

**Customer Ref:**  **Response Ref:**

**Name**

**Response Type**

**On behalf of:**

**Supporting Info**

**Email**

**Choice** **1 A**

**We want to connect our places, parks and green spaces together as part of a city-wide, regional, and national green network. We want new development to connect to, and deliver this network. Do you agree with this? - Select support / don't support**

**Short Response**

**Explanation**

**Choice** **1 B**

**We want to change our policy to require all development (including change of use) to include green and blue infrastructure. Do you agree with this? - Support / Object**

**Short Response**

**Explanation**

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice **1 C**

**We want to identify areas that can be used for future water management to enable adaptation to climate change. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **1 D**

**We want to clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **1 E**

**We want to introduce a new 'extra-large green space standard' which recognises that as we grow communities will need access to green spaces more than 5 hectares. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice 1 F

We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 1 F

We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Upload (max size 3mb)

Short Response

Explanation

Choice 1 G

We want to identify space for additional cemetery provision, including the potential for green and woodland burials. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **1 H**

**We want to revise our existing policies and green space designations to ensure that new green spaces have long term maintenance and management arrangements in place. Do you agree with this? - Yes/No**

Short Response

Explanation

Choice **2 A**

**We want all development (including change of use), through design and access statements, to demonstrate how their design will incorporate measures to tackle and adapt to climate change, their future adaptability and measures to address accessibility for people with varying needs, age and mobility issues as a key part of their layouts. - Yes / No**

Short Response

Explanation

Choice **2 B**

**We want to revise our policies on density to ensure that we make best use of the limited space in our city and that sites are not under-developed. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **2 C**

**We want to revise our design and layout policies to achieve ensure their layouts deliver active travel and connectivity links. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **2 D**

**We want all development, including student housing, to deliver quality open space and public realm, useable for a range of activities, including drying space, without losing densities. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **3 A**

**We want all buildings and conversions to meet the zero carbon / platinum standards as set out in the current Scottish Building Regulations. Instead we could require new development to meet the bronze, silver or gold standard. Which standard should new development in Edinburgh meet? - Which standard?**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice **4 A**

**We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, and transport, education and healthcare infrastructure development should deliver. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **4 B**

**We want to support Local Place Plans being prepared by our communities. City Plan 2030 will set out how Local Place Plans can help us achieve great places and support community ambitions. - How should the Council work with local communities to prepare Local Place Plans?**

Short Response

Explanation

Choice **5 A**

**We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated and deliverable within the plan period. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **5 B**

**We want City Plan 2030 to set out where new community facilities are needed, and that these must be well connected to active travel routes and in locations with high accessibility to good sustainable public transport services. Do you agree with this? - Yes / NO**

Short Response

Explanation

Choice **5 C**

**We want to reflect the desire to co-locate our community services close to the communities they serve, supporting a high walk-in population and reducing the need to travel. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **5 D1**

**We want to set out in the plan where development will be expected to contribute toward new or expanded community infrastructure. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **5 D2**

**We want to use cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **5 E**

**We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **6 A**

**We want to create a new policy that assesses development against its ability to meet our targets for public transport usage and walking and cycling. These targets will vary according to the current or planned public transport services and high-quality active travel routes. Do you agree with this? - Yes / No**

Short Response

Explanation



Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **6 B**

**We want to use Place Briefs to set the targets for trips by walking, cycling and public transport based on current and planned transit interventions. This will determine appropriate parking levels to support high use of public transport. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **7 A**

**We want to determine parking levels in development based on targets for trips by walking, cycling and public transport. These targets could be set by area, development type, or both and will be supported by other measures to control on-street parking. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **7 B**

**We want to protect against the development of additional car parking in the city centre to support the delivery of the Council's city centre transformation programme. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **7 C**

**We want to update our parking policies to control demand and to support parking for bikes, those with disabilities and electric vehicles via charging infrastructure. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **7 D**

**We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan. Do you agree with this? - We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan.**

Short Response

Explanation

Choice **8 A**

**We want to update our policy on the Cycle and Footpath Network to provide criteria for identifying new routes. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **8 B**

**As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals to ensure that they are delivered. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **8 C**

**We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **8 C**

**We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Upload new cycle routes**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **9 A**

