

Notice of meeting and agenda

Planning Committee

10.00 am, Monday, 11 December 2017

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contacts

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1. Order of business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 12 October 2017 – (circulated - submitted for approval as a correct record)

5. Planning Policy

- 5.1 SESplan Operating Budget 2018/19 – report by the Executive Director of Place (circulated)

6. Planning Process

- 6.1 Planning Enforcement Charter - Statutory Review – report by the Executive Director of Place (circulated)

7. Planning Performance

- 7.1 None

8. Conservation

- 8.1 Restalrig Conservation Area Designation – report by the Executive Director of Place (circulated)
- 8.2 Old and New Towns of Edinburgh World Heritage Site Management Plan – report by the Executive Director of Place (circulated)

9. Motions

9.1 Motion by Councillor Booth

- 1) Notes the 2007 Sullivan report, “A low-carbon building standards strategy for Scotland”, commissioned by and reporting to the Scottish Government, which recommended that Scottish building standards be upgraded to deliver “net zero carbon buildings (i.e. space and water heating, lighting and ventilation) by 2016/17” and notes that, at the time, the Scottish Government accepted these recommendations;
- 2) Notes the subsequent 2013 Sullivan update report which recommended suspending the 2016/17 change, due to the 2007-8 economic downturn;
- 3) Further notes the reply to parliamentary question S5W-12770 on 27 November 2017 from Kevin Stewart MSP, Minister for Local Government and Housing, that “the Scottish Government have no plans to set a date for the delivery of net zero carbon new buildings.”;
- 4) Notes that the Edinburgh Standards for Sustainable Building were approved by Planning Committee on 5 October 2006, requiring carbon standards for new buildings above building regulations, but were subsequently revised at Planning Committee on 5 August 2010 when they were effectively rendered obsolete by the change to Scottish building regulations that came into force on 1 October 2010;
- 5) Notes that nearly half of UK carbon dioxide emissions are associated with buildings, and that the Local Development Plan (LDP) states that energy standards in building regulations are “expected to rise over the LDP period” (paragraph 157, policy Des 6, Sustainable Buildings), while the council's Sustainable Energy Action Plan also assumes improved energy standards in building regulations;
- 6) Notes that a failure to improve energy standards in building regulations could undermine the ability of the council to achieve its carbon emissions reductions targets;
- 7) Therefore agrees to receive a report within 3 cycles setting out:
 - a) the feasibility of introducing an Edinburgh Standard for Zero-Carbon New Buildings, either through an adjustment to the wording of the current policy Des6

of the LDP and/or through some other means, which would require new buildings in Edinburgh to be net zero-carbon, as defined in the 2007 Sullivan report;

- b) the role that 'allowable solutions', as defined in the 2013 Sullivan update report, could play in achieving this new standard; and
- c) a proposed timetable for introducing this new standard, and including the feasibility of a mechanism to suspend the new standard if Scottish Building Regulations are eventually improved to require net zero-carbon new buildings, as recommended in the 2007 Sullivan report.

Laurence Rockey

Head of Strategy and Insight

Committee Members

Councillors Gardiner (Convener), Booth, Child, Dixon, Graczyk, Griffiths, Mitchell, Mowat, Osler, Ritchie and Staniforth.

Information about the Planning Committee

The Planning Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets every eight weeks. It considers planning policy and projects and other matters but excluding planning applications (which are dealt with by the Development Management Sub-Committee).

The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Stephen Broughton or Carol Richardson, Committee Services, City of Edinburgh Council, Waverley Court, Business Centre 2.1, 4 East Market Street Edinburgh EH8 8BG, Tel 0131 529 426, e-mail stephen.broughton@edinburgh.gov.uk.

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Planning Committee

10.00 am, Thursday 12 October 2017

Present

Councillors Ritchie (Convener), Booth, Child, Dixon, Gardiner (substituting for Councillor Ian Campbell), Graczyk, Griffiths, Mitchell, Mowat, Ross (substituting for Councillor Osler), and Staniforth.

1. Minute

Decision

To approve the minute of the Planning Committee of 17 August 2017 as a correct record.

2. Housing Land Audit and Delivery Programme 2017

The Housing Land Audit and Delivery Programme (HLADP) was a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLADP records the amount of land available for house building, identifies any constraints affecting development and assess the adequacy of the land supply against the supply target and housing land requirement set by the SDP.

In order for a housing site to be considered 'effective', it must be free of all constraints that would prevent development. The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five-year period".

The housing supply target for the City of Edinburgh is set by the South East Scotland SDP. The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024.

There is sufficient land, free from development constraints, to meet the housing land requirement in the city. However, despite a recovery in the housing market, anticipated output from the five year delivery programme was still insufficient to meet the five year output target (90%). There was a need to measure the rate of delivery output over the next five years and to seek ways to increase it.

Decision

- 1) To note the findings of the report by the Executive Director of Place including Appendix 2, 'The Housing Land Audit and Delivery Programme 2017';
- 2) To note the actions proposed in paragraphs 3.27 and 3.28 of the report by the Executive Director of Place to help increase delivery of new homes;

- 3) To refer the report to the Housing and Economy Committee with a request to consider the actions identified in paragraph 3.27 of the report by the Executive Director of Place and Appendix 3 to help accelerate housing delivery;
- 4) To refer the report to the SESplan Project Board for its information; and
- 5) To refer the report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land.

(References – Planning Committee 6 October 2016 (item 3); report by the Executive Director of Place, submitted.)

3. Review of Edinburgh Design Guidance

Details were provided on the consultation responses to the draft revised Edinburgh Design Guidance, which included the Edinburgh Street Design Guidance (ESDG) into the finalised Edinburgh Design Guidance,

Approval was sought for the finalised Edinburgh Design Guidance.

Decision

1. To approve the response to the issues raised from the consultation on the draft revised Edinburgh Design Guidance;
2. To approve the revisions to parts 1, 2 and 3 of the finalised Edinburgh Design Guidance;
3. To note that the Edinburgh Street Design Guidance (ESDG) would be embedded as a new part 4 of the Edinburgh Design Guidance following consideration by the Transport and Environment Committee;
4. To note that the Chief Planning Officer would report identifiable Private Rented Sector Build for Rent planning applications to the Development management Sub-Committee for consideration
5. The Executive Director of Place to submit a report on how the planning process interacts with housing and building standards on how development is managed in terms of accommodating persons living with disabilities
6. The Executive Director of Place to submit a review report of the Design Guidance in 12 months
7. To refer the report to the Transport and Environment Committee for noting in respect of revised standards for car parking

(References – Planning Committee 8 December 2016 (item 5); report by the Executive Director of Place; submitted.)

4. **Edinburgh Planning Guidance: Review of Guidance for Development in the Countryside and Green Belt**

Details were provided on issues raised from the consultation on the draft Guidance for Development in the Countryside and Green Belt

Decision

- 1) To agree the response to the issues raised from the consultation on the draft Guidance for Development in the Countryside and Green Belt; and
- 2) To approve the finalised guidance.
- 3) To note that the Guidance would be amended to delete the words 'and countryside' from the Energy Development section on page 9 (line 4) of the updated guidance."

(Reference – report by the Executive Director of Place; submitted.)

5. **Supplementary Guidance – Review of Tollcross, Corstorphine and Gorgie/Dalry Town Centre**

Approval was sought for the revised Supplementary Guidance for Tollcross, Corstorphine and Gorgie/Dalry town centres.

The approved Supplementary Guidance would need to be referred to the Housing and Economy Committee for approval prior to formal adoption as part of the development plan, supplementing the Edinburgh Local Development Plan.

Decision

- 1) To approve the response to the issues raised from the consultation on the review of the Tollcross, Corstorphine and Gorgie/Dalry Town Centres Supplementary Guidance (SG);
- 2) To approve Appendix 2 of the report by the Executive Director of Place as the finalised SG for Tollcross Town Centre;
- 3) To approve Appendix 3 of the report by the Executive Director of Place as the finalised SG for Corstorphine Town Centre;
- 4) To approve Appendix 4 of the report by the Executive Director of Place as the finalised SG for Gorgie/Dalry; and
- 5) To refer all three to the Housing and Economy Committee for approval prior to the adoption as part of the statutory development plan.

(Reference – report by the Executive Director of Place; submitted.)

6. Supplementary Guidance – Nicolson Street/Clerk Street, Portobello and Stockbridge Town Centres

Approval was sought for the finalised Supplementary Guidance for Nicolson Street/Clerk Street, Portobello and Stockbridge Town Centres.

The approved Supplementary Guidance would need to be referred to the Housing and Economy Committee for approval prior to formal adoption as part of the development plan, supplementing the Edinburgh Local Development Plan.

Decision

1. To approve Appendix 1 of the report by the Executive Director of Place as the finalised Supplementary Guidance for Nicolson Street/Clerk Street Town Centre;
2. To approve Appendix 2 of the report by the Executive Director of Place as the finalised Supplementary Guidance for for Portobello Town Centre;
3. To approve Appendix 3 of the report by the Executive Director of Place as the finalised Supplementary Guidance for Stockbridge Town Centre; and
4. To refer all three to the Housing and Economy Committee for approval prior to the adoption as part of the statutory development plan

(References – Planning Committee, 2 March 2017 (item 6); report by the Executive Director of Place; submitted.)

7. Scotland's Geodiversity Charter 2017

Approval was sought for for the Council to sign Scotland's Geodiversity Charter 2017 and support the vision and actions for local authorities within the Charter.

Decision

1. To approve the vision and actions for local authorities within the Charter; and
2. To sign the Charter

(Reference – report by the Executive Director of Place; submitted.)

8. Community engagement in planning

Details were provided on proposals for expanding community engagement in the planning system.

Decision

1. To note the content of the report in terms of the scope for a review of community engagement in planning;

2. To agree to commence with scoping out a process to establish a youth planning forum; and
3. To note the updates and that a further report setting out detailed proposals for engagement would be submitted to a meeting of the Committee within two cycles.

(References – Planning Committee 17 August 2017 (item 6); report by the Executive Director of Place; submitted.)

Planning Committee

10.00am, Monday, 11 December 2017

SESplan Operating Budget 2018/19

Item number	5.1
Report number	
Executive/routine	Executive
Wards	All
Council Commitments	4

Executive Summary

The 2018/19 Operating Budget of SESPlan, the body responsible for preparing the Strategic Development Plan (SDP), has been approved by the SESplan Joint Committee and this report seeks ratification of the decision. The operating costs of £183,248 will be met by equal contributions from member authorities totalling £60,000 and the shortfall made up from SESplan reserves.

SESplan Operating Budget 2018/19

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 ratifies the decision of the SESplan Joint Committee to approve the SESplan Operating Budget 2018/19 (Appendix 1); and
 - 1.1.2 notes that the Council will be required to contribute £10,000 as its share of costs for 2018/19.

2. Background

- 2.1 SESplan is the Strategic Development Planning Authority for South East Scotland. It is a partnership of six member authorities including Edinburgh, East Lothian, Midlothian, Fife, Scottish Borders and West Lothian, working together on strategic development planning matters.
- 2.2 SESplan has a core team of staff, assisted by member authority staff, and operates through a Joint Committee made up of two members from each member council. SESplan is resourced from equal financial contributions by the six member authorities.
- 2.3 SESplan's key role is to prepare and maintain an up to date Strategic Development Plan (SDP) for the South East Scotland area. The purpose of the SDP is to set out a vision for the long term development of the city region and deal with cross boundary issues such as housing and transport. The first SDP was approved by Scottish Ministers on 27 June 2013. There is a requirement to review the SDP within four years of its approval. A Proposed Plan (SDP2) has been submitted to Scottish Ministers and is currently undergoing Examination. The target for the Report of the Examination is 27 March 2018, with approval of SDP2 in June/July 2018.
- 2.4 An annual Operating Budget is prepared by SESplan. The SESplan Joint Committee approved the SESplan Operating Budget 201/19 on 27 November 2017. SESplan financial rules require that this decision is ratified by member authorities by the end of December.

3. Main report

Operating Budget 2017/18

- 3.1 The current financial year's Operating Budget is £299,000. At November 2017 it was forecast that there would be underspend of just under £135,000, representing a 45% saving. A large proportion of savings come from staffing. This is largely due to a temporary post being vacated earlier than anticipated and the SDP Manager position being undertaken in a part time capacity. Rent and travel have also reduced to reflect the lower staffing level. Other savings are in Examination costs which have been reduced on the basis of costs related to other Examinations. A sum included for work in support of Supplementary Guidance on Cross Boundary Developer Contributions has been moved into the 2018/19 financial year to reflect the project timeline.

Operating Budget 2018/19

- 3.2 The SESplan Operating Budget 2018/ 2019 sets out total expenditure of around £183,000, significantly below that in 2017/18. Fixed costs are around £102,000. The greatest spend is staffing for which a budget of £75,000 has been identified. This provides for an Acting SDP Manager / Lead Officer and Graduate Planner.
- 3.3 Other fixed costs remain largely the same as 2017/18.
- 3.4 Variable costs are related to the development plan cycle. Over the first few months of the 2018 / 2019 financial year, the SESplan Core Team will be focussed on the Examination and Approval stages of SDP2s preparation including updating the Proposed Plan with any modifications arising from the Report of Examination and preparing post approval documents.
- 3.5 The largest variable cost relates to technical support which includes modelling/appraisal work to support the preparation of Supplementary Guidance on Developer Contributions required by the Proposed Plan, along with mapping support. Costs of £65,000 are identified.
- 3.6 A contingency of 10% has been included within the variable costs. The full budget is set out at Appendix 1 to this report.

Member Contributions 2018/19

- 3.7 Each member authority is liable for one sixth of the annual Operating Budget. Savings in 2017/18 have significantly increased reserves. To manage reserves SESplan Joint Committee agreed that contributions per member authority, for the 2018/19 year only, would be £10,000. This is significantly below the 2017/18 contribution of £44,000 and contributions in previous years.

SESplan Financial Rules state that member authority contributions are to be in place by the end of April each year. The sum is contained within the Planning Service revenue budget.

Future Operating Budgets

- 3.8 Indicative Operating Budgets beyond 2018 / 2019 have not been set out. The consultation on the future of the Scottish planning system ([Places, People and Planning](#)) published in January 2017 sets out that SDPs should be removed from the system and proposes Regional Working Partnerships. A Planning Bill is expected in winter 2017. In the meantime SESplan is statutorily required to prepare and keep under review an SDP.
- 3.9 Future Operating Budgets will be reviewed against the outcome of the ongoing planning review.

4. Measures of success

- 4.1 Sufficient funding in place to progress the SDP in accordance with the Development Plan Scheme.

5. Financial impact

- 5.1 The Council is required to make a contribution of £10,000 towards the SESplan Operating Budget – this is a reduction of £34,000 against the 2017/18 payment. The sum is contained within the approved Planning Service revenue budget. Contributions require to be paid to Fife Council, the authority responsible for administering SESplan's budget by 30 April 2018.

6. Risk, policy, compliance and governance impact

- 6.1 There are risks to the development plan process if sufficient funding is not available to progress the SDP at a rate which provides up to date strategic planning policy context for the timeous progression of the Local Development Plan. The risks associated with this area of work are significant in terms of finance, reputation, and performance in relation to the statutory duties of the Council as Planning Authority, Roads Authority and Education Authority. The identified SESplan Operating Budget has been prepared to provide for the current work programme and includes contingency.

7. Equalities impact

- 7.1 No equalities or rights issues have been identified in relation to this report.

8. Sustainability impact

- 8.1 There are no direct sustainability impacts arising from this report.

9. Consultation and engagement

9.1 No consultation has been undertaken in relation to the preparation of this report.

10. Background reading/external references

10.1 [SESplan Development Plan Scheme 9](#)

10.2 [Report to Planning Committee 17 August 2017, Strategic Development Plan 2 and SESplan Operating Budget 2017/18](#)

Paul Lawrence

Executive Director of Place

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11. Appendices

Appendix 1 – SDP Manager's Report to SESplan Joint Committee 27 November 2017, Finance and Resources Committee



The Strategic Development Planning Authority
for Edinburgh and South East Scotland

SESPLAN JOINT COMMITTEE

27 NOVEMBER 2017

FOR DECISION

ITEM 8 – FINANCE

Report by: Alice Miles, Acting SDP Manager

Purpose

This Report presents an update on the SESplan Operating Budget for 2017 / 2018 and sets out the SESplan Operating Budget for 2018 / 2019 for Joint Committee approval.

Recommendations

It is recommended that the SESplan Joint Committee:

1. Note the updated forecast expenditure against the approved Operating Budget for 2017 / 2018 set out within Appendix 1 to this Report;
2. Approve the updated Operating Budget for 2018 / 2019 set out within Appendix 1 to this Report;
3. Note that member contributions for financial year 2018 / 2019 have been reduced and are set at £10,000 (excluding VAT) per authority (as set out within Appendix 1 to this Report), payable to Fife Council by the 30 April 2018;
4. Note that member authorities are required to ratify the decisions above and to make their required contributions subsequently; and
5. Note that an Operating Budget for 2019 / 2020 will be brought to a meeting of the SESplan Joint Committee in late 2018.

1. Background

- 1.1 The SESplan Financial Rules set out that Operating Budgets for the next financial year should be proposed by the SDP Manager, approved by the SESplan Joint Committee and that decision ratified by the member authorities by the end of December.

1.2 In compliance with these rules, the SESplan Joint Committee at its meeting on the 24 November 2016 agreed to approve the Operating Budget for 2017 / 2018 in principle and that a review of SESplan expenditure and future budgets would be brought to the next meeting. The SESplan Operating Budget for 2017 / 2018 was approved at Joint Committee on the 13 March 2017.

2. SESplan Operating Budget 2017 / 2018

2.1 The latest position on the SESplan Operating Budget for 2017 / 2018 as at November 2017 is included as Appendix 1.

2.2 The largest spend by SESplan is on staffing. As set out in Appendix 1, the forecast for staffing at November 2017 was estimated at £102,000. The approved Operating Budget 2017 / 2018 includes a total staffing budget of £160,931. There is therefore a saving in staffing of just under £59,000. This primarily relates to the post of temporary planner being vacated in August rather than December 2017 and the part time SDP Manager position. There is also a current vacancy in the permanent planner position which has been filled by a graduate planner on a temporary contract from August 2017.

2.3 The Operating Budget for 2017 / 2018 also includes other fixed costs relating to training, rent and accommodation, travel, IT hardware, software and maintenance and audit / professional fees. The forecast sets out underspend in these areas in particular related to rent and accommodation and travel. The Core Team is currently made up of two members of staff, the rental agreement with West Lothian has therefore been updated to reflect the requirement for two rather than five desks. This has resulted in an underspend of around £3,195. Following the relocation of the Core Team to West Lothian, relocation travel expenses were payable for a three year period. Those members of staff eligible for the reimbursement of expenses have now left SESplan, therefore there is a forecast underspend in travel of £2,700.

2.4 Overall at November 2017, it was estimated that there would be a saving across all fixed costs of £63,780.

2.5 The approved 2017 / 2018 Operating Budget also includes an allowance of £105,050 for variable costs.

- 2.6 The largest spend in 2017 / 2018 is related to the Examination, where costs are met 50/50 with the DPEA. On the basis of costs related to other Examinations including CLYDEplan, the budget has been reduced to £20,000, making a saving of £10,000. This reduced figure also includes a contingency fund should it be required.
- 2.7 A Project Manager from Fife Council has now been appointed to lead on the preparation of Supplementary Guidance on a Developer Contributions Transport Framework and a Project Brief and Timeline agreed. A working group made up of officers from within the Member Authorities and Transport Scotland has also been convened. Any technical support spend on this work will therefore likely fall into the 2018 / 2019 financial year albeit that there will be a continuous review of additional work required in this area with an assessment of resources available in-house undertaken first to ensure best value and minimal spend where possible.
- 2.8 A sum of £2,500 has been allocated to technical support in financial year 2017 / 2018 and this relates to the provision of technical GIS and mapping support from the City of Edinburgh. SESplan does not have any mapping or GIS capability / expertise and mapping will be required in support of the Supplementary Guidance on Developer Contributions as well as Green Networks.
- 2.9 Across the entire Operating Budget for 2017 / 2018, the updated position as at November 2017 is a forecast underspend of £134,730.

3. SESplan Operating Budget 2018 / 2019

- 3.1 Over the first few months of the 2018 / 2019 financial year, the Core Team will be focussed on the Examination and Approval stages of SDP2s preparation including updating the Proposed Plan with any modifications arising from the Report of Examination and preparing post approval documents such as the post adoption SEA statement, Habitats Regulation Appraisal and the Action Programme. The target for the Report of the Examination is the 27 March 2018, with approval of SDP2 in July 2018.
- 3.2 The staffing assumptions for 2018 / 2019 are £75,000 and include SDP Manager (0.2FTE), Lead Officer (0.86FTE) and Graduate Planner (1FTE, temporary contract to 6 May 2018). This also includes allowance for additional resources to be brought into the Core Team should they be required.

