



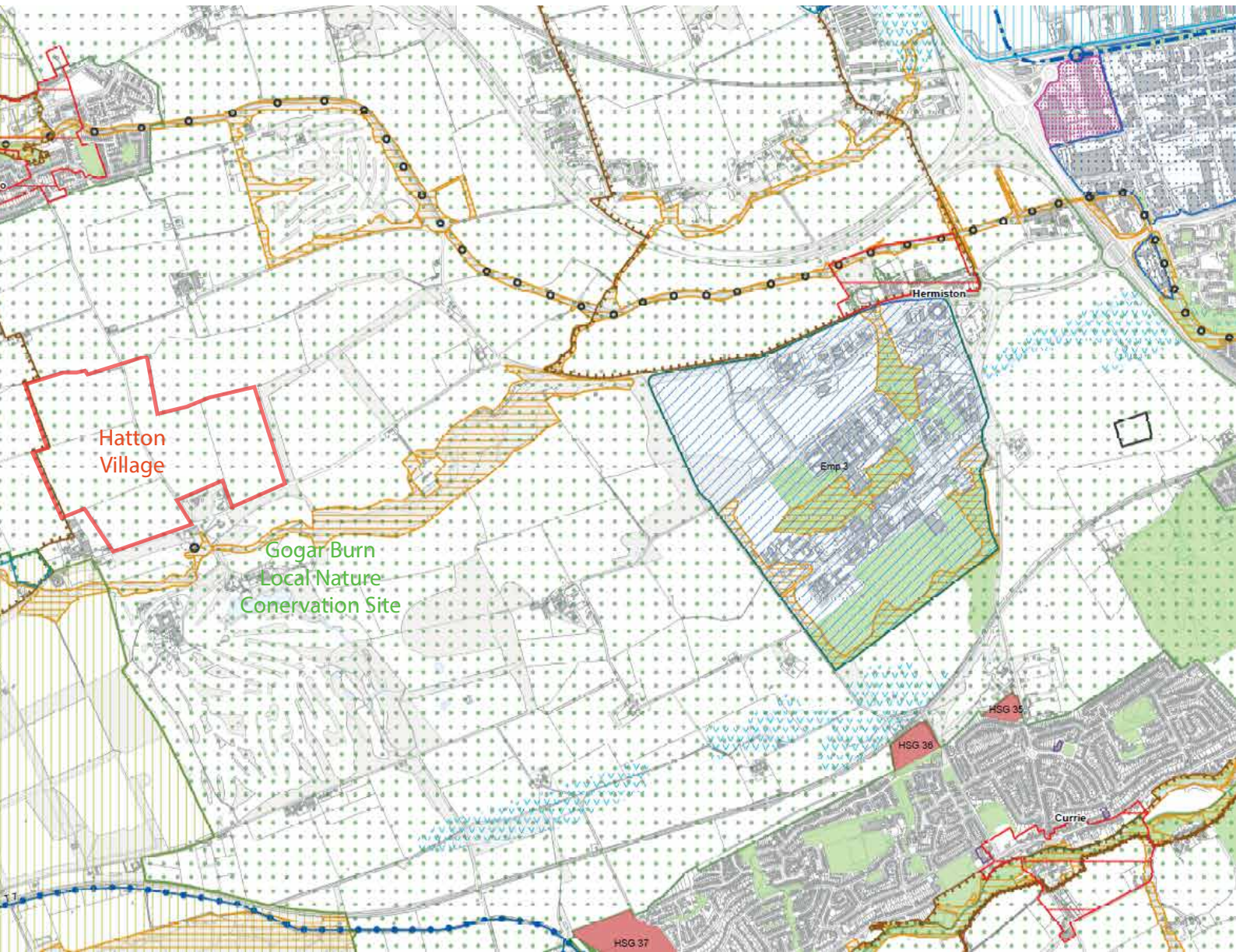
PEGASUS CONSULTANCY

Planning Policy Overview

Hatton Village, Edinburgh

On behalf of Inverdunning (Hatton Mains) Ltd

March 2020



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1.0 Introduction

1.1 This document sets out a planning policy overview for Hatton Village, Edinburgh.

1.2 The document supports a Representation to Choices for City Plan 2030, the Main Issues Report stage of Edinburgh's Local Development Plan 2 and should be referred to in conjunction with the main Representation document plus supporting technical and design reports prepared in support of the proposal.