**We want to consult on designating Edinburgh, or parts of Edinburgh, as a 'Short Term Let Control Area' where planning permission will always be required for the change of use of whole properties for short-term lets. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Choice **9 B**

**We want to create a new policy on the loss of homes to alternative uses. This new policy will be used when planning permission is required for a change of use of residential flats and houses to short-stay commercial visitor accommodation or other uses. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **10 A**

**We want to revise our policy on purpose-built student housing. We want to ensure that student housing is delivered at the right scale and in the right locations, helps create sustainable communities and looks after student's wellbeing. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **10 B**

**We want to create a new policy framework which sets out a requirement for housing on all sites over a certain size coming forward for development. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **10 C**

**We want to create a new policy promoting the better use of stand-alone out of centre retail units and commercial centres, where their redevelopment for mixed use including housing would be supported. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **11 A**

**We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice 11 B

**We want City Plan 2030 to require a mix of housing types and tenures – we want the plan to be prescriptive on the required mix, including the percentage requirement for family housing and support for the Private Rented Sector. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice 12 A

**Which option do you support? - Option 1/2/3**

Short Response

Explanation

Choice 12 B1

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Calderwood**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice **12 B2**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Kirkliston**

Short Response

Explanation

Choice **12 B3**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - West Edinburgh**

Short Response

Explanation

Choice **12 B4**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - East of Riccarton**

Short Response

Explanation

Customer Ref: 01742      Response Ref: ANON-KU2U-GW74-G  
Name: Richard Slipper Planning Consultancy  
Response Type: Agent / Consultant  
On behalf of: Jupiter Argyle Limited. Argyle House. See Submission document u

Supporting Info: Yes

Email: richard@slipperplanning.co.uk

Choice 12 B5

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - South East Edinburgh

Short Response: Not Answered

Explanation

Choice 12 B6

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Calderwood

Short Response: Not Answered

Explanation

Choice 12 B7

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Kirkliston

Short Response: Not Answered

Explanation



Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B8**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - West Edinburgh**

Short Response

Explanation

Choice **12 B9**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - East of Riccarton**

Short Response

Explanation

Choice **12 B10**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - South East Edinburgh**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 BX**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Explain why**

Short Response

Explanation

Choice **12 C**

**Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload**

Short Response

Explanation

Choice **12 C**

**Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice **12 C**

**Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload**

Short Response

Explanation

Choice **12 D**

**Do you have a brownfield site you wish us to consider in the proposed Plan? - Brownfield sites upload**

Short Response

Explanation

Choice **13 A**

**We want to create a new policy that provides support for social enterprises, start-ups, culture and tourism, innovation and learning, and the low carbon sector, where there is a contribution to good growth for Edinburgh. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice **14 A**

**We want City Plan 2030 to support the best use of existing public transport infrastructure in West Edinburgh and accommodate the development of a mix of uses to support inclusive, sustainable growth. We will do this through ‘an area of search’ which allows a wide consideration of future uses within West Edinburgh without being tied to individual sites. Do you support this approach? - Yes / No**

Short Response

Explanation

Choice **14 B**

**We want to remove the safeguard in the existing plan for the Royal Highland Showground site to the south of the A8 at Norton Park and allocate the site for other uses. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Choice **14 C**

**We want City Plan 2030 to allocate the Airport’s contingency runway, the “crosswinds runway” for the development of alternative uses next to the Edinburgh Gateway interchange. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 15 A

**We want to continue to use the national 'town centre first' approach. City Plan 2030 will protect and enhance the city centre as the regional core of south east Scotland providing shopping, commercial leisure, and entertainment and tourism activities. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice 15 B

**New shopping and leisure development will only be allowed within our town and local centres (including any new local centres) justified by the Commercial Needs study. Outwith local centres, small scale proposals will be permitted only in areas where there is evidence of a lack of food shopping within walking distance. Do you agree? - Yes / No**

Short Response

Explanation

Choice 15 C

**We want to review our existing town and local centres including the potential for new identified centres and boundary changes where they support walking and cycling access to local services in outer areas, consistent with the outcomes of the City Mobility Plan. Do you agree? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 15 D

**We want to continue to prepare and update supplementary guidance for our town centres to adapt to changing retail patterns and trends, and ensure an appropriate balance of uses within our centres to maintain their vitality, viability and deliver good placemaking. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan. Which approach do you support? - Yes / No**

