



# SCOTLAND PARK HASLEMERE

*'...putting the needs of Haslemere first.'*

## VISION STATEMENT: GATEWAY TO THE NATIONAL PARK

*Community • Sustainability • Inclusivity  
• Exceptional Design • Education  
• Access to and Connections  
with Nature*

*NA/6046 - November 2021*

**ADAM** ARCHITECTURE
















TEAM				
Developer		REDWOOD Southwest LTD Chanters House, East Town Lane, Pilton, Somerset BA4 4NX.	Sustainability	 David Strong Consulting Ltd. Greenacre House Parrott's Lane Cholesbury nr Tring HP23 6NY
Urban Design & Architecture		ADAM Architecture Old Hyde House 75 Hyde Street Winchester Hampshire SO21 7DW	Environmental Consultant	 Living Water Ecosystems Ltd. Carlingnose Studios North Queensferry Fife, Scotland KY11 1ER
Planning Consultant		Savills 244 - 246, High Street, Guildford GU1 3JF	Ecology	 Engain The Old Church School Butts Hill Frome, Bath BA11 1HR
Landscape Designer		Sightline Landscape Ltd, 57 Stirlingale Road, Bath, Somerset BA2 2NG	Arboricultural	 CBA Trees East Lodge, Leylands Business Park Colden Common, Winchester, Hampshire SO21 1TH
Transportation		Vision Transport Planning Limited Dominion House, 69 Lion Lane, Haslemere, Surrey GU27 1JL	Utilities	 Stantec Caversham Bridge House, Waterman Pl, Reading RG1 8DN
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Image of Haslemere

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## 1.0 VISION

The development of land at Scotland Park, Haslemere offers an exciting opportunity to create a sustainable, vibrant and attractive neighbourhood community which will complement and enhance the town.

The site is located adjacent to Haslemere, one of the four main settlements in the borough. It is contained in a treed, edge of town setting, well screened by existing mature woodland blocks and hedgerows, and is within walking distance of all local amenities. Scotland Park's highly sustainable and accessible location makes it a suitable natural extension to the south of Haslemere.

The design for Scotland Park should be landscape-led providing a multifunctional and layered scheme, offering: informal leisure amenities, on-site food production, habitat creation and stormwater attenuation via a network of swales and ponds. The combined effect will be an increase in the biodiversity of the site. The proposals will ensure existing hedgerows, tree lines and field patterns are respected. A network of new streets, lanes, footpaths and cycleways, naturalised green spaces and 'green corridors' linking to existing routes will ensure a safe, legible and easy to use layout for pedestrian and cyclists.

The Site is optimally located to serve as a 'Gateway' to Black Down and the South Downs National Park (SDNP) and the layout takes this into account. Existing routes to and from the SDNP will be maintained and enhanced. Thee creation of a circular walk with permissive pathways in promotion A and a SANGs Suitable Alternative Natural Green Space (SANGS) plus country park for promotion B. The new SANGS and walks will open up access for new residents, the wider community and visitors to the area.

Our ambition is to create a vibrant community with high quality sustainable homes designed to exemplar standards, drawing on local distinctiveness. Scotland Park will be a place for lives to flourish and for neighbourhoods to grow in step with the delivery of new community facilities. Scotland Park will be the first development in Surrey and one of only a handful in the UK to achieve a **Building with Nature** 'Excellent' accreditation and will surpass the Government's '**Building for a Healthy Life 12**' standards.

The development will include a mix of dwelling types, sizes and tenures, including a small number of self-build plots. Home offices will be included where possible to enable residents to work from home, not only to reduce reliance on private car travel, but also to encourage an active, thriving community, in contrast to the standard dormitory estates so commonly built in the past. 30% of the housing will be affordable, of which eight will be delivered as Community Land Trust (CLT) homes in a Lutyens style property (modelled on Marsh Court, Stockbridge, Hampshire) which will form a landmark building with a courtyard setting, private and shared gardens and a communal orchard. The parcel of land for the CLT homes will be gifted FOC to a local CLT group, which Redwood will assist in setting up.