1.3 Edinburgh is facing significant growth requirements over the next decade and, as detailed within the main Representation document, faces a challenge in accommodating required housing land within a tightly defined urban boundary.

1.4 This overview sets out the merits of a new village to accommodate a significant contribution to this housing need over the plan period. In particular, this document provides an overview with regard to planning policy, potential development scope and indicative timescales for promotion.

1.5 Hatton Mains Farm landholdings extend

to approximately 400 acres in total but, following initial assessment, an area has been identified of approximately 150 acres (as per the red line boundary on **Figure 1**) with potential for development west of the city's existing urban area.

1.6 The site comprises existing arable farmland to the west of the city, south of Ratho and north of Balerno, as illustrated on the accompanying location plan.

1.7 The landholdings are bound by the A71 and Gogar Burn to the south and the former Hatton House estate to the west with further agricultural land extending to north and east including a range of woodland and field boundaries.

1.8 The land has a generally southerly aspect and is bisected by a minor road extending in a north-south direction between Ratho and the A71 and Dalmahoy (which extends to the south).

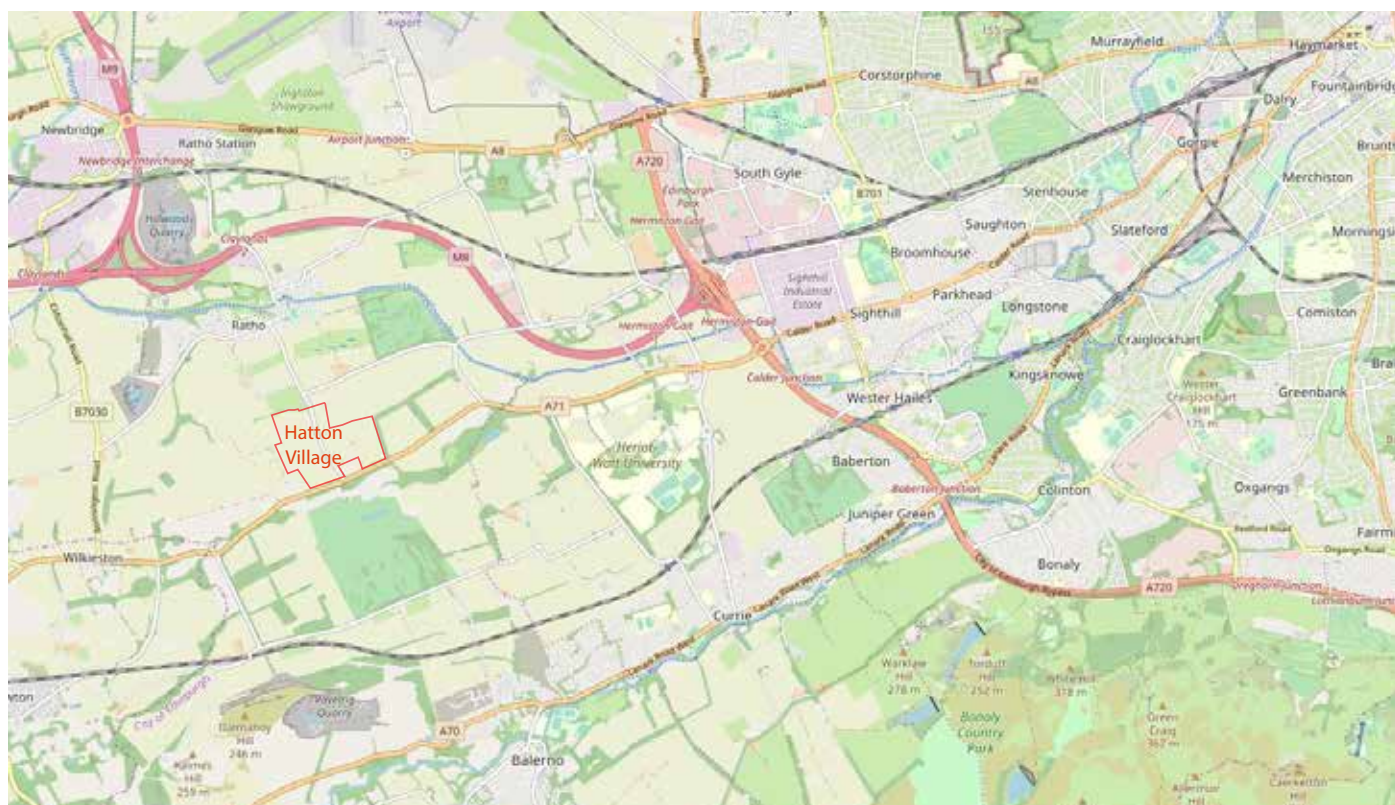


Figure 1 - Hatton Village Location/Site Boundary

2.0 National Planning Policy

2.1 National planning policy provides the framework within which planning authorities are to assess development proposals and are key material considerations, as detailed within National Planning Framework 3 (NPF3; Scottish Government, June 2014) and Scottish Planning Policy (SPP; Scottish Government, June 2014). These key policy documents set the context for regional and local planning in Scotland and are key material considerations in the determination of any planning application. Both documents are currently under review following approval of the Planning (Scotland) Act 2019 and a new National Planning Framework 4 (which will combine both documents) is expected to be published in draft later in 2020.

2.2 NPF3 highlights the need to implement a development strategy which supports growth of existing communities and creates sustainable patterns of travel and land-use, whilst balancing existing character, built and natural assets. This need is at its greatest in South East Scotland, with NPF3 highlighting the need to “see greater and more concerted effort to deliver a generous supply of housing

land in this area” (p.13) with Edinburgh the key service centre.

2.3 This approach is supported by SPP (Para. 28 & 29) which, “introduces a presumption in favour of development that contributes to sustainable development” and SPP provides the context for bringing forward larger scale proposals to meet significant land supply issues.

2.4 SPP Paragraphs 53 & 54 outline the Government approach to the creation of new settlements:

“The creation of a new settlement may occasionally be a necessary part of a spatial strategy, where it is justified either by the scale and nature of the housing land requirement and the existence of major constraints to the further growth of existing settlements, or by its essential role in promoting regeneration or rural development”

“Where a development plan spatial strategy indicates that a new settlement is appropriate, it should specify its scale and location, and supporting infrastructure requirements, particularly where these are integral to the viability and deliverability of the proposed development. Supplementary guidance can address more detailed issues such as design and delivery”.

2.5 The provisions of SPP require that any proposal is assessed in terms of identifying any adverse impacts that would “significantly and demonstrably outweigh the benefits” when assessed against the wider policies of SPP, including:

- National outcomes in relation to creating places which are well designed, sustainable, low carbon, connected and resilient places.
- Sustainability Policy; net economic benefits, responding to economic issues, challenges and opportunities, supporting good design, supporting

Scottish Planning Policy



local centres, potential to improve viability and sustainability of local transport and service provision, no adverse impact upon flood risk, cultural or natural heritage assets, opportunity for improving health and well-being through access to recreation.

- Placemaking Policy; meet the key qualities of creating a successful place and being located in the right place in terms of context and demand, a sensitive, contextual development in line with Government policy including Creating Places (2013) and Designing Streets (2010).
- Housing Policy; the proposal contributes to the effective housing land supply and create range and choice.
- Historic Environment Policy; no adverse impact upon the historic environment, subject to suitable design and landscape treatment.
- Natural Environment Policy; no adverse impact on landscape character.
- Green Infrastructure Policy; design and landscaping allowing for integration of the site.
- Flood Risk & Drainage Policy; no flood risk and suitable SUDS and drainage impact.
- Sustainable Transport Policy; increase in vehicular movement can be mitigated with public transport, walking and cycling prioritised.

Overall, in terms of SPP, the proposal for a new stand-alone settlement at Hatton Village could be promoted in line with existing policy to meet housing land requirements via the Local Development Plan process.

As detailed within the main Representation document, the housing land supply basis for bringing forward a large-scale proposal can be justified and with a suitable infrastructure and design approach, the proposal could constitute sustainable development with no

adverse impact which would “significantly and demonstrably” outweigh the benefits delivered.

