

THE LEITH CONSERVATION AREA MANAGEMENT PLAN

Planning Committee

22 February 2007

1 INTRODUCTION

- 1.1 Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 defines conservation areas as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” and places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 The Leith Conservation Area was designated in 1998. It covers an area of 138ha and comprises the former Madeira and Old Leith Conservation Areas, with extensions at Leith Walk, Kirkgate, Albert Dock and the Citadel. The old Leith Conservation Area was designated in 1977, with a number of subsequent amendments, and the Madeira Conservation Area was designated in 1975.
- 1.3 The historical and architectural importance of the Leith Conservation Area is reflected in the concentration of Statutorily Listed buildings in the area: approximately 400 buildings are included on the Statutory List [32 Category A; 243 Category B; and 122 Category C(S)].
- 1.4 The Leith Conservation Area Character Appraisal, which was approved by the Planning Committee in April 2002, establishes the significant elements which contribute to the character of the Conservation Area. It also identifies a number of enhancement issues and opportunities.
- 1.5 The Management Plan sets out how these character elements will be retained and enhanced in any future use, alteration or repair, within the constraints of available resources.
- 1.6 The objectives and actions in the Management Plan include many that address planning matters and development issues. Objectives and actions that reflect or relate to other policy areas or functions of the local authority are also included. Planning policies in the Management Plan are consistent with the statutory planning position set out in the Council's Development Plan, and with the Council's Development Quality Guidelines currently in operation.
- 1.7 Where the Management Plan addresses planning issues, it will be a material consideration in determining proposals. The detailed objectives and actions set out in the Management Plan are, therefore, intended to complement the more general policy objectives of the Development Plan and should be used in conjunction with it.
- 1.8 Public bodies, voluntary groups, private interests and individuals are encouraged to adopt and use the Management Plan to guide their decisions relating to the Leith Conservation Area.

Geographical Scope of the Management Plan

- 1.9 The Conservation Area covers the extent of the historic town, and includes the Madeira area and Leith Walk, the town's main link with Edinburgh City Centre. The Conservation Area overlaps with part of the Leith Docks Development Framework area, including the Albert Dock and the cluster of listed and Scheduled structures to its west. The Leith Docks Development Framework sets out a strategy and proposals for regeneration over the next 15 years. The scale of this regeneration will impact on the surrounding Conservation Area.

Implementation of the Plan

- 1.10 The Management Plan sets a framework for improvement within the area. However, the Management Plan is not an end in itself. Effective implementation is necessary if it is to achieve its aim, objectives and actions. Whilst the Plan establishes actions which will set a timetable for implementation, meeting this timetable will depend on the availability of resources and effective partnership between the Local Authority, the private sector and the local community. The Plan's success will, therefore, be dependent upon co-ordination of partner organisations to ensure collective effort, that resources are used most effectively and that there is maximum co-ordination of policy and action. The Management Plan will also integrate with the emerging Community Planning Partnership. It is intended that the Management Plan will be relevant over a 12 year period, until 2018.

Reviewing and Monitoring

- 1.11 The actions specified in the Plan must be flexible and will be kept under review.

Consultation Process

- 1.12 A consultation process will ensure that the views of the community and other stakeholders will inform the implementation, monitoring and review of the Plan. This will help identify priorities and secure support for particular proposals and projects. The Council will undertake to maintain this community involvement in the delivery of the Management Plan, where possible via leaflets, public meetings, the web and exhibitions aimed at raising awareness and encouraging positive community input.

2 POLICY CONTEXT

- 2.1 The Development Plan relevant to the Leith Conservation Area is the approved Edinburgh and Lothian Structure Plan (approved June 2004) and

the North East Edinburgh Local Plan (adopted April 1998 and altered January 2004). The most relevant policies from the Structure Plan and Local Plan are included in Appendices 1 and 2. The Council is currently preparing the Edinburgh City Local Plan which will replace all existing local plans adopted for the urban area of the City.

2.2 The Council has Development Quality Guidelines providing supplementary planning guidance on a range of development issues. The most relevant Guidelines are included in Appendix 3.

2.3 The Leith Docks Development Framework sets out a strategy for a fundamental change in the role of the Port of Leith. The overarching objective of the vision for the area is as follows:

“To provide an extension of Leith and the city which integrates the old and new areas in a mixed, balanced and inclusive waterfront community while responding to contemporary aspirations, concerns and ideas regarding urban planning. “

2.4 It is essential that this extension of Leith to the seafront builds on the existing character of Leith and the docks, with high quality public realm and modern buildings that change in scale and architectural treatment to repeat the characteristics of the various key elements of the site.

2.5 NPPG 18 Planning and the Historic Environment indicates that a form of Management Plan, for the effective protection of conservation areas, is desirable.

2.6 PAN 71 Conservation Area Management - indicates that management, along with monitoring and review, would ensure that valuable aspects of the heritage are protected and enhanced.

Sustainable Development

2.7 The Scottish Executive published ‘Choosing our Future – Scotland’s Sustainable Development Strategy’ in December 2005. The strategy highlights as key priorities the need to protect natural and built heritage and other resources for the long term, and the need to change the way Scotland generates and uses energy. The strategy outlines a programme of tasks to take these objectives forward and highlights other policy statements on a range of contributory issues and case studies.

2.8 One of these covers *Passed to the Future*, Historic Scotland's policy for the sustainable management of the historic environment. The strategy sets out what is involved in managing the historic environment in a sustainable way, managing the impact of both natural processes and human activity in such a way that our environment retains its historic character. It highlights broad principles fundamental to the sustainable management of the historic environment, which include recognising value, good stewardship and partnership working. It also stresses the value of retaining and, where it is possible and right to do so, re-using existing structures and materials, as well as

explaining the continued relevance of traditional building materials and local craft skills.

Leith Conservation Area Character Appraisal

- 2.9 The Leith Conservation Area Character Appraisal defines the key elements that contribute to the special historic and architectural character of the area, and opportunities for preservation and enhancement. Primarily, it is a benchmark for assessing the impact of development proposals on the character and appearance of the Conservation Area.
- 2.10 The Leith Conservation Area Character Appraisal identifies the following significant character elements:
- the area's unique and complex architectural character.
 - the concentration of buildings of significant historic and architectural quality.
 - the unifying effect of traditional materials.
 - the multiplicity of land use activities.
 - the importance of the Water of Leith and Leith Links for their natural heritage, open space and recreational value.
- 2.11 The Conservation Area Character Appraisal also identifies Opportunities for Enhancement within the Conservation Area which represent challenges for improvement action. These relate to the quality of urban and architectural design and the opportunities to improve the quality of the public realm.

3 PLANNING CONTROLS

- 3.1 A range of Planning Controls are operated within the Conservation Area.

Development Control

- 3.2 Development control is a process which regulates the development and use of land and buildings in the public interest. It involves processing planning applications; the monitoring of development as it takes place; providing advice to developers, applicants and the community; and enforcement action where harmful breaches of control have taken place. The objective is to ensure that changes to the physical surroundings – buildings and land – are right for their purpose and location, and that the community at large benefits from development.
- 3.3 The Council's Development Control Charter explains how the Development Control service works. The Charter details the standard of service which can be expected when dealing with the Council, whether as an applicant, a person seeking advice, a consultee on a proposal, or as an individual or community group wishing to object to or support a specific application. The aim is to provide a professional service which is courteous, efficient, and consistent and to produce decisions that reflect both quality and speed.

- 3.4 A framework for development is set out in Government guidance, in the Lothian Structure Plan and the local plans for the City. These are supplemented by non-statutory guidance approved by the Council. Planning applications are considered against this framework and any other material considerations.
- 3.7 There are various ways in which the wider community is kept informed about planning applications which have been submitted. The main source of information is on the Council's Planning and Building Standards Portal (www.edinburgh.gov.uk/planning). A statutory planning register is maintained which lists all current planning applications and past decisions. A Weekly List of new applications received and planning decisions made is circulated to Members of the Council and to all community councils in the City.
- 3.6 The Council strives to provide prompt decisions, but is also concerned with achieving the best quality and most appropriate decision for each application. This means taking into account a proposal's impact on the environment and on the interests of the community. It may also mean balancing the needs of the applicant against the effects a development might have on neighbours and other people living nearby.
- 3.7 The Council publishes an annual review of its performance on Development Control. This includes the statutory indicators required by the Government and the monitoring of the targets set in Development Control Charter.

Design Quality

- 3.8 The promotion of design quality is seen as an essential part of development control. The Council has, therefore, placed an increased emphasis on urban design, and the need for vision and ideas for the city. The 'Edinburgh Standards for Urban Design' forms part of the Council's intention to improve the design quality of new build. They are arranged into four 'dimensions' (City-wide, Local Area, Street and Site, and Public Realm). The 'Street and Site Dimension' for example, seeks to ensure that new development fits with its surroundings, and suggests ways of doing this such as 'have respect for and reflect local proportions and plot sizes' and 'use quality local materials'.
- 3.9 The Council's Design Initiative, which was established in 2003, has involved the following main themes:
- The appointment of an honorary City Design Champion to promote and uphold urban design standards for the city;
 - The appointment of a new senior officer to support the City Design Champion;
 - The publication of the Edinburgh Standards for Urban Design;
 - A requirement for significant development applications to include a Design Statement; and the preparation of development briefs for significant development sites.

