



PEGASUS CONSULTANCY

# **Community Engagement Statement**

## **Hatton Village, Edinburgh**

**On behalf of Inverdunning (Hatton Mains) Ltd**

**March 2020**



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## **I.0 Introduction**

I.1 This Community Engagement Statement has been prepared on behalf of Inverdunning (Hatton Mains) Ltd by Pegasus Consultancy, Chartered Town Planning Consultants, in support of the planning promotion of a new village at Hatton Mains, Edinburgh.

I.2 In this respect, the proposal is classed as a major development as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, with a statutory requirement for formal pre-application consultation ahead of a planning application. Whilst an application has not yet been submitted, Inverdunning (Hatton Mains) Ltd have engaged with the community over an extended period ahead of the current submission to the Local Development Plan process with further consultation to be undertaken ahead of a planning application in due course.

I.3 This statement outlines the consultation process undertaken to date and summarises the issues raised and discussed which have assisted with informing the preparation of the planning proposal to this stage.

## 2.0 Early Engagement - 2016

### Proposal of Application Notice

2.1 A Proposal of Application Notice (16/03557/PAN) was submitted to City of Edinburgh Council on 18th of July 2016 (Appendix A) and was approved on 18th October 2016 with the condition of an additional day of consultation.

2.2 The PAN outlined the description of the development as a “Proposed new village incorporating approx 1200 new houses, neighbourhood centre, primary school (*Education facilities*), open space and associated landscaping roads and infrastructure”.

2.3 The following parties were notified of the proposed development at the same time as the PAN submission;

- Ratho Community Council
- Currie Community Council
- Balerno Community Council
- Barnton & Cramond Community Council
- Pentlands Neighbourhood Partnership
  
- Councillor B. Henderson, Pentland Hills Ward



- Councillor D. Hyslop, Pentland Hills Ward
- Councillor R. Henderson, Pentland Hills Ward

2.4 A copy of the PAN and Council response is contained within **Appendix A**.

### Community Consultation Events

2.5 The public notice was placed in the Edinburgh Evening Newspaper on 12th September 2016, seven days before the consultation event.

2.6 Approximately 1000 publicity flyers were posted to local residents on 18th September 2016. Some were also delivered to surrounding libraries, shops and health care practices. This allowed the consultation event to be widely advertised and generate a healthy turnout.

2.7 In-line with the PAN approval, consultation was held at Heriot-Watt University on the 22nd and 23rd of September from 5pm to 9.30 as well as at Ratho Community Centre, on the 26th of September from 4pm to 9pm.

2.8 The events consisted of presentation boards which described the proposal with members of the development team available for discussion. Along with the boards, a questionnaire was provided which the public were encouraged to complete either on the day or return to the consultant by post. The questionnaire and boards were also made available online for those who couldn't attend the event.

2.9 The consultation was undertaken on the basis of being early stage engagement rather than presentation of a fixed plan. The questions put forward were intended to raise the key issues and allow for discussion of the main principles.

2.10 Approximately 150 members of public attended the event over the three days. The level of attendance was not unexpected given the nature of the proposal and advertising scope. The development team were able to engage with the majority of

attendees and allow for meaningful discussion. The third day of consultation was by far the busiest of the three, with circa 100 attendees. The third day allowed for more one to one conversations with the public to allow for greater detail to be covered.

2.11 The purpose of this early consultation was to inform the local community of the proposed development and to discuss the proposal. It allowed the public to engage with the promoter and present ideas and opinions regarding the development, which are then reviewed by the developer / design team. This report provides a summary of reviewed feedback from the local community.

2.12 Copies of the publicity flyer, exhibition boards and questionnaire are contained within **Appendix B.**

## **Consultation Feedback**

2.13 Members of the public were encouraged to complete questionnaires either on the day or at their own leisure via the consultant website. The following section summarises responses to the questionnaire. Approximately 43% of the total attendees provided feedback.

2.14 Question 1 - How useful did you find the Public Consultation Event?

- Several respondents left very positive feedback, commenting on how clearly the information was explained and presented. Others mentioned that it was well publicised and feedback generally was positive in terms of sharing of early information. albeit some looked for more detailed information. 65% overall felt the exercise was useful in informing the community.

2.15 Question 2 - Are you in favour of the proposed development?

- Of those in favour of the development (25%) many commented that the need for housing was a determining factor. Others were attracted by

the proposals being a new village with its own facilities and character. Several respondents commented on the possibilities that could come with the new village such as new infrastructure, a greater amount of affordable housing, jobs, and potentially a doctor's office as well as education facilities.

