rooms)

	2010	2011	2012
Completions	116	312	730
Under construction	194	410	397
Consents	1,488	1,199	1,085



Leisure (within WHS) 2010-12

	2010	2011	2012
Completions (m²)	1,300	290	1,669
Under construction (m²)	290	0	1,528
Consents (m²)	4,643	5,785	4,450

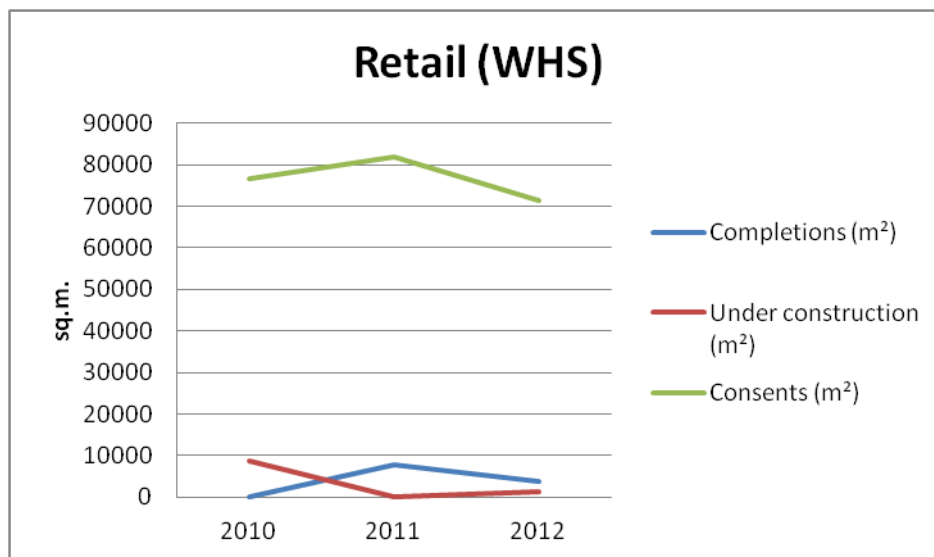


Industrial (within WHS) 2010-12

	2010	2011	2012
Completions (m²)	0	0	0
Under construction (m²)	0	0	0
Consents (m²)	0	0	0

Retail (within WHS) 2010-12

	2010	2011	2012
Completions (m²)	0	7,880	3,717
Under construction (m²)	8,570	0	1,271
Consents (m²)	76,745	82,002	71,277



Conservation Projects

Edinburgh World Heritage (EWH)

EWH works to conserve and enhance the WHS with funding allocated by the City of Edinburgh Council, Historic Scotland and through donations from charitable trusts, businesses and the public. The Trust uses around 80% of the funds it receives to award to property owners as part of the Conservation Funding Programme to protect and improve the WHS. The remaining 20% is spent on EWH initiated public realm projects.

EWH make use of part of their funding to support conservation projects throughout the WHS.

- Throughout the 2011-12 financial years, EWH has awarded £414,246 benefiting 109 households and organisations.
- Through this they have levered a further £1,947,645 of investment.

The projects undertaken by EWH contribute to keeping traditional skills alive; they also have regenerative benefits to the WHS.

EWH also do research work to highlight issues facing the WHS as well as its economic benefits and energy efficiency in historic buildings.

A World Heritage Site Management Plan is prepared by the City of Edinburgh Council, EWH and Historic Scotland. The most recent one was published in October 2011 and an Action Plan was published in February 2012. Both these focus on the notion of the sustainable management of a living city, striving to strike a balance between four key elements: the heritage of the site; the people of the site; visitors; and economic development.

EWH publish [Annual Reviews](#), the latest being 2011-12 and these cover their contribution to the WHS and projects they have supported.

Conclusion

The Old and New Towns of Edinburgh World Heritage Site Steering Group has overseen the publication of the second Management Plan for the Site, and it has set an agenda for action. However, it is evident that this is a monitoring period of little change.

The Tram Project has continued throughout the monitoring period, with the resultant disruption to traffic and pedestrian flow through the city centre. This brings into focus the importance that should be placed on supporting the quality of the city centre through public realm improvements during the final stages of the tram works and beyond.

Similarly, the flood prevention scheme has continued throughout the monitoring period with localised temporary disruption to the Water of Leith.

Existing planning controls, such as the Key Views guidelines, abutting conservation areas and Local Plan policies are considered to be an effective mechanism to protect the OUV of the Site. The effectiveness of these measures will continue to be monitored over time.

It is important to note that Edinburgh performs significantly better than other Scottish local authorities in terms of the overall number of A listed buildings at risk. However, the structural condition and occupancy of Buildings At Risk should continue to be monitored to avoid future disrepair.

In a situation of declining public funds for conservation, it is crucial to demonstrate the value of the WHS and how to look after historic properties. Community engagement is one of the central aspects within this area, and the Steering Group recognises the value of ensuring greater awareness and understanding of the Site amongst visitors and residents.

Overall, there is no current threat to OUV and the state of conservation of the WHS remains satisfactory.