Conservation Areas

3.10 Designation as a conservation area has the following implications:

- Permitted development rights under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m² and there are additional controls over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for Directions that restrict permitted development rights further. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effects of proposals.
- Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
- Buildings which are not statutorily listed can normally be demolished without approval under the Town and Country Planning (Scotland) Act 1997. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
- Alterations to windows are controlled in terms of the Council's policy.
- Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

3.11 Article 4 Directions covering Madeira and Old Leith Conservation Areas were made in 1985 which controlled development within the curtilage of a dwelling house, sundry minor operations, industrial development and development by local authorities (the last two were only controlled in the Old Leith Conservation Area). An Article 4 Direction Order covering the following classes of development (as defined in the 1992 General Permitted

Development Order) for the Leith Conservation Area was approved in January 2004:

- 1 enlargement, improvement or other alteration of a dwelling house.
- 3 provision or alteration of buildings or enclosures within the curtilage of a dwelling house.
- 6 installation, alteration or replacement of satellite antennae.
- 7 construction or alteration of gates, fences, walls or other means of enclosure.
- 23 extension or alteration of an industrial building or warehouse.
- 24 developments on industrial land.
- 25 creation of hard surface within curtilage of an industrial building.
- 30/33 development by local authorities.
- 38 water undertakings.
- 39 development by gas suppliers.

Listed Buildings

- 3.12 Listed Buildings are defined in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as buildings of special architectural or historic interest, and listed building consent is required for the demolition of a listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. Listing covers the interior as well as the exterior of the buildings and the protection afforded by listing extends to historic fixtures and fittings.
- 3.13 Historic Scotland's Memorandum on Listed Buildings and Conservation Areas specifies that when considering applications for alterations or extensions to Listed Buildings, the Council must ensure that no unnecessary damage to historic structures will be caused, that additions are in keeping with other parts of the building, and that any new external or internal features harmonise with their surroundings. In considering development which affects a listed building, or its setting, the Council has special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it may possess.
- 3.14 The Memorandum specifies with regard to the demolition of listed buildings that no worthwhile building should be lost unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. There is, therefore, a strong presumption in favour of the preservation of listed buildings, except in those exceptional cases where

a significant case can be made out for demolition after full consideration of factors such as the importance and condition of the building. In such cases, it would be necessary to show beyond doubt that it is not possible to adapt the existing building to accommodate any new use or mix of uses, which would safeguard its future and benefit the community.

Enforcement

- 3.15 The Council has a duty to investigate breaches of planning control and has powers to remedy such breaches by statutory and other means. It is the policy of the Council to exercise these powers to ensure that development takes place in accordance with the appropriate legislation or conditions of any planning permission imposed by the Council. The Planning Enforcement Charter details the Council's procedures and standards of service for planning enforcement. Listed building enforcement notices may also be served in connection with unauthorised works to a Listed Building.
- 3.16 Enforcement action is initiated following enquiries and complaints from various sources. These are investigated and result in the submission of retrospective applications or enforcement procedures to remedy breaches of control.

Repair Notices

- 3.17 The preservation of historic buildings requires their regular maintenance and timely repair. Expenditure on routine maintenance and repairs can avoid the need for more expensive work caused by their neglect. There are statutory powers available to the Council to take action where listed buildings have deteriorated.
- 3.18 Repair Notices are initiated where it is clear that a building has fallen into a state of disrepair which is prejudicial to the fabric of the property.

Building Preservation Notices

- 3.19 It is also open to the Council to serve a Building Preservation Notice in the case of unlisted buildings which appear to them to be of special architectural or historic interest. A Building Preservation Notice is initiated where it is clear that a building is in danger of demolition or of alteration in such a way as to affect their character.

Buildings at Risk

- 3.20 The Buildings at Risk Register is operated by The Scottish Civic Trust on behalf of Historic Scotland. Its principal purpose is to assist in the sale or lease of historic buildings in need of rescue by publishing details of them from its computerised Register to a wide range of potential restoring purchasers or tenants. The Council liaises with The Scottish Civic Trust on Building at Risk issues. A building is recommended for inclusion on the Buildings at Risk Register when its vacancy becomes prejudicial to the fabric of the building.

Compulsory Purchase Orders

- 3.21 In exceptional cases, the Council may wish to use its compulsory purchase powers to achieve the aims and objectives of the Conservation Area Management Plan.

4 AIMS OF MANAGEMENT PLAN

- 4.1 To manage change appropriately whilst protecting, enhancing and promoting Leith's built and natural heritage for the benefit of all. This will be achieved by co-ordinating the work and investment of a range of partners that have an interest in the traditional heartland of Leith. Partners include: Historic Scotland, National Trust for Scotland, Community Scotland, the Scottish Executive, Scottish Enterprise Edinburgh & Lothian, Lothian Healthcare Trust and Forth Ports PLC.

Key Issues

Introduction

- 4.2 The Key Issues that will influence the Conservation Area's management are identified below. These comprise mainly physical environmental issues. However, important social and economic factors are also considered. All of the Key Issues are interconnected and will impact on other parts of the Management Plan. It is also recognised that it is essential to integrate the Management Plan with community planning initiatives.
- 4.3 Objectives have been identified for each of the Key Issues. These are intended to act as a basis on which future management can be based. They are specific targets that collectively pursue the Plan's vision. A number of Actions are also proposed as a practical means of supporting and enhancing the adoption of the Objectives.
- 4.4 Implementation of the Objectives will be based on a series of Initiatives which are specified for each Key Issue and which are detailed in Appendix 4.

Townscape

- 4.5 The quality of the townscape is a critical factor in the enhancement of the conservation area. It is essential that the traditional townscape character is preserved and enhanced, and that a high quality, sustainable and vibrant city environment is created for present and future communities. Respect for design should be demonstrated in the way new buildings are inserted into the framework of the existing townscape; on the one hand respecting its scale and form while on the other producing contemporary architecture of the highest quality.
- 4.6 Architectural form and building heights must, therefore, be appropriate to location and function, taking account of the design standards and objectives set out in the Edinburgh Standards for Urban Design and the Leith Urban Design Framework.

Objective

- To preserve and enhance the existing townscape character, and pursue the highest architectural and urban design quality, incorporating social; environmental and economic needs, for both new residents and the existing Leith community.

Actions

- Reflect and interpret the particular character of Leith in new development, responding to and reinforcing locally distinctive patterns of development, townscape, landscape, scale, materials and quality.
- Ensure new development strengthens the context of the existing Conservation Area, respecting the topography, physical features, views and vistas.
- Ensure development considers linkages between groups of buildings, and between public spaces,

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning guidance, the Conservation Area Character Appraisal and other material considerations.
- The Central Leith Townscape Heritage Initiative.
- The Townscape Heritage Initiative 2.
- The GEMS Project.
- The Leith Urban Design Framework.
- The Design Initiative.
- The Leith Shop Front Improvement Scheme.

Public Realm

- 4.7 The public realm of Leith offers a wealth of streets, squares and spaces, gardens and pedestrian spaces which act as a setting for the historic buildings and make an important contribution to the architectural character of the area. However, many of these would benefit from improvement. There are also few linkages available to the docks, and integration is essential between the docks and tenemental heartland.
- 4.8 Public realm improvements should take account of a range of issues including; transport movement, pedestrian flow, street furniture, lighting and landscape quality. The mechanisms for this are the Edinburgh Standard for Streets and the forthcoming Leith Public Realm Strategy.

Objective

- Ensure that the public realm is regarded and understood as an historic element of the Leith Conservation Area, and that any alterations to it take

the historical and cultural significance of the public realm into consideration.

Actions

- Maintain, protect and reinforce the historic street patterns, materials and geometry in both design and high standards of co-ordinated maintenance and repair on paving and street surfaces.
- Enhance pedestrian routes through the area and consider further safe and effective links for pedestrians, particularly with the seafront.

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning guidance, the Conservation Area Character Appraisal and other material considerations.
- The Streetscape Working Group.
- The Townscape Heritage Initiatives public realm projects.
- The Edinburgh Standards for Streets.
- The Leith Public Realm Strategy

Architectural Character

- 4.9 Leith's architectural character with both civic and commercial institutions reflects its former independence and maritime history. The historical and architectural importance of Leith is reflected in the concentration of statutorily listed buildings in the area. However, many historic buildings are no longer used for their original purpose, require extensive repairs and are vacant or under utilised. Where conversion or adaptation to new uses has occurred, the new use may not be appropriate. In addition, the scale of new development may mean there is the opportunity to locate new uses in historic buildings, and therefore a sustainable long term future for these historic buildings is secured.
- 4.10 Generally, a low priority is given to ongoing building maintenance and repair which is exacerbated due to the levels of multiple ownership. More detailed historic building issues include: stone work deterioration, missing architectural details (such as railings and decorative stone enhancement), poorly executed mortar repairs, leaking rainwater goods and structural movement. The quality of alterations to shop fronts, extensions, dormers and other minor alterations needs to be improved.
- 4.11 Important heritage features, within Leith, range in scale from small streetscape items such as bollards, rail lines and quay walls to larger scale structures. These should be integrated into developments providing a valuable contribution to the identity and quality of the public realm.

