

This presentation forms part of Pre-Application Consultation to inform the local community of future plans for a proposed new village at Hatton Mains, land east and west of Dalmahoy Road and north of A71, Edinburgh.

Inverdunning (Hatton Mains) Ltd are working with landowner, W&S Crawford, to promote land for a residential-led village through the Local Development Plan process and a potential future planning application.

A Proposal of Application Notice (PAN) was submitted to City of Edinburgh Council on 27th September 2022 with consultation procedures agreed by the Council on 14th October 2022 (ref. 22/04891/PAN).

Previous consultation was undertaken in 2016/2017 but a planning application was not progressed at the time. The purpose of this consultation is therefore to provide an update to the local community.

Pegasus Consultancy are planning consultant for the applicants and will be the point of contact for the development team as the project moves forward.

The team believe that Hatton Village offers an excellent opportunity for a high quality, sustainable new community to meet part of Edinburgh's future housing requirement. It is to be planned as a new village with facilities and amenities and would be developed over the next 10 years.

This presentation provides information on the proposed site and sets out initial development proposals and next steps. We look forward to answering any questions you may have.



Land Promoter



PEGASUS CONSULTANCY

Planning & Project Consultants



Transport Consultant



Architect

HATTON VILLAGE, EDINBURGH

THE SITE



Land Promoter



PEGASUS CONSULTANCY

Planning & Project Consultants



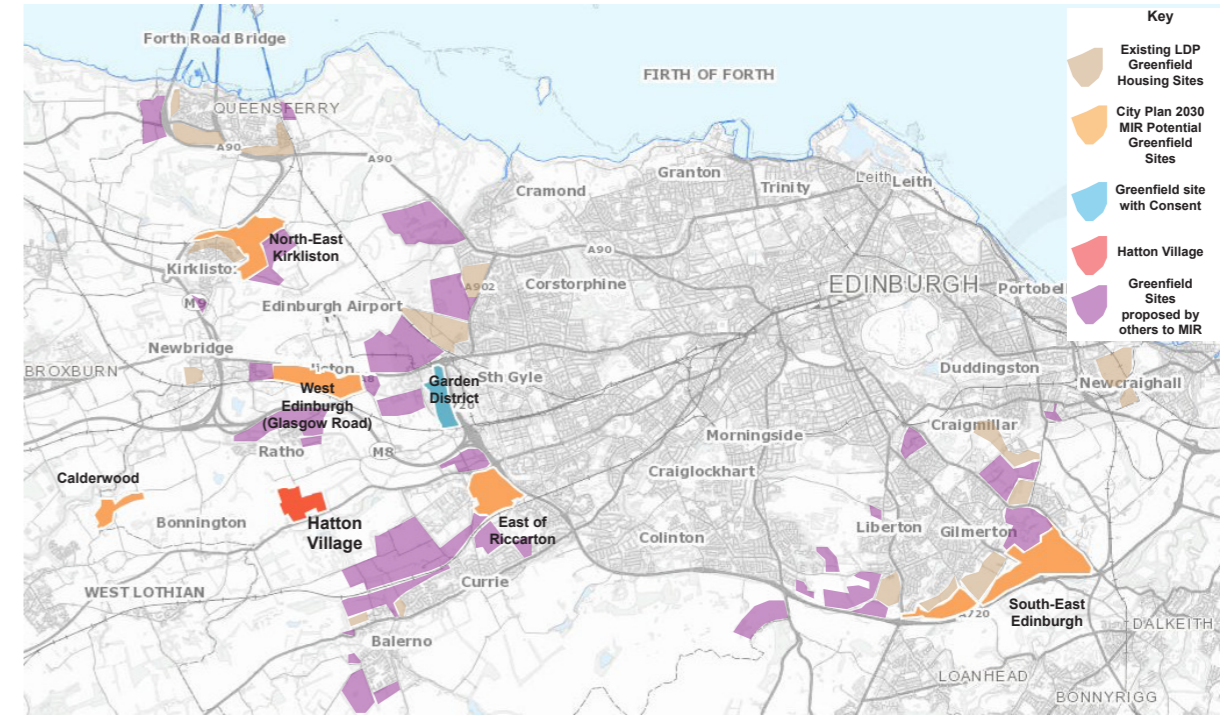
Transport Consultant



Architect

HATTON VILLAGE, EDINBURGH

WHY A NEW SETTLEMENT?



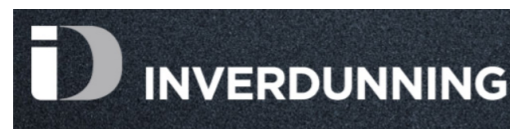
There is strong tradition of planning new towns and villages that Hatton Village seeks to continue.