The Site will offer important new community facilities to include, an area of land for establishing a new Headquarters campus for the 1st Haslemere Scout Group; and the facilities will be used by a local nursery school during the day. In addition, a parcel of land will be provided for Grayswood Nursery and Forest School with the intention of establishing an educational facility on the land,

including an Outdoor Classroom in a magical woodland setting. Together, both the Scout and Forest School provisions at Scotland Park will provide an educational resource and tailored facilities for hundreds of children and teenagers attending many of Haslemere's 12 local schools and college. Moreover, under the tutelage of 1st Haslemere Scout Group, young people from a wider catchment area, such as those who need to use Black Down for the Duke of Edinburgh award programmes, will benefit from the facilities at Scotland Park.

**The opening up of the Scotland Park by a network of new SANGS and PRowS, coupled with the provision of exceptional facilities for young people from primary school age upwards, conforms and aligns absolutely with CPRE's document; 'National Parks and AONBs: access for all' (December 2018). This document recommends that all children be given the opportunity to visit and learn about National Parks and AONBs as part of the national curriculum and, further, explores the correlation between physical and mental well-being of children and access to such places.**

To maximise Scotland Park's unique location, its landscape has been designed by leading UK environmentalists and ecologists to improve its biodiversity. Moreover, Scotland Park's masterplan design has been guided by UK experts in sustainability to ensure it will not only meet, but exceed Waverley Borough Council's criteria for 'Exemplar' status. We are confident that it will be a benchmark for sustainability and community living in Haslemere and the South East.





*Artist's aerial impression of Scotland Park from Scotland Lane*



## 1.0 VISION

### KEY FEATURES OF THE MASTERPLAN WILL INCLUDE:

- A sustainable community sensitively integrated with its landscape and the wider countryside to the south;
- An accessible, well connected Site within walking distance of amenities and mainline railway station;
- A scheme layout working to best practice principles of ‘Placemaking’ design, respecting the local built environment heritage and landscape character;
- A layout with appropriate densities in terms of scale, height and massing reflecting its relationship to the AONB and the SDNP to the south;
- A new built form that creates a strong and distinctive sense of place informed by the local character of Haslemere and the surrounding small towns and villages;
- Up to 180 (circa 130 for promotion B plus 50 for Promotion A) new homes providing a range of housing types that meet local needs and support a diverse, inclusive and sustainable community;
- Several self-build plots;
- 30% affordable housing for local people, including the gifting of land for a distinctive Community Land Trust (CLT) cluster of dwellings for locals;
- All homes are designed to be ultra-energy efficient, based on a ‘fabric-first’ approach to achieve a minimum Code for Sustainable Homes Level 4. Self-build homes will be encouraged to be PassivHaus Certified;
- A new headquarters campus for the 1st Haslemere Scout Group set in an extensive, mature woodland and meadow;
- A new education facility for Grayswood Nursery and Forest School, with an Outdoor Classroom in a woodland setting and a large parcel of land for a Wetland Nature Park, providing an invaluable educational resource for all local schools;
- Restoration of the historically important WWII Spigot Mortar gun emplacement with public access to view;
- Car parking facilities along with secure cycle storage, designed in a simple rural style, giving access for ramblers and walkers to the National Trust’s Black Down Park;
- A substantial area of Public Open Space providing an outdoor amenity for the local community, relieving pressure on the nearby Recreation Ground;
- New public footpaths and bridleways providing links between the town, Black Down, the SDNP and adjoining countryside, opening up views over land hitherto unavailable to the general public;