Objective

- Protect, enhance and promote Leith's historic buildings.

Actions

- Promote the sensitive reuse of buildings.
- Encourage quality repair and maintenance, carried out with appropriate materials and to a high standard of workmanship.
- Ensure that any work receive the appropriate statutory approvals.
- Preserve in situ and record archaeological remains.

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning guidance, the Conservation Area Character Appraisal and other material considerations.
- GEMS Project.
- The Shop Front Improvement Scheme.
- Leith THI 2 Reinstatement of Architectural Detail Grant Scheme to be launched in April 2007.

Archaeology

- 4.12 Leith's archaeology contains some of Scotland's best urban archaeological deposits and historic buildings. Recent excavations within its historic core have established evidence for preburgh(pre 1128) settlement and for the development of the town and port from 12th century to the present day.
- 4.13 The wealth of archaeological remains and artefacts have aided our understanding of medieval domestic life. Due to Leith's role as a port and its importance in the development of trade, there is a vast legacy of industrial and maritime archaeology still visible including cranes, dry docks and warehouses.

Objective

- To preserve and enhance the archaeology remains within Leith.
 - To promote our understanding of archaeology and the history of the area
- ### Actions
- Ensure the preservation in situ of significant archaeological remains.
 - Where preservation is not possible, to ensure the excavation and recording of any remains threatened.
 - Raise awareness of archaeology and the archaeology of Leith to a wide audience.
 - Preserve in situ and record archaeological remains.
 - Raise awareness of archaeology and the archaeology of Leith to a wide audience.

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning guidance, the Conservation Area Character Appraisal and other material considerations.

- To progress post evacuations research work in Leith
- To research and prepare historical interpretation and exhibitions on Leith's archaeology in relation to Public Realm works and Leith Open Spaces Project.

Activities and Uses

- 4.14 Leith is an intensively developed urban area with a multiplicity of land use activities co-existing with the predominant residential use. It contains a full range of social, commercial and community facilities, and performs an important shopping and service role for people working and living in the area.
- 4.15 There has been a substantial reduction in Leith's traditional manufacturing and port related industries around which its growth was based. However, industry remains an important land use in Leith, and is now spread across a more diverse base with increasing growth in the service and technology sectors.
- 4.16 Residential uses, within mainly traditional tenement property and with retail uses on the ground floors, predominate. However, some recent development has seen the erosion of such mixed uses and a creation of single-use zones of shopping, business and housing.
- 4.17 It is important to support the vitality and viability of Leith Walk, the Foot of the Walk and Great Junction St as a retail and commercial centre. Environmental improvements and repairs within and around the shopping area are required to help create a safer and more attractive shopping environment.
- 4.18 High traffic volumes threaten the character of the Conservation Area particularly of Bernard Street, Commercial Street, Great Junction Street and Ferry Road. New development should incorporate safe access by a range of means of transport options. The design of development can assist in altering the relative attractiveness of different transport modes and in encouraging means of access other than by private car. In considering the design of development, priority should be given to providing convenient access for pedestrians and cyclists. The intrusive effect of car parking should also be sensitively controlled.

Objective

- Promote Leith as an identifiable and distinct place to live, work and visit.
- Ensure that all traffic, transport and pedestrian management schemes do not detract from the value of the Conservation Area.

Actions

- Encourage sustainable development where there is a balance of mixed activities and uses.
- Enhance the shopping environment making a safer and more attractive shopping and commercial centre.

- Support the vitality and viability of Leith Walk, the foot of the Walk and Great Junction Street.

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning guidance, the Conservation Area Character Appraisal and other material considerations.
- Shop Front Improvement Scheme.
- The Tourism Action Plan.
- Leith THI 2 Ground Floor Vacancy Strategy.
- The Navigator Signs.

Community

- 4.19 Community regeneration involves building strong, safe and attractive communities. The quality of houses, shops, commercial premises, community facilities, local parks, green spaces, play areas, roads and pavements directly impact on the image and sense of comfort and safety.
- 4.20 Recent, high value new development has attracted people on higher than average incomes whose lifestyles are in contrast to many local residents living in the tenemental heartland. A critical concern for local people and business is about “closing the gap” to ensure that the whole community benefits, from increased investment, in a sustainable and balanced way. In particular, there is evidence through public consultations of the priority need to ensure a continuing sense of place and belonging, one in which old traditions remain alongside the new in a mixed, balanced and sustainable community.

Objective

- Encourage the development of a stable and mixed community, and provide links and connections between the old and new communities within Leith and between Edinburgh and Leith.
- Encourage community involvement in conservation and heritage issues, raising awareness of Leith’s unique place in the history and culture of Scotland.

Actions

- Promote the involvement of the community in the management of the area to ensure that the whole community benefits from the regeneration of Leith.
- Engage with the community to make sure that everyone can learn about, have access to and enjoy their heritage.
- Raise community awareness of building repair and maintenance.
- Engage the community in any new development proposals.
- Integrate the Management Plan with the Leith Community Planning Partnership.

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning guidance, the Conservation Area Character Appraisal and other material considerations.
- The Edinburgh Stair Partnership.
- The Leith Community Planning Partnership.

Natural Heritage

4.21 The Water of Leith Walkway and Corridor is central to the Conservation Area and important for its natural heritage, open space and recreational value. It is designated as an Urban Wildlife Site and is an important habitat for a wide range of flora and fauna. The Firth of Forth coastline is recognised for its natural heritage importance, in providing important open space and in the setting of the Conservation Area. The extensive area of open space at Leith Links the local parks and green space within the urban area are also important for their seclusion, historic context, recreational and natural heritage value. The existing tree groups and specimens are particularly important to the character of the Conservation Area.

Objective

- Ensure that the landscape, natural and wildlife heritage of the Conservation Area, are acknowledged and understood as integral parts of the sites value and are managed accordingly.

Actions

- Ensure continual maintenance and enhancement of gardens, parks and similar open spaces, taking into account The Edinburgh Biodiversity Action Plan objectives for urban green space.
- Ensure the landscape, natural and wildlife elements are not eroded or damaged through new development.
- Increase understanding and awareness of the extent and quality of Leith's coastal and marine habitats, the natural processes on which they depend and the threats to their conservation.
- Develop the proposals from the Water of Leith Trust for interpretation and sculpture/artworks along the River corridor and throughout the Conservation Area generally.
- Maintain and enhance the identity and landscape quality of Leith Links and other open spaces.

Implementation

- Through the determination of planning applications in accordance with the Development Plan and taking into account supplementary planning

guidance, the Conservation Area Character Appraisal and other material considerations.

- Leith Open Space Project.
- The Water of Leith Project.

APPENDIX 1 - EDINBURGH AND LOTHIAN STRUCTURE PLAN 2015

1 STRATEGIC AIMS

1.1 The overarching aim of this structure plan is to provide in full for the development needs of Edinburgh and the Lothians in accordance with the principle of sustainable development, whilst maintaining and enhancing the environmental heritage that underpins the area's quality of life.

1.2 The structure plan will encourage a more sustainable pattern of development by:

- maintaining and enhancing economic competitiveness;
- promoting a more inclusive society;
- protecting and enhancing the natural and built environment;
- integrating land use and transport.

To maintain and enhance economic competitiveness

1.3 *The structure plan's objectives are to:*

- identify the main economic growth sectors that will require land for their future development;
- identify strategic employment locations which are, or can be made, highly accessible by foot, cycle and public transport;
- identify new transport infrastructure required to support the local economy; provide an adequate supply of housing to meet the growing number of households;
- maintain and enhance the area's quality of life as defined by the built and natural environment.

To promote a more inclusive society

1.4 Edinburgh and the Lothians should be enjoyed by everyone if we are to achieve the Government's aim of a more inclusive society. These benefits cannot be guaranteed if the pattern of development relies solely on market forces.

1.5 The structure plan's objectives are to:

- provide a strategic context for investment in the regeneration of disadvantaged urban areas;
- increase access to employment opportunities through a more balanced distribution of employment land, giving preference to locations for new development with easy access by foot, cycle and public transport;

- increase access to housing by enabling local plans, where appropriate, to require the provision of affordable housing;
- increase access to shopping and leisure facilities by giving preference to locations for new development with easy access by foot, cycle and public transport.

To protect and enhance the natural and built environment

1.6 Edinburgh and the Lothians enjoys a high quality environment that makes it a very attractive place to live, work or visit. The built environment and unique setting of the city centre is internationally acclaimed and is a major factor behind its economic success. The benefits of the City's reputation are felt throughout the Lothians. Edinburgh's character is enhanced by its significant open spaces and its landscape setting while the Lothians contain a range of historic towns and villages set in an attractive and varied landscape. The plan will ensure that this precious environmental capital is protected and enhanced by high quality new development, to maintain the quality of life of both the present population and future generations.