Short Response

Explanation

Choice 15 E

**We want to support new hotel provision in local, town, commercial centres and other locations with good public transport access throughout Edinburgh. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Choice 15 G

**We could also seek to reduce the quantity of retail floorspace within centres in favour of alternative uses such as increased leisure provision and permit commercial centres to accommodate any growing demand. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice **16 A1**

**We want to continue to support office use at strategic office locations at Edinburgh Park/South Gyle, the International Business Gateway, Leith, the city centre, and in town and local centres. Do you agree? - Yes / No**

Short Response

Explanation

Choice **16 A2**

**We want to support office development at commercial centres as these also provide accessible locations. - Yes / No**

Short Response

Explanation

Choice **16 A3**

**We want to strengthen the requirement within the city centre to provide significant office floorspace within major mixed-use developments. Do you agree? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice 16 A4

**We want to amend the boundary of the Leith strategic office location to remove areas with residential development consent. Do you agree? - Yes / No**

Short Response

Explanation

Choice 16 A5

**We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Yes / No**

Short Response

Explanation

Choice 16 A5

**We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Do you have an office site you wish us to consider in the proposed Plan?**

Short Response

Explanation



Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 B**

**We want to identify sites and locations within Edinburgh with potential for office development. Do you agree with this? - Yes/No**

Short Response

Explanation

Choice **16 C**

**We want to introduce a loss of office policy to retain accessible office accommodation. This would not permit the redevelopment of office buildings other than for office use, unless existing office space is provided as part of denser development. This would apply across the city to recognise that office locations outwith the city centre and strategic office locations are important in meeting the needs of the mid-market. Or we could Introduce a 'loss of office' policy only in the city centre. - Yes / No**

Short Response

Explanation

Choice **16 E1**

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Leith Strategic Business Centre**

Short Response

Explanation

Customer Ref:  Response Ref:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

Choice 16 E2

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newbridge**

Short Response

Explanation

Choice 16 E3

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newcraighall Industrial Estate.**

Short Response

Explanation

Choice 16 E4

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - The Crosswinds Runway**

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E5

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Leith Strategic Business Centre**

Short Response

Explanation

Choice 16 E6

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newbridge**

Short Response

Explanation

Choice 16 E7

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newcraighall Industrial Estate.**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 16 E8

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - The Crosswinds Runway**

Short Response

Explanation

Choice 16 EX

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Explain why**

Short Response

Explanation

Choice 16 F

**We want to ensure new business space is provided as part of the redevelopment of urban sites and considered in Place Briefs for greenfield sites. We want to set out the amount expected to be re-provided, clearer criteria on what constitutes flexible business space, and how to deliver it, including the location on-site, and considering adjacent uses, servicing and visibility. Do you agree? - Yes / No**

Short Response

Explanation

Customer Ref: 01742      Response Ref: ANON-KU2U-GW74-G  
Name: Richard Slipper Planning Consultancy  
Response Type: Agent / Consultant  
On behalf of: Jupiter Argyle Limited. Argyle House. See Submission document u

Supporting Info: Yes  
Email: richard@slipperplanning.co.uk

Choice 16 G

We want to continue to protect industrial estates that are designated under our current policy on Employment Sites and Premises (Emp 8). Do you agree? - Yes / No

Short Response: Not Answered

Explanation: Not Answered

Choice 16 H

We want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs. Do you agree? - Yes / No