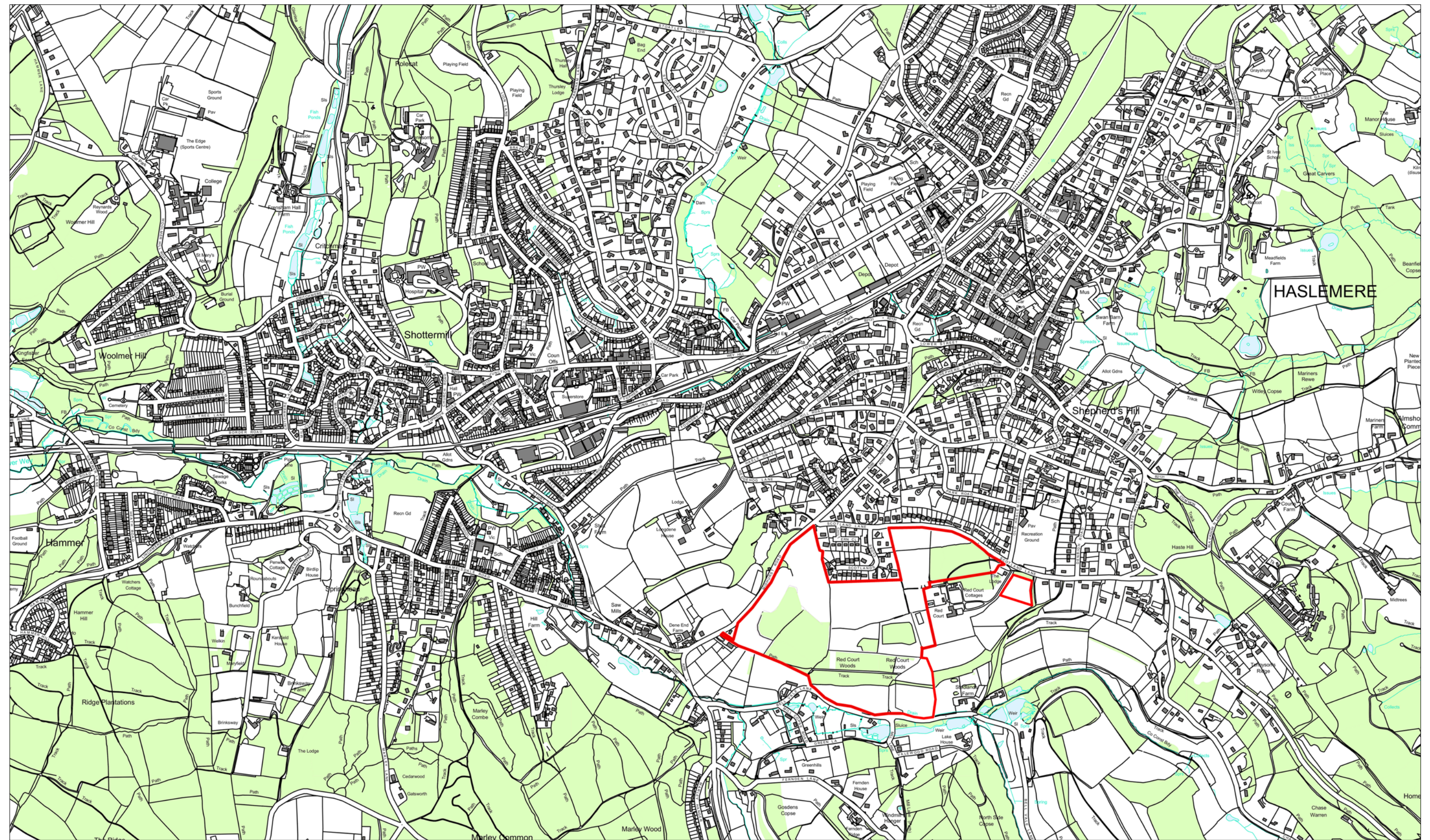


- Provision of a SANGS that includes a trail for residents and the wider community that weaves through the woodland and meadow.
- The provision of an integrated Sustainable Drainage System (SuDS) network to mitigate flood risk and ensure that development is resilient to the potential impacts of climate change;
- A network of streets, footpaths and cycleways that are safe and easy to use for pedestrians and cyclists, with enhanced links to Haslemere and the wider countryside to the south;
- A comprehensive management plan aimed at the positive engagement of the new residents with the landscape setting of the site and the wider countryside to create a healthy and vibrant neighbourhood;
- The first scheme in Surrey to achieve ‘Excellent’ Building with