1.7 The structure plan's objectives are to:

- maintain a continuous Green Belt around the City;
- ensure that, where possible, brownfield land is developed in preference to greenfield land;
- protect and enhance important landscape settings of settlements and areas of urban green space;
- protect the natural environment from inappropriate or damaging development;
- protect the built and historic environment from over-development (town cramming) and promote high standards of design in new development;
- safeguard mineral resources and facilitate their extraction with minimal environmental impact.

To integrate land use and transport

1.8 The efficient integration of land use and transport is essential both to reduce the impact of transport on the environment and to ensure a prosperous local economy. The plan will promote improved access between homes, work, shops and leisure by foot, cycle and public transport.

1.9 The structure plan's objectives are to:

- locate new development so as to reduce the need to travel, particularly by private car;
- reduce commuting to Edinburgh from the landward Council areas;
- maximise accessibility for all in the community by foot, cycle and public transport;
- identify new transport infrastructure required to support the development strategy.

1.10 The Lothian Councils will take all these aims into account when preparing local plans and taking development control decisions that are compatible with the aims of sustainable development.

The Core Development Areas

- 1.11 The core development areas within which local plans should bring forward the land required to 2015 are described below. These developments are supported as an integral part of the planning strategy for the Lothians. Subject to the guidance outlined below, individual Councils in preparing local plans will take the decision on how the specific allocations for each core area should be met.

Waterfront Edinburgh

- 1.12 The Edinburgh Waterfront area comprises Leith, Granton and Portobello but only the first two of these have significant brownfield potential for business and housing development. Leith was identified as a strategic business location in the previous structure plan but its accessibility to a wider catchment area needs to be improved. The surplus land at Leith Docks has already yielded considerable amounts of business and housing development and there is still further capacity remaining. Its success will depend on the provision of a tram to the City Centre, development work on which is presently proceeding, with implementation currently scheduled for 2008/9.

HOUSING

- 1.13 To achieve a more sustainable pattern of development, the housing policies of this structure plan aim to:

- maintain, within a long-term settlement strategy, an effective five-year supply of land for housing at all times consistent with local infrastructure, environmental and amenity considerations;
- give priority to the re-use of brownfield land for housing;
- ensure that new housing development maintains or enhances the quality of the built environment;
- ensure that new housing development is located so as to conserve energy, reduce the need to travel and be easily served by public transport;
- create the opportunities for satisfying the full range of housing needs including enabling, where justified, the provision of affordable housing.

HOU 2: Brownfield Housing Sites

- 1.14 The Lothian Councils support the development of suitable urban brownfield sites for housing through re-use, redevelopment or conversion. Where appropriate, higher densities will be encouraged (see policy TRAN4).

HOU 4: Meeting the Housing Allocations

- 1.15 In identifying sites to meet policy local plans should:

- identify any steps required to enable the site to become effective;
- ensure that development can be integrated into effective networks for walking, cycling and public transport consistent with policies TRAN2 and TRAN5
- provide for a range of sites to meet all sectors of the market.

HOU 5: Infrastructure

- 1.16 The development of housing land should not proceed beyond the existing infrastructure capacity of each site until the required improvements are provided or committed. The infrastructure requirements in the Action Plan may be supplemented by site-specific requirements identified in local plans. Planning permission should not be granted for housing development until all relevant infrastructure in the Action Plan and/or local plan is provided or committed.

HOU 6: Community Facilities and Amenities

- 1.17 In addition to the requirements set out in HOU5, contributions will be required from the housing developers to remedy any deficiencies in local facilities and amenities, which result from the additional housing. Local plans should set out the potential deficiencies pertaining to particular sites/communities.

HOU 7: Affordable Housing

- 1.18 Where identified and justified by a local needs assessment and any related studies, local plans should include policies requiring the appropriate provision of affordable housing and setting out the planning mechanisms by which this will be achieved. These policies may take the form of supplementary planning guidance in advance of local plan adoption.

2 ECONOMIC DEVELOPMENT

- 2.1 To achieve a sustainable pattern of development the economic development policies of this structure plan aim to:

- facilitate and accommodate continued sustainable economic growth;
- ensure that adequate land is available to meet the changed economic circumstances in Lothian and the high employment growth expected to 2015;
- continue to support Edinburgh City Centre as the central business location for the city-region;
- ensure that other business locations are, or through strategic transport investment will become, highly accessible by public transport, including from disadvantaged urban areas;
- ensure that new development is of a high quality and respects the natural and built environment.

ECON 2: New Land for Economic Development

- 2.2 In addition to maintaining the established land supply, local plans should ensure that new proposals:

- are located within the core development areas specified in Table 2.1; such as Leith and the Waterfront
- meet the full range of economic development requirements;
- are integrated into networks for walking, cycling and public transport consistent with policy TRAN 5. Major travel-generating developments should be highly accessible by these modes, or should be programmed to become so with transport investment to be delivered in phase with the proposal consistent with Policy TRAN 2;
- maximise the reuse of redundant buildings and brownfield land and offer viable development opportunities;

- are acceptable on environmental and amenity grounds;
- any additional infrastructure required as a consequence of the development is provided or committed.

ECON 6: Office Development

2.3 Office development will be supported in the strategic business centres of Edinburgh City Centre, Edinburgh Park/South Gyle, Granton Waterfront, Leith and Livingston. Local plans should define the boundaries of the centres and apply the following criteria:

- public transport is available so that the requirements of policy TRAN 2 are met;
- maximum parking standards and access requirements are consistent with policies TRAN 3 and TRAN 5;
- development is at high density while ensuring that conservation and townscape requirements are met and the amenity of residential areas respected.

3 TRANSPORT

3.1 To achieve a more sustainable pattern of development, the transport policies of this structure plan aim to:

- ensure that the location and design of new development, especially major new development, reduces the need to travel by car and encourages the use of public transport, walking and cycling;
- maximise accessibility for all in the community by foot, cycle and public transport;
- manage car use through parking policies, particularly by applying development control maximum parking standards, in conjunction with public transport improvements;
- encourage the movement of freight by rail and sea or, where road freight is dominant, along the strategic road network;
- support transport strategies by safeguarding land for improvements to transport networks and prioritising the provision of new transport infrastructure required to support the development strategy;
- ensure that development caters for its transport needs.

3.2 A key transport investment proposal to be safeguarded for the City of Edinburgh is that for the Tram.

TRAN 2: Location of Major Travel Generating Developments

3.3 Local plans should select locations for major travel generating developments that are highly accessible by public transport, and preferably also by foot, or will be made so by transport investment which will be delivered in phase with the relevant development. (See Schedules 5.1, 5.2A and 5.2B). Particular attention should be paid to access from disadvantaged urban areas.

SCHEDULE 5.1: Major Travel Generating Developments

3.4 Major travel generating developments are defined as those which individually, or cumulatively with other recent or likely nearby development, generate more

than 1000 person trips combined, in and out, in the peak hour or are otherwise considered likely to have major transport effects.

SCHEDULE 5.2 A: Housing

- 3.5 Locations that are highly accessible by public transport are those that have convenient access by regular and frequent public transport services, or on foot, to the main centres of employment and retailing likely to be used by residents.

SCHEDULE 5.2 B: Other Development

- 3.6 Locations that are highly accessible by public transport are those that can conveniently be reached by a majority of the population of their catchment area by a combination of:

- regular and frequent public transport services operating at all times relevant to the development involved; and
- access on foot.

TRAN 3: Car Parking Standards

- 3.7 Local plans should include parking policies applying car parking standards that specifically relate the maximum permitted level of parking to accessibility by public and other sustainable transport modes.

TRAN 4: Density of Development

- 3.8 Local plans should include policies relating density of development to accessibility by public transport, foot and cycle, encouraging higher densities in the most accessible locations.

4 RETAILING AND TOWN CENTRES

- 4.1 To achieve a more sustainable pattern of development, the policies for retailing and town centres in this structure plan aim to:

- ensure that the population of Edinburgh and the Lothians has access to a full range of high quality shopping facilities, minimising the need to travel, and maximising the benefits to the local economy;
- secure an equitable, accessible and sustainable distribution of shopping facilities, with new development focused wherever possible in recognised town centre locations;
- promote investment that will increase the vitality and viability of town centres, through improvements to environmental quality, amenity, accessibility, marketing and the range and quality of retailing and other facilities;
- consolidate and strengthen the role of Edinburgh City Centre as a prime leisure shopping destination of national importance, and as the principal destination for comparison shopping in the east of Scotland;
- restrain further development of retail parks or other out-of-centre sites, unless there are recognised deficiencies and no opportunities to remedy them within town centres.

Schedule 6.1: Town Centres

- 4.2 City of Edinburgh

Edinburgh City Centre; Tollcross; Leith Central; Leith Walk; Nicolson St/Clerk St;Gorgie/Dalry; Corstorphine; Stockbridge; Morningside/Bruntsfield; Portobello.

RET 1: Sequential Approach To The Location Of Retail And Commercial Leisure Developments

- 4.3 New retail, commercial leisure and other developments appropriate to town centres should be located in accordance with the following priorities, depending on the availability of suitable opportunities within the expected catchment area of the proposed development:
- a within a town centre (as listed in schedule 6.1); failing which
 - b on the edge of a town centre, or sufficiently close to form an effective extension to the centre; failing which
 - c within another established shopping location of an appropriate size, character and function, including the major shopping centres listed in Schedule 6.2 but subject to policy RET 5; failing which
 - d on the edge of such established shopping locations referred to in (c), or sufficiently close to form an effective extension; failing which
 - e elsewhere within an existing or planned urban area defined in a local plan.