- Those opposed to the development (65%) were concerned with transport and in particular, the impact the new village could have on the A71 and Ratho. Other respondents were against development in the Green Belt or on agricultural land. Many of those against the development were commenting against the principle of new housing in the area generally as opposed to the specific proposal.

2.16 Question 3 - Community/ education facilities (possible primary school subject to Council's preferred solution), green space and village centre (with shops, local amenities and bus connections ) will be key to developing Hatton Mains into a new village. Do you agree with the proposed uses and what other facilities could help Hatton develop its own character and identity?

- Respondents suggested the a range of facilities to assist Hatton Village develop its own character and identity including: Renewable energy approaches, Green Spaces, Village Centre, Open Air Theatre, Bus Service, Education Facilities, Medical Facilities, Good Path Networks, Cycle Paths, Allotments, Large Gardens, Retail Centre, Sports Facilities, Variety of Housing Types, More Affordable Housing.

2.17 Question 4 - What advantages do you think Hatton Mains will have as a village rather than a suburban extension?

- Of those that provided a response, there was positive feedback on scope for Hatton Village to have its own sense of identity and community. Several respondents did appreciate that the development would reduce the housing shortage with shops and facilities helping create

a self-sufficient village.

2.18 Question 5 - Which area of Edinburgh is the most appropriate for housing development?

- This question proved to be the most divisive with many respondents either answering all areas or none of them. The response split was West Edinburgh 16%, South Edinburgh 31%, East Edinburgh 22%, North/North-West Edinburgh 31%.

2.19 Question 6 - What type of houses would be most preferable?

- Feedback supported more family housing. 25% supported mainly detached housing, 26% terraced housing, 32% semi-detached housing and 17% apartments.

2.20 Question 7 - Before today, were you aware of the housing land shortages in Edinburgh?

- Almost everyone (93%) who was asked knew about the housing shortages prior to the public consultation. Several respondents questioned the accuracy of housing forecasts.

2.21 Question 8 - General Comments

- Concerns raised included: increased traffic on the A71; Ratho would become a “rat run”; infrastructure will not be in place to support the development; development will lead to sprawl; population growth concerns; wildlife will be affected negatively.

2.22 The questionnaire findings showed the public found the consultation events helpful and informative and it provided an early forum to discuss the merits and issues with a new village to satisfy an element of Edinburgh’s housing demand. The following briefly summarises feedback in terms of positive and negative responses.

Support:

- The event was viewed to be helpful and informative
- Would help reduce housing shortage
- It would be its own unique development
- Could bring medical and educational facilities to the area
- Creation of a community as opposed to a suburban extension
- Opportunity to build a safe, attractive village

Concerns:

- More information needed on transport proposals re impact on A71 and Ratho
- Impact on local character
- Impact on Green Belt and agricultural land
- Local schools capacity
- Wildlife at risk

### **Ratho Community Council**

2.23 A meeting was held with Ratho Community Council in late 2016 which enabled the proposal to be discussed in more detail with the key community representatives group. This raised issues relating to infrastructure requirements but also noted potential upgrades that could be made at Ratho as part of wider proposals.

## 3.0 Community Updates 2018/19

### Land Promoter

3.1 Inverdunning (Hatton Mains) Ltd entered into a land promotion contract with landowner, WS Crawford, in early 2018. A review of required information to support the proposal was undertaken and in late 2018 further updates were provided to the local community.

### Website

3.2 A website - [www.hattonvillage.com](http://www.hattonvillage.com) - was published to provide the community with a resource to keep up to date with progress of the proposal and to provide a general overview of the key issues.

### Information Updates

3.3 In October 2018, an email update was circulated to all community council, local councillor and City of Edinburgh Council contacts previously contacted. The content of the email is provided below.