Short Response: Not Answered

Explanation: Not Answered



**RICHARD SLIPPER**  
PLANNING CONSULTANCY

## **CHOICES FOR EDINBURGH CITY PLAN 2030**

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**REPRESENTATIONS ON BEHALF OF: JUPITER ARGYLE LIMITED.**

**SUBMITTED BY RICHARD SLIPPER PLANNING**

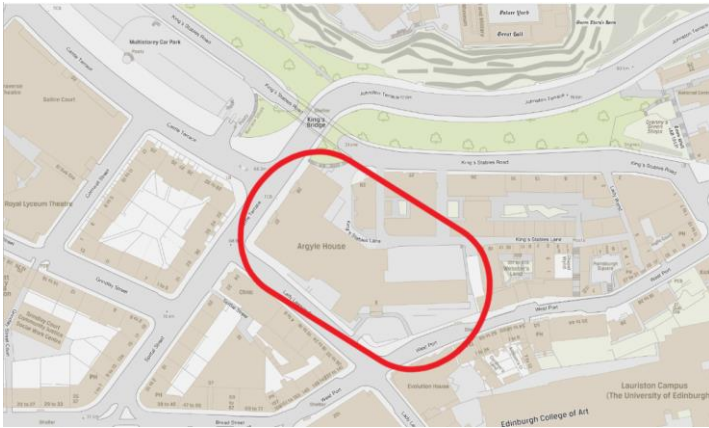
**SITE: LAND AND PREMISES AT ARGYLE HOUSE, LADY LAWSON STREET EDINBURGH**

### **SUMMARY:**

Jupiter Argyle Limited (JAL) wish to invite the City Plan team to highlight the site of Argyle House as a significant future city centre redevelopment opportunity in the Proposed City Plan and to pursue a consultative site master-planning and Place Brief exercise for the site.

Figure 1: Details of the Argyle House Site.





## DETAILED CASE:

In respect to the City Plan Choices, the responses on behalf of the owners of this site, Jupiter Argyle Limited (JAL) are as follows:

### *Sustainable City – Supporting Physical and Mental Wellbeing*

**In response to Choices 1,2,3,4;** the location of this site endorses the opportunity to contribute to a **sustainable, active and connected city**. Whilst this city centre site would not be contributing itself as a larger open space; it is a site which is capable of producing a **quality, density and accessibility of development** in future. The site can reinforce the high levels of permeability in the locality, to connect up the higher density fringes of the Old Town with larger green spaces and active walking routes. A future masterplan for redevelopment to the site could produce an attractive public realm at the West Port, Lady Lawson Street and Castle Terrace frontages and further develop the walking routes to connect to the key city centre spaces such as Grassmarket, Meadows and Princes Street Gardens.

Whilst there will be a requirement to respect existing occupier tenancies at this site, JAL expects that, during the period of the City Plan up to 2030 it will be necessary to explore and identify acceptable future redevelopment solutions for the site. It is an excellent opportunity to achieve a higher density mixed use city centre development. The Choices Document at page 10 highlights the opportunity for appropriate densities and JAL notes the high-density assumptions in the City Plan Housing Study – for ratios of up to 275 units per hectare. This is a site with an area of approximately 0.75 Hectares. Subject to assessments of use-mix options for the site and market demand, there is clearly an opportunity to deliver significant levels of new city centre residential living on this site alongside other uses.

JAL accepts that a detailed master-planning exercise will be required in future to assess urban design, connectivity, permeability and surrounding heritage. This is a positive opportunity for this site and this quarter of the city. The site presents a strong opportunity to extol the **Scottish Planning Policy's six qualities of successful place:** distinctive; safe/pleasant; welcoming; adaptable; resource efficient; ease of movement. There is also a good opportunity to explore **carbon neutral** buildings at this site.

**In conclusion, the case in response to the sustainable city aims of the City Plan Choices consultation is to request a Place Brief to cover the locality and a masterplan to detail future development potential, as noted at page 13 of Choices.**

**With respect to timescale, JAL wishes to engage early on a “route-map” with the City Plan team and to look to later phases in the period of the City Plan for a Place Brief, site masterplan and detailed planning application for a comprehensive redevelopment of the site. Current occupier leases on the site have some years yet to run, but the owners wish to commence an early dialogue about longer term strategy and to safeguard this as an appropriate high-density city centre mixed use redevelopment opportunity.**

Other headings from the Choices consultation are noted below in summary.

### ***Reducing Need to Own a Car***

The Argyle House site is a prime city centre opportunity and provision for the use of the private car will be a low priority in any redevelopment exercise. This site will perform well in a blended brown/greenfield city-wide strategy and it scores well on every locational / accessibility measure.

### ***Everyone Living in Homes They Can Afford***

The third aim of the City Plan focusses on protection against loss of residential stock, creating sustainable communities and delivering more affordable homes, new homes and infrastructure. Whilst the undoubted strength of this site is to continue to provide for high density city centre mixed uses including a strong potential for business, leisure, commercial and institutional uses; there is an opportunity to include a significant city centre residential supply within the site including smaller apartments and potentially purpose built student housing.