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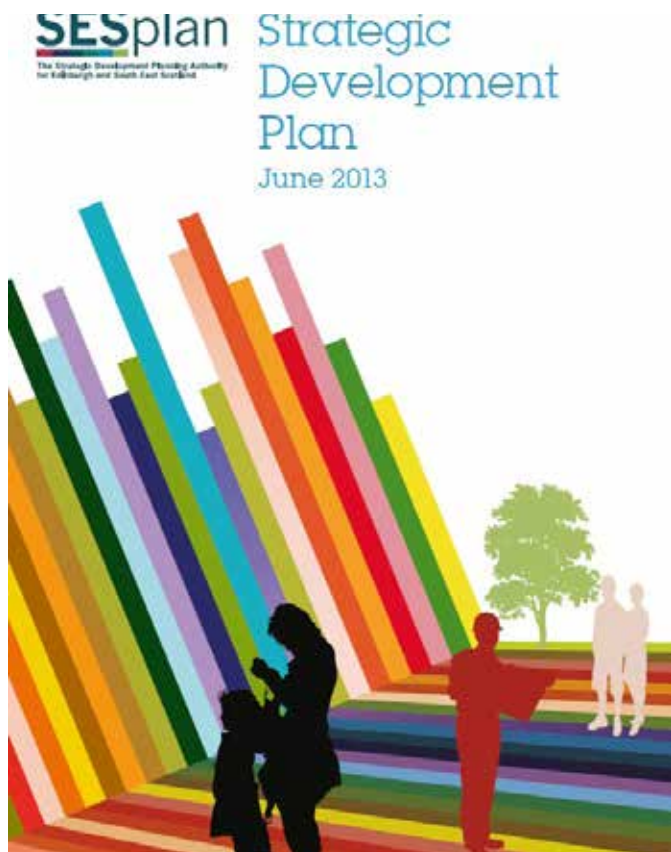
3.0 Development Plan

3.1 The Development Plan, which comprises the approved Strategic Development Plan for Edinburgh and South East Scotland (“SESplan”, approved 2013 with Supplementary Guidance on Housing Land approved 2014) and the Edinburgh Local Development Plan (“LDP”, adopted in 2016).

3.2 SESplan is now technically out of date, being more than five years old in line with SPP, but still provides the broad spatial context for assessing development proposals at this time. A Proposed SESplan was published in 2016 but was rejected by Scottish Ministers in May 2019 and given the strategic development plans were abolished under the 2019 Act, a replacement will not be produced. However, the SESplan authorities are working together to prepare a new Regional Spatial Strategy under the 2019 Act provisions although this is unlikely to be available until 2021 at the earliest.

Housing Land Requirements

3.3 The main Representation document addresses housing land requirement in the context



of Edinburgh’s proposed options to cover the new Local Development Plan period up to 2032.

3.4 In summary, if utilising the 2015 Housing Need and Demand Assessment, there is a need to identify land for between 17,600 and 27,900 new homes (net of existing land supply) depending on which option is preferred.

3.5 The Choices for City Plan 2030 document has a preferred option which provides for all new housing within the existing urban area, with alternatives including either a 100% greenfield option or a combined urban/greenfield approach.

3.6 As set out in the Representation document, whichever methodology is applied, there is a need for a significant level of housing land which will require to include greenfield sites if the housing demand and growth aspirations are to be met. This provides the justification for a new village proposal as outlined in this document.

SESplan Spatial Policy

3.7 SESplan Policy IA sets out existing spatial policy with West Edinburgh identified as a Strategic Development Area based upon existing and planned transport infrastructure and employment opportunities. The boundaries of the West Edinburgh growth area do not extend south of the A8 at present, which is reflected at LDP level with significant housing allocations proposed at Gogar, South Gyle, Maybury and Cammo.

3.8 The Proposed SESplan 2 (prior to rejection) identified the A71 corridor as a long term growth area whilst the on-going West Edinburgh Study (referred to within Choices for City Plan 2030) identifies a wider West Edinburgh area to investigate where key infrastructure can be best implemented to support LDP growth requirements. The Hatton Village site is located within this West Edinburgh Study search area and provides scope for significant growth outwith current Strategic Development

Area boundaries.

3.9 SESplan Policy 7 sets out the criteria by which greenfield sites should be assessed to allow for new sites to come forward to address an identified land supply shortfall. These criteria relate to impact on existing settlement/area character, impact on Green Belt objectives and the need for any additional infrastructure required to be either committed or funded by the developer.