- 3.3 The Proposed Plan states that Supplementary Guidance will be required to be prepared on Cross Boundary Transport Developer Contributions Framework and Green Network Priority Areas for Key Areas of Change South East and Edinburgh and West. As stated above Project Managers for these three pieces of Supplementary Guidance have been appointed and working groups convened. A technical support budget has been identified to accommodate this work and any other technical assessments should they be required. As stated above there will be a continuous review of all technical analysis / assessments required with resources available in-house utilised first to ensure best value and minimal spend where possible.
- 3.4 The response on the Proposed Plan from Scottish Government advised that further work is required on heat, wind and minerals and that this work should also take the form of Supplementary Guidance. SESplan disagrees that further Supplementary Guidance is required in these areas; however the requirement to prepare this additional guidance is dependent on the outcome of the Examination. The Reporter may be so minded to require Supplementary Guidance is prepared. Any Supplementary Guidance on heat, wind or minerals will be required to be approved within one year of Plan approval i.e. no later than July 2019 and additional resources either within the Core Team or from Member Authorities or potentially under the technical spend allocation will be required to be identified.
- 3.5 For other fixed costs within 2018 / 2019, costs remain largely the same as 2017 / 2018. The largest spend is IT which includes the running and maintenance of Objective Connect and the online SESplan Consultation Portal at £12,500 and the operation and running of the SESplan email and website (£2,900). Costs for accommodation in West Lothian Civic Centre remain the same.
- 3.6 Printing / photocopying and advertising / marketing costs are £4,000 each and will include the printing and publication of the approved SDP2. Copies are required to be provided to every library in the SESplan area, neighbouring authorities and planning receptions and notification of the Plan's approval is required to be advertised in a newspaper. Costs for technical support are £65,000 and include for modelling / appraisal work to support the Supplementary Guidance on Developer Contributions as well as mapping / GIS or further technical analysis and / or assessments that may be required. A 10% contingency of £7,350 has also been included.

- 3.7 The Audited Accounts at the end of 2016 / 2017 show a reserve of £91,315. On the basis of the savings indicated in the updated forecast for 2017 / 2018, this will result in a further increase of reserves at the end of 2017 / 2018 to £191,320.
- 3.8 Going into 2018 / 2019, as shown in Appendix 1, member contributions are proposed to be set at £10,000 per member authority. This is a budget proposition made for this year only as a pragmatic way of managing the significant reserves to be built up by the end of 2017 / 2018. Member contributions in 2017 / 2018 were set at £44,000, to reduce contributions to £10,000 in 2018 / 2019 represents a 23% saving.
- 3.9 It is requested that member authorities ensure that contributions of £10,000 are in place by the start of the next financial year and note that an Operating Budget for 2019 / 2020 will be brought to a meeting in late 2018 for Joint Committee consideration.

Report Contact

Alice Miles

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Appendices

Appendix 1 Operating Budget 2017 / 2018 Forecast and Operating Budget 2018 / 2019

DESCRIPTION	17 / 18 Budget Approved at Joint Committee March 2017	17 / 18 Forecast at November 2017	Variance 17 / 18 Approved Budget vs. 17 / 18 Forecast	18 / 19 Operating Budget
Staff	160,931	102,000	58,931	75,000
Training	1,000	2,000	-1,000	1,000
Rent (including Service Charge)	7,487	4,292	3,195	4,292
Travel	4,200	1,500	2,700	1,500
IT (Hardware, Software and Maintenance)	15,555	15,500	55	15,500
Mobile Line Rental	102	203	-101	206
Audit / Professional Fees	3,400	3,400	0	3,400
Miscellaneous	1,500	1,500	0	1,500
Total Fixed Costs	194,175	130,395	63,780	102,398
Examination	30,000	20,000	10,000	0
Technical Support	60,000	2,500	57,500	65,000
Printing / Photocopying	1,000	4,000	-3,000	4,000
Postages / Franking	500	500	0	500
Advertising / Marketing	4,000	4,000	0	4,000
Contingency 10%	9,550	3,100	6,450	7,350
Total Variable Costs	105,050	34,100	70,950	80,850
Total Expenditure	299,225	164,495	134,730	183,248
Member Authority Contributions	264,000	264,000	0	60,000
Sales	0	0	0	0
Income / Interest on Revenue Balance	200	500	-300	0
Total Income	264,200	264,500	-300	60,000
Net	-35,025	100,005	-135,030	-123,248
Take From / Add to Reserves	-35,025	100,005		-123,248
Usable reserve balance (Reserves at 31 March 2017 £91,315)	56,290	191,320		68,072
Usable reserve as % of expenditure	18.8%	116.3%		37.1%
Target reserve (1 month's operating costs)	24,935	13,708		15,271
Shortfall on target reserve of 1 month's operating costs	31,355	177,612		52,801

Planning Committee

10.00am, Monday, 11 December 2017

Planning Enforcement Charter – Statutory Review

Item number	6.1
Report number	
Executive/routine	Executive
Wards	All
Council Commitments	13

Executive Summary

The purpose of this report is to seek the Committee's approval for the revised Planning Enforcement Charter. The Charter sets out how the City of Edinburgh Council will deliver the statutory planning enforcement service in the City.

The Town and Country Planning (Scotland) Act 1997 requires local authorities to review planning enforcement charters every two years and it is now time to update and revise it.

Planning Enforcement Charter – Statutory Review

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 Notes the resource issues affecting the ability to meet enforcement service standards; and
 - 1.1.2 Approves the revised Planning Enforcement Charter.

2. Background

- 2.1 Planning permission is required for all development that takes place in Scotland, with the exception of more minor works. Sometimes developers or householders undertake work without planning permission or fail to keep to the permission they have been given. Councils have powers to enforce planning controls in such cases. However, enforcement action is discretionary and it is not illegal to carry out development without planning permission. Action should only be taken if it is in the public interest to do so. [Circular 10/2009 on Planning Enforcement](#) sets out Government policy on the use of enforcement powers.
- 2.2 Section 158A of the Town and Country Planning (Scotland) Act 1997 (The Planning Act) requires planning authorities to produce and review planning enforcement charters every two years. The current 2015 charter is now due for review. The Planning Enforcement Charter sets out how the enforcement process works, the role of the Council and the service standards that customers of the service can expect. Planning enforcement can be a long and complex process and resources are limited so it is important that the Charter indicates clearly when action will be taken.
- 2.3 There have been no changes to enforcement legislation over the last two years but [Council Commitment No.13](#) states - *Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh's policies and developer's commitments*. This Charter review will consider how this can be achieved.

3. Main report

Drivers for Change

- 3.1 The 2015 Planning Enforcement Charter has been reviewed, and overall the document remains a robust framework within which enforcement investigations are

carried out. The proposed amendments do not seek to alter the general approach to planning enforcement which aligns with Government guidance.

- 3.2 The service standards have also been considered in view of commitment 13 of the Councils business plan which commits to *“Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh’s policies and developer’s commitments”*. This is a challenging commitment as available resources have to be used selectively on the most serious cases where formal action is required.

The Culture of Enforcement

- 3.3 One of the most common complaints of community councils and the general public is that too many people are not sanctioned for doing unauthorised work. However, as the Government circular states - *Enforcement action should always be commensurate with the breach of planning control to which it relates. For example, it is usually inappropriate to take formal enforcement action against a trivial or technical breach of planning control which has no material adverse planning implications*. In Edinburgh, very few investigations lead to formal action such as enforcement notices. The majority either require no further action or the breach is rectified without a need for formal action. This is commensurate with other planning authorities in Scotland.
- 3.4 There are other ways of regularising breaches without taking formal action and one of these is to serve a notice under section 33A of the Planning Act 1997. This requires that the owner of the land makes an application for planning permission for the works already carried out. More use of this power could help to improve public confidence in the enforcement system.
- 3.5 It is important that more time is allowed for more complex investigations such as short stay commercial visitor accommodation (SSCVA) investigations which often involve numerous evening visits to establish a breach has occurred. Service standards cannot often be met in these circumstances and a longer period is required to assess whether formal action is required in the case of SSCVA investigations.

Current Performance

- 3.6 The enforcement service continues to see high demand for its services and, in 2016/17, 695 cases were recorded for investigation. This is an increase in the 584 cases in 2015/16. As stated above, not all cases lead to formal action but there has also been an increase in action from 39 cases in 2015/16 to 55 cases in 2016/17. The target period for taking enforcement action was changed from 80% in 4 months to 80% in 3 months in May 2016 but this target is not being met with around 40% of cases meeting the 3 month target. The expected efficiencies arising from a procedural review did not materialise due to resource pressures.
- 3.7 Enforcement investigations are carried out by two area based teams, one for the east side of the City and one for the west. Case officers deal with both householder applications and enforcement investigations. Due to the high volume of applications and investigations and the sometimes onerous nature of the work, there is a high staff turnover and resources are currently stretched in the teams dealing with

enforcement. As such, the service is not currently meeting service standards. Sampling shows that the 20 day standard for giving the customer a case update is only being met in around 48% of cases.

- 3.8 Even with a full complement of case officers, the current 20 day standard is challenging. There could be a case for relaxing this standard but provided staff resource issues are resolved, 20 days remains a realistic target for letting the customer know the status of the case. In addition, the change from the 4 month period for taking enforcement action to 3 months is realistic if resource issues are resolved. It is recommended that the 20 days standard remains and that the standard for taking formal action is changed to 3 months. To support this, a review of resources will be carried out to align enforcement strategy with council commitments.

Enforcement Charter 2017

- 3.9 As there has been no major changes to the legislative context for enforcement, the changes since the 2015 Charter are minor. The Planning Enforcement Charter 2017 can be viewed in Appendix 1. The main changes include:
- reference to the Council's commitment on enforcement;
 - a new service standard has been added that a section 33A notice may be served requiring an application for planning permission for development already carried out;
 - the service standard for formal enforcement action has changed from 4 months to 3 months;
 - a reference to the longer service standard for serving a notice on Short Stay Commercial Visitor Accommodation due to the complexity in investigating these cases;
 - a service standard to make the report of handling available online for every case explaining why we have come to a decision; and
 - Other minor amendments to the text.

Next Steps

- 3.10 Once approved by the Committee, copies of the Planning Enforcement Charter will be submitted to the Scottish Government, made available in all public libraries within the City of Edinburgh Council area and online. The Charter will next be reviewed in December 2019.

4. Measures of success

- 4.1 Customers are aware of the enforcement process and what levels of service they can expect from the Council.
- 4.2 The Planning Performance Framework indicator for the enforcement charter remains up to date.

5. Financial impact

- 5.1 There are no direct financial impacts arising from this report. A review of resource implications will be carried out over the coming year to align enforcement strategy with council commitments.

6. Risk, policy, compliance and governance impact

- 6.1 There is a risk that the service standards in the Charter will not be achieved if resources for enforcement activity cannot be realigned.

7. Equalities impact

- 7.1 The impacts of this report in relation to the Public Sector Equalities Duty and the 10 key areas of rights have been considered. The report has no significant direct impact on the Council's three equalities duties.

8. Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered. Relevant Council sustainable development policies have been taken into account. This Enforcement Charter will have no adverse impacts on carbon emissions, the city's resilience to climate change impacts, achieving a sustainable Edinburgh in respect of social justice, economic wellbeing or good environmental stewardship.

9. Consultation and engagement

- 9.1 There has been no formal period of consultation regarding updating the Enforcement Charter.

10. Background reading/external references

- 10.1 [Planning Enforcement Charter 2015](#)
10.2 [Planning Performance Framework 2016/17](#)

Paul Lawrence

Executive Director of Place

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11. Appendices

Appendix 1: Planning Enforcement Charter 2017

Planning Enforcement Charter

December 2017



Foreword

The government places a strong emphasis on the role of planning enforcement in delivering key policy objectives and maintaining public confidence in the planning system. The Planning etc. (Scotland) Act 2006 sets out a requirement for councils to produce enforcement charters as a means of raising the profile of planning enforcement and to update it every two years.

The Council, as part of its Council Business Plan 2017-22, has pledged a commitment to “Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh’s policies and developer’s commitments”. This commitment demonstrates the importance the Council places on providing an effective enforcement service.

This charter sets out the role the Council plays in enforcement, the service we aim to provide and what happens at different stages of the process. The public also play a vital role in informing the Council when they suspect there has been work undertaken without planning permission or listed building consent. If you are unsure if work is a breach of planning control you can check this online at www.edinburgh.gov.uk/planninganddevelopmentonline.

If you believe a breach of planning control has occurred and the work being undertaken should be investigated by an enforcement officer, you can report this using the online form at www.edinburgh.gov.uk/planningenforcement.

We know enforcement is an issue that concerns many members of the public and hope that the charter provides reassurance of the commitment of the Council to investigating and resolving planning breaches and providing a robust planning service.



Councillor Lewis Ritchie
Convener of
Planning Committee

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The Planning Enforcement Service

This charter outlines how the planning enforcement system operates, and the standards of service that we seek to achieve when enquiries are made. Enforcement can be one of the most complex parts of the planning system, and can have long and unpredictable timescales. The aim of this charter is to ensure that our enforcement procedures are fair and reasonable and that interested parties are kept informed.

The Council has statutory powers to investigate breaches of planning control and breaches of condition. Formal action can be taken where a satisfactory outcome cannot be achieved by negotiation. A planning authority is not required to take action on a breach of planning control but any action taken must be reasonable and proportionate to the breach. A planning authority may issue an enforcement notice where it appears to them to be expedient to do so, having regard to the development plan and to any other material planning considerations. It is important to remember that a breach of planning control is not a criminal offence and the aim is to resolve breaches rather than punish those who carried out the work.

The Council's Business Plan 2017-22 sets out 52 commitments the administration pledge to deliver over the next 5 years. Commitment 13 relates to our enforcement service and commits the Council to:

"Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh's policies and developer's commitments".

This charter sets out our service standards to deliver this commitment.

Reporting a Breach of Planning Control

Planning enforcement involves two decisions – whether a breach of planning control has taken place, and whether it is expedient to take enforcement action. The latter decision is at the discretion of the planning authority and is a matter of judgement

A breach of planning control can include:

- Work being carried out without planning permission or other consent;
- An unauthorised change of use;
- Failure to comply with conditions attached to a permission or consent; and
- Departures from plans and drawings approved as part of planning permission or other consent.

The Council does not actively monitor the implementation of consents or search for breaches of planning control and relies on members of the public to report information to the planning service if they think that a breach of planning permission has taken place. You can check if works have consent [online](#). If you believe works are being carried out without the appropriate consents enforcement enquiries can be made using the Council's [online form](#).

In accordance with the Environmental Information (Scotland) Regulations 2004 we will treat the identity of complainants in confidence. We will only release information regarding the identity of a complainant where it is in the public interest to do so, as a result of a ruling by the Scottish Information Commissioner or directed to do so by a court of law.

Investigating a Breach of Planning Control



Registration of Your Enquiry

When information is received by the planning service on a possible breach of planning control, we firstly check it to ensure that it includes all the detail required for a possible enforcement case to be investigated

Service Standard: After preliminary checking, your enforcement enquiry will be registered within five working days of receipt. Once registered, an email or written acknowledgement will be sent to the person who made the enquiry.

Some enforcement enquiries relate to matters over which the planning service has no control, for example, neighbour disputes relating to land ownership. These matters cannot be investigated by the planning service.

Initial Investigations

Following registration of a possible breach of planning control, an enforcement officer will visit the site. The timescales for the site visit will be based on the nature and urgency of the possible breach. In some cases, an additional investigation is required to establish if a breach has occurred, and this may lengthen the process involved in taking action.

Unauthorised work on protected trees will be investigated as a matter of urgency. Following the initial site visit, a course of action will be decided as soon as practicable.

Service Standard: You will receive a follow-up response within 20 working days of receipt of your enforcement enquiry. If your information does not concern a planning matter, you will be advised accordingly and the case will be closed.

Resolving Cases

It is not always possible to anticipate the length of time required for a decision or for action on a case, nor for a case to be resolved. Progress can be delayed for a number of reasons, for example where evidence must be collected and verified over a period of time, where negotiations take place, or where formal procedures have to be used.

A planning application can be submitted to regularise the breach of control, or an appeal can be made to Scottish Ministers if an enforcement notice is served. If this happens, it will affect the timescale to resolve the case. It is important to note that there is no right for the enquirer to make any comments on the appeal.

The Council recognises that delays can be a source of considerable frustration to those affected by potential breaches particularly if they consider that their amenity is affected. We will try to keep you informed of significant stages in the progress of a case, for example when an application is received for the site.

Where the development is likely to be acceptable, it may be more appropriate to seek the submission of a planning application. There are provisions in the Planning Acts for the planning authority to require applications to be made in retrospect. In these cases any action proposed is suspended until a decision is made on the application.

Service Standard: Where the development is likely to be acceptable, the planning authority may request a retrospective planning application including, if necessary, serving a Section 33A Notice for works carried out without planning permission.

Formal Action

If the case is unable to be resolved and there is a breach of planning control, formal enforcement action will be required.

Service Standard: The planning authority will aim to serve the enforcement notice within 3 months of the date of the original complaint. (This may take up to 6 months for Short Stay Commercial Visitor Accommodation cases)

With only a few exceptions, the Chief Planning Officer has delegated authority to proceed with such action without referral to the Development Management Sub-Committee.

Formal action is instigated by the service of a notice (see Types of Notice). All of these include the following information:

- A description of the breach of control which has taken place;
- The steps which should be taken to remedy the breach;
- The timescales for taking these steps;
- The consequences of failure to comply with the notice; and
- Rights of appeal where appropriate.

The planning authority has additional powers, including the use of interdicts, which complement the serving of notices. For more detail, please see 'Enforcement Legislation' on page 5.

The Council may take action to ensure compliance with an Enforcement Notice. Such action may include:

- Prosecution through the Sheriff Court;
- Carrying out works in 'default' of an Enforcement Notice. In other words the Council may arrange for works to be carried out and then recover the cost of this work from the recipient of the notice.

The Council will consider the most effective way of ensuring that someone who is contravening an enforcement notice complies with its requirements. It may, for example, be appropriate to initiate prosecution proceedings and take 'direct' action, especially if the offence is blatant and causes environmental harm.

If an owner/occupier is found guilty, a maximum fine of £20,000 may be imposed by the Courts. If the Notice is still not complied with, a second prosecution may be sought with a recommendation that courts impose a 'continuance fine' which will apply every day the notice is in breach.

When a notice has been complied with, a closing report will be prepared and posted on the Planning portal. The enquirer will be notified when this has been completed.

Service Standard: There will be a Report of Handling for every case explaining why we have come to a decision.

The Council has powers to enter land to find out if there has been a breach of planning control, to check whether there has been compliance with a formal notice, or to check whether a breach has been satisfactorily resolved

Appeals

If an appeal is lodged against a notice, this appeal is submitted to and considered by Scottish ministers. In almost all cases appeals are dealt with by Reporters from the Scottish Government's Planning and Environmental Appeals Division (DPEA).

Service Standard: When an appeal is submitted on an enforcement notice served by the Council, we will inform the original complainant within 5 working days of receipt of the appeal.



Enforcement Register

Details of enforcement notices, breach of condition notices and stop notices are entered into an Enforcement Register, which forms part of the Planning Register. These are available at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG and on the Council's website.

Time-Limited Procedures

In some cases, the Council is time-barred from taking enforcement action. The time is limited to four years for enforcement action for "unauthorised operational development" (i.e. the carrying out of building, engineering, mining or other operations in, on, over or under land) and change of use to a single dwelling house. This could include development such as replacement windows extensions or satellite dishes. After four years following the breach of planning control, the development becomes lawful and no enforcement action can be taken.

A time limit of ten years for enforcement action applies to all other development including change of use (other than to a single dwelling house) and breaches of conditions, after which the development becomes lawful if no enforcement action is commenced.



Customer Care and Complaints

The Planning and Building Standards Customer Charter sets out the standards that customers should expect in their dealings with the service. The service is committed to providing high quality customer care and any suggestions to improve are welcomed.

We are committed to improving our service and dealing fairly, honestly and promptly with any concerns. However, if there has been a service failure, we want to hear from you.

We will consider all complaints made about the way in which your enquiry was dealt with. Disagreement with a decision of the Council will not, in itself, be a ground for complaint and in many situations there is a separate procedure for an applicant to appeal against such decisions.

The quickest way to sort things out is to talk to the officer concerned. However if you are still dissatisfied, you can use Council's online Complaints Form to receive a formal response.

If, after you have gone through our complaints process you still feel aggrieved, you have the right to take the complaint to the Scottish Public Services Ombudsman (SPSO). The power of the SPSO does not extend to the amendment of planning enforcement decisions – the function of the SPSO in planning cases is to judge whether Councils have fulfilled their duties reasonably.

Enforcement Legislation



Planning Enforcement powers are set out in Part VI of the Town and Country Planning (Scotland) Act 1997, in part VII, regulations 24 to 26A of the Town and Country Planning (Control of Advertisements)(Scotland) regulations 1984, and in Chapter IV of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Government policy on planning enforcement is set out in Circular 10/2009: Planning Enforcement. The Planning Acts and this publication are available online.

Types of Notice

Breach of Condition Notice - makes provision for enforcing the conditions to which any planning permission is subject. It is effective on the date of service. It may be used as an alternative to an enforcement notice (see below), and is served on any person carrying out the development and/or any person having control of the land. There is no right of appeal against this notice. Those receiving the notice may make representations to the planning authority if they believe the notice to be unreasonable. Summary prosecution in Court is available for contravening a breach of condition notice.

Enforcement Notice - this notice is generally used to deal with unauthorised development, but can also be used for a breach of planning conditions. There are similar notices and powers to deal with listed buildings (see below), and advertisements. An Enforcement Notice will specify a time period to take effect (usually a minimum of 28 days); and will specify what steps must be taken to remedy the breach and the period by which these steps must be completed. There is a right of appeal against an Enforcement Notice, and the terms of the notice are suspended until a decision is reached on the appeal to the Scottish Ministers. Failure to comply with the terms of an Enforcement Notice within the time specified is an offence, and may lead to

the imposition of a fine in the Sheriff Court.