5 ENVIRONMENT

- 5.1 Important elements of the built and natural heritage, including non-statutory designations, will be protected from harmful development. The structure plan adopts national planning policy, currently NPPG5 Archaeology and Planning, NPPG14 Natural Heritage and NPPG18 Planning and the Historic Environment, in respect of development that might affect international or national designations of natural heritage interest and the built environment. Regional and local natural and historic or built environment interests are also protected by this structure plan. Where appropriate, Councils will work in co-operation with other agencies to secure management of protected sites.
- 5.2 The qualities of the natural and built environment are key components in Lothian's overall character and appearance. It is important that new development creates successful and sustainable places. New development should avoid unacceptable uses, excessive densities and intrusive building heights and should respect and ensure fit with the local and, where appropriate, the wider context and character.

ENV 1 C: International and National Historic or Built Environment Designations

- 5.3 Development which would harm the character, appearance and setting of the following designated built or cultural heritage sites, and/or the specific features which justify their designation, should be resisted.
- Listed Buildings
 - Scheduled Ancient Monuments
 - Sites listed in the Inventory of Gardens and Designed Landscapes
 -
- 5.4 Local plans should include policies, and where appropriate proposals for their protection and enhancement.

ENV 1 D: Regional and Local Natural And Built Environment Interests

5.5 Development affecting the following regional or local areas of natural heritage and built environmental interest, or their settings, will only be permitted where it can be demonstrated that:

- a The objectives and overall integrity of the designated area will not be compromised; or
- b The social or economic benefits to be gained from the proposed development outweigh the conservation or other interest of the site.

- Conservation Areas
- Areas of Great Landscape Value or other local landscape designations defined in local plans
- Defined core and local path networks
- Local Nature Reserves
- Regionally Important Geological and Geomorphological Features
- Sites of archaeological interest
- Designated Wildlife Sites
- Water supply catchment areas
- Areas of significant open space within urban areas
-

5.6 Local plans should define the extent of these interests and include policies and where appropriate proposals, for their protection and enhancement.

ENV 1 E: Features of Local Importance

5.7 Local plans should define the features of local importance for wild flora and fauna as identified in a Local Biodiversity Action Plan, and include policies and, where appropriate, proposals for their protection and enhancement.

ENV 1 F: Environmental or Biodiversity Assessments

5.8 Development proposals that would affect any designated natural heritage site, protected priority habitat or species or other important non-statutory locations will require an appropriate level of environmental or biodiversity assessment. Where development is permitted, proposals must include measures for mitigation and, where appropriate, enhancement to reduce any adverse impact and/or to provide for sustainable habitat replacement.

ENV 1 G: Design of New Development

5.9 Local plans should include policies, and where appropriate proposals, to promote a high quality of design in all new development.

ENV 12: Water Management and Flooding

5.10 The Lothian Councils, in consultation with SEPA, Scottish Water and development industry interests, will review the risk of flooding in the structure plan area and consider altering the plan if the review shows that strategic development allocations are affected. The potential for flooding inland and on the coast will be considered in every local plan and policies set out in accord with SPP7. Development, individually and/or cumulatively, that may lead to a significant increase in the risk of flooding, or that may itself be at risk from flooding, should not be permitted. Development proposals for greenfield and brownfield sites should include sustainable drainage systems for the attenuation

and treatment of surface water and to assist in reducing the risk of flooding unless local conditions prevent this approach.

APPENDIX 2

THE NORTH EAST EDINBURGH LOCAL PLAN

1 The Local Plan was prepared by The City of Edinburgh District Council and adopted by resolution of The City of Edinburgh Council on 30 April 1998 This document incorporates the Alteration which was adopted by resolution of The City of Edinburgh Council on 22 January 2004

2 The Main Aims of this Plan are:

- to promote the further development of the centre of Leith as a focus of business, commercial and leisure activity compatible with its residential character
- to encourage employment creating initiatives in suitable locations and where they can be accommodated without detriment to the environment or adverse traffic effects
- to encourage further housing provision which will cater for the varied needs of the population
- to protect important environmental assets including the coastline

3 The Local Plan objectives are:

- to protect and enhance the environmental, architectural and historic resources of North East Edinburgh;
- to ensure that new development meets the objective of 'sustainability' and contributes to a safe, healthy and attractive environment within North East Edinburgh;
- to improve the environment of North East Edinburgh for the benefit of local people, visitors and the local economy;
- to encourage the creation of new open spaces and wildlife habitats wherever possible.

4 Environment

Policy E1 – Sustainable Development

4.1 Planning permission will not be granted for development which would clearly breach the principles of sustainable including the need to:

- conserve energy and environmental resources
- avoid future pollution
- make efficient use of land
- avoid reliance on the private car for access

Policy E2 - Environmental Impact

4.2 All development should take fully into account its likely effects upon the environment and include the measures necessary to mitigate any adverse effects. In certain cases set out in the relevant regulations applications will require to be supported by an Environmental Assessment.

Policy E3 - Energy Efficiency and Waste

- 4.3 New development throughout the local plan area will be encouraged to incorporate features in their design and layout which will achieve greater energy efficiency and reductions in unnecessary waste.

Policy E6 -Protection of Open Space

- 4.4 There will be a presumption in favour of retaining

- major areas of open space identified on the Proposals Map
- other areas of open space of recreational, amenity or nature conservation value, including allotments and areas associated with schools.

Policy E7 - Open Space Provision

- 4.5 In new housing developments open space shall be provided to the following minimum standards:

- 4 acres (1.6 hectares) per 1000 persons or 1 acre (0.4 hectares) per 100 houses in large developments;
- 10% of the site area in major infill housing developments; to meet both recreational and amenity needs. Recreational open space should be provided in a single usable area; amenity open space may be dispersed throughout the development. An open space provision in excess of the minimum standard may be required if necessary to ensure that existing landscape features are retained. Development proposals must include provision for landscaping of high quality and new open spaces wherever this is appropriate. Regard should be had to the special recreational needs of younger children, people with disabilities and the elderly in particular.

Policy E8 - Walkways and Linear Open Spaces

- 4.6 The Council will seek to protect and expand the network of linear open spaces and walkways based upon the Water of Leith, the coastline, the Figgate Burn corridor and former railway lines. New development adjoining the coastline and key linear open spaces will be required to respect and enhance the character of the open spaces.

Policy E13 - Nature Conservation Development Impact

- 4.7 Development proposals will generally be considered for their impact upon wildlife and the natural environment. Where relevant proposals will be required to include features that will mitigate their effects upon wildlife and its habitat, including the creation of new wildlife habitats where appropriate.

Policy E14 – Nature Conservation Management

- 4.8 The Council will encourage sympathetic management of Urban Nature Conservation -Wildlife Sites and the creation of new habitats in line with the Management Edinburgh Urban Nature Conservation Strategy and will assist in establishing a network of community led Neighbourhood Nature Areas on appropriate sites.

Policy E15 – Tree Protection

- 4.9 Development proposals must show consideration for any trees on or around the site; the survival and retention of healthy mature trees must be

accommodated through the construction period and in the proposed layout of buildings.

Policy E16 – Tree Planting

- 4.10 The Council will encourage tree planting by both the public and private sector in line with its Urban Forestry Strategy.

Historic Buildings and Archaeology

Policy E17 - Ancient Monuments

- 4.11 Planning permission will not be granted for any development which fails to ensure the protection, preservation and, if appropriate, the enhancement of an ancient monument including its setting.

POLICY E18 - Listed Buildings

- 4.12 Proposals affecting a listed building, including its setting, will be considered for their effect on its character and if appropriate their contribution to its care and restoration. Alteration, extension or changes of use, including the subdivision of an original dwelling house or flat, will not be allowed if likely to diminish the architectural integrity of a listed building or its historic interest.

Policy E19 - Listed Buildings - Uses

- 4.13 There will be a presumption in favour of the retention of a listed building in, or its restoration to, its original use, unless this is clearly inappropriate in which case an alternative which accords with the policies of this Plan will be considered.

Policy E20 - Archaeological Evaluation

- 4.14 An archaeological evaluation prepared in consultation with the Council's Archaeologist may be required for development proposed within the defined Area of Archaeological Significance to determine the existence and importance of any archaeological remains. Wherever possible the 'in situ' preservation of any remains of confirmed importance will be sought. Alternatively a full archaeological investigation may be considered with provision being made for the recording and analysis of the remains, and publication of the results, before development commences.

Conservation Areas

Policy E21 - Conservation Areas - General

- 4.15 In relation to development proposed in a conservation area the Council will require the retention of all features which contribute to its character and appearance, including unlisted buildings of townscape interest, boundary walls and railings, historic gardens, trees and landscape features, traditional and natural paving materials, street furniture, and the historic pattern of streets and spaces.