### ***Economic Success***

One of the salient opportunities presented by this site is to make a significant contribution in future to the digital city objectives of the city, in partnership with the City, the Universities, and other key operators and agencies in the city. The building already houses a notable occupier presence in terms of the established start/scale up digital sector in Edinburgh city centre and it sits at the heart of a southern city centre arc – from Haymarket to Holyrood.

There will be opportunities to interconnect this site to other sites in future which support the city economy; not least the financial zone at Lothian Road, Quartermile to the south and the University campuses around Lauriston. The site is one of the foremost opportunities in the city to promote **Choice 13 – Supporting inclusive growth, innovation, universities and culture**. With the aim of making Edinburgh the digital capital of Europe and the city building on a reputation as the UK's most entrepreneurial city; this is a prime location for a fulcrum development where all these functions could potentially coincide at a key junction between the Old Town, West End and with strong links to Princes Street. There is a clear opportunity to develop a mixed-use complex at this location which supports the inherent concept of place with places of work, leisure, business, culture and learning.



### **Site Specific Designation**

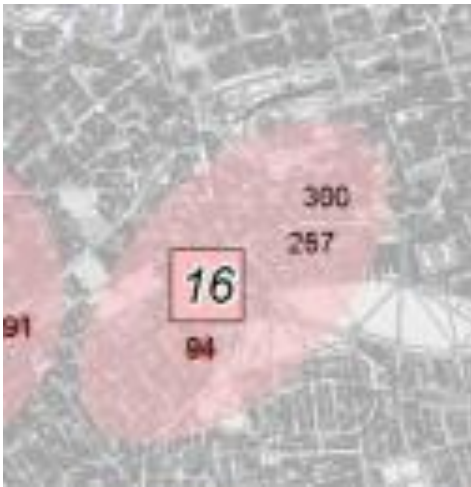
Although there are leasehold occupiers on this site for some years to come; the planning authority is invited to engage on an early discussion for this site, in terms of phasing of future development in the City Plan and critically to make sure there are designations and safeguards across the site to ensure a successful new mixed use masterplan in the life of the Plan.

It is respectfully requested that the City Plan allocates this site within a Place Brief locality and earmarks the site as one of the prime brownfield masterplan opportunity sites; without adverse environmental, planning or heritage constraints.

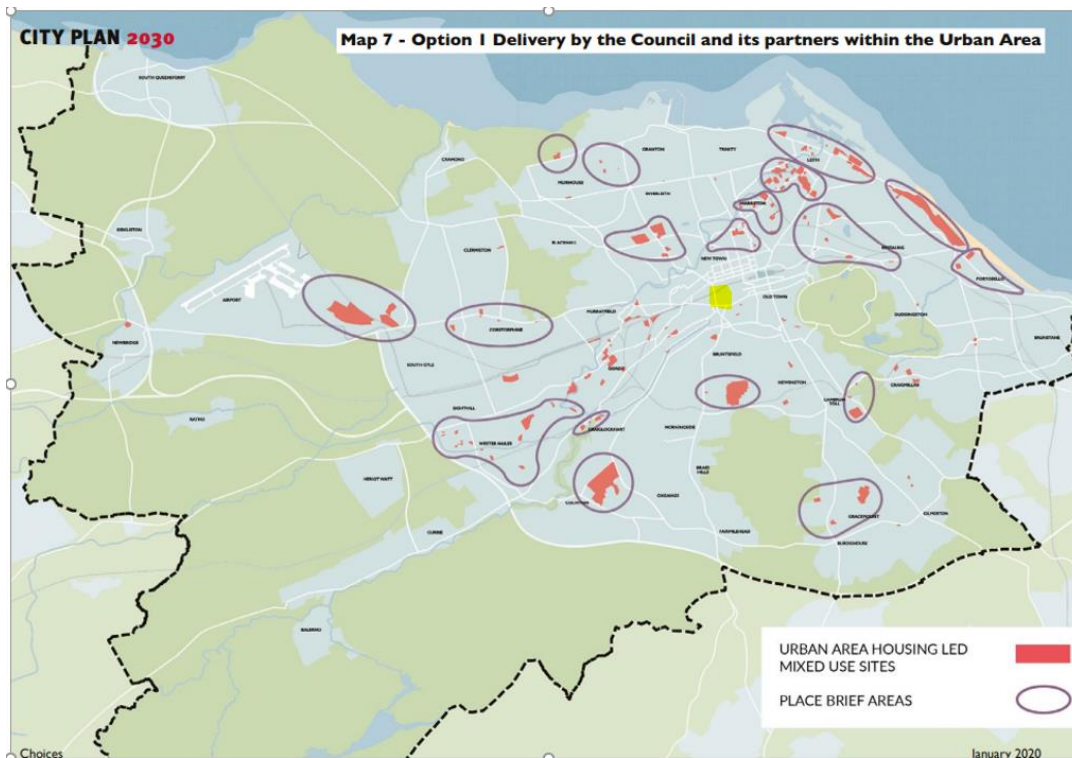
The appendix raises some detailed points on mapping and designation.