Fixed Penalty Notices - where an Enforcement Notice (or Breach of Condition Notice) has been served and has not been complied with, the Council can serve a Fixed Penalty Notice (FPN) on the recipient of the notice. The fine is £2000 for an FPN relating to a planning Enforcement Notice and £300 in respect of failure to comply with a Breach of Condition Notice. There is no right of appeal against these notices, although timeous payment prevents the council from reporting the non-compliance with the original notice to the Procurator Fiscal.

Listed Building Enforcement Notice - this must be served on the current owner, lessee, occupier and on anyone else with an interest in the property, and the procedures involved are similar to those outlined above. The notice must specify the steps to be taken to remedy the breach, and specify a final date for compliance. If the current owner fails to meet the terms of the notice by the date specified, they are guilty of an offence. There is the right of appeal to Scottish Ministers against the notice. Breaches of listed building controls are a serious matter. It is a criminal offence to undertake unauthorised works to demolish, significantly alter or extend a listed building, and this could, in certain circumstances, lead to either an unlimited fine or imprisonment.

Stop Notice - this is only used in particularly urgent or serious cases where unauthorised activity must be stopped. This is usually where there are implications for public safety or a significant impact on public amenity.

A Stop Notice is served with an Enforcement Notice. A Stop Notice cannot prohibit the use of a building as a dwellinghouse or prohibit the carrying out of any activity if the activity has been carried out for a period of more than four years. If a Stop Notice is served without due cause, or a subsequent appeal



against a parallel Enforcement Notice is sustained, the Council may be open to claims for compensation. The use of Stop Notices therefore needs to be carefully assessed by the Council.

There is no right of appeal against a Stop Notice, and failure to comply with its terms is an offence

Temporary Stop Notices - In certain cases where a breach of planning control is considered to have a severe impact on amenity, a Temporary Stop Notice can be served. These do not require to be accompanied by an Enforcement Notice and last for a maximum of 28 days

Other Powers

Planning Contravention Notice - used to obtain information about activities on land where a breach of planning control is suspected. It is served on the owner or occupier of the land in question; on a person with any other interest in the land; or on a person who is using or carrying out operations on the land. Those who receive a Planning Contravention Notice are required to provide specified information about operations being carried out on the land, or relating to conditions or limitations which apply to any planning permission granted in respect of the land. Supplementary information or representations on the matters raised in the notice may also be requested. Failure to comply with the notice within 21 days of it being served is an offence, and can lead to a fine in the Courts.

Notice under Section 272 (of the Town and Country Planning (Scotland) Act 1997) - provides limited powers which enable information to be obtained regarding interests in the land, and the use of the land. Failure to provide the information required is an offence.



Notice under Section 179 (of the Town and Country Planning (Scotland) Act 1997) - provides planning authorities with the power to serve a notice on the owner, lessee or occupier of land, the condition of which is adversely affecting the amenity of the area. The notice, which is also known as an 'Amenity Notice' sets out the steps to be taken to decrease the adverse effect of the condition of the land within a specified period.

Interdict and Interim Interdict - this is used to stop or prevent a breach of planning control. Such applications are considered by the courts. Before initiating proceedings, the planning authority will need to assess the likely outcome and the risk of incurring wasted expenditure.

Contact Details

Planning Helpdesk (Monday - Friday 9am-1pm)

Waverley Court 4 East Market Street Edinburgh EH8 8BG

Telephone: 0131 529 3550

Email: planning@edinburgh.gov.uk

Report a possible breach of planning control at
www.edinburgh.gov.uk/planningenforcement



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Planning Committee

10.00am, Monday, 11 December 2017

Restalrig Conservation Area Designation

Item number	8.1
Report number	
Executive/routine	Executive
Wards	14 Craigentenny / Duddingston
Council Commitments	15

Executive Summary

This report recommends the designation of the Restalrig Conservation Area, following consultation. It also recommends seeking the approval of Scottish Ministers for Article 4 Directions to bring various classes of permitted development under planning control, including development by statutory undertakers.

Restalrig Conservation Area Designation

1. Recommendations

- 1.1 It is recommended that the Committee agrees to:
 - 1.1.1 designate Restalrig as a conservation area; and
 - 1.1.2 seek the approval of Scottish Ministers for Article 4 Directions to restrict permitted development rights for development in Classes 7, 38, 39 and 40.

2. Background

- 2.1 The Council is responsible for the conservation and management of built heritage in the city including the designation of conservation areas.
- 2.2 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 makes provision for every planning authority from time to time to determine which parts of their districts are areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance, and designate such areas as conservation areas.
- 2.3 The Edinburgh Local Development Plan, adopted in 2016, states that an ongoing review of conservation areas will consider amendments to boundaries, opportunities for enhancement and the designation of new conservation areas.

3. Main report

Context

- 3.1 There are currently 49 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Each conservation area has its own unique character and appearance. It is for the planning authority to determine which parts of the city merit conservation area status.
- 3.2 The designation of Restalrig as a conservation area will support the conservation and enhancement of the historic village's unique character and history. An appraisal of Restalrig's historical and architectural significance is included in Appendix 1.

Restalrig Conservation Area

- 3.3 The proposed boundary of the conservation area includes:

- St Margaret's Parish Church, including graveyard, gatehouse and boundary walls;
- 62 Restalrig Road South; and
- The Deanery Wall.

St Triduana's Aisle, Chapel and Wellhouse is also a Scheduled Ancient Monument.

- 3.4 The original historic village of Restalrig was more extensive and included Craigentenny House, Restalrig House (now demolished) and the Kinloch Anderson factory. However, subsequent development has eroded the character of the wider area.
- 3.5 The listed buildings in the area reflect the historical significance of Restalrig and its importance as a centre of religious activity. The use of natural materials, such as rubble stone, create a sense of place and establishes the character of the proposed conservation area.
- 3.6 The principles of selection for designation as a conservation area are specified in Annex 3: Criteria for the Designation of a Conservation Area of the Historic Environment Policy Statement. The assessment of Restalrig in terms of this is shown in Appendix 2. This confirms that Restalrig meets the criteria for designation as a conservation area.

Consultation

- 3.7 The draft appraisal was published on the Council web site and promoted on the internet, social media and in the local area. An online questionnaire was set up to capture residents' views on the proposed designation of the conservation area. A summary of the results of the survey is in Appendix 3.
- 3.8 The proposed designation has also been discussed with community representatives from St Margaret's Church and the proposal has been advertised on their Facebook page.
- 3.9 40 responses were received. 39 of the respondents agree or strongly agree with the proposed conservation area designation. Only one disagrees with the proposed designation. There is, therefore, significant support for the proposed designation.
- 3.10 A number of comments refer to potential amendments to the proposed boundary of the proposed conservation area. Six respondents consider that the shop at Kemp's Corner should be included, one considers that the fire station adjoining the proposed boundary should be included and one notes that the house named 'Dunira' beside the Deanery wall should be included. This latter point has been accepted and 'Dunira' is included within the proposed boundary. However, the proposed boundary has been drawn tightly around the main historic and architectural features of interest in the area and the inclusion of the shop and fire station would diminish the quality of the proposed conservation area.

Outcomes of Conservation Area Status

- 3.11 Conservation area status demonstrates a commitment to positive action for the safeguarding and enhancement of built heritage. This status brings a number of additional controls:
- the demolition of unlisted buildings requires conservation area consent;
 - some permitted development rights are removed;
 - works to trees are controlled; and
 - alterations to windows can be controlled.
- 3.12 The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a conservation area without the need for planning permission. These include most alterations to the external appearance of dwelling houses and flats. Development is not precluded, but such alterations require planning permission and special attention will be paid to the potential effect of proposals.
- 3.13 Under Article 4 of the GPDO, the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The following Article 4 Directions are recommended for the proposed Restalrig Conservation Area:
- Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Class 38 - water undertakings.
- Class 39 - development by public gas supplier.
- Class 40 - development by electricity statutory undertaker

Local Development Plan

- 3.14 Policy Env 5 (Conservation Areas – Demolition of Buildings) and Policy Env 6 (Conservation Area Development) of the Edinburgh Local Development Plan will apply to any proposals in the proposed conservation area. These limit permission for the demolition of buildings which are considered to make a positive contribution to the character of the area, unless there are exceptional circumstances.
- 3.15 Before conservation area consent is granted, planning permission must be approved for a replacement building. Planning permission will only be granted when the proposals preserve or enhance the special character or appearance of the conservation area.

4. Measures of success

- 4.1 Designation of Restalrig as a conservation area.
- 4.2 Approval of Article 4 Directions by Scottish Ministers.
- 4.3 Publication of the finalised appraisal document.

- 4.4 Better informed design and decision making, helping to protect the special character of the area.

5. Financial impact

- 5.1 There are no financial implications for the Council arising from this report.

6. Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the document as recommended. Completion of the appraisal and the designation of the conservation area contributes to the Council's compliance with its statutory duty to review its conservation areas, as required in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The report also relates to Policy Env 6 of the Local Development Plan -Development within Conservation Areas.

7. Equalities impact

- 7.1 The aim of conservation area status is to enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.
- 7.2 No infringements of rights have been identified. No negative impacts on equality have been identified.

8. Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below.
- The proposals in this report will reduce carbon emissions by encouraging the conservation of resources and energy embodied in existing buildings, rather than demolition and reconstruction, major generators of carbon emissions.
 - The need to build resilience to climate change impacts is not relevant to the proposals in this report because conservation of the built environment is not considered to be significantly affected, positively or negatively, in this regard.
 - The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and material invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

9. Consultation and engagement

- 9.1 The draft appraisal was published on the Council web site and promoted on the internet, social media and in the local area.
- 9.2 An online questionnaire was set up to capture residents' views on the proposed designation of the conservation area. 40 responses were received.

10. Background reading/external references

None

Paul Lawrence

Executive Director of Place

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11. Appendices

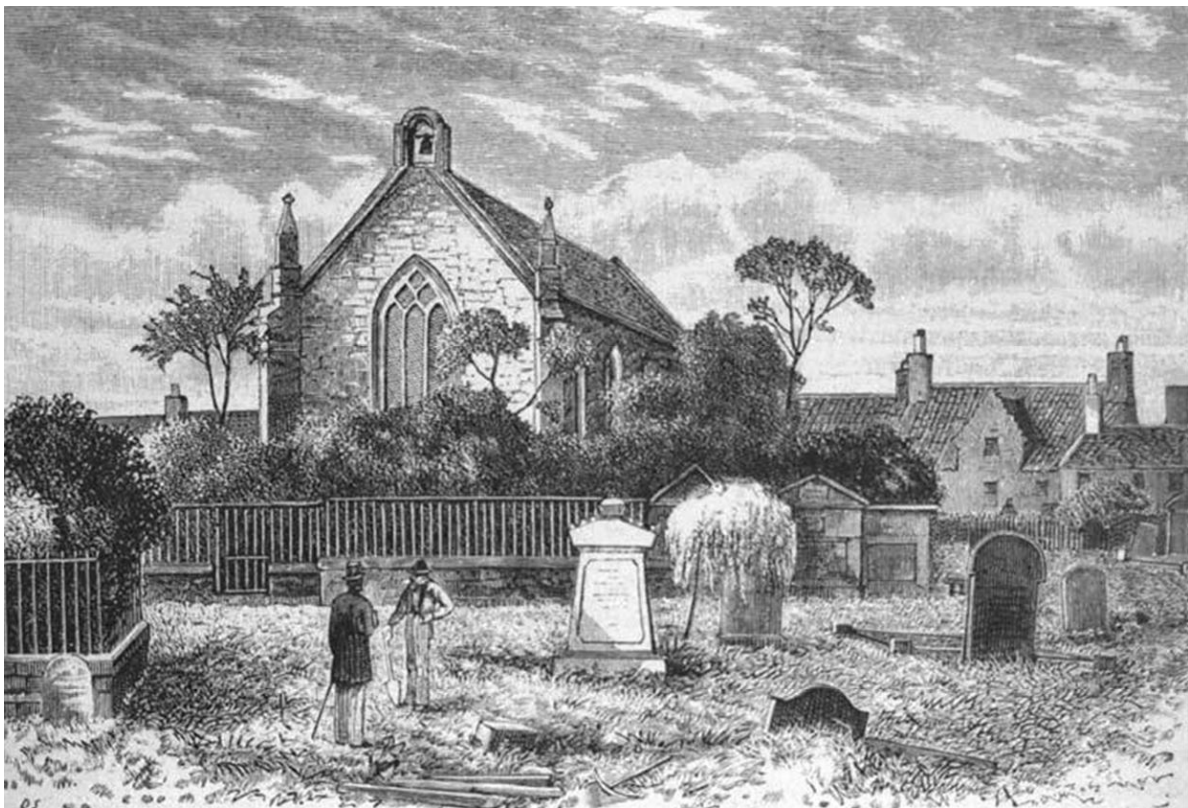
Appendix 1: Restalrig Conservation Area Character Appraisal.

Appendix 2: Conservation Area Designation Matrix.

Appendix 3: Summary of Consultation Responses.

Appendix 1

Restalrig Conservation Area Character Appraisal



Location and Boundary

The area lies to the north east of the City. The proposed boundary of the Restalrig Conservation Area includes St Margaret's Parish Church, graveyard and surrounding buildings at the entrance to Restalrig Road South from Restalrig Avenue.



Statement of Significance

The proposed Restalrig conservation area is historically significant as a result of its development around the church. Within the area there are several listed buildings which are historically significant and form part of the prevailing character of the area. These include:

- St Margaret's Parish Church, including graveyard, gatehouse and boundary walls;
- 62 Restalrig Road South; and
- The Deanery Wall.

There is also a Scheduled Monument:

- St Triduana's Aisle, Chapel and Well house.

These buildings reflect the historical and architectural significance of the area and its development as centre of religious activities.



Historical Origins and Development

The village of Restalrig developed around the ancient parish church of St Margaret (formerly Restalrig Parish Church). The name Restalrig is a 15th century variant on the name Lestalric, recorded from the late 12th century. The area was part of a medieval estate owned by the De Lestalrics.

St Margaret's Church has its origins in the 12th century and formed the nucleus of the village. The original parish incorporated South Leith.



The village was the home of the cult of St Triduana. According to the most popular legend, St. Triduana was born in the city of Colossae in Phrygia in Asia Minor in the fourth century. She became a nun, travelled to Scotland in the company of St Rule with the bones of St Andrew and landed at Kilrymont, the old name for St Andrews. She then settled at Rescobie in present day Angus. Legend has it that Nectan, King of the Picts, fell in love with Triduana for her beautiful eyes. Triduana then tore out her eyes, skewered them on a thorn and gave them to the King. Triduana then settled in Restalrig where she spent the final years of her life.

St Triduana was soon invoked by the blind and a well, which sprung up at Restalrig, was visited for its powers to restore sight (*'mend the ene'*). Restalrig became the most celebrated place of pilgrimage in the Lothians and many miracles were attributed to the influence of St Triduana. It is recorded that people were visiting Restalrig as late as the 1920s seeking help for ophthalmic problems.

The Norman family of the De Restalrigs built a church on the site of the shrine to St Triduana. The church was enlarged in the fifteenth century by order of King James III of Scotland, was further enhanced by James IV and James V, and developed into one of the most remarkable churches in Scotland. In the early part of the 16th century, a chapel was built to enclose the Well of St Triduana.

In 1560, during the Reformation, Restalrig was singled out for especially zealous treatment by the reformers and it was decreed 'that the kirk of Restalrig as a monument of idolatrie be raysit and utterly castin downe and destroyed'. In 1836, the parish church was rebuilt by the architect William Burn and was dedicated to St. Margaret. The lower storey of the hexagonal chapel was rediscovered and restored in 1907. Its conical roof is topped by a statue of the Saint and it remains an impressive and unusual piece of architecture.

Restalrig remained a small parish until the 1930s when it was engulfed by the modern city. The housing development stretched north from the East Coast mainline, encompassing what was previously farmland surrounding the village.

As a result of the area's more recent development, much of the original historic character of the village has been lost. However, there is a clearly distinguishable character in the area surrounding St Margaret's church. This character is defined by the streetscape, materials, historical significance and uses.



Topography

The topography of Restalrig is mainly flat although slopes slightly higher towards the north of Restalrig Road South. The land also slopes down westwards towards Lochend Loch.

Setting

The area is bound by mainly residential properties which are predominantly low density. There is a modern flatted block east of the Deanery Wall and most new development south of this has been for flats of around four storeys. The north of the proposed conservation area is bordered by Restalrig Avenue. The east is bordered by Marionville Fire Station.

Development Pattern

The development pattern of the proposed conservation area consists of a single road with a few closes leading from the pavement and access to a car park behind the Deanery Wall. There is also an access route around the perimeter of the graveyard leading to the entrance of St Margaret's parish Church.

Townscape

The proposed conservation area is characterised by the predominance of St Margaret's Parish Church and its ancillary buildings. The road is partly made up of well-maintained setts with the main through car route finished in tarmac. The pavements are narrow but there are some opportunities for public life, through the provision of benches. Buildings and walls surrounding the road have a distinctive character through the use of rubble built walls.

Architectural Character

Restalrig Parish Church including the graveyard, gatehouse and boundary walls are listed at Category 'A'. The existing building dates from 1487 and was restored by William Burn in 1836. It is a rectangular plan Gothic church, built in rubble stone. The graveyard has a collection late 17th century and early 18th century table stone tombs and wall mounted headstones, and 18th and 19th century classical gravestones.

The rubble stone Deanery Wall between 62a and 64 Restalrig Road South was part of the outer wall of the Deanery of Restalrig and dates from the 16th century.

St Triduana's Aisle Chapel and Wellhouse is an ancient monument adjoining the partly rebuilt medieval church of Restalrig. It consists of St Triduana's Aisle, a hexagonal two-storeyed chapel dating from the 15th century. The lower chamber was cleared out and restored in 1907 by Dr Thomas Ross, and has since been known as St Triduana's Well-House. The presence of water may be accidental and the structure is probably a chapel rather than a well-house. The upper chamber was probably the Kings Chapel which was endowed by King James III in 1477. The monument is of national importance because of its architectural quality and its association with James III. The area around has the potential to provide archaeological evidence for the construction of the chapel and for ecclesiastical use of the site.

A row of late 17th-century cottages, with crowsteps over semi-dormer windows, stands across the road from the church. The end house at 62 Restalrig Road South is known as the Wricht's House, dates from 1678 and is Category B listed. It has a projecting 17th-century stair-tower and is probably the oldest house in the village. It was remodelled around 1938. The entrance door lintel is dated 1678.

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have a statutory duty to identify and designate such areas. Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation Area consent;
- Some permitted development rights are removed;
- Alterations to windows are also controlled in conservation areas in terms of the Council's guidelines; and
- Works to trees are controlled (see Trees for more detail).

The removal of buildings which make a positive contribution to an area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Listed Buildings

A number of the buildings within the proposed Restalrig Conservation Area are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

Trees

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (etc.) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 2" (75mm) at a point 4ft (1.5m) above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Appendix 2: Restalrig Conservation Area Matrix

Criteria	Yes/No	Comment
Is the area of significant architectural or historic interest terms of specific listed buildings and/or ancient monuments?	Yes	The area is historically significant as one of Edinburgh's medieval villages and for its associations with the cult of St Triduana.
Is the area of significant architectural or historic interest in terms of building groupings and open spaces?	Yes	St Margaret's Parish Church and the surrounding buildings, which mostly comprise of ancillary uses to the church, are a grouping of historically significant buildings.
Is the area of significant historic interest in terms of building groupings and open spaces?	Yes	St Margaret's Parish Church and the surrounding buildings, which mostly comprise of ancillary uses to the church, are a grouping of historically significant buildings.
Does the area have a street pattern of historic or architectural interest?	No	There is only one street in the conservation area which has good quality hard landscaping and seating areas.
Does the area contain gardens and designed landscapes of historic or architectural interest?	Yes	The gardens and graveyard surrounding St Margaret's Church are of historic interest.
Does the area contain a planned town of historic or architectural interest?	No	
Is the area of distinctive architectural or historic character?	Yes	St Margaret's Parish Church and the surrounding buildings have a distinctive historic and architectural character.
Is the area a good example of local or regional style ?	Yes	Buildings with the area have a distinctive character.
Does the area have value within the wider context of the village or town?	Yes	The area has value in the wider context of the development of Edinburgh and the growth of the City encompassing surrounding villages.
What is the present condition of	-	The area is well maintained and in use.

the area and is there scope for significant improvement and enhancement?		
Is there local interest and support for the conservation area designation?	Yes	The consultation on the proposed conservation area designation has shown that there is significant support for the proposed designation.

Appendix 3 - Restalrig Proposed Conservation Area Consultation Responses

Do you agree with the Designation of Restalrig as a Conservation Area?

	Number	Percentage
Strongly Agree	35	87.50%
Agree	4	10%
Neither Agree nor Disagree	0	0%
Disagree	1	2.5%
Strongly Disagree	0	0%

The respondent that disagrees with the proposed designation considers that resources should be concentrated on the World Heritage Site.

Response: The designation of Restalrig will not result in any reduction of resources in the World Heritage Site.

Do you agree with the Character Appraisal of Restalrig?