Medieval burghs placed strong emphasis on core structure of main street, market space and long, narrow plots, i.e. Edinburgh Old Town. The 18th century push for urban improvement expanded the flexible grid structure, i.e. Edinburgh New Town and planned landowner villages, i.e. Ormiston. New town ambitions increased in scale in the 20th century through the Garden City movement seeking to combine the benefits of town and country (i.e. Letchworth) with increased greenspace. The New Urbanism movement provided a reaction to suburban sprawl (including post-war new town design) with a refocus move back to traditional urbanism and walkability, i.e. Chapelton in Aberdeenshire, a landowner-led new village currently being built.

Hatton Village is being planned as a new community which will offer much needed homes for Edinburgh in a sustainable location in proximity to a range of first class public transport, active travel links and employment opportunities.

There is significant forecast population growth and current housing expansion involving extension of existing suburbs and villages is creating conflict with existing communities. The plan above shows sites promoted for housing.

Hatton Village can be a focus for a new housing and community hub in West Edinburgh (including local centre and site for Primary School) as development pressure can be eased from existing communities such as Balerno, Currie, Kirkliston and nearby Ratho, whilst delivering homes here will help protect and enhance local services including public transport.



Land Promoter



PEGASUS CONSULTANCY

Planning & Project Consultants



Transport Consultant

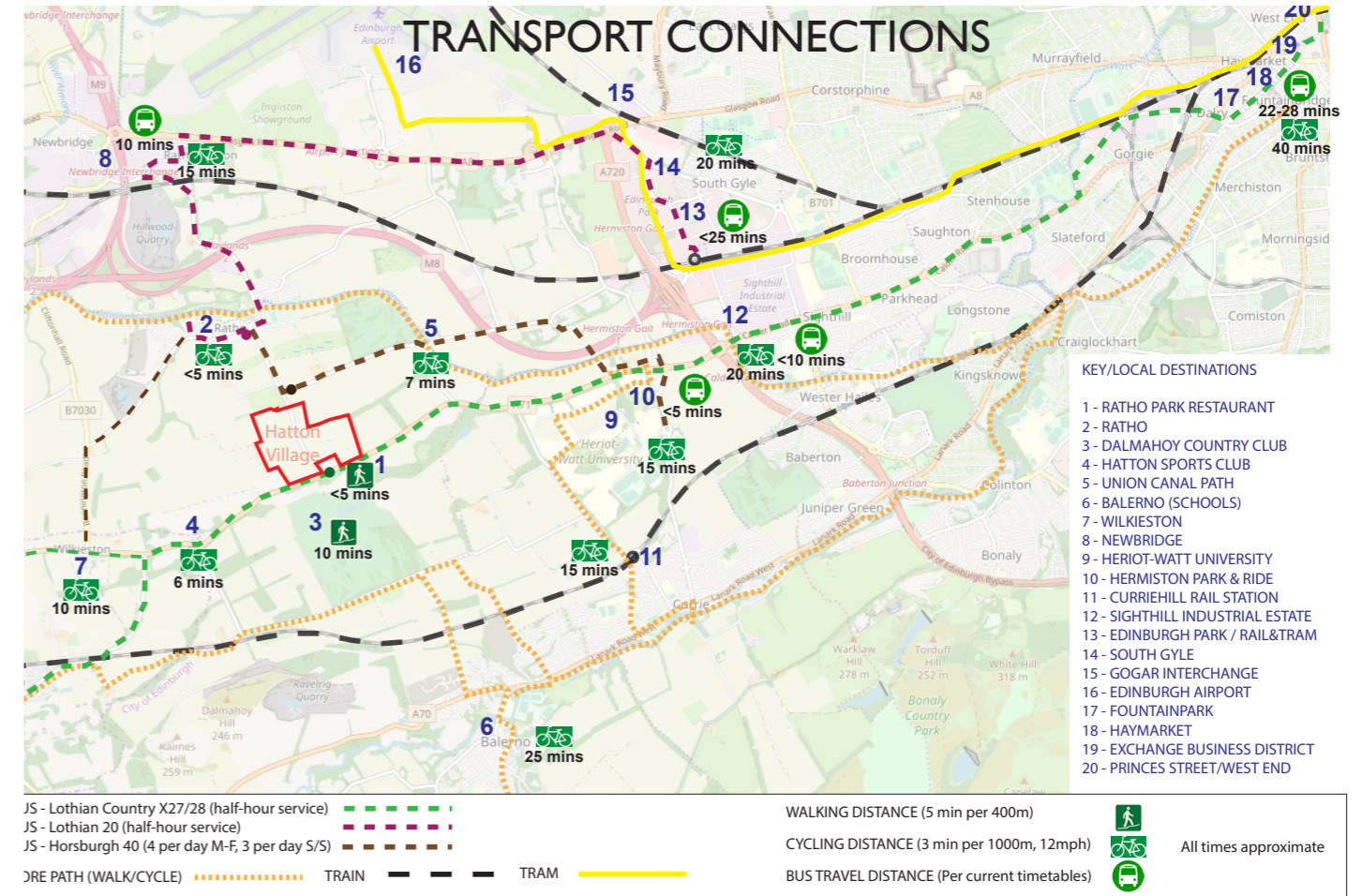


Architect



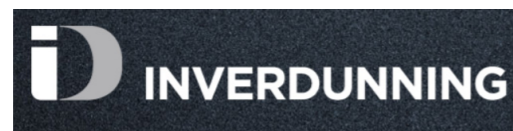
NEED FOR NEW HOMES

City of Edinburgh Council have prepared a Proposed 'City Plan 2030' which will be the subject of an examination by Scottish Government appointed Reporters in 2023. The City Plan outlines a need for over 40,000 new homes between 2021-2032 with the latest Council-produced Housing Land Audit identifying existing sites for around 20,000 new homes in this period. Whilst there will be contributions from urban windfall sites, there remains a requirement for a significant amount of new housing land to be identified in City Plan 2030. The Council have put forward a high-density brownfield strategy but many of the identified sites require removal of existing business and compulsory purchase. If Edinburgh is to attempt to deliver its housing needs, additional sites will be required to be allocated for housing and a sustainable new community should form part of this strategy.



Hatton Village can plug the transport gap between Edinburgh and Livingston to increase viability of A71 bus services as a sustainable link into West Edinburgh and the City Centre (taking pressure off other arterial routes). Enhancement of existing bus services can include higher frequency and improved connections (for example between Ratho and A71).

Plans for a key active travel route on the A71 can be supported and the planned Dalmahoy/A71 junction improvements can create a safe access and pedestrian environment, linked to a new transport/mobility village hub.



Land Promoter



PEGASUS CONSULTANCY
 Planning & Project Consultants



Transport Consultant



Architect

- Hatton Village will provide a **mobility and homeworking hub**, village centre and housing that meets needs through offering the best of both worlds in terms of homes close to the city but with access to attractive green space and countryside.