Policy E22 - Conservation Areas Redevelopment

- 4.16 All new development in a conservation area should take into account the area's special interest and how its character and appearance may be preserved or enhanced. The redevelopment of buildings which are considered by their appearance and scale to be detrimental to the character of a conservation area will be encouraged, but demolition proposals will be evaluated against the merit and anticipated impact of the proposed replacement building.

Policy E23 - Conservation Areas

- 4.17 The Council will proceed to designate and amend the following conservation areas: New Designations a new Leith Conservation Area based on the already designated Old Leith and Madeira Conservation Areas;

Policy E24 - Article 4 Directions

- 4.18 The Council will seek Article 4 Directions to control alterations damaging to the character of conservation areas which would otherwise be permitted development. These Directions will be supported by the preparation of detailed guidance intended to promote sympathetic repair, maintenance and upgrading within each area.

Policy E25 - Design of New Development

- 4.19 The Council will encourage and promote high standards of Design of New Development -design for all development and its careful integration with its General surroundings as regards scale, form, siting, alignment and materials.

Policy E26 - Quality of New Development

- 4.20 New development will be expected to make a positive contribution to the overall quality, accessibility and safety of the environment and the street scene, creating new public spaces and points of interest where appropriate, and incorporating to full effect any architectural or landscape feature present on or around the site. Particular attention will be paid to the need to enhance main or important thoroughfares and frontages, to protect city wide views and vistas from intrusion and to enhance important features of the local plan area, notably its seafront and waterfront locations and the Water of Leith.

Policy E27 - Villa Policy

- 4.21 New development in the garden grounds of detached or semi-detached houses of a traditional and usually stone-built character (villas) if acceptable in principle will be required to conform to approved guidelines which seek to regulate its form and layout. The essential requirements are that:

- the total land coverage of new and existing buildings shall not be greater than one and a half times that of the original villa, including the footprint of the original villa if it remains;
- notwithstanding the above, the final building coverage must not amount to more than 20% of total site area with an additional 20% for hard landscaping, parking and driveways leaving a minimum 60% as green garden ground;
- minimum distances of 25 metres between main elevations (i.e. 12.5 metres to a boundary) should be maintained (a main frontage being one which contains windows of habitable rooms);
- the eaves and ridge heights of new buildings should be no higher than those of the original property on the site; and
- new buildings should not protrude further forward than the building line established by the buildings on either side.

Policy E28 - Window Alterations

4.22 The alteration or replacement of windows in tenement and flatted properties in existing and proposed conservation areas will be carefully controlled to protect their special character and appearance. The basis will be:

- a) Listed Buildings - replacement windows should exactly match the originals in design, materials and method of operation;
- b) Non listed Buildings in conservation areas - replacement windows should match the proportions of the originals and its means of opening in normal use but modern materials may be acceptable;
- c) Non listed buildings in the defined areas of window control - as b) above for public elevations only.

Policy E29 – Shop Front Design

4.23 A high standard of shop front design will be promoted. Alterations to existing shop fronts will only be approved if the proposal is an improvement on what exists. Particular care will be taken over proposals for the installation of blinds, canopies and security grilles and shutters to avoid harm to the visual amenity of shopping streets or the character of historic environments. If acceptable in principle they must be designed as an integral part of the shop front design.

POLICY E30 - Shop Signs

4.24 Shop signs and shop front advertising should in its design, scale, positioning and materials relate well to existing shop front detail and be suited to its surroundings. Illuminated signs will generally be restricted to the defined shopping streets and in their form, dimensions and means of illumination will be carefully controlled to minimise the impact on the street scene and the historic environment of the centre.

Policy E32 -Telecommunications Development

4.25 Proposed telecommunications development should be sited and designed to minimise visual impact, taking into account:

- a) technical and operational considerations;
- b) the possibility of sharing existing telecommunications facilities;
- c) the possibility of erecting radio antennae on an existing building or other structure; and
- d) the availability of alternative sites.

Policy E33 – Environmental Improvements

4.26 The Council will support initiatives to improve the environment of the Plan area as a whole. Priority areas for improvement will be the two Local Strategy Areas for The Shore and Portobello and also the coastline, Water of Leith corridor, conservation areas and approaches to Leith.

5 Economic Development Local Plan Objectives Central Leith and Leith Docks

5.1 The following main objectives have been defined for the local plan: to sustain existing employment activity

- to exploit opportunities for growth whilst taking full account of the environment
- to identify sites suitable for major office development in the historic core of Leith
- to encourage a diversity of employment provision and in particular workshops and other small-business development in suitable locations throughout the local plan area

Policy ED1 - Mixed Activities Zone

- 5.2 Within the area defined 'Mixed Activities Zone' on the Proposals Map office, academic and cultural development will be acceptable in principle, subject to other policies of the Local Plan which seek to protect activities important to the character of the area, including housing, shopping, general and light industry and appropriate leisure uses. Development should contribute positively to the mixed use character of the area but without detriment to residential amenity.

Policy ED2 – Leith Docks

- 5.3 Within the area defined 'Leith Docks' new development for Leith Docks general industry and storage and distribution uses (as defined by classes 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997), principally dock related, will be encouraged.

Policy ED4 - Development Defined Areas

- 5.4 Within the areas defined 'Industry/Business' on the Proposals Map the following will be acceptable:
- a) general industrial development including small-scale industrial workshop accommodation;
 - b) offices of an appropriate scale and character, unlikely to worsen traffic difficulties in the surrounding area;
 - c) distribution and storage warehousing provided these proposals are appropriate to their location in scale and likely traffic impacts. Proposals for development incompatible with their primary industrial/business use will not be allowed.

Policy ED5 - Development Housing Areas

- 5.5 Within areas defined 'Housing and Compatible Uses' on the Proposals Map:
- a) major office, industrial or warehouse development will not normally be acceptable;
 - b) proposals for the expansion or modernisation of existing businesses will be acceptable provided they accord with other policies of the Plan and are compatible with the maintenance of residential amenity;
 - c) small scale business development, including change of use of vacant shop premises, may be acceptable provided the use proposed is compatible with its surroundings, has good access to the public transport network and primary road network, and subject also to compliance with other policies;
 - d) business use of listed buildings may be acceptable if it will secure their rehabilitation and future use and is compatible with other policies;

- e) redevelopment on major sites which are or were last in some form of industrial or other employment use may be required to include some replacement business or industrial floor space, especially in locations where there will be demonstrable employment benefits for local communities.

Policy ED6 - Leisure Developments

5.6 Developments, improvements and changes of use which contribute to the attractions and interest of the area for visitors and tourists, and enhance it as a leisure destination will be encouraged, primarily in the defined 'Mixed Activities Zone' in Leith and in the Portobello Promenade area provided:

- a) they are compatible with, and contribute to the achievement of, other planning objectives including listed building restoration and area regeneration
- b) there will be no harmful effect on the environment or the amenity of neighbouring uses.

Policy ED7 - Hotel Developments

5.7 New hotel development, including the conversion of non-residential buildings to hotel use, will be favourably considered on suitable sites in the "Mixed Activities Zone" in Leith and on or adjacent to the main tourist approach routes provided that

- a) it is appropriate in scale and character to its location
- b) residential amenity is safeguarded.

6 Housing and Community Services – Objectives

6.1 The plan is concerned with the provision of new housing and community services and the quality of existing housing and its environment. The objectives of the Local Plan are: to identify a maximum supply of housing land compatible with a vigorous pursuit of environmental objectives and the need to protect local employment opportunities;

- **to support a diversity of housing provision in order to meet the needs of all groups of the population including families, the elderly and groups likely to suffer disadvantage;**
- **to protect residential amenity and encourage the improvement of existing housing;**
- **to support the retention and growth of the services which meet local and wider community needs.**

Policy H1 - Housing Development

6.2 The Council will support the development of the sites identified on the Proposals Map and in the schedule at the end of this chapter and will encourage new housing development on other suitable sites provided the proposals accord with the other policies and objectives of the Plan. In areas

defined 'Housing and Compatible Uses' on the Proposals Map new development on a significant scale should be for a residential purpose or one which contributes to community life.

Policy H2 – Mixed Activities Zone

- 6.3 Within the area defined 'Mixed Activities Zone' on the Housing Development - Proposals Map housing will be encouraged on suitable sites in Mixed Activities Zone conjunction with other land uses if appropriate.

POLICY H3 - Conversion of Non-Residential Buildings

- 6.4 The change of use of suitable buildings in non-residential use to housing will be encouraged subject to the provision of adequate off-street parking and provided a residential use is compatible with other objectives of the Plan. In the case of properties originally built as housing their return to their original residential use will be strongly encouraged.

Policy H4 - Design of New Development

- 6.5 New housing developments should harmonise with and respect the character of the surrounding residential area, and should:

- be well laid out in terms of access, parking, amenities and landscaping, including traffic calming measures where appropriate;
- provide amounts and types of open space appropriate to the development and the area in which it is situated in accordance with policies in Chapter 6;
- provide a residential environment which affords amenity, safety and security;
- provide parking in accordance with the District Council's approved parking standards.

Policy H7 - Housing Amenity

- 6.6 Planning permission will not be given for new non-residential development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or of the reasonable prospects of further residential development where this is an objective of the Plan.