*Dear Sir/Madam,*

*HATTON VILLAGE*

*LAND EAST AND WEST OF DALMAHOY ROAD AND NORTH OF A71, EDINBURGH*

*We refer to previous discussions in relation to the above proposed new village.*

*As you will recall, initial public consultation was undertaken by Clarendon in September 2016 on behalf of the landowner (WS Crawford) following submission of a Proposal of Application Notice (ref.16/03584/PAN) to City of Edinburgh Council.*

*We wished to write to you to provide an update and inform you of proposed further community engagement as this proposal moves forward.*

*Since previous consultations, Inverdunning (Hatton Mains) Ltd have entered into a contract with the landowner to continue the planning promotion of this new village and are seeking to work with City of Edinburgh Council and their preparation of a new Local Development Plan.*

*It is understood that the Council will consult on the first stage of the new Local Development Plan (the Main Issues Report) between*

*February and April 2019 and Inverdunning (Hatton Mains) Ltd wish to provide as much information as possible to inform the development plan process.*

*As such, a masterplan is being prepared, supported by full technical and design assessments, and we would like to invite you to an informal public consultation/information event in late November/early December to outline the proposals (the date and location will be confirmed by the end of October). The consultation does not form any part of City of Edinburgh Council's consultation on their Local Development Plan which will commence in 2019.*

*This input will assist with developing the masterplan design with the intention that a full design and technical pack will be available to inform the Local Development Plan process. Consideration will also be given to an application for Planning Permission in Principle during 2019.*

*A broad overview of the project (including indicative masterplan) is provided at [www.hattonvillage.com](http://www.hattonvillage.com)*

### Ratho Community Council

3.3 Further to this update and delays to publication of the new Local Development Plan Main Issues Report, further formal consultation was postponed but a further meeting was held with Ratho Community Council in December 2018. The meeting allowed for direct discussion with Inverdunning (Hatton Mains) Ltd and community representatives on key issues including transport (bus service proposals to link Ratho and enhanced provision on A71), schools (catchment area changes, short and longer term options) and community / healthcare space provision.

3.4 It was outlined that the technical and design work would be carried out during 2019 to coincide with the Council's Local Development Plan consultation timescales.

### 2019 Website Updates

3.5 Further updates were provided via the website during 2019 including updated indicative masterplan images.



## 4.0 Planned Engagement 2020+

### Timescales & Form of Further Engagement

4.1 The Local Development Plan consultation between January and March 2020 provides the opportunity for the local community to comment on wider housing and growth issues for Edinburgh. Inverdunning (Hatton Mains) Ltd are submitting a comprehensive representation to this exercise to allow for full consideration by Council officers. Post-LDP consultation, further engagement with local community groups and councillors is expected to be taken forward in Spring/Summer 2020 to outline the key merits of the Hatton Village proposal along with setting out how key issues can be addressed.

4.2 Should a planning application be taken forward later in 2020/21, a further formal public consultation event will be held to provide a further opportunity for engagement into the masterplan and associated key infrastructure proposals.

### Addressing Key Issues

4.3 The supporting studies undertaken and submitted as part of the Local Development Plan representation have addressed key concerns raised in early community engagement.

4.4 In particular:

- a full Transport Assessment has been undertaken which sets out a public transport strategy and identifies key enhancements to deliver Hatton Village without detriment to the A71 or Ratho village
- a full Landscape and Visual Impact Assessment and Environmental Impact Assessment has been undertaken which sets out how the proposed development could be integrated into the wider landscape without significant impacts other than localised views.
- an Education Impact Statement sets out how the proposed development could be accommodated within catchment (Balerno) schools in the earlier

years with medium to longer term options of extension of existing schools and/or a new primary school within Hatton Village

- an ecological assessment forms part of the Environmental Impact Assessment, setting out how the proposal can accommodate valuable existing habitat (woodland, field boundaries) and provide enhanced biodiversity through extensive new landscaped open space which would replace intensively farmed agricultural land

4.5 Inverdunning (Hatton Mains) Ltd look forward to further discussions with the local community as the planning process progresses during 2020/21.



P2

**• EDINBURGH •**  
THE CITY OF EDINBURGH COUNCIL

Planning 8  
15 JUL 2016

16/03587/PAN

FOR OFFICIAL USE ONLY  
Reference No : / / PAN  
Associated Application No :  
Registration Date :

## Proposal of Application Notice

(to be completed in respect of national and major categories of development)

Under the Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) Act 2006

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of one public event and its advertisement in a local newspaper.