	Number	Percentage
Yes	39	97.5%
No	1	2.5%

The respondent that disagrees makes a point regarding the proposed boundary

Do you agree with the proposed boundary of the Conservation Area?

	Number	Percentage
Yes	31	77.5%
No	9	22.5%

Eight respondents consider that the proposed boundary should be amended.

Response: The proposed boundary has been drawn to incorporate the core area of the village and the buildings of historic and architectural interest. It is considered appropriate.

Planning Committee

10.00am, Monday, 11 December 2017

OLD AND NEW TOWNS OF EDINBURGH WORLD HERITAGE SITE MANAGEMENT PLAN 2017-2022

Item number	8.2
Report number	
Executive/routine	Executive
Wards	City Centre
Council Commitments	15

Executive Summary

The UNESCO Convention on World Heritage requires every World Heritage Site (WHS) to have a management system. The current five-year management plan for the Old and New Towns of Edinburgh WHS covering the period 2011-2016 has been reviewed.

A finalised new plan for the next five years is presented for approval. It has been shaped by an extensive and innovative programme of public and stakeholder engagement and awareness-raising.

The Management Plan sets out what is significant about the Old and New Towns of Edinburgh World Heritage (EWH) Site, as a basis for understanding its important qualities, in order to determine the action necessary to protect and manage it. Its success is dependent upon the Management Partners and stakeholders across the Site making a commitment to the actions in the Plan.

OLD AND NEW TOWNS OF EDINBURGH WORLD HERITAGE SITE MANAGEMENT PLAN 2017 - 2022

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 approves the Old and New Towns of Edinburgh World Heritage Site Management Plan 2017- 2022; and
 - 1.1.2 agrees to receive annual progress updates on the actions in the Committee's business bulletin.

2. Background

- 2.1 The Old and New Towns of Edinburgh (ONTE) site was added to the United Nations Educational, Scientific and Cultural Organisation's (UNESCO) list of World Heritage Sites (WHS) in 1995. The UNESCO World Heritage Committee stated that the Edinburgh Old and New Towns "represent a remarkable blend of two urban phenomena: organic medieval growth and 18th and 19th century town planning".
- 2.2 The Site extends to 4.5 square kilometres of the city centre. It includes the Old Town and New Town conservation areas and parts of five others. It is home to a range of institutions of national and civic significance including the Scottish Parliament, the courts and the University of Edinburgh. It has retained its historic urban form and character to a remarkable extent and contains a wealth of buildings listed for their architectural character or historic interest. It also has the highest concentration of Category A listed buildings in Scotland.
- 2.3 The UK currently has 31 WHSs; Scotland has six, including the recently inscribed Forth Bridge. Each site must demonstrate how it is meeting its obligations under the WHS Convention which requires every WHS to have a management system in place which should set out how its Outstanding Universal Value (OUV) will be protected. The UK Government is committed to ensuring management plans are produced for all UK WHSs and encourages local planning authorities to work with site managers, owners and other agencies to ensure management plans are in place.
- 2.4 The first ONTEWHS Management Plan ran from 2005 to 2010. The second plan covers the period 2011 to 2016. It was not until the late 1990s/early 2000s that it became good practice in the UK to produce management plans. This explains the gap between the date of inscription (1995) and the first Management Plan (2005).

In the interim, the ONTEWHS was managed by the New Town Conservation Committee and the Old Town Renewal Trust, who merged to form Edinburgh World Heritage Trust in 1999.

- 2.5 In March 2017, Planning Committee approved a draft Management Plan for consultation. A consultation exercise was completed in the April to June 2017 period.

3. Main report

- 3.1 A WHS Management Plan is a strategic document which sets the framework for the preservation and enhancement of a Site's cultural heritage. It contains a vision for the Site and objectives and delivery mechanisms for its achievement. It is prepared jointly by the World Heritage Site management partners: City of Edinburgh Council, Historic Environment Scotland (HES) and Edinburgh World Heritage.(EWH)
- 3.2 A new management plan which builds on the strengths of the 2011 to 2016 plan has been prepared (Appendix 1) and is presented for approval. The review leading to this plan has embraced the opportunity presented in addressing some of the issues/challenges facing the management of the Site as set out in a [report to Committee](#) in February 2016.
- 3.3 The management partners have used extensive and inclusive public and stakeholder engagement in drafting the Plan. This included a blog, social media and innovative use of the [Place Standard](#) and the [Environmental Quality Indicators](#) (established to measure the quality of development on the ground). Around 600 responses were received to a consultation exercise in summer 2016 which included seeking people's views on 14 themes including the awareness of the WHS status, the level of care and maintenance of buildings and streets and the quality of recent new developments built within the WHS. This consultation informed the content of the draft plan.
- 3.4 The formal consultation on the draft Management Plan attracted a further 60 responses. A [summary](#) was produced for ease of reference and consultation included a draft action plan. The Plan has been amended to incorporate comments from the consultation and the action plan strengthened.
- 3.5 To ensure a strong governance of process, an Oversight Group was set up to allow a more strategic discussion of issues emerging from the review. The Oversight Group includes the convener of the planning committee and ward councillors, representatives of the community councils within the Site, ICOMOS UK, the Chamber of Commerce and the management partners. The Oversight Group shaped the finalised document.
- 3.6 The management plan establishes a framework for the preservation and enhancement of the Site's cultural heritage. It focuses on addressing the six key themes that scored the lowest in the pre-consultation Place Standard exercise, namely:

- Care and maintenance of buildings and streets
- Control and guidance
- Awareness of World Heritage Site status
- Contribution of new development to city centre
- Visitor management
- Influence and sense of control

However, the remaining themes were not disregarded and the management partners are working with other city stakeholders to ensure the concerns are addressed by other strategies.

3.7 The scope of the plan includes:

- explaining the special qualities and values of the Site
- including the shared vision, long-term goals and shorter-term objectives to preserve the Old and New Towns of EWH Site's OUV
- providing information on threats and opportunities facing the Site
- advocating existing protective policies
- influencing day-to-day management issues
- providing a framework to monitor the condition of the built environment

3.8 The Plan's main sections cover vision and aims; a site description; a summary of issues, challenges and opportunities; and proposals for implementation and an action plan.

3.9 The Plan is also related to other policies: the Local Development Plan, the South East Locality Improvement Plan and the emerging City Vision.

3.10 At formal consultation stage, a series of engagement events took place in the period April to June 2017. The management partners prepared World Heritage Day events to promote the consultation of the Management Plan in Edinburgh and Glasgow, attended the Meadows Festival and met with community groups.

3.11 The finalised Management Plan was approved by HES and EWH Board members prior to this Planning Committee meeting.

3.12 Management partners are working together on the format and publication of the Plan; it will be integrated for the first time into EWH's website as the hub for all information relating to the management of the Site.

4. Measures of success

4.1 The ONTEWHS Management Plan is approved by Committee in line with the project programme. The Plan will guide and inform planning decisions in a way that protects and conserves the Site's OUV.

- 4.2 Monitoring is a responsibility of World Heritage Site inscription; this includes both monitoring the condition of the Site and monitoring the implementation of the actions. The Plan will be monitored by reporting to the Steering Group. Key messages will also be presented to the Oversight Group and shared with other relevant stakeholders.

5. Financial impact

- 5.1 There are no financial implications associated with this report.

6. Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the report as recommended. The report relates to Policy ENV 1: WHSs of the adopted Edinburgh Local Development Plan. This policy requires development to respect and protect the Outstanding Universal Value of the WHS and its setting.

7. Equalities impact

- 7.1 The aim of managing the WHS is to preserve and enhance the quality of the area. This has the potential to improve the quality of life and supports sustainable communities. There are no predicted negative impacts on equalities.

8. Sustainability impact

- 8.1 Sound management of the built environment can help minimise the use of natural resources and reduce carbon emissions. The management of the historic environment contributes directly to sustainability in a number of ways. These include the unique quality of historic environments which provide a sense of identity and continuity.

9. Consultation and engagement

- 9.1 A range of consultative and promotional activity was delivered with the community and stakeholders in the period April to June 2017. This was subsequent to an extensive and innovative programme of pre-draft public and stakeholder engagement and awareness-raising during 2016 to inform the content of the consultation draft of the plan, as detailed above.
- 9.2 Concurrently to the on-line consultation period, awareness raising, promotion and stakeholder engagement events were carried out. This included events on and around World Heritage Day in April. There was a social media and communications programme throughout the period of consultation to make sure it was inclusive. Other events such as the Meadows Festival and the Architecture Fringe (a project-

led platform exploring how architecture makes a difference to our lives) were also opportunities to promote the consultation and gauge awareness.

10. Background reading/external references

- 10.1 UNESCO WHS Convention
<http://whc.unesco.org/en/conventiontext/>
- 10.2 The Old and New Towns of Edinburgh World Heritage Site Management Plan 2011-2016
http://www.ewht.org.uk/uploads/downloads/WHS_Management_Plan%202011.pdf
- 10.3 Report to CEC Planning Committee: Old and New Towns of Edinburgh World Heritage Site Update, 25 Feb 2016
http://www.edinburgh.gov.uk/download/meetings/id/49886/item_81_old_and_new_towns_of_edinburgh_world_heritage_site_update
- 10.4 Old and New Towns of Edinburgh World Heritage Site Update, 1 October 2015
http://www.edinburgh.gov.uk/download/meetings/id/48391/item_72_old_and_new_towns_of_edinburgh_world_heritage_site_update
- 10.5 Summary for Public Consultation: Old and New Towns of Edinburgh World Heritage Site, April – June 2017
https://consultationhub.edinburgh.gov.uk/sfc/onte-whs-draft-plan/user_uploads/management-plan---summary-2017-copy.pdf
- 10.6 The Old and New Towns of Edinburgh World Heritage Site Draft Management Plan 2017 – 2022, Planning Committee Report 30 March 2017
http://www.edinburgh.gov.uk/download/meetings/id/53790/item_61_-_old_and_new_town_world_heritage_site_draft_management_plan_2017-2022

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11. Appendices

1 Old and New Towns of Edinburgh World Heritage Site Management Plan 2017 - 2022

OLD AND NEW TOWNS OF EDINBURGH WORLD HERITAGE SITE MANAGEMENT PLAN 2017-2022

CHAPTER 1: Introduction

- 1.1 Foreword
- 1.2 What is World Heritage?
- 1.3 Scope and status of the Plan
- 1.4 Planning and policy framework
- 1.5 The management partners
- 1.6 Preparation of the third Plan (2017-2022)

CHAPTER 2: Vision and Aims

- 2.1 Long Term Vision
- 2.2 Aims of the Management Plan

Chapter 3: Description of the Site

- 3.1 Location
- 3.2 Key facts
- 3.3 Key figures
- 3.4 The statement of Outstanding Universal Value (OUV)
- 3.5 Safeguarding of the OUV

CHAPTER 4: Action Plan

- 4.1 Six key challenges- Actions
- 4.2 Other challenges- A way forward

CHAPTER 5: Implementation & Monitoring

- 5.1 Implementation
- 5.2 Monitoring
- 5.3 Risk Preparedness

APPENDICES

A. The Old and New Towns of Edinburgh World Heritage Site

- A.1 Description of the Site**
- A.2 Justification for inscription**
- A.3 Integrity**
- A.4 Authenticity**

B. Management of the World Heritage Site

- B.1 Governance**
- B.2 Ownership**
- B.3 Planning, Policy and Legislative Framework**

C. Review of the previous plans

- C.1 The First Management Plan (2005-2010)**
- C.2 The Second Management Plan (2011-2016)**

D. Useful links

- D.1 Map of interventions in the past five years (restoration projects/ new developments/ ongoing developments)**
- D.2 Key stakeholders**
- D.3 Key Views Policy**
- D.4 Conservation Areas**
- D.5 The Public Consultation Process**
- D.6 Case studies**
- D.7 Selected bibliography**
- D.8 Sources (images- figures)**

1.1 Foreword (Ministerial foreword to be added after Committee approval)

The Vision

We share an aspiration for the World Heritage Site to sustain its Outstanding Universal Value by safeguarding and enhancing its exceptional historic environment. This underpins a confident and thriving capital city centre, its communities, and its cultural and economic life.

1.2 What is World Heritage?

World Heritage captures the cultural and natural aspects of the global community that are the most significant, unique or best examples of their kind according to the United Nations Education, Scientific and Cultural Organisation (UNESCO). It is important because it promotes important cultural traditions and places as belonging to everyone.

There are over 1000 World Heritage Sites globally and UNESCO is the organisation responsible for adding to or removing from the [List](#). The list is intended to 'ensure as far as possible the identification, protection, conservation and presentation of the world's irreplaceable heritage'.

Each site must demonstrate that it is fulfilling its obligations in respect of UNESCO's requirements in implementing the [World Heritage Convention](#).

The Old and New Towns of Edinburgh

Edinburgh has long been celebrated as a great city: an ancient capital, the medieval Old Town alongside the world renowned eighteenth century classical New Town, all situated in a spectacular landscape of hills and valleys beside the wide estuary of the Firth of Forth.

It is the recognition of these qualities that led to the city's inscription by UNESCO as a World Heritage Site in December 1995.

All World Heritage Sites have an associated Statement of Outstanding Universal Value (SOUV), which explains the importance of the Site. The SOUV is the term UNESCO applies to the detailed description of what is unique about the Site.

World Heritage Properties in the United Kingdom

To date, there are [31 World Heritage Sites](#) in the United Kingdom. The five [other Scottish Sites](#) are New Lanark, St Kilda, the Heart of Neolithic Orkney, the Frontiers of the Roman Empire (the Antonine Wall) and the Forth Bridge. Other urban centres in the UK with World Heritage Site status are Bath, Greenwich, Durham, Liverpool and Westminster.

1.3 Scope and status of the plan

The geographical scope of the plan relates to the WHS itself. This is clarified in section 3.1 (location).

The Plan is a partnership document. It represents the consensus view of the members of the Old and New Towns of Edinburgh World Heritage Site Oversight Group and Steering Group.

The Management Plan sets out what is significant about the Old and New Towns of Edinburgh World Heritage Site, as a basis for understanding its important qualities, in order to determine the action necessary to protect and manage it.

The management plan:

- Includes the shared vision, long-term goals and shorter-term actions to preserve the Old and New Towns of Edinburgh World Heritage Site's OUV
- Helps to explain the special qualities and values of the Site
- Advocates existing protective policies
- Influences the day-to-day management issues
- Provides supporting information on managing the opportunities and threats facing the Site
- Provides a framework to monitor the condition of the built environment

The Management Plan's success is dependent upon the delivery of its objectives which, in turn, depends on stakeholders across the Site making a commitment to the Action Plan. The careful coordination of partner organisations and the collective effort is possible and resources are used to best effect.

The Plan works within the Local Development Plan of the City of Edinburgh, which sets out planning policies to guide development. The Management Plan is a material consideration in the planning process (see section 3 for further details).

Whilst it is not a statutory document, the Plan will continue to inform and respond to other policies and management proposals relating to the WHS area.

How does it sit alongside other relevant plans?

- Local Development Plan

The Local Development Plan (LDP) sets out policies and proposals to guide development. It was adopted in November 2016 and replaces the Edinburgh City Local Plan and Rural West Edinburgh Local Plan. The policies in the LDP are used to determine planning applications. The Old and New Towns of Edinburgh World Heritage Site is protected by Policy Env 1 in the LDP.

The Policy Env 1 World Heritage Sites states:

“Development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh and/or the Forth Bridge as World Heritage Sites or would have a detrimental impact on a Site's setting will not be permitted. This policy requires development to respect and protect the outstanding universal values of the World Heritage Sites and their settings. Setting may include sites in the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.”

- Locality Improvement Plan

Locality Improvement Plans (LIPs) 2017 to 2022 will be launched at the end of 2017. They aim to deliver citizen and community 'priorities and aspirations'.

The Locality Improvement Plan covers the city centre and the World Heritage Site. It will include the following management plan objectives:

- to enable the delivery of better social, economic and environmental outcomes
- to improve community engagement and co-production
- to promote enhanced public service integration

Locality Improvement Plans will form part of the Council's and the Edinburgh Partnership's Strategic Planning Framework.

This will help with the delivery of the Action Plan for the World Heritage Site.

The aims of the action plan will also be delivered through a range of strategies, including transport, public realm, economic development, waste and cleansing, tourism and climate change.

1.4 Planning and policy framework

Scottish Planning Policy and Environmental Assessment regulations require planning authorities to take account of OUV both in their policies and decisions on cases.

The Edinburgh Local Development Plan includes Policy Env 1 that serves to protect the OUV of the Site. Historic Environment Scotland (HES) is a statutory consultee in cases where there is potential to impact on OUV. Edinburgh World Heritage is a consultee, and engages with the planning process from the earliest stages through a Planning Protocol.

Where HES objects to a planning application, and the Council is minded to grant consent, Scottish Ministers must be notified for them to determine if they wish to call-in the application for their decision.

1.5 The Management Partners (graphics to be added)

The City of Edinburgh Council

The City of Edinburgh Council is the Planning Authority. It implements the planning system in the city. The Council is responsible for providing political leadership and governance for a comprehensive range of services across the city.

It is also responsible for the provision of a range of [public services](#) that affect day-to-day life within the World Heritage Site, including strengthening and supporting communities, providing jobs and ensuring its residents are well cared for.

Historic Environment Scotland

Historic Environment Scotland is a non-departmental public body. It is the lead public body established to investigate, care for and promote Scotland's historic environment. Its board is appointed by Scottish Ministers.

Historic Environment Scotland offers technical expertise, support and significant funding to the historic environment via its in-house experts and various grants schemes, directly employing the highest number of traditional crafts staff in Scotland and actively fostering apprentice development.

Edinburgh World Heritage

Edinburgh World Heritage is an independent charity formally charged by the City of Edinburgh Council and Historic Environment Scotland with facilitating the work of the World Heritage Steering Group and overseeing the implementation of the Management Plan since 1999.

A World Heritage Site coordinator post was created in 2009 to bring a focus to World Heritage issues across the partnership. The post ensures effective liaison and co-ordination of activities between the partners.

1.6 Preparation and structure of the Plan

This is the third management plan for the site. All the management partners have taken the lead role in preparing the Plan. This work was overseen by the WHS Steering Group and Oversight Group.

This plan is divided into five chapters covering:

- The role of the plan
- Its vision and aims
- Key facts and figures and why the WHS is special
- Challenges to be addressed and actions to achieve this
- Implementation of the Plan and monitoring processes

This management plan relies on information gathered from the consultation process in July 2016. The consultation process coupled with a series of engagement events were the source of the actions.

2.1 The Vision

We share an aspiration for the World Heritage Site to sustain its Outstanding Universal Value by safeguarding and enhancing its exceptional historic environment. This underpins a confident and thriving capital city centre, its communities, and its cultural and economic life.

2.2 Aims of the Management Plan

The main aims of the Management Plans are to:

1. Promote a sustainable approach that integrates conservation with the needs of all communities and visitors to the site
2. Build and maintain strong partnerships between local, regional and national organisations to help deliver the actions of the plan
3. Interpret and present the history and significance of the Old and New Towns of Edinburgh to the highest quality and promote equality of opportunity to access and enjoyment
4. Ensure that the Outstanding Universal Value of the Site and its setting is understood, protected and sustained

CHAPTER 3: Key information about the Old and New Towns of Edinburgh World Heritage Site

3.1 Location

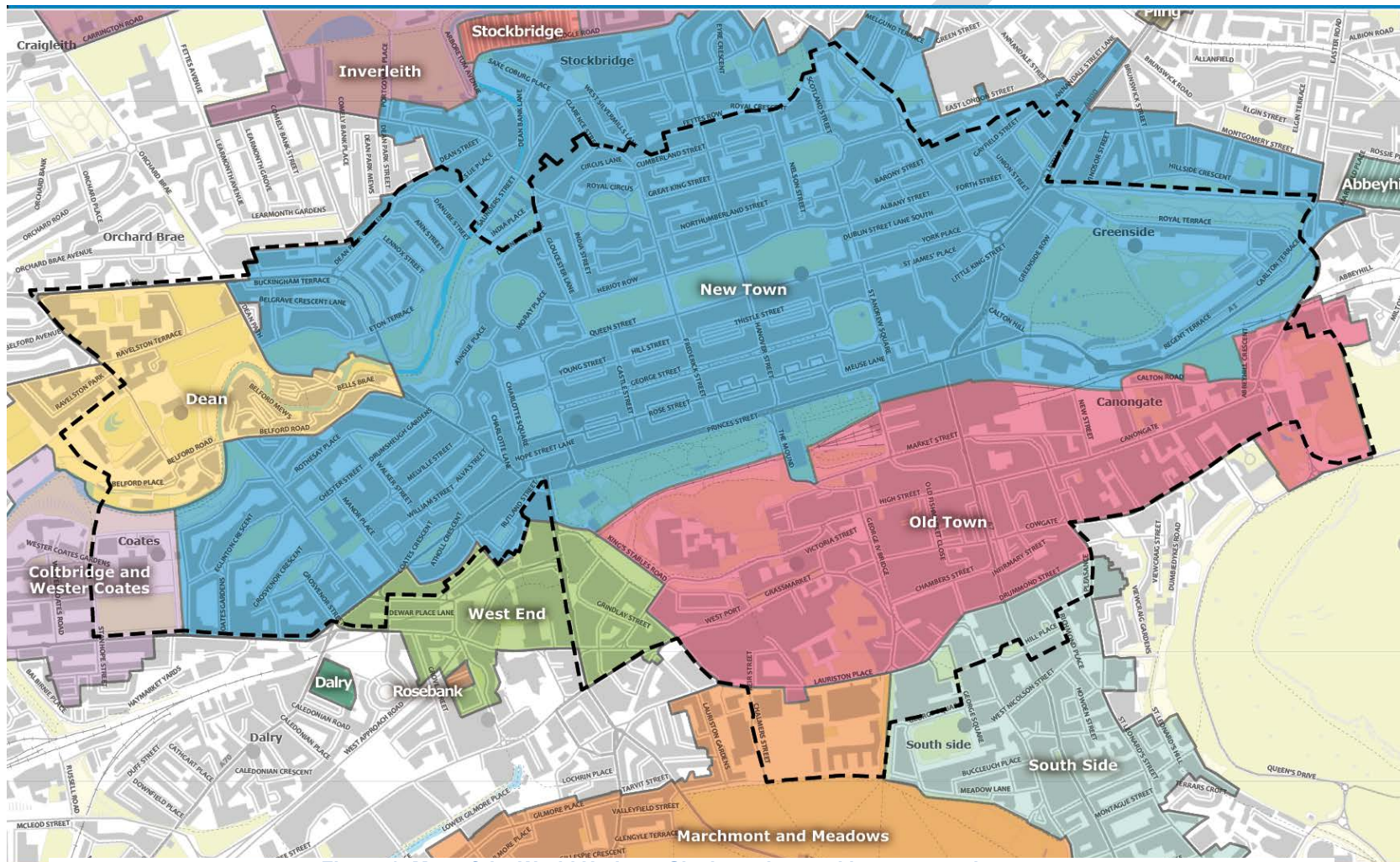


Figure 1: Map of the World Heritage Site boundary and its conservation areas

The Old and New Towns are located in Lothian on the Firth of Forth's southern shore. It is Scotland's second most populous city.