Policy H8 - Retention

- 6.7 There will be a general presumption in favour of the retention and improvement of existing housing and against the net loss of Housing accommodation in any redevelopment proposal affecting existing housing.

7 Shopping – Objectives

- 7.1 The objectives of the Local Plan in respect of shopping are :

- **to promote a sustainable pattern of shopping**
- **to maintain, support and enhance a satisfactory level of shops and services to meet the daily needs of the resident and working populations**
- **to protect the shopping function of identified areas**

- **to promote the improvement of shopping areas**

7.2 The major concentrations of shopping are identified as District Centres on the Proposals map:

- Leith Central (Including Newkirkgate centre)
- Leith Walk
- Portobello

7.3 The criteria for acceptability for new development are set out in policy S1, with scale and character referring to the visual aspects of a proposal as well as its impact on traffic patterns and residential amenity.

Policy S1 - New Shopping Development District and Local Centres

7.4 New shopping development will be encouraged on sites within or adjacent to a defined District or Local Shopping Centre where it should :

- be appropriate in scale and character to its location and be well integrated with the centre in design terms
- complement the centre in its existing role
- not be likely to affect adversely the vitality and viability of any other district centre.

Policy S2 - New Shopping Development Mixed Activities Zone

7.5 Within the Mixed Activities Zone new shopping development will be encouraged

- in the defined Leith Central District Shopping Centre
- in areas where it will improve local convenience shopping provision without loss of amenity to residents
- in locations where it will complement visitor activities.

Policy S5 - Protection of Shopping Uses - District and Local Centres

7.6 Within the district and local shopping centres defined in this local plan (see Proposals Map and Appendix B) proposals for changes of use from retail at ground floor level will be approved if the following criteria are met:

- a) the proposed use is appropriate to a shopping centre and is compatible with the centre's predominantly retail character and function.
- b)
 - i) in a primary frontage the resulting proportion of units in such uses is no greater than 20% of the total number of units in that frontage.
 - ii) in a secondary frontage the resulting proportion of units in such uses is no greater than 40% of the total number of units in that frontage.
 - iii) in a local shopping centre the resulting proportion of units in such uses is no greater than 40% of the number of units in that centre taken as a whole.
- c) the proposal will not result in a concentration of more than three such uses located consecutively in a frontage or local centre.

- 7.7 Permission will not be given for changes of use incompatible with a centre's retail character and function or which will be detrimental to residential amenity.

Policy S7 - Improvement of the Shopping Environment

- 7.8 Proposals to improve and enhance the public environment of shopping areas will be supported where these provide:

- measures to improve safety for pedestrians
- facilities which encourage additional "leisure shopping trips"
- additional off-street car parking for short term use by shoppers
- measures to improve access for cyclists and cycle parking facilities
- improved facilities for shoppers with children
- improved facilities for people with disabilities

8 Transport - Objectives

- 8.1 The objectives for the local plan reflect those included in the Structure Plan and are:

- to reduce the adverse impact of traffic and parking on the environment
- to promote convenient and efficient public transport services and facilities
- encourage improvements to the road network only where they bring environmental and safety benefits and support the development strategy
- improve environmental conditions and safety for pedestrians and cyclists and support a greater reliance on walking and cycling as alternatives to car use
- identify opportunities for private sector involvement in transport infrastructure provision

Policy T1 - Traffic Management

- 8.2 The Council will support traffic management proposals intended to achieve a safe and attractive environment, particularly at The Shore and Central Portobello, within residential areas and on main approach routes, and will seek to secure high design standards and the use of good quality materials appropriate to the locality when redesign of the public highway is proposed.

Policy T3 – Public Transport

- 8.3 The Council will support proposals and measures intended to Public Transport achieve greater public transport accessibility within the local plan area conforming to the overall transportation strategy.

Policy T4 – Light Rapid Transit

- 8.4 The routes indicated on the Proposals Map will be protected as Light Rapid Transit necessary for the possible construction of a light rapid transit (LRT) system and depot site.

Policy T8 - Pedestrians

8.5 The Council will seek to secure as extensive, safe and attractive Pedestrians an environment for pedestrians as practicable, especially in shopping centres and other areas of pedestrian congregation. Wherever possible more circulation space for pedestrians will be sought when development is proposed.

APPENDIX 3

INDEX OF SUPPLEMENTARY PLANNING GUIDANCE

Access Stairs on Listed Buildings (3 June 1999)
Access to the Built Environment (5 August 2004)
Advertisements and Sponsorship (3 October 2002)
Affordable Housing (3 October 2002)
Affordable Housing (appendix) Notes on Implementation (June 2003)
Affordable Housing Draft (12 January 2006)
Alarm Boxes (5 November 1998)
Alterations to Listed Buildings (16 March 2000)
Art in Public Places (5 November 1998)
Automatic Teller Machines (7 February 2002)
Biodiversity (18 April 2002)
Car Parking in Front Gardens (3 June 1999)
Colour of Buildings (print date January 2002)(22 July 1999)
Commercial Frontages (27 November 2003)
Commercial Leisure Uses (5 November 1998)
Community Safety (14 January 1999)
Daylighting, Privacy and Sunlight (3 October 2002)
Development Affecting the Setting of Listed Buildings (14 January 1999)
Developer Contributions for Investment in Schools (8 August 2002)
Flagpoles, Flags and Banners (5 November 1998)
Guest Houses (17 September 1998)
High Buildings and Roofscape (22 July 1999)
Historic Buildings Repairs (5 November 1998)
House Extensions and Alterations (April 2004)
Houses in Multiple Occupation (29 November 2001)
Housing Development in Garden Grounds (22 July 1999)
Light Intrusion (4 November 1999)
Location of Licensed Premises (14 January 1999)
Loss of Residential Use (22 July 1999)
Mews (22 July 1999)
Nursing Homes (5 November 1998)
Open Space and Ancillary Facilities for New Housing Developments (5 August 2004)
Planning and Flooding (9 August 2001)
Police Boxes (5 November 1998)
Private Day Nurseries (14 January 1999)
Quality of Landscaping in Developments (29 November 2001)
Radio Telecommunications Draft (12 January 2006)
Replacement Windows and Doors (1 April 2004)
Restaurants, Cafes and Hot Food Shops (3 June 1999)
Safeguarding of Building Interiors During Vacancy (5 November 1998)
Satellite Dish Aerials (3 June 1999)
Services on Buildings (3 June 1999)
Sett Paved Roads (22 July 1999)
Shops - Conversion to Residential Use (5 November 1998)
Site Planning for Sustainable Development (22 July 1999)
Speciality Shopping Streets (5 November 1998)
Stone cleaning Paint Removal and Graffiti Treatment (2 October 2003)

Subdivision of Listed Buildings (14 January 1999)
Tram Developer Contributions (8 September 2004)
Tree Protection (3 June 1999)
Urban Forestry (3 June 1999)
Villa Areas and the Grounds of Villas (22 July 1999)
Working from Home (5 November 1998)

APPENDIX 4

IMPLEMENTATION STRATEGIES

The Central Leith Townscape Heritage Initiative.

- 1 The Leith Townscape Heritage Initiative builds on the existing work of Leith Ahead, a proactive public/ private partnership, by targeting investment in certain key streets and buildings to:
 - raise the quality of the environment and enhance Leith's built heritage
 - raise the confidence of the traditional community, nurturing a greater sense of pride and ownership
 - integrate and link the proposed new docks development to ensure it becomes an extension of Leith, and
 - create a sustainable mixed and balanced community combining the existing community of the tenement heartland and emerging communities on former docklands.

- 2 The £3 million investment package in Leith's Heritage included:
 - Repair and Conversion of Dr Bells School, Great Junction Street to affordable housing in 13 flats and a Children and Families Centre in partnership with Port of Leith Housing Association.

 - Repair of the Swimming pool and Stanwell Nursery buildings along Great Junction Street.

 - Repair of the Sikh Temple, Sherrif Brae.

 - Public Realm improvements along the Kirkgate including repair of the South Leith Parish Church Boundary wall onto the Kirkgate.

The Leith Townscape Heritage Initiative Phase 2.

- 3 The proposed Leith Townscape Heritage Initiative Phase 2 furthers the objectives of the Central Leith Townscape Heritage Initiative, concentrating on the built heritage while developing a wider role and ability to link into the emerging community planning partnership. It is an estimated £9.2 million investment package in Leith through a 5 year programme focusing on Leith's tenemental hinterland. It is due to start in Summer 2007 provided funding is secured from the relevant organisations.

- 4 The Leith Townscape Heritage Initiative Phase 2 consists of:
 - 6 priority building projects*:
 - Citadel Youth Centre,
 - Edinburgh Hindu Mandir cultural community centre and place of worship,
 - Lambs House,
 - Leith Theatre,

- Leith Victoria A.C.C and;
 - St James Church.
- * this list is a draft only, subject to further amendment.*

5 Three priority public realm projects :

- The Shore;
- Bernard Street; and
- Kirkgate to the Shore.

A Reinstatement of Architectural Detail Grant Scheme (see below)

Community Action Plan – to raise awareness of heritage and conservation in the local community,

Complementary Education, Training and Employment Initiatives.