<b>1</b>	<b>APPLICANT'S DETAILS</b>	<p>NAME _____ W&amp;S Crawford</p> <p>ADDRESS _____ Hatton Mains Farm</p> <p style="margin-left: 20px;">_____ Edinburgh</p> <p>POSTCODE _____ EH27 8EB</p> <p>TELEPHONE _____ c/o agent</p> <p>EMAIL _____ c/o agent</p>	
Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either <input type="checkbox"/>			

<b>2</b>	<b>AGENT'S DETAILS</b> <i>(if applicable)</i>	<p>NAME _____ Clarendon Planning and Development Ltd</p> <p>ADDRESS _____ 5a Castle Terrace</p> <p style="margin-left: 20px;">_____ Edinburgh</p> <p>POSTCODE _____ EH1 2DP</p> <p>TELEPHONE _____ [REDACTED]</p> <p>EMAIL _____ [REDACTED]</p>	<p style="color: red; font-size: 1.5em; transform: rotate(-15deg);">Planning &amp; 04 JUL 2016 Building Standards</p>
Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of City of Edinburgh Council, or is a partner/close friend/relative of either <input type="checkbox"/>			

<b>3</b>	<p><b>ADDRESS OR LOCATION OF PROPOSED DEVELOPMENT</b></p> <p>Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed Notice.</p> <p style="margin-left: 40px;">_____ Hatton Mains - Land east and west of Dalmahoy Road and north of A71</p> <p style="margin-left: 40px;">_____ (please refer to attached site boundary plan)</p> <p style="margin-left: 40px;">_____</p> <p style="margin-left: 40px;">_____</p> <p style="margin-left: 40px;">_____</p>
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**4** Describe in general terms the development to be carried out. Outline its characteristics.

Proposed new village incorporating approximately 1200 new homes, neighbourhood centre, primary school, open space and associated landscaping, roads and infrastructure

State what type of planning permission this PAN will relate to (please tick):

Full Planning Permission  Planning Permission in Principle

Approval of Matters specified in Conditions

State Class: National  Major

**5** State which other parties have received a copy of this Proposal of Application Notice.

Community Council(s)	Date Notice served
Ratho Community Council	30th June 2016
Currie Community Council	30th June 2016
Balerno Community Council	30th June 2016
Barnton & Cramond Community Council	30th June 2016
Any other parties	Date Notice served
Pentlands Neighbourhood Partnership	30th June 2016
Councillor Bill Henderson, Pentland Hills Ward	30th June 2016
Councillor Dominic Hyslop, Pentland Hills Ward	30th June 2016
Councillor Ricky Henderson, Pentland Hills Ward	30th June 2016

**6** Please give details of proposed consultation.

Proposed Public Event	Venue	Date and Time
Public exhibition	Heriot-Watt University	To be confirmed

Proposed newspaper advert date  
To be confirmed

Where published  
Edinburgh Evening News

Details of any other consultation methods (date,time and with whom)  
Mailshot distribution to local area (A71 corridor, Ratho, Dalmahoy, Riccarton)  
Online information via clarendonpd.co.uk website

Signature  Date 30th June 2016

*(A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report)*



Clarendon Planning And Development Limited  
5A Castle Terrace  
Edinburgh  
EH1 2DP

W + S Crawford  
Hatton Mains Farm  
Edinburgh  
EH27 8EB

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED BY THE PLANNING ETC. (SCOTLAND) ACT 2006

Proposed new village incorporating approx 1200 new houses, neighbourhood centre, primary school, open space and associated landscaping roads and infrastructure at Land 320 Metres North Of Ratho Park Hotel 1A Dalmahoy Edinburgh REFERENCE NUMBER: 16/03587/PAN

### Decision Notice – Proposal of Application Notice

With reference to your Proposal of Application Notice registered on 18 July 2016 the Council, in exercise of its power under the above Act, APPROVES the proposed consultation subject to additional consultation as detailed below:

- Public exhibition also be arranged at Ratho Community Centre including an evening session for the benefit of commuting residents as current public transport services at Ratho do not facilitate easy access to Heriot-Watt University
- Applicant arrange to provide a presentation on the proposals to Ratho + District Community Council
- 8x posters (A4 size) providing details of public exhibitions to be forwarded to Ratho + District Community Council

#### Pre-application consultation report

Details of how you have complied with this requirement should be set out in the pre-application consultation report – failure to do so will constitute an invalid application. Please see notes attached.

#### Survey

A survey will be carried out to review the application process and pre-application consultation once the application has been decided.

