



A sustainable new community in the West Edinburgh growth area

The City Council has designated West Edinburgh as a key growth area to take on increased importance in the coming decade to help meet the City Plan 2030's aspirations.

Hatton Village sits at the centre of the City Plan's West Edinburgh area of search for enabling growth, delivering new homes and providing new, sustainable communities.

Phase 1 of the West Edinburgh Spatial Strategy for Inclusive Growth was completed on behalf of key delivery partners (City of Edinburgh Council,

Scottish Government, Scottish Futures Trust and Scottish Enterprise) in October 2020. This Study analysed West Edinburgh's economic, environmental and social challenges and opportunities and outlined five broad options to stimulate inclusive growth.

Option 5 (New City Districts) set out the potential for inclusive growth to be met via a series of **"bold, affordable,**

35%

**OF HOMES AT HATTON VILLAGE
WILL BE AFFORDABLE HOMES**

green extensions of the city" to be designed as **"low carbon new towns"** with a focus on **"sustainable local neighbourhoods"** and **"fast links into the city centre and beyond"**. The Study outlined how these new communities would deliver mixed-tenure housing linked to public transport routes with redefinition of the greenbelt and inclusion of West Edinburgh as a strategic development area and a nationally significant development under the emerging National Planning Framework 4.

Phase 2 of this study is now underway with a focus on refining options and setting out a preferred vision for West Edinburgh with consultation expected in early 2021. This study will feed into City Plan 2030 and therefore provide a key framework to support Edinburgh's growth in a planned, efficient manner.

Hatton Village can be a new community exemplar within the planned West Edinburgh growth framework, creating a mixed-tenure new village neighbourhood with local facilities on a key public transport corridor.

Hatton Village is an opportunity to create a new 20 minute neighbourhood, in line with the key focus of National Planning Framework 4, where people can live locally and have access to a homeworking hub and opportunities



5: New City Districts

This proposition suggests that a series of new city districts be formed as bold, affordable 'green' extensions of the City. These would be designed as low carbon 'new towns' from the outset, focused around sustainable local neighbourhoods with fast links into the City Centre and beyond.

The new districts are focused around existing green routes and corridors such as the Canal and linked to existing communities to the west. They provide ready access to outdoors, walkability, healthy living and affordability.

Potential Impact:

- Intensive, low carbon extension of the City and redefinition of the greenbelt.
- Delivery of new affordable, mixed tenure housing linked to existing neighbourhoods and communities.
- New development models and approach to infrastructure.
- Enhanced active travel and transport opportunities.

Notes:

- West Edinburgh to be defined as a strategic development area and nationally significant development under NPF4.
- Requires large-scale strategic masterplan for city extension which focuses on low carbon development.
- CPO required to deliver infrastructure which stimulates investment in key growth areas.
- Prioritise and deliver Public Transport Strategic Corridors routes 7-10 of the Mobility Plan.



Low carbon development, Almere Oosterwold 2030



Dense, mixed tenure housing Vauban, Freiburg



Cycle-Pedestrian Priority Cobe, Amsterdam

Option 5 Diagram, 'New City Districts', Collective Architecture



Assessment/Scoring of Option relative to 5P's

Scoring Criteria	Productivity: Does this option facilitate competitive and economic growth in West Edinburgh which is resilient and sustainable?	Population: Does this option support and facilitate a diverse working age population in West Edinburgh?	Participation: Does this option facilitate access to fulfilling, secure and well-paid employment opportunities?	People: Does this option facilitate a healthy and skilled population and support reducing inequalities?	Place: Does this option provide West Edinburgh with the natural and physical resources available to ensure a strong and sustainable future?	Barrier Busting
City District	✓✓	✓✓	✓✓	✓✓	✓✓	<ul style="list-style-type: none"> • Connectivity & Infrastructure ✓ • Identity ✓ • Social Infrastructure ✓ • Leadership & Clarity ✓ • Ownership ✓ • Un-Tapped Potential ✓ • Environmental Constraints ✓ • Diversity ✓

West Edinburgh Spatial Strategy Extract – October 2020

for everyday leisure, shopping, socialising and exercise plus nursery and primary level education. The proposed Hatton Village hub will be a maximum 5-7 minute walk for all new residents and provides an opportunity to create a highly sustainable, walkable local community for Edinburgh's future.

The council has an opportunity to lead in developing new homes and new growth in a way that is sustainable and helps tackle poverty in the city. New communities can easily be created in the West of the city, linked to key public transport routes and existing infrastructure, employment and regeneration opportunities at Wester

Hailes, Sighthill, South Gyle and Edinburgh Park.

Hatton Village can form part of this new network of green communities which can form a new town planning and urban design exemplar and help ease pressures in more sensitive areas.



Hatton Village Leisure Space Plan

Hatton Village 20min neighbourhood

- A brand new 20min neighbourhood
- Live local with access to shopping, socialising, schools and home working
- The village hub will be a maximum of 5-7mins walk
- A sustainable walkable local community
- 400 new affordable homes





Hatton Village Design Framework