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6th August 2021

Dear Councillor and Community Council Member,

**Edinburgh City Plan 2030
Hatton Village, The Right Choice for Edinburgh
Scotland's First Post Covid New Community with 35% Affordable Housing**

As you may recall, we previously wrote to you setting out the merits of the planned new Hatton Village, on the A71 in West Edinburgh. At the time, City of Edinburgh Council's Proposed City Plan 2030 was expected to be published early in 2021.

As a reminder, our planning consultant, Pegasus Consultancy, circulated the following:

- Email of 6th November 2020 including [Hatton Village Brochure](#), [Inverdunning Statement](#) and [Evening News article](#).
- Email of 20th November 2020 including [Newsletter 1](#) which focussed on how Hatton Village could plug the public transport gap in West Edinburgh and assist with implementing wider improvements.
- Email of 4th December 2020 including [Newsletter 2](#) which focussed on Hatton Village's contribution to significant levels of affordable housing with a commitment to the Council's aspiration of a 35% affordable housing target with an associated 400 affordable homes to be provided for plus a range of local training, jobs and community benefits linked with our partner, Dunedin Canmore Housing Association.
- Email of 16th December 2020 including [Newsletter 3](#) which focussed on how Hatton Village would integrate with the emerging West Edinburgh Spatial Strategy for Inclusive Growth, as a new community forming a green extension of the city with excellent connections and creation of a high quality new 20 minute neighbourhood.

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- Email of 28th January 2021 summarising the 5 key reasons Hatton Village should be included in City Plan 2030, namely:

Hatton Village will make a significant contribution to helping tackle housing need in the city on a sustainable site

The proposals will help the council tackle poverty through reducing housing costs, which are the leading cause of poverty in the city, as determined by the Council's Poverty Commission. Through our links with Dunedin Canmore, the Wheatley Group and our commitment to the local community, we will ensure that Wester Hailes and other areas materially benefit from the Local Development Plan process

These proposals will improve public transport on a key transport corridor. Not only does the Hatton site improve the viability of services along the A71, it gives the opportunity to help tackle the weakness of the city's Park and Ride Site, which has no direct western access. It will also help improve the viability of services to Ratho, which could be at risk post COVID-19

The proposals ease pressures on sites along the Lanark Road corridor and at Ratho. We do not believe that any other site does this in as sustainable a way as Hatton Village, which is the only additional site proposed on the planned A71 Active Travel Route

Hatton Village is planned as the city's first 'Post COVID' community, with a Home-working Hub designed to facilitate new ways of working, and to serve the West Edinburgh economic hub that includes The Gyle, Edinburgh Park, RBS Headquarters, The International Business Gateway and Crosswinds. Hatton Village residents will have less need to jump in a car than those of any previous development in the area. In addition Hatton has been specifically planned for active travel and active living, with generous parkland which makes up 40% of the proposals and is larger than Princes Street Gardens

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With the Proposed City Plan 2030 now expected to be presented to Council committee this month, we would like to remind everyone of the key issues being faced by Edinburgh if it is to meet its future aspirations.

Edinburgh is a thriving, vibrant city but it is physically constrained. Whilst high density urban redevelopment can deliver new homes and communities, it cannot meet all the requirements that City of Edinburgh will likely have to meet in terms of both numbers and choice.

Simply put, there are not enough available brownfield sites to deliver the number of homes required through emerging housing targets. The City Plan 2030 Main Issues Report outlined a possible vision of 100% brownfield development through use of compulsory purchase powers and mass redevelopment of employment land. This is not sustainable, socially or economically.

Greenfield sites will be required for new homes in Edinburgh. The question will be where.

Large scale housing development is underway in South-East and North-West Edinburgh, with associated increased strain on local infrastructure. A continuation of this strategy will only place more pressure on these communities.

Hatton Village offers an opportunity for a new, stand-alone community but one which is highly accessible and part of West Edinburgh's future pattern of growth. It can bring significant economic, transport, affordable housing, greenspace and sustainability benefits to West Edinburgh and nearby disadvantaged communities such as Wester Hailes. It can take pressure off nearby existing communities and it is a deliverable site which can be started without significant infrastructure work.

We welcome any questions or comments on the proposals but firmly believe that Hatton Village is a solution to Edinburgh's needs.

For further information please contact David Howel of Pegasus Consultancy – david@pegasusconsultancy.co.uk or 07817-295619.

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