#### Edinburgh Planning Concordat

The Concordat identifies areas for joint action in terms of resources, skills and processes and charts a step-by-step process for managing major development proposals in a manner which is transparent and expectations and responsibilities are clarified. It is strongly recommended that developers and their agents make themselves aware of the Concordat at the earliest stage of considering development proposals within the City. It can be found at:

[www.edinburgh.gov.uk/planningconcordat](http://www.edinburgh.gov.uk/planningconcordat)

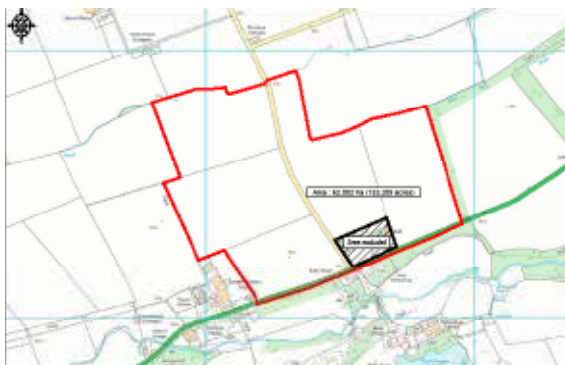
David Inverarity Planning Technician, Services for Communities, Planning & Building Standards  
Tel 0131 529 3793, Fax 0131 529 7478, david.inverarity@edinburgh.gov.uk  
Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG



## Pre Application Consultation Events Hatton Mains (Land North of Ratho Park Hotel, Dalmahoy, Edinburgh)

### Where/When:

- Heriot-Watt University (Cedar Room),  
Riccarton, EH14 4AS  
21st & 22nd September 2016, 5.30pm - 9.30pm
- Ratho Community Centre, I School Wynd,  
Ratho, EH28 8TT  
26th September 2016, 4.30pm - 8.30pm



**Purpose of Event:** Clarendon Planning and Development will outline a proposed new village at Hatton Mains, on behalf of the landowner. A key aim is to engage with local communities in accordance with **Proposal of Application Notice I6/03587/PAN** at this early stage to inform final proposals.

The PAN can be viewed on the City of Edinburgh Council website.

Consultation event information is also available at <http://www.clarendonpd.co.uk/about-us/news-events/>

The Clarendon website will also provide a copy of the information boards and questionnaire for those unable to attend either event.

We look forward to seeing you on any of the above days.  
Clarendon Planning and Development Ltd



**Introduction**

The purpose of this Pre Application Consultation event is to inform the community of the proposed development at Hatton Mains (land east and west of Dalmahoy Road and north of the A71 - see wider location in **Figure 1** and site boundary in **Figure 2**), ahead of a formal planning application being submitted to City of Edinburgh Council.

Clarendon Planning and Development Ltd have submitted a Proposal of Application Notice to City of Edinburgh Council which outlines pre-application consultation procedures to allow for an application to be submitted in due course. This public consultation event is designed to encourage meaningful discussion between members of public and the design team in order for the proposed new village to reflect local views.

Scottish Planning Policy supports the concept of a new village where they can meet housing requirements in areas where there are constraints to growth of existing settlements. This is the case in Edinburgh.

Edinburgh’s emerging Local Development Plan has recently been the subject of an examination and the Government report has confirmed that a shortfall of over 7,000 houses will exist to 2019. The plan will be adopted in late 2016 but will allow for suitable sites to come forward to address this shortfall, subject to meeting certain criteria.

Additionally, a new South East Scotland Strategic Development Plan (SEsplan 2) is currently being prepared which indicates that Edinburgh will require to identify land for a minimum of 2,800 additional new homes in the period 2018-2030, over and above housing allocations within the existing Local Development Plan.

The proposal will therefore help deliver both an effective housing land supply and contribute to the housing requirements of the next Local Development Plan.

**Proposed Development Site**

Hatton Village is being planned as an entirely new settlement and the first new village in West Edinburgh in over 300 years. It can offer much needed homes for the Edinburgh housing market in a sustainable location as well as create a new community.

The proposal site is located seven miles west of the city centre, one mile south of Ratho and under two miles west of Heriot-Watt University (Riccarton).

The proposal is for approximately 1,200 homes (subject to detailed design), of which 25% will be affordable, in line with planning policy. The proposal will offer a range of new homes with new public open space, a neighbourhood centre, potential community/education facilities and associated landscaping, roads and infrastructure.

The proposal will be developed further during 2016 and early 2017 with detailed analysis and design to be prepared, which can be influenced by today’s discussion and through comment submissions to Clarendon Planning and Development.

Please take the time to read the presentation boards and complete one of the questionnaires provided. Members of the development team will be happy to answer any questions you may have.