6 A number of social and economic projects within Leith are being progressed as part of the overall vision of the wider Leith Ahead initiative to create an integrated and sustainable community.

The GEMS Project.

7 The GEMS project evolved from the Leith Ahead Place group with a key aim to raise the quality of the environment and enhance Leith's built heritage. The conservation area was assessed in order to identify buildings which were vacant, underutilised and in need of repair. A number of buildings were identified which were then examined against a range of physical and economic factors. The buildings were then scored against a list of agreed criteria which formed a stage 1 assessment to identify those which are key landmark buildings, contributing to Leith's heritage and where the partnership could add value in terms of their reuse or repair. .

8 A stage 2 assessment was then carried out which focussed on the prioritisation of individual buildings following site analysis and discussions with owners/occupiers. Specific buildings were then identified which became the main priority in the submission to the Heritage Lottery Fund for the Leith Townscape Heritage Initiative.

The Leith Urban Design Framework.

9 This framework was commissioned as part of a range of recommendations under the Leith Ahead Initiative. It covers the considerable area of potential change around Leith docks but also including parts of Leith's tenemental hinterland. It sets out urban design principles for the area under four themes, spatial structure, building forms and heights, routes and linkages and open space/public realm. It illustrates them with a framework to create a more coherent development pattern based on the existing character of Leith and its maritime setting.

The City Design Initiative.

10 In 2004 the City Development Department appointed Sir Terry Farrell, an internationally recognised architect, as the City's Design Champion, supported by a Design Leader at officer level within the Department. The principal

objective of the Initiative is to provide a step change in urban design standards in the continuing development of the City. The City Design Champion has promoted a number of themes to be pursued during his tenure as Design Champion. These themes will give a focus to our design efforts and will assist in realising a greater potential for the City as a place of excellence in urban planning.

- **The Compact City**
Examining urban issues such as density, sustainability, environmental quality and innovation
- **The Shared City**
Dealing with place making, mixed uses, social inclusion and information exchange
- **The Walking City**
Enhancing the public realm whilst balancing the various modes of transport and creating places for people
- **The Waterfront City**
Ensuring that the waterfront is returned to the City and new development is designed in this context.

The Leith Shop Front Improvement Scheme.

- 11 The Leith Shopfront Improvement Grant Scheme was introduced in 2002. When first set up the scheme operated only in Great Junction Street and Leith. It was launched as part of the Leith Ahead Initiative which aims to secure balanced regeneration linking the new developments with the old tenemental heartland. In 2005 the area covered by the scheme was extended to include Duke Street and all of the conservation area north of Leith Walk.
- 12 The Shopfront Improvement Scheme offers generous grant assistance to help shop owners and tenants repair or upgrade shopfronts, create a new retail identity and increase their profile. Technical guidance and advice is available to assist in the preparation of shopfront designs, and simplify the planning approval process.
- 13 The maximum grant awarded is 75% of the total costs. Grant assistance is available for a range of works from repairing or generally tidying up a frontage to new frontages, either traditional or modern, provided that they are well designed and constructed using quality materials. The security measures of shop units can have an impact on the shopping environment, particularly at night, and therefore appropriate solutions can be implemented which are not visually disruptive to the shopfront and which maintain transparency, allowing window shopping at night.
- 14 Great Junction Street is the main shopping street in Leith, and a prominent route between Leith and the City Centre. Improving the appearance of the shopfronts builds on other environmental improvements, and highlights the Leith Ahead Initiative's investment in the traditional Leith heartland.

Leith THI 2 Reinstatement of Architectural Detail Grant Scheme to be launched in Summer 2007.

- 15 This scheme will provide small grant assistance to owners and occupiers within the THI area to reinstate original architectural elements such as doors, windows, railings and stone repairs where either these are missing or they have been unsympathetically altered in the past.

The Townscape Heritage Initiatives Public Realm Projects.

- 16 The Public Realm was identified at an early stage by Leith Ahead partners as playing a crucial role in enhancing Leith's built heritage as well as linking the emerging developments with traditional Leith. The existing Central Leith THI focused on the early action to enhance key historic buildings and the public realm at the Kirkgate. The partnership has also prioritised public realm improvements at The Shore, Bernard Street and from Kirkgate to the Shore within the proposed Leith Townscape Heritage Initiative which will start on site in Summer 2007.
- 17 The Leith THI will be implemented from Summer 2007, and has been successful in highlighting The Shore, Bernard Street and Kirkgate to the Shore within the bid and securing in principle funding from partners. Proposals for Bernard Street have already been progressed, a brief prepared for The Shore and detailed proposals for the Kirkgate to the Shore will need to be commenced and integration ensured with the public realm framework.

Leith THI 2 Ground Floor Vacancy Strategy.

- 18 A survey has identified the vacancy rate at ground floor level within the THI area. This survey identifies 19 current ground floor vacancies primarily consisting of vacant shops with a small number of vacant offices.
- 19 A strategy is being prepared to examine ways that these units can be brought back into active economic use.

Streetscape Working Group

- 20 The Council's Streetscape Working Group was set up to co-ordinate the delivery of public realm and transport initiatives at a local level, particularly where they affect Conservation Areas. The Council prepared its Streetscape Manual in 1998 to underpin these approaches. The Group is currently being reviewed to introduce better co-ordination of design proposals, but also to provide strategic direction for public realm across the Council and with partners. Central to the role of the group will be the delivery of the Edinburgh Standards for Streets, which provides a vision and detailed design guidance for streetscape and the public realm.

Edinburgh Standards for Streets

- 21 The Edinburgh Standards for Streets bring together the city's aspirations for the public realm of Edinburgh's Streets. Presented as a review of the original Streetscape Manual, the document is about making streets better fitted to all their many uses through careful and co-ordinated design with the overarching theme of placemaking. The Standards set objectives and a clear vision for public realm and are supported by detailed design guidance.

The Tourism Action Plan

- 22 The Leith Tourism Action Plan, which was produced in 2003, presented a vision of what Leith might look like in the next 10-15 years and an organisation called LIFT (Leith Initiative for Tourism) was set up to deliver the strategy.
- 23 LIFT is a group of individuals from the public and private sector who are working together voluntarily to promote the area and develop what Leith has to offer visitors. Already the highly successful 'Visit Leith' guide has been produced, showcasing 44 local businesses, and 50k copies distributed among Leith accommodation providers, businesses and tourist information centres throughout the city. 70k copies of the 2006 version will hit the streets later this month with an online version available soon.
- 24 A website (visitleith.org) has also been established and consultants have been commissioned this year to develop its functionality. A programme of training and development opportunities has also been offered to local businesses and a series of familiarisation visits held in the area.

Discover Leith – Visitor Trail

- 25 Discover Leith is an orientation and information system that consists of 16 information points situated at key positions across the area that tell you about its notable buildings and a host of fascinating stories from Leith's past and present. Edinburgh has principally been seen by the tourist visitor as having two zones, Old Town and New Town. Leith provides a very different environment to the City Centre, particularly at The Shore and adds another dimension for the Edinburgh visitor. The trail system Discover Leith is intended to be an interface between the visitor and Leith and importantly provide a focal point for marketing the area.
- 26 The aim of the trail system is to help enable Leith to entertain, inform and guide its guests. The primary objective is to establish in the mind of the visitor to Edinburgh & Lothians that visiting Leith should be part of the visitor's itinerary.

The Edinburgh Stair Partnership. (ESP)

- 27 The ESP is a factoring and property management service to help flat owners manage common repairs and maintenance. Operating throughout the city the ESP provides a valuable property management service to help homeowners manage common repairs in their tenements. In 2004/5 owners invested more than £800,000 in common repairs through their involvement in the partnership. Work can include small repairs like replacing slates or a leaky gutter to major improvement projects. ESP will only carry out work agreed by the homeowner and will not carry out the work without a majority of homeowners being in agreement. The investment secured has helped homeowners maintain the value and physical condition of their properties. From a mail shot carried out within the Leith area a very high response rate was achieved and in the year ahead ESP has ambitious plans to grow and almost double the number of tenements it manages.

The Leith Community Planning Partnership.

- 28 As a consequence of the Local Government Scotland Act 2003 the Edinburgh Partnership was formed to consult on proposals to establish Local Community Planning Partnerships at neighbourhood level across the city. These

partnerships will identify and prioritise matters of concern at a neighbourhood level and monitor the progress of partnership agencies in tackling these issues and delivering services which best meet local needs.

29 The Leith Community Planning Partnership was formally constituted in Summer 2006 with a remit to

- Review service performance in the area.
- Give views on service priorities to partners.
- Bring forward community strategies and initiatives.
- Consult upon and develop proposals for service improvement and co ordination.

Leith Open Space Project.

30 This project aims to identify and prioritise action to improve the quality of open space provision in Leith. It is also a key objective to integrate and link existing open spaces with the proposed new open spaces within the development area at Leith Docks and create improved settings to the GEMS and other buildings. The purpose of this is to support integration between the existing community and the new community through the provision of high quality, linked open spaces. Community involvement from the outset is considered key to the long term success of the project. The outcome from this project is to identify local priorities for open space improvements and to commission consultants to produce detailed designs and costings following extensive public consultation.