3.10 Hatton Village would form a new settlement which, as set out within supporting documents including an Environmental Impact Assessment, could be implemented without any significant adverse impacts upon either the Edinburgh Green Belt or infrastructure, subject to suitable funding contributions.

LDP Designations

3.11 The Hatton Village site is currently protected by Policy Env10 - Green Belt. SESplan

Policy 12 (Green Belts) sets out the key criteria to be achieved, being:

- a. *Maintain the identity and character of Edinburgh and Dunfermline and their neighbouring towns, and prevent coalescence, unless otherwise justified by the local development plan settlement strategy;*
- b. *Direct planned growth to the most appropriate locations and support regeneration;*
- c. *Maintain the landscape setting of these settlements;*
- d. *Provide opportunities for access to open space and the countryside.*

3.12 As a stand-alone development, the proposal at Hatton Village would create its own definition in terms of place character and would therefore be a positive approach in terms of remaining separate from Edinburgh. It is therefore considered criteria (a) could be addressed as a fully-planned new settlement.



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3.13 This would also be the case with criteria (b), on the basis that the proposal can be supported by the City of Edinburgh Council as a suitably located new settlement to address the growth strategy requirements.

3.14 Criteria (c) in relation to maintaining Edinburgh's landscape setting is addressed via the supporting Environmental Impact Assessment and the proposed design and landscape approach at Hatton Village ensures impact from key views is mitigated.

3.15 Overall, the creation of a new settlement at Hatton Village would assist with maintaining the original purpose of the Edinburgh Green Belt by retaining separation between the City and a new growth area.

3.16 **Figure 2** identifies the adjoining policy designations which would require to be taken into account in any planning and design proposal, including:

- Policy Env11 - Special Landscape Area (SLA) (Ratho Hills - west of site)