Figure 1 - Wider Location

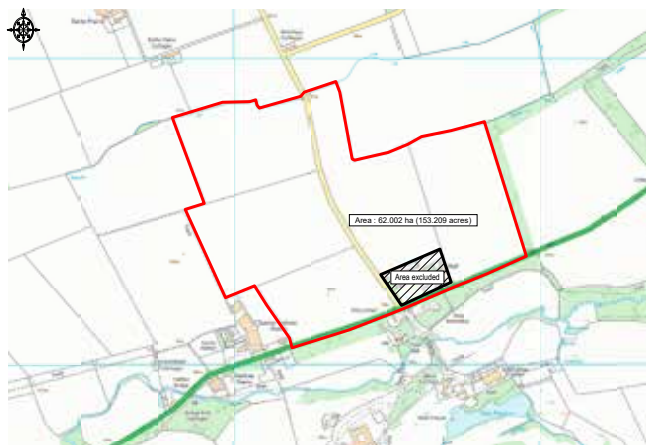


Figure 2 - Site Boundary Plan





**Planning Policy Opportunity**

Existing planning policy supports new housing to meet identified housing requirements with potential new sites to take into account landscape/settlement character, Green Belt and infrastructure issues. With sensitive design, Hatton Village can meet these requirements and provide much needed new housing within an attractive village environment.

**Scottish Planning Policy (SPP)**

SPP supports development which can contribute to wider sustainable development aims and SPP outlines the Government’s approach to the creation of new settlements, as set out to the right.

*“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...”*

(SPP Paragraph 53)

SPP requires that local authorities maintain a five year effective housing land supply at all times. In this respect, the proposal for a new settlement at Hatton Mains would seek to address Edinburgh’s requirement to maintain an effective land supply and can also meet emerging requirements for the next Edinburgh Local Development Plan.

**South East Scotland Strategic Development Plan (SESplan)**

SESplan sets out existing spatial policy with West Edinburgh identified as a Strategic Development Area based upon existing and planned transport infrastructure and employment opportunities. Hatton Mains is located in close proximity to these major assets.

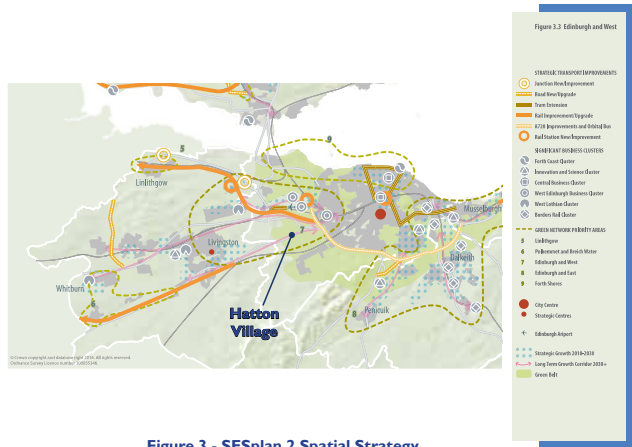


Figure 3 - SESplan 2 Spatial Strategy

SESplan identifies housing land requirements for local authorities to meet and Edinburgh requires to accommodate over 30,000 new homes between 2009 and 2024. A five year effective housing land supply is required at all times.

SESplan also sets out criteria for new housing sites to meet if required to ensure that an effective housing land supply is maintained. This relates to impact upon 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.

SESplan 2 is currently under preparation with a Proposed Plan due for publication in Autumn 2016. This plan identifies a need for further new housing in Edinburgh (a minimum of 2,800 additional homes between 2018-2030 over and above existing housing allocations) with longer-term growth supported along the A71 Corridor (Fig. 3) where Hatton Mains is located.

**City of Edinburgh Local Development Plan (LDP)**

The Edinburgh LDP examination has recently been completed and the Government Reporter identifies that over 25,000 new homes are required in the period 2015-2026 and that there will be a shortfall of over 7,000 houses in the period to 2019 based on currently programmed sites.