**Nature** standards accreditation, and one of only a handful in the entire UK;

- A scheme that surpasses the Government’s ‘**Building for a Healthy Life 12**’ standards – Scotland Park will be a benchmark for housing design in Haslemere and provide a model for other housing schemes throughout the UK; and
- A plan that can be delivered on land in single ownership, is being promoted directly by the landowners, which can provide a significant contribution to Haslemere’s housing shortfall and meet a variety of acute local housing needs, including much needed affordable housing, within the first five years of the Local Plan period.





The Site



## 2.0 INTRODUCTION

This Vision document introduces land adjacent to Scotland Lane (“the Site”), as a sustainable location to provide much needed new homes following identification of its development potential in the Local Authority’s Land Availability Assessment May 2018 (LAA) (Site ID 987). The draft allocation as part of the Site for development of 50 houses (DS18) in the emerging Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies (Preferred Options Consultation) April 2018 (“the Local Plan Part 2”). As well as in the later Regulation 19 version of LPP2 (November 2020 under policy DS06). The site has since been removed as a draft allocation in the Draft LPP2A consultation (October 2021).

The Local Plan Part 2 contains allocations for residential development in accordance with the spatial strategy and distribution of houses in the adopted ‘Local Plan Part 1: Strategic Policies and Sites’ (February 2018) (“the Local Plan Part 1”). For Haslemere, at least 990 new homes are required between 2013 and 2032.

The LAA (2018) (including subsequent updates) and emerging Local Plan Part 2 identifies that the part of the Site which is outside of the AONB, set on AGLV land and with limited prominence in the landscape, is able to accommodate around 50 dwellings.

This document sets out in detail the numerous benefits that can

be delivered if the wider Site is developed comprehensively for circa 180 dwellings (50 former DS06 + 130) and offering new community facilities.

### THE CASE FOR DEVELOPING THE WIDER SITE

The wider site will:

- Provide nearly a fifth of Haslemere’s housing shortfall in one highly sustainable location within the five year framework;
- Enable all construction traffic to be accessed via the new Midhurst Road junction, minimising disruption for residents on Scotland Lane;
- Provide significant contributions to local infrastructure via Community Infrastructure Levy (CIL), estimated at over £5m;
- Produce an exemplar housing and landscape scheme that will nurture a vibrant neighbourhood and be a flagship for Haslemere and a model for future development throughout the UK;
- Provide affordable new homes, including a group of CLT homes, meeting WBC's 30% quota
- Provide self-build plots;
- Provide land and funding for new headquarters for 1st Haslemere Scout Group, freeing up Council owned land designated for housing at Weyhill;

- Provision of a SANGS, that is agreed in principle with Natural England, that includes a trail for residents and the wider community that weaves through the woodland and meadow.

- Provide land and funding for Grayswood Nursery and Forest School to establish a centre at Scotland Park;

- Vastly improve the biodiversity of the land, including the creation of a Wetland Nature Park to be transferred to the Forest School;

- Open up land previously in private ownership to the public, allowing much improved access routes to the surrounding area; and

- Offer a ‘Gateway’ to the SDNP within walking distance from the train station, with bridleways, cycleways and car parking facilities for local and visiting ramblers, walkers and cyclists bringing associated tourism benefits to the town.

The following chapters summarise the extensive work undertaken by the Landowner and consultant team and addresses both the constraints and opportunities identified in the LAA. This work identifies the potential to secure an outstanding mixed-use community led development, meeting a wide variety of local needs in a holistic and inclusive manner, whilst fully addressing ecological and environmental interests.