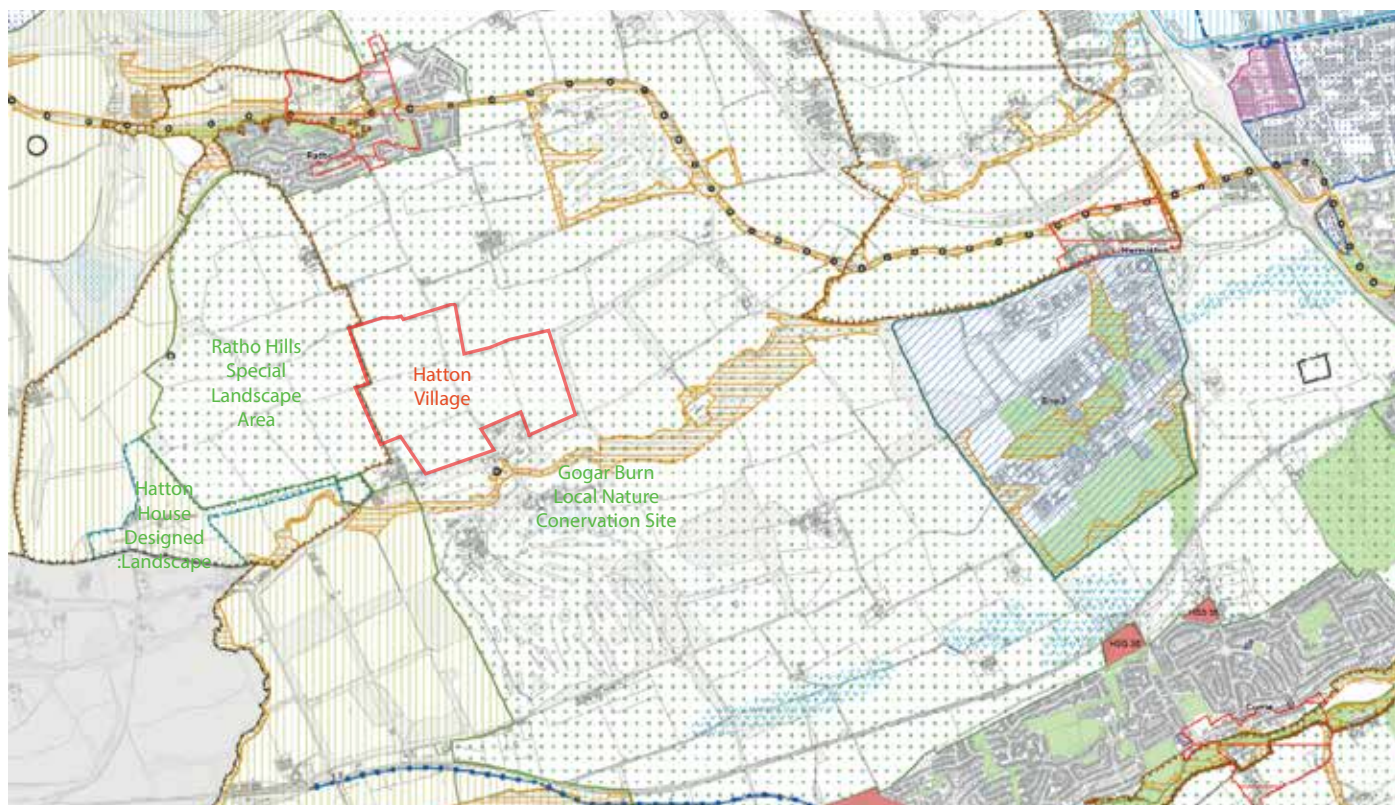


Figure 2 - LDP Policy map extract

- Policy Env7 - Historic Gardens and Designed Landscapes (Hatton House - south-west of site)
- Policy Env15 - Sites of Local Importance (Gogar Burn - Local Nature Conservation Site - south-west of site)
- Policy Env7 - Historic Gardens and Designed Landscapes (Dalmahoy - south of site)

3.17 Notwithstanding the site's Green Belt policy designation, there are no other protective designations affecting the site whilst adjoining designations have been fully assessed via landscape, heritage and design assessments supporting this proposal. The supporting Environmental Impact Assessment demonstrates that the new village proposal would have no significant adverse impacts upon these designations.

LDP Policies - Key Issues

Transport & Accessibility

3.17 Fundamental to the success of any proposal at Hatton Village would be an integrated approach to transport and accessibility given the new settlement approach.

3.18 National, strategic and local planning policy all require priority of public transport (plus walking and cycling) over private car use.

3.19 To facilitate new development at Hatton Village, a comprehensive approach is required to be inter-linked with a design and infrastructure framework. This must also clearly be a commercial approach where transport infrastructure costs are viable to deliver the project within LDP timescales.

3.20 Hatton Village is well connected with West Edinburgh transport infrastructure and employment / business centres. The supporting Transport Assessment outlines a public-transport focused approach with a new village hub serving the new community which will be able to access existing and enhanced bus services along the A71 and north via Ratho and enable connection to existing key centres. Walking and cycling connections can be improved including the site's contribution to the existing A71 cycling super-highway proposal.

3.21 As denoted on the adjoining 'connections' plan, there is scope for linkage between Hatton Village with Hermiston Park & Ride, Edinburgh Park Rail Station, Edinburgh Park/Gyle Business/Retail and the (new) Gogar Rail & Tram Station Interchange along with existing catchment schools.

3.22 As set out within the main Representation document, the site does not require to rely upon Edinburgh's longer term aspiration of extension of the tram network. Utilisation and enhancement of the existing bus service routes (with scope for bus rapid transit along the A71) can serve the new village and ensure it forms a sustainable development proposal.

3.23 The proposal could address key transport and delivery policies including Tra 1-4 and 8-9 and Del 1 through agreement of suitable financial contributions to upgrades as outlined within the supporting Transport Assessment.

Landscape & Heritage

3.24 The site itself is not subject to specific landscape or historic environment restrictive designations.

3.25 However, the wider Green Belt designation and adjoining protected landscape areas are addressed in design and development proposals. Additionally, the proposals take into account adjoining historic environment designations including the former Hatton House grounds to the south-west and Listed Buildings in the Dalmahoy locality.

3.26 LDP policies Env3 (Listed Buildings), 7 (Historic Gardens and Designed Landscapes), 8/9 (Archaeology), 12 (Trees), 15 (Sites of Local Importance), 16 (Species Protection), 21 (Flood Protection) and 22 (Air, Water and Soil Quality) are all addressed within the Environmental Impact Assessment which demonstrates the deliverability of the proposal.