At its greatest extent the Site is about 2 kilometres long from east to west and 1.5 kilometres wide, north to south, giving a total area of some 4.5 km².

3.2 Key facts (graphics to be added)

- UNESCO inscribed the Old and New Towns of Edinburgh as a World Heritage Site in 1995.
- The inscription recognised the striking contrast and quality in architecture between the medieval Old Town and the Georgian New Town. The medieval Old Town has retained its distinctive pattern of narrow passageways, known as closes and wynds. The New Town, first designed in 1767, is the largest and best preserved example of Georgian town planning in the United Kingdom.
- Edinburgh is built on an extraordinary landscape of hills and valleys, formed millions of years ago by volcanoes and ice sheets. Together these factors have created a truly distinctive skyline and stunning views which are recognised around the world.
- The Site contains nearly 4,500 individual buildings, of which over 75% are listed for their special architectural or historic interest.
- The Site also contains Scheduled Monuments, the best known being Edinburgh Castle.
- The Site has retained its historic urban form and character to a remarkable extent.
- The Site 'represents a remarkable blend of two urban phenomena: the organic medieval growth of the Old Town and the eighteenth and nineteenth century town planning of the New Town'.
- In the New Town, the integrity of the street layout is a key defining factor in its character. In the Old Town the 'spine and ribs' pattern of the High Street and its closes and wynds maintains the medieval street pattern.
- The Old Town was overlaid in the nineteenth century by wide streets as a result of the City Improvement Acts.
- There are many open spaces and graveyards throughout the Site.
- The Old Town contains two twelfth century burghs with two early royal palaces (one within the castle), a medieval abbey, and a wealth of early buildings.
- The New Town contains a high concentration of remarkably intact world-class neo-classical buildings; best known being the Royal High School, Register House and Charlotte Square
- The Site contains the dramatic river valley of the Water of Leith. The valley includes the original mill settlements of Bell's Mill, the village of Dean and part of Stockbridge.

3.3 Key figures



Figure 2: Key figures from the World Heritage Site



Figure 3: Impact to date of the World Heritage Site status

Listed buildings and designated assets

	2005	2006	2007	2008	2011	2012	2013	2014	2015
A listed buildings*	656	656	656	656	655	655	654	653	654
B listed buildings**	863	864	863	863	864	863	864	867	865
C listed buildings*	157	156	157	157	157	156	157	156	156
Total for the World Heritage Site	1676	1676	1676	1676	1676	1674	1675	1676	1675

Source: Previous monitoring reports

Scheduled ancient monuments	8	Edinburgh Abbey Strand Edinburgh Castle Edinburgh, Palace of Holyroodhouse Edinburgh Town Wall- Flodden Wall and Telfer Wall-Heriot Place Edinburgh Town Wall, Drummond Street to Pleasance Edinburgh Town Wall, Johnston Terrace to Grassmarket Holyrood Abbey and Palace Gardens
Designed landscapes	2	New Town Gardens, Palace of Holyrood House
Conservation areas	7	Coltbridge and Wester Coates (part), Dean (part), Marchmont, Meadows and Bruntsfield (part), New Town (part), Old Town (part) South Side (part)

Source: Previous monitoring reports

3.4 The statement of Outstanding Universal Value

(Pictures to be added)

Introduction to the Statement of Outstanding Universal Value (SOUV):

The SOUV for the World Heritage Site is explained fully in the nomination document for the Site.

This document is used in the assessment of development proposals within the Site. Development proposals must be considered in terms of whether or not they would add to or detract from the ability to understand and appreciate what makes the Site special.

Brief synthesis of the Statement of Outstanding Universal Value:

The remarkable juxtaposition of two clearly articulated urban planning phenomena. The contrast between the organic medieval Old Town and the planned Georgian New Town provides a clarity of urban structure unrivalled in Europe. The juxtaposition of these two distinctive townscapes, each of exceptional historic and architectural interest, which are linked across the landscape divide, the "great arena" of Sir Walter Scott's Waverley Valley, by the urban viaduct, North Bridge, and by the Mound, creates the outstanding urban landscape.

The Old Town stretches along a high ridge from the Castle on its dramatically situated rock down to the Palace of Holyrood. Its form reflects the burgage plots of the Canongate, founded as an "abbatial burgh" dependent on the Abbey of Holyrood, and the national tradition of building tall on the narrow "tofts" or plots separated by lanes or "closes" which created some of the world's tallest buildings of their age, the dramatic, robust, and distinctive tenement buildings. It contains many 16th and 17th century merchants' and nobles' houses such as the early 17th century restored mansion house of Gladstone's Land which rises to six storeys, and important early public buildings such as the Canongate Tolbooth and St Giles' Cathedral.

The Old Town is characterised by the survival of the little-altered medieval "fishbone" street pattern of narrow closes, wynds, and courts leading off the spine formed by the High Street, the broadest, longest street in the Old Town, with a sense of enclosed space derived from its width, the height of the buildings lining it, and the small scale of any breaks between them.

The New Town, constructed between 1767 and 1890 as a collection of seven new towns on the glacial plain to the north of the Old Town, is framed and articulated by an uncommonly high concentration of planned ensembles of ashlar-faced, world-class, neo-classical buildings, associated with renowned architects, including John and Robert Adam, Sir William Chambers, and William Playfair. Contained and integrated with the townscape are gardens, designed to take full advantage of the topography, while forming an extensive system of private and public open spaces. The New Town is integrated with large green spaces. It covers a very large area, is consistent to an unrivalled degree, and survives virtually intact.

Some of the finest public and commercial monuments of the neo-classical revival in Europe survive in the city, reflecting its continuing status as the capital of Scotland since 1437, and a major centre of thought and learning in the 18th century Age of Enlightenment, with its close cultural and political links with mainland Europe.

The successive planned extensions from the first New Town, and the high quality of the architecture, set standards for Scotland and beyond, and exerted a major influence on the development of urban architecture and town planning throughout Europe.

The dramatic topography of the Old Town combined with the planned alignments of key buildings in both the Old and the New Town, results in spectacular views and panoramas and an iconic skyline.

The renewal and revival of the Old Town in the late 19th century, and the adaptation of the distinctive Baronial style of building for use in an urban environment, influenced the development of conservation policies for urban environments.

Edinburgh retains most of its significant buildings and spaces in better condition than most other historic cities of comparable value.

3.5 Safeguard of the Outstanding Universal Value (Pictures to be added)

Edinburgh is a thriving, living city, important for tourism, retail, business and government as well as having a large residential population. The city's strong economy has resulted in a number of major development proposals. This means the values for which it was inscribed as a World Heritage Site encourage businesses to make Edinburgh their base.

The City of Edinburgh Council actively promotes the city as a destination for national and international investment.

Balancing the needs of the city to maintain its economic vibrancy and the need to protect the heritage is essential for both. The relationship between OUV and economic success needs to be protected, developed and celebrated.

The challenge is to ensure that development takes appropriate account of the unique qualities of the Site (i.e, the OUV). Care and attention is required to ensure that any change preserves and enhances the OUV.

This Plan is a tool for influencing the development process in order to ensure that the OUV of the Site and its setting are understood, protected and sustained.

Large scale developments may have an impact on OUV. Similarly, small scale changes may also have an impact on OUV. Regardless of scale, the cumulative impact of development must be managed in such a way that the significance of the Site remains understood.

Developers are expected [to assess](#) the impact of proposals on the OUV.

A planning protocol has been agreed by the partners to enable a collaborative response to the impact of development on the World Heritage Site early in the planning process.

International scrutiny on the safeguarding of OUV

State Parties for World Heritage Sites are bound by the Operational Guidelines to monitor the State of Conservation of a Site. State Parties are expected to inform UNESCO of their intention to authorise or undertake any major restorations or constructions which may affect the OUV of the World Heritage Site. This is known as Reactive Monitoring. Its purpose is to allow UNESCO's World Heritage Committee to assist in seeking appropriate solutions to ensure that OUV is fully preserved. UNESCO may also request a [State Of Conservation Report](#) from the State Party for consideration by the World Heritage Committee at its annual session. Decisions by the World Heritage Committee will normally include recommendations and requests for specific actions to

be undertaken to address threats to OUV. The World Heritage Committee may decide to place the WHS on the World Heritage in Danger list if it feels that the threat to OUV is sufficient to warrant this.

Once a site is on the World Heritage in Danger list, it can take many years of action to address UNESCO's concerns before the World Heritage Committee can decide that the threat to OUV has been reduced sufficiently for the site to be removed from the World Heritage in Danger list. If UNESCO's concerns about threats to OUV remain unaddressed for a prolonged period, the World Heritage Committee may eventually decide to remove the WHS from the list of inscribed sites.

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Introduction

World Heritage Site designation is a celebration of heritage that is already preserved.

The designation should facilitate the delivery of the highest quality of environment.

Sustaining a living capital city centre is a balance between protecting the environment, strengthening society, supporting a vibrant cultural scene. It should allow uses to evolve and provide for places to live and work (and access to them), without damaging the outstanding universal value of the Site. However, the OUV of the WHS will, at times, be challenged by activity that has the potential to adversely impact on the unique qualities of the Site.

This chapter presents for the next five years to help sustain this balance. The management partners now have over 20 years of experience in understanding the challenges that an urban World Heritage Site faces.

The online public consultation undertaken in July 2016 has informed, the issues taken forward in this chapter as have the discussions at the oversight group workshops, and the feedback from awareness raising events in 2015 and 2016.

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The online public consultation used the Place Standard [methodology](#). It consists of 14 questions which cover both the physical and social elements of a place. The questions were tailored to reflect the World Heritage issues.

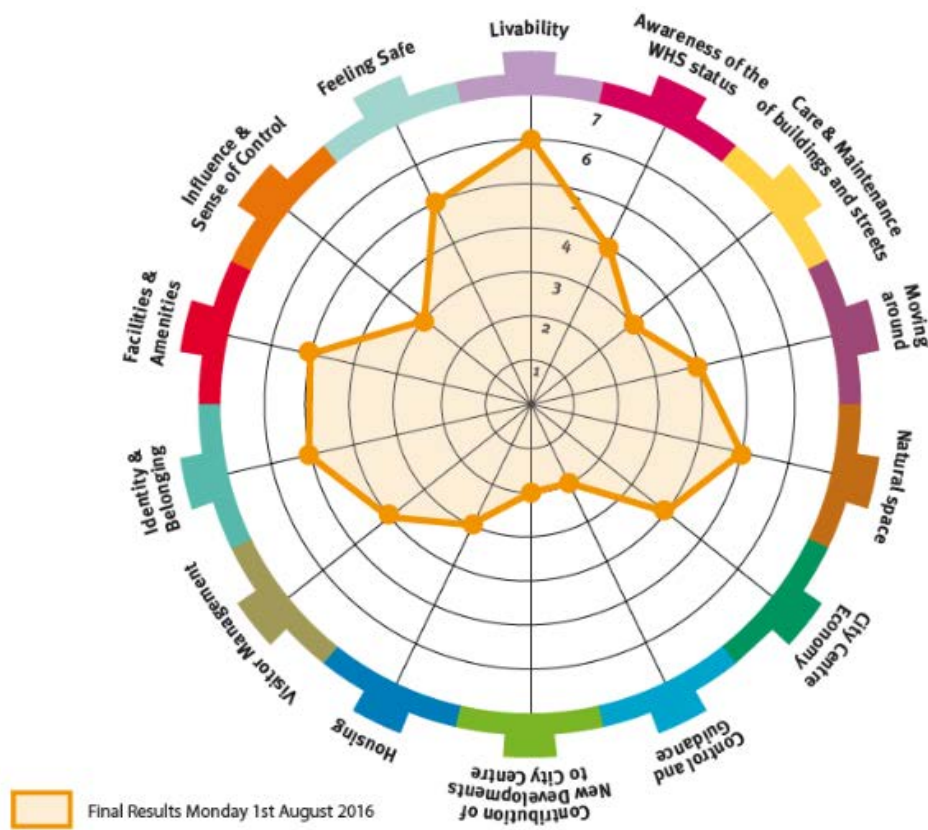


Figure 4: Online public consultation

Members of the public were asked to rate the 14 themes of the Place Standard. The action plan seeks to address the issues that scored the lowest on the “wheel”.

Those six themes are:

- Care and maintenance of buildings and streets
- Control and Guidance
- Awareness of World Heritage Site status
- Contribution of new development to city centre
- Visitor Management
- Influence and sense of control

The remaining themes are not disregarded. The management partners are working with other city stakeholders to ensure the concerns are addressed by other strategies.

Strengthening care and maintenance of buildings and streets



Overarching objective:

To ensure ongoing investment in the conservation of the Site

When asked to think about the level of care and maintenance of buildings and streets, residents felt that there is still a lot to be done, namely:

- Improve street surfaces such as setts and general littering
- Difficulty to get agreement from multiple owners to carry out common repairs which gets in the way of preventive conservation
- Too much street clutter
- Over-commercialisation of public spaces (e.g Princes Street Gardens, St Andrew Square)
- Need for stricter rules about shops spilling out on the street
- Need for more reuse of derelict buildings

The following actions seek to address these issues:

Grants

Edinburgh retains most of its significant buildings and spaces in better condition than most other historic cities of comparable value. More than 350 applicants received a grant in the lifetime of the previous management plan. Steps should be taken to make the **process more transparent and accessible. Raising awareness of quality craftsmanship and traditional skills is also crucial, alongside understanding the predominant building stock and its specific challenges.**

	Action		Monitoring
Grants and Support	1	Promote maintenance programmes to encourage community demand	Gather feedback from community groups in receipt of support
	2	Raise awareness on the availability of grants and on other services needed to do the work. Publish list of buildings that have received grants	Quantify reach (number, diversity of groups)
	3	Publish priorities for grants Ensure a joined up approach to deliver grants programme	Keep grants and repair programme under review and publish updates

Research & Best Practice

The management of the Old and New Towns of Edinburgh World Heritage Site is considered as an **example of best practice internationally**. People come from all over the world to research our practices. **Research needs to be sustained** to keep the management of the Site current and relevant to global trends.

This applies to archaeology for example as every time there is a significant development in the Old Town, there is **potential for undiscovered archaeology**. There is a continual programme of fieldwork and **research should be made accessible**.

	Action		Monitoring
Research & Best Practice	4	Support and inform a research agenda which reflects and develops best practice in World Heritage management. Publish work and participate in national and international events	Reflection on conservation practises in other WHSs. Engagement with World Heritage community. Link with universities.
	5	Direct people to where archaeology research findings are published- Create map of the key discoveries	Quantify use of archaeology map.

Treatment of public space and public realm

The spaces between buildings, known as the “**public realm**” make an essential contribution to the OUV of the Site. This plan must provide the context to **support the existing guidance**.

City life happens in the spaces between the buildings. There is a **high demand for public space use** all year round. There needs to be a balance of use and **greater transparency on decisions about the events and activities** that take place in them.

	Action		Monitoring
Treatment of public space and public realm	6	Raise awareness on the contribution that public realm makes to the Site and embed the understanding of the Conservation Areas Character Appraisals in decision making	Implement training programme. Review of status of implementation of public realm projects within the WHS (eg: setted streets).
	7	Advocate the use of the Street Design guidance and other relevant public realm guidance (lighting, advertising)	Quantify the use and success of public realm guidance (eg: street design guidance).
	8	Develop guidance on appropriate use of public spaces	Publish the Public Spaces Calendar.

Sustainable re-use of underused and unused buildings

Underused and unused buildings can be a burden for their owners yet they may present an untapped resource for conversions or temporary use. Securing temporary uses, where appropriate, for underused and unused should become a priority.

	Action		Monitoring
Sustainable re-use of underused and unused buildings	9	Support maintenance of Buildings at Risk Register (BARR) and encourage the sustainable re-use of underused and unused buildings	Review on-line content of the Buildings at Risk Register (BARR). Review the success of restoring buildings before they are added to the BARR.
	10	Advocate for creative temporary solutions which encourage bringing buildings back into active use	Publish CEC request register for temporary use of buildings.

Climate change and sustainability

Achieving sustainable development is a major goal for Edinburgh as a whole. The city is working on reducing carbon emissions through better use and generation of energy. The Management Plan must contribute to the climate change agenda.

	Action		Monitoring
Climate change and sustainability	11	Develop new energy efficiency programme with the aim of increasing energy efficiency in historic buildings	Work with partners to re-establish joint energy efficiency programme
	12	Encourage walking and cycling within the WHS through actions outlined in the Active Travel Action Plan	Publish walking and cycling figures. Publish actions in place to achieve this and monitor trends.
	13	Monitor air quality in the WHS	Publish pollution indicators and work done to achieve this and monitor trends.

Sustain Control and Guidance



Objective: to improve tools to sustain Outstanding Universal Value

When asked to think about the level of control and guidance, the consultation feedback stated that the enforcement of planning laws was critical for maintaining the quality of the WHS, namely:

- Need for greater guidance for property owners
- Concern about the importance given to existing guidance that protects the site
- Need for guidance outwith the site boundaries
- More protection needs to be given to the skyline
- Suggestion of using an independent panel involving professionals to advise on developments

The following actions seek to address these issues:

Planning process

Managing change is a key priority for the Management Plan. To ensure that the OUV is safeguarded, the Management partners must retain an overview of all the systems in place to make this happen.

		Action	Monitoring
Planning process	14	Ensure that the Outstanding Universal Value of the WHS is taken into account in planning decisions and other relevant consents as material consideration	Develop the Protocol between management partners. Review committee reports to determine where HES and CEC policies on OUV have influenced decision-making (eg Managing Change in the Historic Environment: World Heritage; Edinburgh Local Development Plan Env 1) and publish

			the results.
	15	Ensure conservation area character appraisal (CACA) contain up-to-date information about the unique qualities of the area.	Establish and implement a programme for updating relevant Conservation Area Character Appraisals and promote their importance to understanding OUV.

Interpretation and engagement

It is the management partner’s responsibility to guarantee that **all stakeholders understand the context** to allow respectful change in line with the character of the area. Where harmful change occurs, the management partners have a responsibility to make it clear that it is not acceptable.

There is **advice and support for owners** of historic homes in maintaining their building. It is essential that this advice **is pulled together** so that the **owners can navigate through and find what they need**.

		Action	Monitoring
Support for stakeholders	16	Contribute to understanding of decision making by raising awareness around actions and planning decisions taken in the WHS	Ensure sustained quality of social media content to establish positive communication.
	17	Audit of guidance available to owners in the WHS to identify gaps	Review of on-line content.
	18	Understand the user journey for owners and connect to the appropriate guidance	Analyse user journeys to appropriate guidance.

Advocacy

The city is a dynamic, thriving capital city. It will evolve overtime with **new trends**. The management partners must ensure that it **participate in changes and influence** in such a way that it supports OUV.

The management partners will also need to advocate for the maintenance of traditional skills. Historic buildings need a variety of crafts for their repair and conservation, from stonemasonry to metalwork, joinery to slating. With over 75% of all the buildings within Edinburgh’s World Heritage Site being listed, **maintaining** these **traditional skills** is vital to the conservation of the city’s built heritage.

	Action		Monitoring
Advocacy	19	Integrate WH values in city-wide decision making about the future of the city	Ensure corporate adoption of OUV principles in decision-making strategies.
	20	Promote and create opportunities for traditional skills events and advocate for the use of accredited craftsmen	Deliver a range of quality and diverse events.

