



Pre-Development Newsletter

December 2022

Moving Forward.



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GROUP



Plans to bring about the £250 million transformation of Ocean Terminal have moved several steps closer with the passing of two key project milestones in the run-up to Christmas.

In September, we were delighted that the City of Edinburgh Council granted planning approval for our Phase One plans to partially demolish and reconfigure the 20-year-old shopping centre. This allowed us to crystallise our vision for a new neighbourhood on Leith's waterfront and in November the planning application for Phase Two of the redevelopment was lodged with the Council. These new proposals set out the details for a sustainable future for Ocean Terminal, creating a model amenity-led commercial destination alongside much-needed housing that has community firmly at its heart.

As we look forward to a Christmas season filled with festive shopping, food, drink and entertainment at Ocean Terminal, we wished to provide an update on the centre's exciting future.

Phase One plans secure approval

In September, City of Edinburgh Council approved our plans for Phase One of our masterplan. Lodged in March following extensive consultation by the centre's Scottish owners, Ambassador Group, these plans will see the north end of Ocean Terminal demolished and a new frontage constructed, with retail and hospitality units looking out on to a new public realm. This is why you will find vacant units within the centre - they either form part of plans for the reconfigured centre or fall within the demolition zone.

There has been real excitement for what the scheme will deliver, not just for people living and working in Leith, but for businesses that want Ocean Terminal to be their home. With interest from new and exciting brands that want a place within the new look centre, the transformed Ocean Terminal will be more vibrant than ever before. We hope to be able to announce some of these very soon.



Phase Two plans submitted before Christmas

In November, we submitted detailed plans for Phase Two of the transformation project. The new application sets out the vision for a centre with a smaller footprint and a mix of tenants to meet the needs of local people, alongside around 580 new affordable, build-to-rent and private homes for sale and substantial public landscaped spaces for local people to enjoy. The new look Ocean Terminal will have a 'town centre' feel for visitors, while our proposals for beautifully landscaped public realm, animated by ground floor commercial units, will open access to the waterfront and views to the Royal Yacht Britannia. Through new paths and cycle ways we will connect the development with the wider community.

The configuration, height and scale of the new homes have been designed to complement their setting, while the materials proposed connect the development with the rich heritage and maritime identity of Leith.

Aligned to the City Plan 2030, the entire £250 million development will support the retention of over 600 jobs and create new roles within the centre and expanding local area, while offering a series of engaging amenity, health and leisure options for people from all over the Capital and further afield.

Getting it right for the community

We have been consulting widely for the past 17 months to ensure that in opening up the Leith waterfront, we are creating a community-led complex which prioritises the people who live and work in the area. Our vision has been to secure Ocean Terminal's future resilience and sustainability even against a backdrop of continuing change within the retail and hospitality sectors.

We have been encouraged by an overwhelmingly positive reception to our Phase One plans at a number of public exhibition events held at the centre last autumn and winter. Anyone interested in finding out more about Phase Two can access the plans in full via the City of Edinburgh Council planning portal or visit development-oceanterminal.com for an overview.

What's Next?

City of Edinburgh Council will now review our proposals, and we're hopeful that the enormous effort to plan a sustainable future for Ocean Terminal will be allowed to proceed. With sustainability and communities at their heart, we believe that together our Phase One and Phase Two proposals are essential to meet the needs of local people and make Ocean Terminal a much-loved part of Leith once again.

We are delighted that you will be able to enjoy a drink under the Christmas lights as the bar opens for business again plus McChans Oriental Express will be ready to serve Leith in the very near future.

Thank you for your support.

Meet me at OT

30 Nov - 24 Dec*

Santa is here spreading
Christmas cheer. Book
your slot online at
oceanterminal.com

Advance booking only. Tickets cost £5.50 &
include a gift. *Excludes 5, 6, 12 & 13 Dec.



'Tis the Season

Get together with
friends over the festive
season. Grab some
food and catch a film.

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