Appendix:

The Environmental Report seems to include the site in a brownfield search area for potential Place Brief



Suggestion: carry the pink area across Argyle House location and highlight the site opportunity / Place Brief candidate in Map 7 (our yellow highlight).





**RICHARD SLIPPER**  
PLANNING CONSULTANCY

## **CHOICES FOR EDINBURGH CITY PLAN 2030**

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**REPRESENTATIONS ON BEHALF OF: JUPITER ARGYLE LIMITED.**

**SUBMITTED BY RICHARD SLIPPER PLANNING**

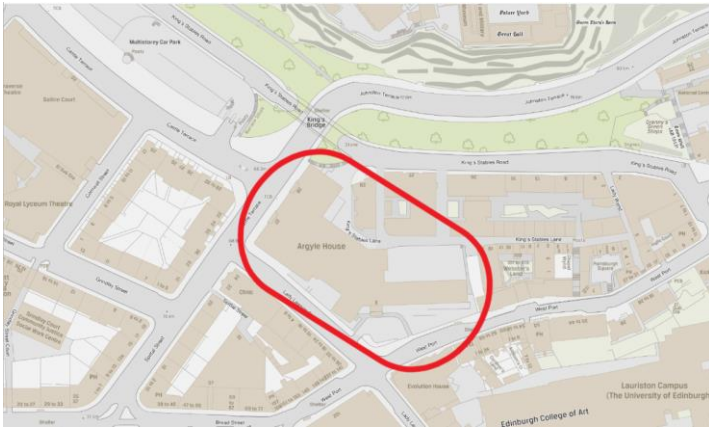
**SITE: LAND AND PREMISES AT ARGYLE HOUSE, LADY LAWSON STREET EDINBURGH**

### **SUMMARY:**

Jupiter Argyle Limited (JAL) wish to invite the City Plan team to highlight the site of Argyle House as a significant future city centre redevelopment opportunity in the Proposed City Plan and to pursue a consultative site master-planning and Place Brief exercise for the site.

Figure 1: Details of the Argyle House Site.





## DETAILED CASE:

In respect to the City Plan Choices, the responses on behalf of the owners of this site, Jupiter Argyle Limited (JAL) are as follows:

### *Sustainable City – Supporting Physical and Mental Wellbeing*

**In response to Choices 1,2,3,4;** the location of this site endorses the opportunity to contribute to a **sustainable, active and connected city**. Whilst this city centre site would not be contributing itself as a larger open space; it is a site which is capable of producing a **quality, density and accessibility of development** in future. The site can reinforce the high levels of permeability in the locality, to connect up the higher density fringes of the Old Town with larger green spaces and active walking routes. A future masterplan for redevelopment to the site could produce an attractive public realm at the West Port, Lady Lawson Street and Castle Terrace frontages and further develop the walking routes to connect to the key city centre spaces such as Grassmarket, Meadows and Princes Street Gardens.

Whilst there will be a requirement to respect existing occupier tenancies at this site, JAL expects that, during the period of the City Plan up to 2030 it will be necessary to explore and identify acceptable future redevelopment solutions for the site. It is an excellent opportunity to achieve a higher density mixed use city centre development. The Choices Document at page 10 highlights the opportunity for appropriate densities and JAL notes the high-density assumptions in the City Plan Housing Study – for ratios of up to 275 units per hectare. This is a site with an area of approximately 0.75 Hectares. Subject to assessments of use-mix options for the site and market demand, there is clearly an opportunity to deliver significant levels of new city centre residential living on this site alongside other uses.