Contribution of New Developments

Contribution of New Developments to City Centre



Overarching objective: To ensure that development embraces the context of the WHS and is of the highest quality in terms of architecture, design and materials

When asked to think about recent new developments, the consultation feedback stated that respondents are seeking more innovative architecture and better quality materials that is respectful of the Old Town and New Town’s architectural context, namely:

- Need for better standards of architecture for new developments
- New developments are not seen to be in keeping with the Old and New Towns architectural context
- Need for top quality materials
- How to ensure economic development and preservation of historic environment coexist?

Planning process

Management partners have a role in raising awareness on how interventions can contribute to the Site’s authenticity. Management partners also have a role in reflecting and interpreting the

particular quality of its surroundings, responding to and reinforcing distinctive patterns of development, townscape, views, landscape, scale, materials and quality of the World Heritage Site. It is the management partner's role to **make sure these qualities (i.e the OUV) are taken into account.**

The World Heritage Site's skyline and setting are vulnerable to unsympathetic development. The city's topography and visual characteristics (landmarks, townscape characteristics) create a uniquely visible landscape setting for the city. A majority of **key views** from the 'Skyline Study' cut across the World Heritage Site; their **protection is essential** to the protection of the historic environment.

		Action	Monitoring
Planning process	21	Explain the qualities that make the WHS of Outstanding Universal Value and produce guidance on their use in the planning process	Publish the attributes of the WHS and reaffirm their status in the planning process. Review the use of policy and guidance. Continuation of training programme to targeted audiences.
	22	Develop a programme of training events and engagement to provide clarity on the unique context of the WHS	Continuation of training programme to targeted audiences i.e. councillors and practitioners.
	23	Promote the skyline study and advocate the importance of its use	Publish the skyline study report and provide guidance on its use.

Informing design quality

The vast majority of building stock in the World Heritage Site is constructed in local sandstone under pitched roofs and covered with Scots slate. **New materials should have the quality and integrity that befits this special context**, and detailing should be carefully considered to ensure their long term visual success. Management partners have a role in **raising awareness** on how **interventions can contribute to the Site's authenticity.**

		Action	Monitoring
Informing design quality	24	Produce specific guidance on design and materials for the WHS	Explore joint production with Edinburgh University School of Architecture conservation course

Influencing new development

Development within the World Heritage Site is expected and welcomed. The management partners must **influence the creation of the structure in which this change can happen.**

	Action		Monitoring
Influencing new development	25	Produce place briefs for vacant sites in the WHS	Advocate for rigid adherence to the standard of development within the place brief.
	26	Promote place briefs at the appropriate stage in the development process with all relevant stakeholders	Ensure that WHS partners are engaged at all stages of this process.

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Engaging with World Heritage



Overarching objective: To coordinate the actions to ensure a broad level of understanding of the WHS

When asked to think about the level of awareness of WHS status, the consultation feedback stated that the concept of WHS status was known but there not properly understood, namely:

- Uncertainty over where the boundaries of the site are
- Strong sense that more could be done to promote the World Heritage Site status
- Better signage with information on the history and significance of the site
- Need for information on the benefits the status brings in terms of funding and additional protection measures

Interpretation and engagement

Awareness of the World Heritage Site and its Outstanding Universal Value **varies through the city, its communities and its visitors**. Based on the consultation results, the qualities that make the Site unique - of “outstanding value” – appear to be unclear. Yet, to ensure that we all look after the World Heritage Site as best as we can, the **OUV needs to be clearly understood** by stakeholders and members of the public.

		Action	Monitoring
Interpretation and engagement	27	Produce a programme of themed events for residents and visitors	Deliver a range of quality events to reach a diverse audience.
	28	Explain the qualities that make the WHS of Outstanding Universal Value and use as a tool to inform the understanding of the WHS	Production of table of ‘attributes’. Review the use of the ‘attributes’ table and their influence on decision-making.

Communication

The **work done under the World Heritage banner is exceptional**. Achievements include innovative collaborative projects for the public realm, providing grants for buildings in need of repair and sharing expertise internationally. This **work** should be **more widely promoted**.

The number of stakeholders, collaborators and the different groups working under this banner is so widespread that the message can get diluted. It is recognised that to address this we must continue to **work together and communicate on what we do**.

	Action		Monitoring
Communication	29	Publicise and cross-promote actions taken around the 'State of Conservation'* of the WHS	Celebrate conservation successes via different media channels.
	30	Establish strategy for interpretation of the Site, with potential for digital interpretation	Understand and engage with different strategies for interpreting the Site (including the city's 'Wayfinding' project). Ensure partners are 'plugged-in' to each other's emerging projects.

***State of Conservation** includes information on the physical condition of the WHS and conservation measures in place to protect it.

Encouraging Sustainable Tourism



Overarching objective: To advocate for sustainable tourism within the WHS and the city

When asked to think about the impact of tourism and visitor management, the consultation feedback stated that a sustainable balance is sought between resident and visitor needs, namely:

- How to deal with the concentration and volume of visitors on the Royal Mile
- Need for more informative street signage
- Better balance between tourist shops and shops for those who live and work in the area.

		Action	Monitoring
Interpretation and engagement	31	Explain the value of WH to tourism industry and business community	Involvement in the right meetings and follow up actions.

Operational Management

The cleanliness of streets and spaces contributes to people's sense of pride and ownership of the city. It also creates the impression that visitors take home with them. It is vital that the management partners **support the systems in place** to ensure that standards are maintained even during peak visitor times.

		Action	Monitoring
Operational management	32	Encourage street cleanliness through actions outlined in the Waste and Cleansing Improvement Plan	Research 'Edinburgh People Survey' to see if the implementation of the Plan is successful.
	33	Consider what guidance is necessary to support a balanced mix of uses and a diverse social mix in the city centre e.g. to avoid the over-provision of short stay commercial visitor accommodation	Quantify and map premises in use as short stay commercial visitor accommodation and contribute to emerging guidance to

- Confusion over why planning application decisions get overturned by councillors against the recommendation from the council officers and advisory bodies
- What is done with the comments received from the public- how are they taken into account?
-

Partnership working

The Management Plan's success will be dependent upon **careful co-ordination of partner organisations** to ensure that collective effort is possible and resources are used to best effect. The management partners must convey the importance of the WHS to the right people involved in the delivery of actions to safeguard its OUV. This includes **communicating with all sectors**; tourism, economy and local government.

		Action	Monitoring
Partnership working	35	Promote a more active role for stakeholders to help deliver the management of the WHS	Involve external stakeholders in delivering actions.
	36	Develop a programme to engage and involve businesses in the management of the WHS	Engagement on world heritage issues with the tourism, financial and digital industries.
	37	Involve relevant delivery partners to monitor the progress in the management of the site	Continued role for the WHS Steering Group and Oversight Group to ensure delivery of the Management Plan.

Advocacy and communication

The Management Plan's success will depend upon people giving up their time to tell us what they think. In return, it is the management partner's responsibility to clearly show the importance of the impact of this participation.

		Action	Monitoring
Advocacy	38	Audit of the available information that assists the implementation of the management of the WHS to inform a research agenda	Collation and storage of research data i.e. gathering relevant data from the 'Edinburgh People Survey'. Collaborating with research partners on particular topics e.g. 'tourist tax', city centre public realm projects.

Communication	39	Consult widely and provide clarity on how decisions were reached. Follow through with the consultations, be accountable for: (You said, we did)	Create a news bulletin to report back on the actions taken to address the issues that emerged at consultation-stage.
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4.2 Other challenges- A way forward

Six key themes have been the focus of our attention, under the following headings:

1. Care and maintenance of buildings and streets
2. Control and Guidance
3. Awareness of World Heritage Site status
4. Contribution of new developments to the city centre
5. Visitor Management
6. Influence and sense of control

However, because the management plan is not a generic city plan, there are inevitably issues raised which are not directly related to the Outstanding Universal Value of the site and best addressed by other strategies. The Locality Improvement Plan for example, brings together local people, elected members and services to work to make the city centre area of Edinburgh (also the World Heritage Site) a better place.

The Locality Improvement Plan and the World Heritage Site Management Plan share common aspirations and will complement each other in managing the complex range of issues facing the city centre and thus, the World Heritage Site.

The Locality Improvement Plan defines the following five key themes:

- Making it easier to get around the city centre
- Enhancing the citycentre as a living community
- Working together for a clean and green city centre
- Supporting citycentre economy
- Helping people feel safer in the city centre

The eight remaining themes from the consultation that have not been discussed in detail, have been fed into the Locality Improvement Plan

Locality Improvement Plan theme	Theme from WHS MP consultation	Feedback
Making it easier to get around the city centre	Moving Around	Need for better cycling provision in the citycentre Need for more pedestrianisation in the citycentre
Enhancing the citycentre as a living community	Facilities and amenities	Need for more public toilets and water fountains, Concern over GP provision in certain areas
	Livability	Can the city aim to be more sustainable, cleaner and more respectful of the community needs?
	Identity and belonging	How to balance competing needs between residents and visitors?

Working together for a clean and green city centre	Natural Space	More to be done to keep public squares as publicly accessible open spaces
Supporting citycentre economy	Citycentre economy	Need for more shopfront improvement? How to ensure local community benefits from tourism? How to support local entrepreneurs and businesses in the area?
Helping people feel safer in the city centre	Feeling safe	Need for additional lighting in parks and smaller alleyways Need to reduce the speed of cars in certain parts of the Old and New Towns

All of the consultation results that relate to other strategies are being fed back into the relevant contacts in the same way.

Housing is possibly one of the most contentious issues that were consulted on. Whilst the concerns surrounding this issue are striking, it goes beyond the remit of this plan and the Locality Improvement Plan and is a citywide/ city region issue that has been at the forefront of shaping the Local Development Plan.

5.1 Implementation

This plan contains 6 objectives and 39 actions, fewer actions than in the previous plan. This is not to say that the scale of ambition has reduced. The intent in this action plan is to focus on fewer projects which can realistically be delivered.

Some actions will be short term and “easy wins” such as Action 15 and Action 22.



- Action 15: “Review and update the Conservation Areas Character Appraisals to ensure up to date information about the unique qualities of the area”

The process of reviewing both Old and New Town Conservation Areas Character Appraisals commenced in parallel with the management plan review because these documents are crucial to an understanding of the unique characteristics of the World Heritage Site.

Contribution of New Developments to City Centre



- Action 22: “Develop a programme of training events and engagement to provide clarity on the unique context of the WHS”

The management partners are already working on a programme of training events and engagement. This will include lectures, continuing professional development activities and events for children and families.

However, other actions will require the formation of new partnerships and will take longer to achieve.

Contribution of New Developments to City Centre



- Action 21: “Explain the qualities that make the WHS of Outstanding Universal Value and produce guidance on their use in the planning process”

The discussion around this is underway. A draft table of the unique qualities of the World Heritage Site has already been produced and feedback was sought from some of its end users, officers dealing with planning application in the World Heritage Site. Similar methods have already been tried and tested in Bath and Stonehenge. Achieving this action will have untold value in articulating the Site’s OUV on a number of levels; from basic understanding (school children, visitors, members of the public) through to informing the development process (for politicians, planning committee, planners, architects, developers and other stakeholders) by setting a baseline for contextual developments.

Actions will be delivered by a wide range of partners, both Steering Group members themselves and others. The Action Plan may be updated as necessary during the plan period.

5.2 Monitoring

Monitoring is a responsibility of World Heritage Site inscription. This includes both monitoring the condition of the Site (State of conservation) and monitoring the implementation of the actions.

State of conservation report

UNESCO monitors the state of conservation of the each World Heritage Site through its Periodic Reporting process. The [last Periodic Report](#) was completed in 2013, the next one is due in 2018. These reports gather information to identify possible changes to the condition of a Site.

Local Monitoring

There are six consecutive biennial monitoring reports. This exercise has provided an evaluation of the condition of the site over time. However, these will now be replaced by formalising monitoring the Action Plan.

Action Plan Monitoring

There are 40 actions in the Action Plan. It is planned to monitor their progress by reporting to the Steering Group. Key messages will also be presented to the Oversight Group and shared with other relevant stakeholders.

5.3 Risk Preparedness

UNESCO Operating Guidelines (July 2015) recommend that risk assessment and response is a key tool in site management. Managing a site that covers the expanse of a city centre differs from that of an individual monument.

Physical risk - fire and flood risk, climate change, development pressure.

General risk responses for the city are provided by the fire and police services, and the Council's Emergency Planning Team. Individual buildings have their own strategies and insurance in place.

HES co-operates with Fire and Rescue Services in managing a Historic Buildings National Fire Database, which provides fire-fighting crews with information on the importance and value of category 'A' listed buildings.

Similarly, SEPA (Scottish Environment Protection Agency) is the lead body – emergency planning in place? During the life cycle of the previous plan, a flood prevention scheme for the Water of Leith was implemented; flooding poses a threat to a limited part of the World Heritage Site, principally around the Dean Village and Stockbridge.

Understanding the physical impact of climate change and responses to it on the built and natural environments of the World Heritage Site is necessary. Changing climatic conditions will affect building fabric (for example, speeding up stone decay) as well as creating pressure for the adaptation of buildings to reduce carbon emissions. Energy efficiency programmes and research by the Site's management partners to change

habits, address fuel poverty and to understand the sensitive adaptation of historic buildings remains an action.

The success of the city and its World Heritage Site creates pressure for development. Development which undermines the outstanding universal value and threatens World Heritage status is a risk. The risk is managed through planning policy and guidance. Development pressure and the effectiveness of the protective measures are subject to monitoring.

Intellectual risk – apathy, lack of awareness/understanding

The delivery of several Partners’ projects during the period of the last Management Plan, such as establishing World Heritage Day events and creating a social media presence to raise the profile of the World Heritage Site, has seen some of the risk associated with lack of awareness and understanding mitigated. It will be important to facilitate access to ONTE WHS documentation in order to maintain the narrative of its management.

Organisational risk – poor change management, lack of co-ordination, inadequate resourcing and lack of succession management around key staffing and economic risk locally and nationally.

The organisations and bodies that are focused on the management of the World Heritage Site require adequate funds to actively manage, effectively coordinate and carry out actions in relation to sustaining and enhancing the World Heritage Site.

APPENDICES

A. The Old and New Towns of Edinburgh World Heritage Site

A.1 Description of the Site

Pictures to be added throughout

Topography

The City of Edinburgh possesses one of the most spectacular urban landscapes in the world. Its dramatically varied terrain rests on a complicated geological pattern of sediments, extinct volcanoes, lava flows and igneous intrusions. This pattern has been emphasised by the differential weathering of hard and soft rocks.

The city’s topography is central to the character of the Site. It shaped the city’s spectacular townscape and creates the dramatic views into, out of, and through the Site, including the key views out to the ‘mountain’ of Arthur’s Seat; down to the Firth of Forth (the River Forth estuary); towards the green slopes within the city; to open countryside up to 30 kilometres beyond; and to views down from high vantage points onto roofscapes and open spaces.

Within the Site the landforms created the setting for the dramatic juxtaposition of the Old and New Towns across the green valley of Princes Street Gardens (the drained Nor' Loch). The Castle Rock and its geological 'tail' provided the perfect location for the original settlement of the medieval planned Burgh, shaping its subsequent development pattern of narrow property holdings on a single main street. Its steep, rocky slopes also ensured that a highly visible 'island' of natural landscape has been retained in the heart of the Site.

Archaeology

Edinburgh's World Heritage Site, particularly the Old Town, is an area of high archaeological significance and potential, containing a range of nationally important scheduled monuments and extensive areas of well-preserved archaeological deposits. The area was analysed in 1981 as part of the Scottish Burgh Survey (Turner et al. 1981).

Archaeological excavations have shown that Edinburgh's origins extend back into prehistory.

Edinburgh's Castle Rock was fortified from the late Bronze Age (around 900 BC) and is arguably the longest continuously occupied site in Scotland.

By the eleventh century, settlement had almost certainly begun to develop along the rocky ridge that later became the Royal Mile.

Every time there is a significant development in the Old Town, there is potential for undiscovered archaeology.

Architectural History

Edinburgh's architecture and its historical importance set it apart from most other cities of the world. The particular nature of Edinburgh's duality is unusual: on the one hand, on a high ridge is the ancient Old Town, while in contrast lying below and to the north, is the eighteenth and nineteenth century New Town (the name 'New Town' applies to the whole area developed in classical style between the 1760s and the 1870s).

The Old Town

The Old Town contains two planned twelfth century burghs with two early royal palaces (one within the Castle), a medieval abbey, and a wealth of early buildings. The tradition of building taller was regulated and limited to five storeys on main streets through by-laws in the seventeenth century but the tendency was predominantly vertical and the sloping nature of the Site allowed for the creation of tenements that must have been the world's tallest buildings of their age, some of them still to be seen.

The Old Town grew along the wide main street (the Royal Mile) stretching from the Castle on its rock through the Canongate to the Palace of Holyroodhouse. Edinburgh Castle dominates: a medieval military fortress extended as a Royal Palace within a square in Renaissance times but later re-classified as an army barracks and hugely extended as such from the mid eighteenth century. Of special interest are the twelfth century St Margaret's Chapel and the Great Hall of 1500. At the other end of the Royal Mile are Holyrood Abbey and the Palace of Holyroodhouse.

Along the Royal Mile is an array of architecturally and historically outstanding buildings. The Parliament House and High Court of Justiciary complex comprise the two-storey T-plan Parliament House, a key building of the Scottish Renaissance by Sir James Murray of Kilbaberston (1632-39) with neo-classical additions and extensions as a court of justice complex by Sir Robert Reid and others in the earlier nineteenth century. The City Chambers (formerly a multi-use complex with the Royal Exchange at its core and from 1811 the headquarters of the city council) on the High Street are the work of John and Robert Adam (1753); the plan is that of a private square protected from the Street by a single-storey rusticated screen. The Canongate Tolbooth c.1590 is identified by its powerful turreted steeple. Other notable public buildings within the Old Town include George Heriot's School (1628-60), built in the area 'outside' the town enclosed by the contemporary Telfer Wall, Surgeons' Hall (1829-32, Playfair), and the Old College of the University (1815-27, Robert Adam, completed by Playfair).

By the early seventeenth century, much of the wealth of the Scottish nation had come into the hands of the Edinburgh merchant elite, which resulted in considerable new building. The nobility also built high-quality town houses and all this activity came under the strict control of the municipal authorities. The heyday of the Old Town was the sixteenth and seventeenth centuries.

From the 1790s and especially after the development of the New Town, a slow social and economic decline began. During the later nineteenth century, the withdrawal of the middle classes from the Old Town began to be seen as a problem. In 1892 Sir Patrick Geddes proposed that the Old Town should be 'regenerated' by attracting back to it the university, the bourgeoisie, and the intelligentsia. The value of the pioneering efforts of Geddes in early restoration and new build housing infill, especially along the Royal Mile, was substantial both in terms of conservation and in maintaining the residential population of the area. These are exemplified at the theatrical red-roofed and half-timbered Ramsay Garden which was intended to reflect the character of the medieval town. Sir Patrick Geddes was also active in establishing community gardens or pocket parks in the Old Town during the early part of the 20th century. As part of his Civic Survey of Edinburgh in 1909, 75 open spaces in the Old Town were identified as having potential for community gardens. By 1911, nine of the gardens were 'in working order'. They are now represented by: Advocate's Close; the Patrick Geddes Memorial Garden on the south side of the West Port and the Scottish Wildlife Trust Garden which occupies a prominent position on the south side of Johnston Terrace, adjoining the Patrick Geddes Steps and the former Castlecliff Workshops.

The New Town

The New Town is important for two main reasons: its high concentration of world-class neoclassical buildings and the sheer extent of the area covered with classical ashlar-faced (highly finished stone) architecture, all consistent to a degree without parallel and, perhaps crucially, all now surviving remarkably intact.

The New Town consists of seven successive major developments, each different from, but closely related to, its predecessors, built in a continuous programme of construction from 1767, arguably until as late as 1890.

The First New Town originated in proposals published by Lord Provost Drummond in 1752. These were embodied in an Act of Parliament, which envisaged the development of the city's lands to the north of the Old Town, linked by an urban viaduct across the valley, the North Bridge. The rectangular layout of the first New Town was the competition-winning work of James Craig, redrawn in 1767 after consultation with John Adam. The second New Town followed from 1801,

planned by Sir Robert Reid, and William Sibbald, and located to the north of the first, breaking away from the previous strictly rectangular plan by the incorporation of some curved terraces. The third New Town, the work of Robert Brown from 1813 onwards, essentially continues the approach of its predecessors.

The pattern of terraces and crescents changed with the fourth New Town, planned by William Henry Playfair. Instead of imposing a grid-iron upon the landscape, the buildings exploit the contours, view and trees of Calton Hill in a romantic manner. The fifth New Town, built from 1822 on the lands of the Earl of Moray to designs by James Gillespie Graham, cleverly links the first three New Towns as a unified scheme. It was intended as a self-contained enclave for aristocrats and professional gentry. The sixth New Town followed in the 1850s on Lord Provost Learmonth's Dean Estate, to the north of the Water of Leith, linked since 1831-32 by a spectacular bridge designed by Thomas Telford. The seventh and final New Town brought the hitherto detached Raeburn estate together with the rest, but building continued well into the later nineteenth century within the generally established precepts of the New Town ideal. Although the original idea was that the New Town should be a purely residential suburb, it rapidly proved to be attractive to business and government; drawing this element of the city away from the Old Town.

Most noteworthy for its planned ensembles rather than its individual buildings, the New Town has, however, a number of notable public buildings, including Register House (1774, Robert Adam), the Royal Scottish Academy (1822-36, W H Playfair), and the Royal High School (1829, Thomas Hamilton). The New Town was to become the location for some of the finest public and commercial monuments of the neo-classical revival in Europe.

