



FORTH PORTS PLC

September 4th, 2007

**LEITH DOCKS REGENERATION:
OUTLINE PLANNING APPLICATION SUBMITTED**

Forth Properties Limited, the property division of Forth Ports PLC has today submitted the largest planning application in Edinburgh's history for the regeneration of Leith Docks. The company has set out a vision to create a thriving, sustainable urban place to live, work and visit.

The Leith Docks development will accommodate nearly 16,000 new homes, a quarter of which will be affordable housing, and is expected to create almost 12,000 jobs in Edinburgh. The regeneration is a phased process, which is expected to take up to 30 years to be fully completed, will feature nine 'urban villages' including a commercial, retail and leisure centre at the heart of the area.

The application submitted today outlines how the 144 hectare brown field site will be transformed through a mixture of residential, community, leisure, retail, business and industrial developments. The document sets out a clear vision to create vibrant and active street life that will encourage walking and cycling as the main forms of transport with provision for links into new public transport services throughout the area.

The development will also feature over 100,000 square metres of new office floor space, for large and small business use, and is forecast to deliver £194 million per annum gross value added (GVA) growth for the Edinburgh economy and £248 million per annum GVA growth for the Scottish economy. Commercial developments within the area are also forecast to generate up to £28 million of additional council tax revenue and a further £28 million of additional business tax revenue

The application also addresses the requirements of the new Edinburgh City Plan and will deliver substantial changes to the area, reconnecting the waterfront to the city. It also includes provision to ensure that Leith maintains its maritime heritage operating as a capital city port with a greater emphasis on recreational activity.

Today's submission of the outline planning application is a key milestone in taking the process of the Leith Docks regeneration forward. Forth Ports has been working with City of Edinburgh Council (CEC) towards this application for a number of years with the framework for the area's development originally set out in the Leith Docks Development Framework (LDDF), approved by CEC in 2005.



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Forth Ports Group Chief Executive, Charles Hammond, said: “The Leith Docks outline planning application is one of the largest ever submitted in Scotland and will lay the foundations for the next 30 years of development in Edinburgh. This development creates an excellent platform for the private and public sector in Scotland to work together to take the Capital City forward. It will regenerate the entire Leith Docks area and re-connect the waterfront with the City of Edinburgh. As well as delivering further regeneration of the waterfront area, this project has real potential to make a huge economic contribution to Edinburgh and Scotland.

“We are proud of our commitment to the regeneration of Edinburgh’s waterfront in which we have invested over £150m over the past 12 years. This has helped improve the City’s overall quality life and has delivered much needed housing and commercial space.

“The submission of today’s application is an important step forward in what will be a long term process to enhance Edinburgh’s position as one of the world’s great waterfront cities, increase tourism and improve the quality of life for the city’s residents.”

Councillor Jenny Dawes, Leader of the City of Edinburgh Council said: “The Waterfront is our opportunity to create a new destination within Edinburgh. I want to see an area that appeals across the board to businesses big and small, provides a top class mix of leisure facilities and a range of housing that is suitable for all. I look forward to hearing the detailed proposals of this outline application.”

Councillor Tom Buchanan, Convenor for the Economic Development Committee for the City of Edinburgh Council said: “Edinburgh’s Waterfront is one of the largest urban regeneration projects in Scotland and one of this city’s most important growth areas - the opportunities it presents for the city are numerous. Taking advantage of these opportunities will create a new dimension for the capital’s northern boundary to the Firth of Forth. It will enable the Waterfront to play a strong role in the future economic, social and cultural life of the city as well as introducing much needed housing, leisure, business and commerce facilities to the area.”

Tony Kettle, UK Managing Director of RMJM, the architecture firm commissioned to masterplan the area said: “The redevelopment of the docks will allow Leith to connect to the waters edge for the first time in 3 centuries. This development will regenerate a brown field area, help to cultivate and complete Leith as a place, and give Edinburgh a waterfront to be proud of.”

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