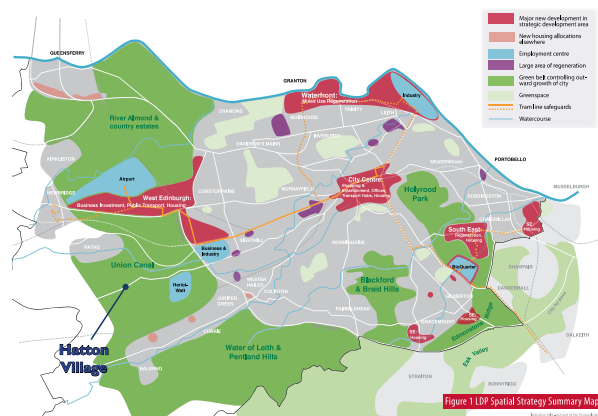


Figure 4 - Edinburgh LDP Spatial Strategy Summary Map

Fig.4 illustrates the main housing growth areas within the Edinburgh LDP, in relation to the Hatton Village proposal.

The LDP includes a new policy to allow for new sites to come forward to address the identified housing land shortfall subject to meeting criteria in relation to landscape/ greenbelt impact and infrastructure requirements.

It is likely that a new Local Development Plan will be prepared in 2017 to meet SESplan 2 requirements which will require further housing land to be identified to meet strategic targets.



**Transport**

An integrated approach to transport and accessibility would be fundamental to the success of Hatton Village given the new settlement approach. The plan below (Fig. 5) shows how the proposal could potentially connect to the surrounding area in a sustainable way.

Option 1 would comprise a potential shuttle bus route from Hatton Village to link residents of the new village with key transport nodes, employment and education centres in West Edinburgh. This circular route is shown dashed orange on the plan below.

Option 2 would utilise existing bus routes (First Bus No.27/28 Edinburgh-Livingston with bus stop at site on A71) or potential extension of bus routes which serve Heriot-Watt University (No.25&34) and Ratho (No.20), which would link new residents of Hatton Village with Central Edinburgh.

Enabling ease of access to a wide range of transport options and locations through a high frequency service will be key to the Hatton Village proposal and further investigations will be undertaken into these options.

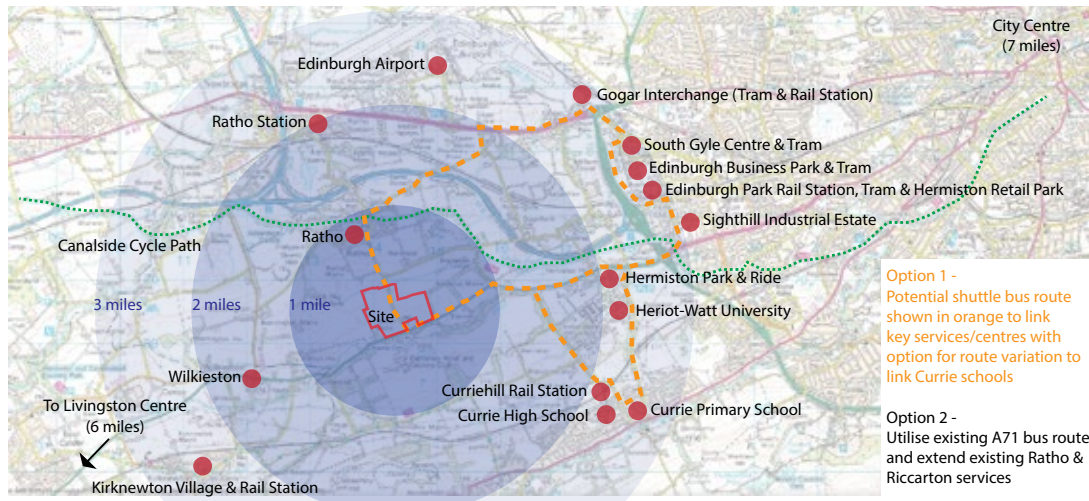


Figure 5 - Connections

**Landscape & Heritage**

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

However, the wider Green Belt designation and adjoining protected landscape areas (Fig. 6) would need to be addressed in design and development proposals.

Additionally, the proposals would need to take into account adjoining historic environment designations including the former Hatton House grounds to the south-west and Listed Buildings in the Dalmahoy locality.

**Character & Infrastructure**

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 whilst also providing much needed housing (Fig.7 below illustrates the type of character proposed).

The proposal will incorporate new infrastructure such as a new community/ education facilities, green space as well as a local neighbourhood centre.