Monuments symbolic of Scotland's past were grouped together on Calton Hill, in the aspiration to live up to the city's intellectual soubriquet, the 'Athens of the North'.

Timeline to be added

Streetscape

Natural stone paving slabs, extensively used throughout the eighteenth and nineteenth centuries, have an uninterrupted smooth surface which complemented the design of buildings.

The slabs were laid with the same precision as the stone courses of adjacent buildings. Much of the remaining stone paving is carried through into private staircases, closes, and finally even into the hallways, kitchens, bathrooms and cellars of the dwellings themselves. Many of the setted streets in Edinburgh are now more than 150 years old and this represents a remarkable survival. Footways in the New Town were made from various materials, from the horonized paths of Drummond Place, made of slivers of spoil from stone working, to the Hailes-flagstoned pavements of Dundas Street. The Old Town was largely repaved in the nineteenth century with high-quality Carmyllie or Hailes flagstones.

What is now referred to as the 'public realm' was constructed to an extremely high standard in Edinburgh, although this quality was eroded to some extent in the second half of the last century. Carriageways, kerbs, pavements, footpaths, closes and wynds, boundary walls, railings, gatepiers, street signs, lamp posts, some historic bollards, and police boxes and other street furniture were either there from the beginning or were, for the most part, sensitively added as the materials became available or circumstances demanded an intervention.

Local residents' initiatives have also made a contribution. For example, in many streets in the New Town, residents have reinstated original railing-mounted streetlamps.

Parks and Gardens

Edinburgh's parks and gardens are integral to the New Town's layout and architectural composition. In the Old Town the designed landscape at the Palace of Holyroodhouse covering the Palace Yard at Holyrood and the garden enclosed within the boundary wall were identified for their significance in Volume 5 of the first Inventory of Gardens and Designed Landscapes in Scotland (1987). The Old Town also contains gardens – early 'pocket parks' laid out by Sir Patrick Geddes – which are also significant for the part they played in the 'regeneration' of the Old Town and are essential in providing a pleasant environment.

Calton Hill is the most dominant 'designed' landscape within the Site due to its prominence and character. This never-completed project attracted complementary schemes of commemoration to focus on Calton Hill, including the Nelson Monument, the Burns Monument and the Playfair Monument.

The most significant of the many designed gardens in the Site is Princes Street Gardens, a green space planned like Queen Street Gardens to offer uninterrupted garden views to one-sided streets at each edge of the first New Town. Protected from 1752 as a pleasure ground in the 'proposals' document, the gardens were formally opened in 1821. East Princes Street Gardens was re-designed in 1840 to receive the Sir Walter Scott Monument, one of a number of elaborate Gothic episodes planned within the geometric layout of the New Town. Overlaying its historical role as private pleasure ground, Princes Street Gardens has an important collection of monuments and statuary.

Colour

The original stones of which the city was built were variations of yellow, which have now mellowed to grey. Edinburgh has, at certain times in its life, been colourful by modern standards. Windows have been painted white, green, brown and most other rich dark colours.

New Town railings were also painted in various vibrant shades. Venetian blinds and planted balconies added to the scene. At some point in its history, however, probably around the time of Lord Cockburn in the early nineteenth century, Edinburgh took on an architectural mantle of respectability, often severe. Ruskin noticed this, with dismay. A delayed architectural reaction came eventually in the form of Rowand Anderson's Gothic, red sandstone, National Portrait Gallery (1885-90), Well Court in Dean (1883) and, later in the Old Town, Geddes's white and red-walled, red-roofed, Ramsay Garden (1892-94) which re-visited the perceived architectural chaos and confusion of the medieval town. Along with colour in the later nineteenth century Old Town came an interest in the romantic architectural effects of self-consciously random rubble construction. Layers of harling or limewash were often stripped from existing buildings, or new buildings designed to conform to this aesthetic. The colour issue has ebbed and flowed ever since, but the epoch of New Town conservation brought a renewed interest in 'sanity' and simplicity in keeping with the principles of modernism. The post-modern period revived colour and picturesque outline, notably at Ian Begg's Scandic Crown Hotel (now the Radisson SAS) and Richard Murphy's neo-Geddesian infills in the Canongate and off the High Street.

Materials

From 1674 even the most ordinary buildings were constructed of stone. The main formations used for building are the Upper Old Red Sandstone (Devonian) at Craigmillar, and the carboniferous system of the Craigleith, Ravelston, Hailes, Dunnet and Binny sandstones. The geological processes that formed Edinburgh's landscape also provided the materials for its buildings. Until the mid-nineteenth century the cost of imported building materials was prohibitive, and Edinburgh, situated amidst beds of local sandstone, used this high-quality local material as its main building and paving material. This, together with Scottish slate and the occasional use of high-quality imported stone, has contributed a vital ingredient to the essential character of the Site.

Looking at Rothiemay's famous 1647 map of Edinburgh we can see the important introduction of stone-fronted tenements which takes us to the very beginning of the use of stone in 'ordinary' dwellings. As early as 1550, the expatriate Scot Alexander Alesius wrote that Edinburgh's Royal Mile was 'lined with buildings not constructed from bricks, but natural and square stones, so that even private houses can be compared with great palaces'. What distinguishes Edinburgh from other European capitals is the consistent use of ashlar (dressed stone) in the 'show' parts of the facades: those parts of the building which are on public view. Only in a handful of early New Town houses was rubble-work, originally stuccoed to represent ashlar, adopted for front elevations.

Slate roofs also make an extremely important contribution to the Edinburgh townscape. Generally, roofs are finished in West Highland slate laid characteristically in random widths and diminishing courses with a deeply textured, uneven appearance. New Town roofs were not generally 'architectural' and were concealed behind a parapet in views from the street.

Nevertheless, the topography of the city is such that slate roofs become a dominant feature in distant views.

Conservation

From at least the sixteenth century – early in a European context – building control was enforced through a key burgh figure, the Dean of Guild, whose role was crucial for the direction of future planning in Edinburgh. The Dean's Court controlled, among other matters, new buildings and the role was successively consolidated throughout the coming centuries. For example, as a precaution against fire, all roofs had to be of tile or slate from 1621, and in 1674 this was extended to building facades, which had thenceforth to be of stone, although many timber-fronted examples survived well into the nineteenth century.

What was just as remarkable as the formal force of the grand plan for a new monumental city was the consistency with which it was carried out over the following decades, through increasingly restrictive development controls by the Town Council and the private landowners and trusts concerned. It was a unique formula, using Town Council speculation along with Dean of Guild and feuing restrictions imposed by private speculators to protect the amenity of successive developments and therefore their value.

After the Second World War, habitation in the Old Town continued to decline. A similar pattern, if much less pronounced, was evident in the New Town where the need for conservation and restoration was first recognised in the late 1960s. A survey carried out by the Edinburgh Architectural Association was followed by an international conference in 1970, the outcome of which was the establishment of the Edinburgh New Town Conservation Committee.

The committee utilised Government and City Council aid to initiate a major programme of repair and rehabilitation. In 1980 the problems of the Old Town were again recognised by a small group of architects, resulting in the establishment of what was to become the Edinburgh Old Town Renewal Trust in 1985. In 1999 this organisation and the Edinburgh New Town Conservation Committee were merged to form the Edinburgh World Heritage Trust with a broad remit focused on the whole Site.

Recent Development

Over many hundreds of years the Site has proved itself capable of adaptation to new uses and new ways of living. However a very important feature of the Site's cultural history has been its self-referential devotion to the idea of an ordered city where heritage has been highly valued. Edinburgh's deeply ingrained culture of conservation has created the conditions for the City's remarkable survival.

A considerable amount of development has taken place since the Site was inscribed. Most of the major changes which have taken place are measurable under the existing monitoring arrangements. However, the nature of the Site is such that often very small changes can have a considerable incremental effect on its character and archaeology. The Site has a complex, multi-layered and very detailed significance. This requires, simultaneously, an overview related to setting, infill and development and a close attention to minute details of building fabric, streetscape and landscape design.

A.2 Justification for inscription

Pictures to be added throughout

Inscription on the list as a cultural site requires one or more of six criteria measuring Outstanding Universal Value to be met.

The Old and New Towns of Edinburgh met two criteria (II), (IV)

Criterion (ii) – Have exerted great influence, over a span of time or within a cultural area of the world, on developments in architecture, monumental arts, or town planning and landscape design.

The successive planned extensions of the New Town, and the high quality of its architecture, set standards for Scotland and beyond, and exerted a major influence on the development of urban architecture and town planning throughout Europe, in the 18th and 19th centuries.

Criterion (iv) - Be an outstanding example of a type of building or architectural ensemble or landscape which illustrates (a) significant stage(s) in human history.

The Old and New Towns together form a dramatic reflection of significant changes in European urban planning, from the inward looking, defensive walled medieval city of royal palaces, abbeys and organically developed burgh plots in the Old Town, through the expansive formal Enlightenment planning of the 18th and 19th centuries in the New Town, to the 19th century rediscovery and revival of the Old Town with its adaptation of a distinctive Baronial style of architecture in an urban setting.

A.3 Integrity

Pictures to be added throughout

It is the exceptional quality and contrast in architecture and streetscape between the medieval Old Town and the Georgian New Town and its scale – it covers 4^{1/2} km² and over 75% of the building stock within the Site is listed for its architectural or historical importance which sets the baseline for gauging the integrity of the Site.

This clarity of the urban structure is what needs to be maintained to ensure integrity remains intact.

The combination of the topography and the buildings upon it creates a spectacular urban landscape which is punctuated with church spires, steeples and monuments. The integrity of the Site is fragile as it relies on the legibility of the skyline. The cumulative effect of the mass, height, form, design and materials of a proposed development could potentially damage the skyline and surrounding townscape, impacting landmark buildings, features in the urban area, and the landscape setting of the city. Development that fails to respect the skyline could introduce a form that detracts from the spectacular views, panoramas and iconic skyline that give Edinburgh its integrity.

Irreversible change to the skyline has the potential to compromise the integrity of the site.

A.4 Authenticity

Pictures to be added throughout

The Site continues to retain its historic role as the administrative and cultural capital of Scotland, while remaining a vibrant economic centre.

High-quality workmanship is an aspect of Edinburgh's authenticity which is extremely important to maintain. The identification and support of sources of craft expertise and the necessary traditional materials needed for repair and restoration is a key challenge for the Management Plan.

Material authenticity extends beyond the fabric of buildings, to the patterns of urban form and the qualities of urban spaces.

Edinburgh's setting is an indispensable part of its character and is widely understood as being a key feature of the Site's authenticity. The need to maintain key aspects of the city's setting- such as the view out to Arthur's Seat or down to the Firth of Forth as well as many other key vistas and views that contribute to this quality cannot be over-emphasized.

The concern for maintaining these patterns is present everywhere. In the New Town, the integrity of the street layout is a key defining factor in maintain the New Town character. In the Old Town, concern was for the 'spine and ribs' pattern of the High Street. The closes and wynds maintain the existing- and reinstated lost- relationships with the medieval street pattern.

B. Management of the World Heritage Site

B.1 Governance

Diagram Governance structure to be added

World Heritage Sites are subject to local, national and international scrutiny.

Local

To ensure a strong governance of the management plan, an Oversight Group was set up to allow a more strategic discussion of issues emerging from the review. The Oversight Group is made of the convener and vice convener of the planning committee, representatives of the community councils within the Site, ICOMOS UK, the chamber of Commerce and the management partners.

It considers the outputs of the Steering Group and check whether the reports and outputs provided have met the project objectives. The Oversight Group will pursue issues through its members' own organisational arrangements to ensure that decisions are properly informed.

The day-to-day management of the World Heritage Site is overseen by a Steering Group that is made up of members from Historic Environment Scotland, City of Edinburgh Council and Edinburgh World Heritage Trust. There is a communications sub-group of the Steering Group that manages communication of the key messages around the delivery of the Management Plan. This partnership must demonstrate that it is fulfilling its obligation in meeting the requirement of the World Heritage Convention.

National

DCMS (Department for Culture, Media & Sport) has overall responsibility for managing World Heritage Sites in the UK in complying with the World Heritage Convention. This is not devolved but Scottish Government has a role in ensuring DCMS meets the Convention.

UNESCO membership is reserved to the UK Government. DCMS acts as the State Party to UNESCO and is also responsible for nominating sites in the UK for inscription under the Convention. Under the 1999 post-devolution concordat between the UK Government and Scottish Government, DCMS looks to Scottish Ministers to ensure compliance with the Convention in relation to Sites in Scotland, and to identify Scottish Sites that should be on the UK tentative list for possible nomination as World Heritage Sites. As lead public body for the historic environment, Historic Environment Scotland carries out these functions on behalf of Scottish Ministers.

International

UNESCO is the UN agency with global responsibility for protecting cultural heritage internationally. ICOMOS are the UNESCO's advisers on cultural world heritage sites.

B.2 Ownership

Management of the WHS is the responsibility of the resident population, the businesses, the institutions and all the users groups active in the city centre. **The following text will be translated into a diagram to shape understanding of how this document will help inform end users.**

Informative description and history of the Site, useful background information to respond to planning applications:

Community Councils

Politicians

Residents

Wider stakeholders including ETAG, Chamber of Commerce

Assessing impact on OUV:

Management Partners (CEC, HES, EWH)

Planning Officers

Residents

Monitoring the condition of the WHS:

Management Partners (CEC, HES, EWH)

UNESCO

Residents

Aligning strategies for the efficient day to day management of the WHS:

Council internal services (Transport, Waste Management, Lighting, Economic Development)

B.3 Planning, Policy and Legislative Framework

Diagram to be added

National

Scottish Planning Policy recognises the international importance of World Heritage Sites and requires planning authorities to protect and preserve a Site's OUV. This responds to the international importance of World Heritage Sites and the obligations associated with their inscription.

The Town and Country Planning (Scotland) Act 1997 and The Planning etc (Scotland) Act 2006 provide a framework for local and regional planning policy and act as the principal pieces of primary legislation guiding planning and development in Scotland. Additionally, individual buildings, monuments and areas of special archaeological, architectural or historic interest are designated and protected under The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and the 1979 Ancient Monuments and Archaeological Areas Act.

Our Place in Time, the Historic Environment Strategy for Scotland, emphasises the need to understand the historic environment holistically, combining both intangible (those aspects we cannot see- stories, traditions and concepts) and tangible heritage (physical things).

Normal statutory controls for each of these designations still apply, and there are local plan policies seeking to protect them.

EIA

EIA is a process for identifying the environmental effects of development proposals. It aims to avoid, reduce and offset any adverse effects. Certain types of development, and development in environmentally sensitive areas, are more likely to require EIA.

UNESCO's guidelines state that 'Impact assessments for proposed interventions are essential for all World Heritage properties.' World Heritage Sites are specifically mentioned in the EIA regulations as a factor which might influence whether or not EIA is required.

The EIA process should address the impact of proposals on a Site's OUV and its specific attributes is available on the Scottish Government's website.

HIA

HIA is used to assess and evaluate impacts on OUV. This includes any effects on specific attributes, setting and underlying archaeology. The International Council on Monuments and Sites (ICOMOS) has produced Guidance on Heritage Impact Assessments. UNESCO encourages assessors to refer to this and use it as a starting point in considering impacts.

When an EIA is required, this assessment should be incorporated into the process. When EIA is not a formal requirement, it is still essential to assess the impact of a proposal for change on the OUV of the World Heritage Site. The planning authority or conservation body may therefore request an HIA to show how proposals will affect OUV.

Local

OUV is also a material consideration in the planning process and Local Development Plan (LDP) policy Env 1 – The World Heritage Site is in place to protect it. The Policy Env 1 states:

"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 LDP sets out policies and proposals to guide development. It establishes the long term vision for land use in the city. It includes general policies focused on the city-wide built heritage as well as specific guidance regarding the World Heritage Site. These documents are the main source of reference in making decisions on planning applications.

In addition the Council's wider policies and guidance on the design of development provide detail on issues such as heights, massing, detailing and the appropriateness of materials. The Skyline policy plays an important role in protecting the setting of the World Heritage Site. This policy identifies key public viewpoints and is used in assessing proposals for high buildings. This is necessary to protect some of the city's most striking visual characteristics, the views available from many vantage points within the city and beyond, of landmark buildings, the city's historic skyline, undeveloped hillsides within the urban area and the hills, open countryside and the Firth of Forth which create a unique landscape setting for the city.

Local National Panels

The Urban Design Panel

The Edinburgh Urban Design Panel gives design advice. Its aim is to raise the quality of new buildings, streets and spaces in Edinburgh. It does this by reviewing schemes and giving reports on them. These reports help designers, developers and planners improve their plans.

The panel meets monthly and reviews between one and three schemes per meeting. As well as new developments, the Panel also reviews Council policy and guidance that has an impact on urban design.

Once a planning application is made Panel reports are put online. You can see these in the Panel's directory.

Who are the Panel members?

The members are drawn from a range of organisations including Architecture and Design Scotland, Edinburgh World Heritage, Historic Environment Scotland, The Cockburn Association, Police Scotland, the Royal Town Planning Institute.

C. Review of the previous plans

C.1 First Management Plan (2005-2010)

The [first Management Plan](#) for the World Heritage Site was published in July 2005. It provided a very solid information base around which to build a shared understanding of the outstanding universal value and the partnerships between agencies, the communities, institutions and business.

It set an agenda for action and outlined a range of challenges and opportunities for the World Heritage Site in the context of its outstanding universal value. It remains a very relevant background document.

Key achievements of the first Management Plan (2005-2010):

1. Care and maintenance of buildings and streets **(Infographic to be added)**

Restoration of Well Court (Dean Village)

(Picture to be added)

Total Cost	£1.76 million
EWH Grant	£1,153,244

Built between 1883 and 1886, it was designed by Sydney Mitchell to accommodate local workers. It was listed at Category A in 1965.

A grant of £1,153,244 million was awarded to restore the listed building in February 2007. This grant went towards the 18 months conservation work on stonework, roof, windows, the clock tower and communal areas. Part of the costs of restoration was covered by 55 owners who led the project and the other part by Edinburgh World Heritage repayable grants. All works were carried out using traditional building methods and materials in order to meet the best standards of conservation.

Gilmour's Close

(Picture to be added)

Total Cost	£2.84 million
EWH Grant	£140,000

Gilmour’s Close is a Category B listed building dating from 1875 and designed by John Lessels.

In 2008, a project made available 17 new energy efficient affordable homes in two refurbished tenement buildings that were previously disused. Ten of the flats were reserved as specialist accommodation for particularly vulnerable youths and shopfronts to commercial premises at the ground floor were restored.

The funding covered works to the exterior of the building, carved stone chimneys to restore the original skyline and repairing stonework on the original crowstepped gables as well as the historic shopfronts on the Grassmarket facade.

Throughout the building, heritage conservation and sustainability measures harmonised as original features were retained and upgraded to provide higher energy efficiency. Independent Housing awarded the project Sustainable Social Housing Refurbishment Project of the Year 2009.

Twelve monuments Restoration Project

(Picture to be added)

Total Cost	£1,2705,16.16
EWH Grant	£1 million

In 2007, the Twelve monuments project was set up to restore the city’s most important monuments and statues.

During the first year, the Melville Monument in St. Andrew Square, and the Bow Well in the Grassmarket, were restored as part of the on-going public realm improvements in both areas. The Black Watch Memorial on the Mound also benefited from funding, with contributions from the One O’Clock Gun Association, the War Memorials Trust and the Bank of Scotland. The second year, 2008-9, focussed on Calton Hill, the National Monument, the Burns Monument and the Nelson Monument. The final year of the project saw the restoration of St Bernard’s Well on the Water of Leith. Twelve Monumentsd Volunteers were involved in many of the individual projects. Young people training with the Future Jobs Fund got involved with the conservation of three bronze statues in Princes Street Gardens.

The project was funded by EWH, the City of Edinburgh Council and external sponsorship.

2. Control and guidance

(Infographic)

The Skyline policy **(Picture to be added)**

It was acknowledged that cumulatively, or individually, a number of factors (city growth, increasing call for density, and fashion for high buildings) can lead to the development of buildings that might have an adverse impact on the unique skyline of the city.

In 2005, the City of Edinburgh Council in partnership with Edinburgh World Heritage and Scottish Enterprise Edinburgh and Lothian, commissioned the landscape consultants Colvin & Moggridge to study the Edinburgh skyline and recommend key views that should be protected from new development.

The consultants were asked to review the existing policy on high buildings and come forward with a mechanism for updating the guidance. As part of this process, they identified key views and skylines that are considered fundamental to the image and sense of Edinburgh and have developed a methodology that allows planners (and developers) to assess the impact of any development on those key views.

The study developed a methodology based on the intrusion of any development into the 'skyspace' that surrounds key features in the townscape. In order to do this, the bottom of the skyspace in front, to the sides and beyond key features from each viewpoint was defined. From this, it was possible to establish the height at which new development at any given location would begin to be visible from the identified viewpoints, and so have an effect on the perception of those features most strongly associated with the image of Edinburgh.

In 2007, this methodology was approved and is now fully part of the assessments of planning applications in the planning department of the City of Edinburgh Council.