- Hatton Village will provide **high quality public transport and active travel options** that will help improve public transport on the A71 corridor (including connections to Ratho), connect key developments along this route and help deliver the proposed active travel route.
- Hatton Village can **ease development pressures and protect neighbouring communities** by creating a genuinely sustainable community placing homes in easy reach of the jobs and economic hubs around West Edinburgh, avoiding more sensitive and congested locations.
- Hatton Village will provide extensive new greenspace including a **major new Community Park** with walking and cycling routes, food growing space and leisure opportunities.
- Hatton Village will also make a **significant contribution to Edinburgh's Zero Carbon objectives** by delivering energy efficient homes, harnessing both renewable energy and fabric first approaches with extensive new woodland planting and biodiversity and ecological benefits through creation of a range of green spaces.

- Hatton Village will provide **clear benefits to local communities** with jobs/training opportunities directed to Wester Hailes, new homes supporting the growth of Heriot-Watt University and associated science research park, new transport and amenities supporting Ratho whilst development pressure is diverted from Balerno/Currie and Ratho village.
- Hatton Village will deliver **35% Affordable Housing** to help the council meet its ambitious targets to meet Edinburgh's housing needs with Dunedin Canmore selected as delivery partner for more than 400 new affordable homes. Opportunities for self-build will also be made available in support of emerging policy.



HATTON VILLAGE, EDINBURGH

KEY PROGRESS & NEXT STEPS

A full Environmental Impact Assessment was undertaken to assess the site as part of the promotion of the site via the City of Edinburgh Council's initial stages of their new Local Development Plan process (City Plan 2030) in early 2020. This included assessments of infrastructure capacity, cultural heritage, ecology, trees, ground conditions, utilities, drainage, flooding, air quality, noise impact, transport and design analysis.

A series of newsletters were circulated to local community groups, councillors and interested parties during 2020 and 2021. These covered transport, affordable housing and West Edinburgh topics along with a summary of key issues and are available to view at www.hattonvillage.com.

Representations to the Proposed City Plan 2030 were submitted to City of Edinburgh Council in late 2021 which included an assessment of Proposed City Plan 2030 policies and site allocations, a Hatton Village Brochure and supporting Transport Technical Note.

Inverdunning (Hatton Mains) Ltd will be engaging with the Proposed City Plan 2030 examination process during 2023 and will update relevant documents as part of a potential future planning application to City of Edinburgh Council.

The indicative timeline for a planning application would be late 2023 / early 2024, subject to progress of the City Plan examination, with detailed design and consents in late 2024 / early 2025.

We hope to engage with the community further during this process and look forward to discussing proposals.

Please refer to www.hattonvillage.com for further information or contact david@pegasusconsultancy.co.uk or write to Pegasus Consultancy, Scott House, 10 South St Andrew Street, Edinburgh EH2 2AZ.



Land Promoter



PEGASUS CONSULTANCY

Planning & Project Consultants



Transport Consultant



Architect