Artist's impressions of Scotland Park







Images from Haslemere



## 2.0 INTRODUCTION

### INTRODUCTION TO REDWOOD (SOUTH WEST) LTD.

Redwood (South West) Ltd has been established to deliver a scheme at Scotland Park which is of exceptional design quality and high sustainability standards, see [www.scotlandpark.co.uk](http://www.scotlandpark.co.uk). A multidisciplinary team of leading UK experts has been assembled to assess the opportunities the Site presents and how a high quality, sensitive and integrated residential scheme can be delivered.

### INTRODUCTION TO ADAM ARCHITECTURE

This pre-application document has been progressed by ADAM Architecture who are one of the leading practices in the field of contextual urban design and masterplanning in the UK, with over 40 years of practical experience in housing design and traditional architecture.

ADAM Architecture has developed a significant body of residential development work at a wide variety of scales, from small infill sites, to large urban extensions and new settlements spread throughout the United Kingdom. It has pioneered the use of both stylistically prescriptive and 'non-stylistic' design coding and detailed 'pattern book' studies. These help to ensure the maintenance of character, quality and sustainability in masterplanning projects.

ADAM Architecture has established a long working relationship with the Prince's Foundation for Building Community (PFBC), including high profile projects for the Duchy of Cornwall at Poundbury, Dorchester; Tregunnel Hill and Nansledan, Newquay and Field Farm, Shepton Mallet, which is regarded as an exemplar for the design on new rural estates, so much so that it is featured as a best practice case study in CABE's Housing Audit for the South West.



*Illustrative Plan, Woodstock, Oxfordshire*



*Street Elevations, Woodstock, Oxfordshire*







*Built Images, Chilbolton Court, Winchester, Hampshire*

*Watercolours, Whitfield, Kent*



*Watercolour, Princes Risborough, Buckinghamshire*



*Watercolour, Wickhambreaux, Kent*



### 3.0 DEVELOPMENT OPPORTUNITIES

There are several opportunities in the development of the Site:

- to create a distinctive and connected addition to Haslemere with a rich character that reflects that of the town;
- to provide a natural extension to Haslemere, bounded by Scotland Lane and Scotlands Close to the north, Midhurst Road to the west and Bell Vale Lane to the south;
- to secure, in perpetuity appropriate countryside uses and landscape protection for the southern edge of Haslemere;
- to create an integrated neighbourhood that is within walking distance of services and facilities in Haslemere;
- to create a network of streets, footpaths and cycle ways that encourages sustainable modes of travel;
- to enhance pedestrian infrastructure within the surrounding highway network;
- Provision of a SANGS, that is agreed in principle with Natural England, that includes a trail for residents and the wider community that weaves through the woodland and meadow.
- to provide homes to meet the identified local need for market, self-build and affordable housing; and
- to provide community benefits for the local community and visitors to the area in the form of new public open spaces, land and facilities for 1st Haslemere Scout Group, land and facilities for Grayswood Nursery and Forest School, improved pathway access to Black Down and the SDNP and wider countryside, and car parking facilities for the ramblers and walkers.



Constraints and Opportunities





## 4.0 CONCEPT MASTERPLAN

### DESIGN PRINCIPLES

The illustrative masterplan demonstrates how circa 180 new homes can be provided on the Site. These will make a meaningful contribution towards meeting the housing needs of the area, and will include some as custom/self-build. A suitable mix of dwelling type and sizes, will be provided in order to deliver a balanced and mixed community. This will include a policy compliant level of affordable housing to take account of local needs and with an appropriate range of tenures to include local Community Land Trust (CLT) provision.

The vision for the Site has had regard to relevant overarching design and planning policies/guidance to include:

- The National Planning Policy Framework (NPPF);
- Waverley Borough Council Local Plan;
- Haslemere Design Statement July 2012; and
- Draft Haslemere Neighbourhood Plan.

Taking into account the above and best practice, a series of fundamentals informs the overall design approach:

#### Character and Identity

- Respond to and reinforce local distinctive patterns of development, landscape and culture, whilst generating a unique sense of place;
- Create a series of linked and distinctive urban spaces; and
- Ensure that the scale and mass of the built form makes best use of the land and respects surrounding residential character.