JAL accepts that a detailed master-planning exercise will be required in future to assess urban design, connectivity, permeability and surrounding heritage. This is a positive opportunity for this site and this quarter of the city. The site presents a strong opportunity to extol the **Scottish Planning Policy's six qualities of successful place:** distinctive; safe/pleasant; welcoming; adaptable; resource efficient; ease of movement. There is also a good opportunity to explore **carbon neutral** buildings at this site.



**In conclusion, the case in response to the sustainable city aims of the City Plan Choices consultation is to request a Place Brief to cover the locality and a masterplan to detail future development potential, as noted at page 13 of Choices.**

**With respect to timescale, JAL wishes to engage early on a “route-map” with the City Plan team and to look to later phases in the period of the City Plan for a Place Brief, site masterplan and detailed planning application for a comprehensive redevelopment of the site. Current occupier leases on the site have some years yet to run, but the owners wish to commence an early dialogue about longer term strategy and to safeguard this as an appropriate high-density city centre mixed use redevelopment opportunity.**

Other headings from the Choices consultation are noted below in summary.

### ***Reducing Need to Own a Car***

The Argyle House site is a prime city centre opportunity and provision for the use of the private car will be a low priority in any redevelopment exercise. This site will perform well in a blended brown/greenfield city-wide strategy and it scores well on every locational / accessibility measure.

### ***Everyone Living in Homes They Can Afford***

The third aim of the City Plan focusses on protection against loss of residential stock, creating sustainable communities and delivering more affordable homes, new homes and infrastructure. Whilst the undoubted strength of this site is to continue to provide for high density city centre mixed uses including a strong potential for business, leisure, commercial and institutional uses; there is an opportunity to include a significant city centre residential supply within the site including smaller apartments and potentially purpose built student housing.

### ***Economic Success***

One of the salient opportunities presented by this site is to make a significant contribution in future to the digital city objectives of the city, in partnership with the City, the Universities, and other key operators and agencies in the city. The building already houses a notable occupier presence in terms of the established start/scale up digital sector in Edinburgh city centre and it sits at the heart of a southern city centre arc – from Haymarket to Holyrood.

There will be opportunities to interconnect this site to other sites in future which support the city economy; not least the financial zone at Lothian Road, Quartermile to the south and the University campuses around Lauriston. The site is one of the foremost opportunities in the city to promote **Choice 13 – Supporting inclusive growth, innovation, universities and culture**. With the aim of making Edinburgh the digital capital of Europe and the city building on a reputation as the UK's most entrepreneurial city; this is a prime location for a fulcrum development where all these functions could potentially coincide at a key junction between the Old Town, West End and with strong links to Princes Street. There is a clear opportunity to develop a mixed-use complex at this location which supports the inherent concept of place with places of work, leisure, business, culture and learning.

### **Site Specific Designation**

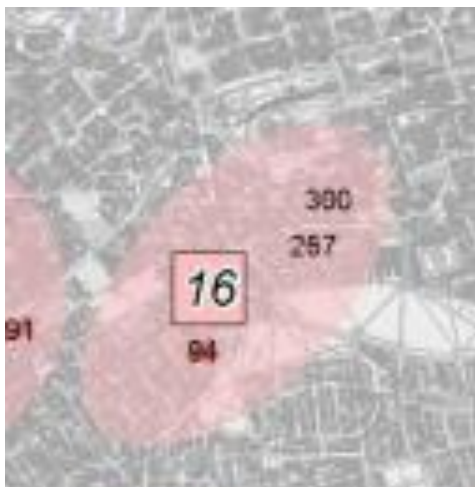
Although there are leasehold occupiers on this site for some years to come; the planning authority is invited to engage on an early discussion for this site, in terms of phasing of future development in the City Plan and critically to make sure there are designations and safeguards across the site to ensure a successful new mixed use masterplan in the life of the Plan.

It is respectfully requested that the City Plan allocates this site within a Place Brief locality and earmarks the site as one of the prime brownfield masterplan opportunity sites; without adverse environmental, planning or heritage constraints.

The appendix raises some detailed points on mapping and designation.

Appendix:

The Environmental Report seems to include the site in a brownfield search area for potential Place Brief



Suggestion: carry the pink area across Argyle House location and highlight the site opportunity / Place Brief candidate in Map 7 (our yellow highlight).