Character & Design Quality

3.27 As a new settlement, Hatton Village would be able to create its own identity in terms of place and character. Due to this it would be able to remain separate from Edinburgh and surrounding towns.

3.28 The proposal will incorporate new infrastructure such as a new community/education facilities (primary school proposed but subject to further discussion with City of Edinburgh Council), green space as well as a local neighbourhood centre.

3.29 These amenities will provide Hatton Village with its own identity as well as provide essential local and accessible services.

3.30 The proposal provides an opportunity to design a twenty-first century community linked based on key concepts of climate change, energy efficiency, healthy living and creation of an welcoming and attractive place to live and work. The supporting design proposals outline a new village based upon a community and transport hub which would form a focus and combine work space, local services/ amenities, gathering space, public transport and cycling hub links. A range of housing is proposed from higher density to larger plots at the rural edge, reflecting an appropriate transition and variation all set within a strong landscape framework providing generous greenspace, sustainable drainage provision and a range of useable space. **Figure 3** illustrates the indicative masterplan.

3.31 Masterplan density allows for a range of housetypes and takes into account the ‘village’ nature of the proposal with an indicative density of 35 dwellings per hectare providing for a total of around 1,200 homes. However, should higher density be required in part, there is scope for greater numbers on the basis that proposed infrastructure improvements are proportionally addressed.

3.32 The proposal can meet the aspiration of LDP design policies Des 1, 3, 4, 5, 6, 7 and 8 and LDP housing policies Hou 2 (mix), 3 (private greenspace), 4 (density), 6 (affordable housing) and 10 (community facilities).

Flooding & Drainage

3.33 As set out within the supporting Flood Risk Assessment, the site is not subject to fluvial flood risk with minor surface water drainage flood risk. A surface water drainage strategy has been developed to allow for site drainage to the minor watercourse on the site’s northern boundary.

3.34 The proposal can meet LDP policy on flood protection (Env21).



Figure 3 - Indicative Masterplan

4.0 CONCLUSIONS

Planning & Spatial Policy

4.1 Scottish Planning Policy does support the creation of new settlements in the right circumstances and the political and administrative 'push' for development growth provides the platform at the national level to instigate such a proposal.

4.2 At the strategic level, existing policy supports growth areas based on public transport corridors and West Edinburgh will continue to remain one of the key areas for growth, as outlined in the emerging West Edinburgh Study, which identifies the A71 corridor specifically.

4.3 At the local level, the Choices for City Plan 2030 consultation has identified a need for a significant level of new housing. A combined approach to delivering this housing is required, utilising appropriate urban and greenfield sites. The majority of greenfield sites being promoted within Edinburgh and extensions of existing communities with the associated political resistance due to strain on infrastructure and 'piecemeal erosion' of Green Belt.

4.4 Hatton Village provides the opportunity for a distinct new settlement option for City of Edinburgh Council to consider as a means to contribute to growth requirements.

4.5 The full suite of supporting documents including Environmental Impact Assessment, Transport Assessment and design proposals outline how Hatton Village can be delivered in terms of infrastructure requirements. As illustrated above, the site is well connected to West Edinburgh's key transport and employment hubs and there is potential to feasibly link to these existing features without excessive infrastructure costs within the LDP timeframe.

4.6 The proposal can also provide a high-quality sustainable design and landscape approach to mitigate perceived impact upon adjoining designations.

Planning Progress and Next Steps

4.7 A Proposal of Application Notice was submitted to City of Edinburgh Council on behalf of the landowner in late 2016 with an initial pre-application meeting held with Council officials and public consultation undertaken. This process formally introduced the proposal to the wider community, council officials and local politicians.

4.8 Further public engagement through updates to the design and technical work process were provided during 2017-19 whilst EIA scoping requirements were agreed, which led to the preparation of the full Environmental Impact Assessment which supports the Representation to Choices for City Plan 2030.

4.9 The masterplan for the new village has evolved on the basis of taking into consideration the full range of technical appraisals to ensure the site is deliverable and achievable within the LDP period. The design proposals provide for a new village of up to 1,200 homes but there is scope for a higher density if required through detailed design discussion with City of Edinburgh Council.

4.10 Based on the assessments undertaken to date, an application for planning permission in principle could be submitted during the Local Development Plan process to substantiate the deliverability of the proposals with determination timescales to tie in with LDP approval.



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