There is no formal buffer zone around the Site. The Department for Culture, Media & Sport DCMS maintains the view that buffer zones are not necessary in every case, particularly where adequate layers of protection already exist. In the case of Edinburgh, the implementation of the 'Guidance on the Protection of Key Views' based on the skyline study allied to the existing statutory protections will provide a subtler and more responsive mechanism to protect the Outstanding Universal Value of the property which will cover more of the city surrounding the World Heritage property than any additional definition of a formal buffer zone.

Historic Home guides (Picture to be added)

In 2009 Edinburgh World Heritage launched a series of Historic Home Guides, aimed at giving easily understood and practical advice to owners of historic buildings within the World Heritage Site.

The guide to external paintwork covered everything from windows and doors, to balconies, railings and common stairs. Advice was also given on how to find further information and where permission was needed to make changes.

The ironmongery version included fixtures and fittings such as hinges, door handles and locks. Often these details were tailor made for the building, and as such are significant, but easily overlooked, original features.

The comprehensive guide to roofs covered not only slates and pantiles, but also features such as dormers, cornices, gutters, cupolas, chimneys and balustrades. As well as describing the construction and materials, the guide also offered maintenance tips and highlights common problems with roofs in the Old and New Towns.

3. Awareness of WHS status **(Infographic to be added)**

Looking Up! **(Picture to be added)**

Between September 2009 and March 2010, EWH worked with St Thomas of Aquin's school on a project looking at Old and New Town architecture. During this period, a total of 140 Pupils toured the World Heritage Site for inspiration, and then designed their own house based on the historic buildings they had seen. The project completed with an awards presentation at the school, with friends and family invited along.

Learning Section on the EWH website **(Picture to be added)**

Over the autumn and winter of 2009-10, EWH set up a Learning section to their website. This section provides suggested lesson plans, downloadable maps, photos and documents, to enable teachers to include the World Heritage Site in their studies.

Family Learning Space at the Museum of Edinburgh **(Picture to be added)**

In 2008 EWH awarded a grant of £5,000 to the Museum of Edinburgh, to develop a new learning space as facility for families and school visits, which opened in June 2009. The learning space incorporates a variety of art activities for children, including building an Old Town house. Dressing up costumes are available to try on, representing different characters in the Old and New Towns in the eighteenth and nineteenth centuries, and a handling collection of historical objects illustrating everyday life in the past. Children from Royal Mile and Abbeyhill Primary Schools attended the launch of the learning space and helped to evaluate the activities. This facility has since proved to be popular with families and school groups, with much positive feedback.

C.2 Second Management Plan (2011-2016)

Key achievements of the second Management Plan (2011-2016):

1. Care and maintenance of buildings and streets **(Infographic to be added)**

Edinburgh Art Festival collaboration £108,336 **(Picture to be added)**

In 2012, a project under Regent Bridge brought heritage and art together to help transform a neglected route of the New Town. An installation from Turner Prize nominee Callum Innes was commissioned as part of the Edinburgh Art Festival. The piece of public art transformed the sides of the bridge arch with an illuminated plinth of floating colour.

The Scotsman's steps – £354,600 **(Picture to be added)**

In 2011, Edinburgh World Heritage and the City of Edinburgh Council worked with the Fruitmarket Gallery to bring the Scotsman's steps back to life, and enhance the public route between the city's Old and New Towns.

Originally built in 1899 as part of the Scotsman newspaper offices, the steps had become dilapidated with graffiti on the walls, damage to the stairs and recurring anti-social behaviour. The conservation project started in September 2010, coinciding with Network rail's work to improve the Market Street exit from Waverley Station. Using traditional materials, new lighting and lead work were completed, along with the installation of new handrails and iron gates. The interior windows were also reglazed and there were extensive masonry repairs, to bring the steps back to life.

2. Control and guidance **(Infographic to be added)**

The Management Partnership Protocol

In order to align the message amongst the managing partners, a protocol was established in April 2013. It formalises the roles of each partner in the planning process.

(Protocol table to be added)

Edinburgh Design guidance

In 2013, the City of Edinburgh Council published the Edinburgh Design Guidance. It draws together local authorities view on height and form, scale and proportions, layout, materials and detailing, daylight, adaptability, open space, impact on conservation areas, listed buildings and skyline.

The document set out expectations for new buildings and spaces clearly, so that all those involved in future developments can understand from the outset what is required. This guidance has been used by both Planning officials and the Development Management Sub-Committee to help make decisions on the design quality of new development.

Managing Change Guidance

The best practices for managing change in the historic environment and guidance on how to apply Scottish Planning Policy requirements are explained in a series of guidance.

The best practices for managing change in the historic environment are showcased in a suite of guidance produced in 2016. They provide detailed advice on the application of Scottish Planning policy requirements.

September 2016: Managing Change in the Historic Environment: [World Heritage](#)

June 2016: Managing Change in the Historic environment: [Interiors](#)

June 2016: Managing Change in the Historic environment: [Setting](#)

June 2016: Managing Change in the Historic environment: [Microrenewables](#)

June 2016: Managing Change in the Historic environment: [Gardens and Designed landscapes](#)

3. Awareness of WHS status **(Infographic to be added)**

The Community Map **(Picture to be added)**

In 2013, over a period of six months, a series of workshops was held with different sections of the community, with the intention of discovering the sights, sounds and smells that make most impression on their journeys. Students, school children, older people, workers and shoppers all took part and the results were turned into a map of the Old and New Towns from a resident's perspective.

Collaboration with businesses (Picture to be added)

Edinburgh World Heritage in partnership with businesses in the Old and the New Towns produced a series of trails (Meet the Westenders, Food Heritage, Canongate and Holyrood, University Heritage, Auld Reekie, House histories). The aim is to encourage more visitors to explore the less visited historic streets of the Site.

Traditional skills festival (Picture to be added +link to Youtube videos)

A Traditional skills festival was set up in 2011 to keep traditional skills alive, helping employment in the construction sector and sustaining Edinburgh's built heritage. It is funded by Historic Environment Scotland, Construction Skills Scotland, the National Federation of Roofing Contractors and the Stone Federation of Great Britain with the support of Edinburgh's Telford College and Edinburgh World Heritage.

The event celebrates Edinburgh's traditional buildings as well as the materials and the vital skills needed to maintain them for future generations.

The Edinburgh Traditional Building Forum holds talks, live demonstrations and guided walks around Edinburgh. Over the years, specific sessions were developed with demonstrations on lead roofing, sash and case window repair, architectural cast iron, stonemasonry and roof slating.

World Heritage Day (Picture to be added)

World Heritage Day has been celebrated locally with lectures and events to raise the public's awareness about the diversity of cultural heritage and the efforts that are required to protect and conserve it.

In 2016, the six Scottish World Heritage Sites were celebrated at the National Museum of Scotland in Edinburgh. Site coordinators and staff from the six sites: New Lanark, St Kilda, Forth Bridge, Heart of Neolithic Orkney, Antonine Wall and the Old and New Towns of Edinburgh were gathered all together in one place to show off the sites.

Visitors to the Old and New Towns of Edinburgh table were able to handle Corinthian column heads, archaeology from the Tron church, household artefacts as well as interpretation material (maps, leaflets, colouring in sheets).

It was a great day of sharing activities and stories with families, school groups, tourists, locals and more. Visitors were also able to try out virtual reality experiences on 3D headsets from the Scottish Ten project and Dig It! 2017 brought along a photo booth so that people could 'time travel' to the sites and have their picture taken.

D. Useful links

D.1 Map of interventions in the past 5 years (restoration projects/ new developments/ ongoing developments)

Map to be added

D.2 Key stakeholders

Diagram to be added

D.3 Key View Policy

Diagram and link to policy to be added

D.4 Conservation Areas

Map of the WHS with 7 conservation areas-
Link to all the 7 relevant conservation areas embed in the map

[Coltbridge and Wester Coates](#)

[Dean](#)

[Marchmont, Meadows & Bruntsfield](#)

[New Town](#) (updated version coming up)

[Old Town](#) (updated version coming up)

[South Side](#)

[West End](#)

D.5 The Public Consultation Process

The Old and New Towns of Edinburgh WHS has been designated since 1995. The management partners now have over 20 years of experience in understanding the threats to health of the WHS. Ongoing dialogue with UNESCO and ICOMOS has informed this review.

It has also been informed by an online public consultation undertaken in July 2016, discussions at the oversight group workshops, and the feedback from awareness raising events in 2015 and 2016.

Results of the public consultation echo some of the [observations of UNESCO and ICOMOS](#) .

Consultation

The first steps

A review of the first and second plan was carried out to reflect the current context. Other similar national and international examples of Management Plans were looked at (Bath, Bruges, Vienna, Regensburg, Florence and Porto) for their good practice.

The WH:UK platform was used to discuss Management Plans. A two day session in Edinburgh in 2016 provided an opportunity to show the latest thinking from all other sites from Orkney all the way to the Jurassic Coast.

A new way of doing things

The WH:UK two day meeting provided a link to the professional context . This is important. However, we need to understand the view of the people who live, work and visit Edinburgh. A novelty of this review was the use of the online survey. Members of the public who live, work and visit Edinburgh were invited to have their say in how the Old and New Towns of Edinburgh World Heritage Site should be managed.

The survey used the Place Standard [methodology](#). It consists of 14 questions which cover both the physical and social elements of a place. The questions were tailored to reflect the World Heritage issues.

Out of the 14 themes of the Place Standard, 9 were kept:

- Moving around (*Infographic*)
- Natural space (*Infographic*)
- Facilities and amenities (*Infographic*)
- Work and local economy (*Infographic*)
- Housing and community (*Infographic*)
- Identity and belonging (*Infographic*)
- Feeling safe (*Infographic*)
- Care and maintenance (*Infographic*)
- Influence and sense of control (*Infographic*)

And 5 “Outstanding Universal Value” related new ones were added:

- Awareness of World Heritage Site status (*Infographic*)
- Control and guidance (*Infographic*)
- Contribution of new developments to the city centre (*Infographic*)
- Livability (*Infographic*)
- Visitor Management (*Infographic*)

The public was asked what they think worked well, and where improvements could be made.

The consultation gathered the views of 588 respondents.

Wheel- Consultation images

The thought process

Once we gathered these views, through the use of a tailored Place Standard, we held a series of workshops and focus groups to come up with deliverable actions to tackle the issues emerging from the consultation.

These workshops together with the results of the consultation were translated into actions to deliver.

Picture of oversight group

How were the issues gathered?

There are items rolling forward from the 2005-2010 and 2011-2016 plan. Other issues have arisen through risk assessment during the life of the previous plan.

Thirdly issues have emerged through the online consultation in July 2016 which gathered the view of 588 respondents. Finally issues have emerged through full public consultation.

A consultation exercise was carried out to allow members of the public to have their say in how the Site should be run. It gathered feedback from almost 600 respondents in the summer of 2016.

Public meetings were held with different community and residents' groups; the methodology of the [Place Standard tool](#) was used to start a conversation on public perception of the issues affecting the Site.

The issues and challenges were grouped under 14 key themes, which due to the nature of the Site are all interrelated.

Some of the celebrated strengths (scoring 5/7 or more):

- Natural Space
- Identity and belonging
- Livability
- Feeling Safe
- Facilities and amenities

Overall, the respondents are very satisfied with Edinburgh's city centre as a place to live and work. The parks and green spaces were very highly rated and the city centre is felt to be safer than most the one's of other comparable capitals. More lighting at night and a reduction of the traffic speed was suggested to create an even greater sense of safety in the area.

Edinburgh's strong visual identity and its years of history were thought to be contributing to a real sense of pride and belonging to the city. The respondents felt generally positive about the level of amenities and facilities the city centre offers, as there is a wide range of offer and there are easily accessible.

Areas of debate (scoring 3 to 4/7):

- Housing
- Moving around
- City centre economy
- The cost of living, the city centre economy and the ease to move around were topics that generated a lot of comments.

Affordable housing is a key issue and it was felt that the city centre should be providing more affordable housing options to retain its resident population in the city centre. And while the compactness of the city is seen as an asset, many said that traffic still dominates pedestrian and cycling movement. Opinion was divided as to whether the Royal Mile achieved enough for its residents as it is thought to be too geared towards tourists.

Out of the 14 initial themes, the 6 themes that scored the lowest or engendered the most negative comments were:

- Care and Maintenance of buildings and streets
- Control and Guidance
- Contribution of new developments to city centre
- Influence and sense of control
- Visitor Management
- Awareness of World Heritage Site

When asked to think about the level of care and maintenance of buildings and streets, residents felt that there is still a lot to be done. Issues such as general litter and the quality of road and pavements were mentioned. Making sure that planning laws were enforced is critical for the respondents. Recent new developments divided opinion, the respondents are hoping for better quality and more innovative architecture that is respectful of the Old Town and New Town's architectural context.

The influence and sense of control is one area that could be improved as the respondents felt they were being asked to participate but failed to see the impact of this participation.

The balance between visitor and resident needs was a source of numerous comments. The Royal Mile attracts the largest number of tourists but is seen to not deliver enough for the resident's population. While despite the fact the awareness of the city centre's World Heritage site status was rated highly, respondents were mostly unaware of what it meant and what the benefits were.

D.6 Case studies

Case study: Awareness of the World Heritage Site status

[World Heritage Business Opportunity Guide](#)

Pictures to be added

The guide is a joint project between the *the* Edinburgh Tourism Action Group (ETAG) and Edinburgh World Heritage; it is part of a series which offers guidance for tourism businesses in the city. The aim is to illustrate how they can use the World Heritage Site as a promotional tool for visitors.

The guide explains the concept of World Heritage and the historic qualities that give the Old and New Towns the coveted status. It also covers visitor profiles and the importance of the city's built heritage in attracting tourists and shaping their experience whilst in the city.

Throughout the guide are practical hints and tips on how to use World Heritage status, including a selection of case studies where tourism businesses have worked with EWH to use the city's heritage in their promotion.

The examples include hotels, retailers, restaurants and visitor attractions, who EWH has worked with to produce heritage trails, building histories, web and social media content. Each case study highlights how the business became involved and the benefits their project has brought.

Learning Section on the EWH website

Pictures to be added

Over the autumn and winter of 2009-10, EWH set up a Learning section to their website. This section provides suggested lesson plans, downloadable maps, photos and documents, to enable teachers to include the World Heritage Site in their studies.

Case study: Care and maintenance of buildings and streets

Hidden Door Festival- A creative reuse of underuse buildings

Pictures to be added

Hidden Door is a not-for-profit arts organisation entirely run by volunteers. Founded in 2009, it has grown to stage an annual arts festival in unexpected locations around the city.

Hidden Door aims to open up disused urban spaces in Edinburgh, in order to create a platform enabling emerging artists, musicians, theatre-makers, poets, film-makers and all manner of visual artists and performers based in Scotland to showcase their work. One of the benefits of the nature of Hidden Door is that the festival transforms these often uninviting derelict urban spaces into environments that the public can explore, discover and engage with creatively.

In 2014, the Hidden Door team reused 24 C-Listed vaults on East Market Street for their first 9-day festival. The site was formerly on the Buildings at Risk Register and had been out of regular use for decades.

In both 2015 and 2016, the team opened up a site on King's Stables road, hosting their 9-day festival in a disused street lighting depot waiting for redevelopment into flats, a hotel and student accommodation. By utilising these empty urban spaces around the city, Hidden Door has temporarily brought over 65 disused spaces and rooms to life and shared these spaces with around 30, 000 visitors.

Identifying the positive impacts of this type of event, the Council has officialised its wishes to consider the opportunity to secure temporary uses, where appropriate, on land and buildings which become vacant in the future. In September 2016, the Council started to record the requests received for temporary uses of vacant buildings and the licenses agreed on Council property.

Street Lighting

Pictures to be added

A [History of Street Lighting report](#) in the Old and New towns of Edinburgh World Heritage Site was published in 2012. It helped to inform the City of [Edinburgh Council's lighting strategy](#), which amongst a number of issues regulates management of historic street lighting in the World Heritage Site. The statement is one of the outcomes of the study in hand and its main function is

to inform the planning policy by explaining the importance of street lighting in the context of the Old and New Towns of Edinburgh World Heritage Site's Outstanding Universal Value.

Lynedoch Place is a good example of reinstatement of historic lighting. The idea of the Lynedoch Place Lighting Scheme was first proposed in 2007 by the Lynedoch Place Residents' Association, with Dr. Morris Bradley, the Association's secretary. It was implemented as a joint initiative between the residents, Edinburgh World Heritage and the City of Edinburgh Council. The costs were shared equally among the three main stakeholders in the project.

The goal was to restore the railings and their lanterns, to enhance the street and return it to its historic character.

The scope of the project included the installation of street lights mounted on the boundary wall of front gardens, starting with No. 4 and then every second property to No. 22. The standards used were exact copies of castings from examples in Ann Street. These were produced by Ballantine's Bo'ness Iron Co. Ltd—one of the few companies in Scotland still using traditional methods of producing cast iron, based on research delivered by Edinburgh World Heritage and LDN Architects.

On the opposite side of the street along Belford Road five lamp standards of a compatible design were also installed. Additional works included cutting back overgrown hedges and the reinstatement of railings.

The project is a good example of productive cooperation between local residents, the City of Edinburgh Council and Edinburgh World Heritage. In the future, it is hoped to replace more of the railings and improve the pavement on the north side of the street.

Case study: Control and Guidance

Edinburgh World Heritage Shop Front Restoration

Pictures to be added and more detail explaining the restoration point by point

A single high-quality shop front can make a significant improvement to the streetscape. Edinburgh World Heritage Trust runs a scheme that offers advice to shop owners and allocates financial assistance for shop fronts in need of restoration. Funding is also available for organisations or individuals who own a historic building, scheduled monument or a designed landscape.

The benefits:

- A positive shopping experience in an attractive area
- Increased property value
- Higher footfall and increased sales turnover
- Creation of a shopping community, which includes those who buy and sell locally
- Public safety
- Attraction of new investment and, if managed properly, a sustainable mix of uses in a visibly improved area

Case study: Contribution of new developments to the city centre

Pictures to be added

Enhancing Construction sites- The New Waverley Fund

To make the best use of the New Waverley Construction site, community groups in Edinburgh were asked to bid for grants to enhance this development site area in the Old Town.

The New Waverley Community Fund (NWCF) was created as a joint project between the City of Edinburgh Council and Artisan Real Estate Investors, the developers of New Waverley. The total fund available is £200,000 including £100,000 held by the Council from the former developer.

The initial round of funding paid out to six projects including a community garden, an art installation and a project celebrating the literary history of the area. This involved the unveiling of a 10-metre illuminated art work above the Waverley Arches by movie director and Monty Python star Terry Gilliam as part of the Words on the Street project run by Edinburgh UNESCO City of Literature Trust.

Case study: Visitor Management

Pictures to be added

Heritage Trail leaflets

Their aim is to explore new ways to maintain and enhance this historic burial ground and encourage local community involvement. Each of the trails features a timeline and map which reveals some of the buried stories about Old and New Calton Burying Grounds, Greyfriars Canongate, and St Cuthbert's Kirkyards. The trails were produced as part of EWH's Edinburgh Graveyards Project, which aims to promote and conserve the five historic graveyards within the World Heritage Site. The project is also supported by Edinburgh World Heritage, the World Monument Fund and the Pilgrim Trust.

The Athens of the North trail is a self-guided trail exploring Edinburgh's New Town, providing insights into everyday Georgian life and how the city became known as the Athens of the North.

The food trail reveals some of the hidden links between the city's built heritage and its food traditions, encouraging visitors to explore the 'nooks and crannies' of the World Heritage Site and discover its culinary customs.

Education programme with universities and schools

In 2012-13, Edinburgh World Heritage worked with the University of Edinburgh to [develop a trail](#) of their historic buildings.

EWH also promotes the World Heritage Site as an educational tool, producing resources to support learning through the curriculum for excellence and encouraging its study in colleges and universities. In 2012-13 the trust developed a [new resource for children](#) focused on the key part Edinburgh played in the Scottish Enlightenment, with support from a charitable trust and the Scottish National Portrait Gallery.

Case study: Influence and sense of control

Pictures to be added

Councillor awareness and training

The election of new councillors happens on a five-year cycle. At the start of this cycle - and consistently throughout – training and awareness raising is provided to elected members to assist them in the delivery of their responsibilities as member of Planning Committee, the Development Management Sub-Committee of the Planning Committee, Transport and Environment Committee and participate fully in taking decisions.

In November 2015 a training workshop was held for Planning Committee members on the review of the Management Plan. This was carried out by the management partners of the WHS: CEC, HES, EWH; also with input from ICOMOS UK. It reminded Councillors of the complex governance structure of the Site, the policies and guidance in place to support the management of development in the site, staff skills in place and the importance of their own sound knowledge and understanding in taking decisions within this challenging context. It set out the timescales and a project plan for the delivery of the draft Management Plan, and secured the commitment of support from ICOMOS UK to actively engage with the process.

“Meadows festival”

For the first time in 2016, the partners had a stall at the Meadows Festival. This spot to kick-start consultation on both the [Old Town](#) and the [New Town](#) Conservation Area Character Appraisals and raise awareness on the conservation of the site. The stall attracted more than 550 people on the two days- an event the management partners intend to do every year. The public could pick up informative leaflets about the site (educational walks, facts about the site but also repair and maintenance advice for the properties). It was also an opportunity to get feedback on the recent developments in the Old and New Towns of Edinburgh. The public were asked 2 questions per each new building: Do you like it? Does it fit within its environment?

D.7 Selected bibliography

To be added

D.8 Sources (images- figures)

To be added