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

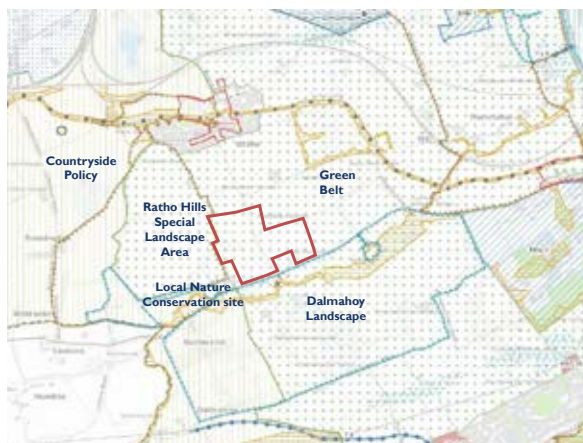


Figure 6 - Areas of Specific Environmental Consideration



Figure 7 - New Community Character - <http://chapeltonofelsick.com/gallery/>







Figure 8 - Indicative Masterplan with character images

**Key Studies**

The applicant is currently undertaking initial studies to shape the proposal and thereafter the undernoted full assessments will be carried out to support a combined planning application / Local Development Plan approach during 2016/2017.

- Ground Conditions
- Flood Risk Assessment and Outline Drainage Strategy
- Utility Services
- Transport
- Habitat/Ecology
- Tree Survey
- Archaeology
- Air Quality
- Acoustic
- Landscape and Visual Impact
- Education Capacity
- Heritage Assets
- Masterplanning/Urban Design.

Images above:  
<http://www.countesswells.com/>  
[http://www.urbanrealm.com/news/3768/Final\\_plans\\_submitted\\_for\\_Chapelton\\_new\\_town.html](http://www.urbanrealm.com/news/3768/Final_plans_submitted_for_Chapelton_new_town.html)

**Final Words**

Clarendon are supporting the landowner in seeking to create a new village that encourages sustainable living, where a sense of community can be fostered, whilst making an effective contribution to Edinburgh's housing land supply requirements.

We hope to engage with the public again throughout the design process with the aim of creating a new, sustainable community. Key topics have been covered in this consultation and more detailed proposals will be presented at future consultations. We look forward to hearing from you further at these events.

**Please leave feedback comments on the forms provided or:**

**By Post: Clarendon Planning & Development Ltd, 5a Castle Terrace, Edinburgh, EH1 2DP**

**By Email: [info@clarendonpd.co.uk](mailto:info@clarendonpd.co.uk)**

**Via Website: [www.clarendonpd.co.uk](http://www.clarendonpd.co.uk)**

**Please provide any responses by Friday 7th October 2016**

**Please note that a formal period for comments will be made available by City of Edinburgh Council once an application has been submitted.**



# Hatton Village Pre-Application Questionnaire

21st, 22nd, and 26th of September 2016

The purpose of the questionnaire is to allow the Applicant and Planning Authority to gauge public opinion with regards to the proposal and allow members of the public to provide valuable feedback to inform final proposals.

1. How useful did you find the Public Consultation Event?

Helpful

Neither

Unhelpful

Comments.....  
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2. Are you in favour of the proposed development?

Yes

No

Unsure

Comments.....  
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## APPENDIX B

3. Community/education facilities (possible primary school subject to Council's preferred solution), green space and village centre (with shops, local amenities and bus connection) will be key to developing Hatton Mains into a new village. Do you agree with the proposed uses and what other facilities could help Hatton develop its own character and identity?

Comments.....

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4. What advantages do you think Hatton Mains will have as a village rather than a suburban extension?

Comments.....

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## APPENDIX B

5. Which area of Edinburgh is the most appropriate for housing development? (circle)

West Edinburgh (Ratho, Maybury, Currie etc)

South Edinburgh (Gracemount, Burdiehouse, Gilmerton etc)

East Edinburgh (Brunstane, Newcraighall etc)

North / North West Edinburgh (Granton, South Queensferry etc)

6. What type of houses would be most preferable? (circle)

Semi-Detached

Detached

Terraced

Apartments

7. Before today, were you aware of the housing land shortages in Edinburgh?

Yes

No

Comments.....  
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## APPENDIX B

### General Comments

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In order for us to record this feedback, please provide your contact details, which will be held in accordance of the Data Protection Act.

NAME:

EMAIL:

ADDRESS:

Please return the questionnaire to one of the development team present. Alternatively you may send the completed questionnaire to, Clarendon Planning and Development, 5a Castle Terrace, Edinburgh EH1 2DP or go to [www.clarendonpd.co.uk](http://www.clarendonpd.co.uk) to complete a questionnaire online.

**Please return completed questionnaires by 7th October 2016.**



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