#### Continuity and Enclosure

- Promote the continuity of street frontages and enclosure of space by development that clearly defines public and private areas; and
- Ensure that all public space is overlooked by buildings to provide a safe and secure environment

#### Quality of the Public Realm

- Develop all spaces and routes with high quality hard and soft landscaping and ensure that these are attractive, safe and inclusive..

#### Ease of Movement

- Promote accessibility and local permeability, putting people before traffic;
- Reduce the dominance of the car through the provision of a mixed parking strategy; and



Illustrative structure plan

- Provide calming measures and reduce vehicle speeds where appropriate within the development

#### Legibility

- Promote legibility through the provision of recognisable routes, intersections and landmarks to help people find their way around; and
- Achieve a hierarchy of spaces, each with their own distinctive character.

#### Adaptability

- Provide housing that is robust and adaptable to changing requirements.

#### Diversity

- Provide a variety of dwelling types, including a mix of tenure to provide a mixed and balanced community..

#### Sustainability

- Encourage sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials.



## 4.0 CONCEPT MASTERPLAN



Illustrative Masterplan



## 5.0 LAND USE

### RESIDENTIAL

The proposed development (promotion A & B phase) will provide up to 180 new homes which will make a meaningful contribution towards meeting the housing need of the area. The development will provide a variety of dwelling types and sizes to deliver a balanced and mixed community – one which will evolve with its residents. Where possible, houses will include home offices to reduce reliance on private car travel and help create a vibrant, living community, especially during the day. The housing layout is designed to encourage residents to engage with their neighbourhood, with houses fronting the roads or overlooking a green. The aim is to encourage a ‘Sense of Place’, fostering a strong community spirit and a safe environment for children to play in.

### AFFORDABLE HOUSING

30% affordable housing is to be provided to comprise a range of tenures, including affordable rent and intermediate ownership, having regard to the Councils policy requirements to meet local housing need. Land will also be offered to a Community Land Trust (CLT) group FOC to provide low-income families and individuals with local connections the opportunity of securing a home in the area.

In the interests of providing socially integrated communities, the design allows for affordable housing to be clustered in small groups interspersed with the private market housing. The affordable housing will be designed to the same external specification and will be visually indistinguishable from the private market housing.

### SELF-BUILD

A proportion of the houses will be made available to self-build plots.



Annotated Illustrative Masterplan



5.0 LAND USE

AFFORDABLE HOUSING

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Indicative Tenure Mix				
Units	Market	Self -Build	Affordable (including CLT)	Total
5 Bed	10	3		13
4 Bed	48	5		53
3 Bed	37	1	17	55
2 Bed	15		30	45
1 Bed	2		7	14
Total	117	9	54	180

- Affordable Housing
- Affordable Housing CLT
- Self-Build



Illustrative Housing Mix



## 5.0 LAND USE

### COMMUNITY USES

The community facilities will include:

#### *Scout Group*

An area of woodland and meadow, along with a substantial cash lump sum, will be given to the 1st Haslemere Scout Group to establish a new headquarters campus.

#### *Outdoor Classroom*

Grayswood Nursery and Forest School (GNFS), will be given an area of land plus a cash lump sum to set up a centre at Scotland Park to be used as an educational resource, serving their own pupils as well as children from other local schools and groups.

#### *Public Open Space*

A series of attractive public squares and open spaces will be created on the Site, including woodland, new parkland, wetland and attenuation areas, to provide outdoor amenity for the local community. The development will include many opportunities to enhance biodiversity and encourage wildlife on the Site.

#### *Car Parks*

The proposals will include two car parks for ramblers and walkers, the first adjacent to Midhurst Road (north of the entrance) and the second adjacent the Gate Lodge off Bell Vale Lane providing easy access to the National Trust's Black Down park close by.

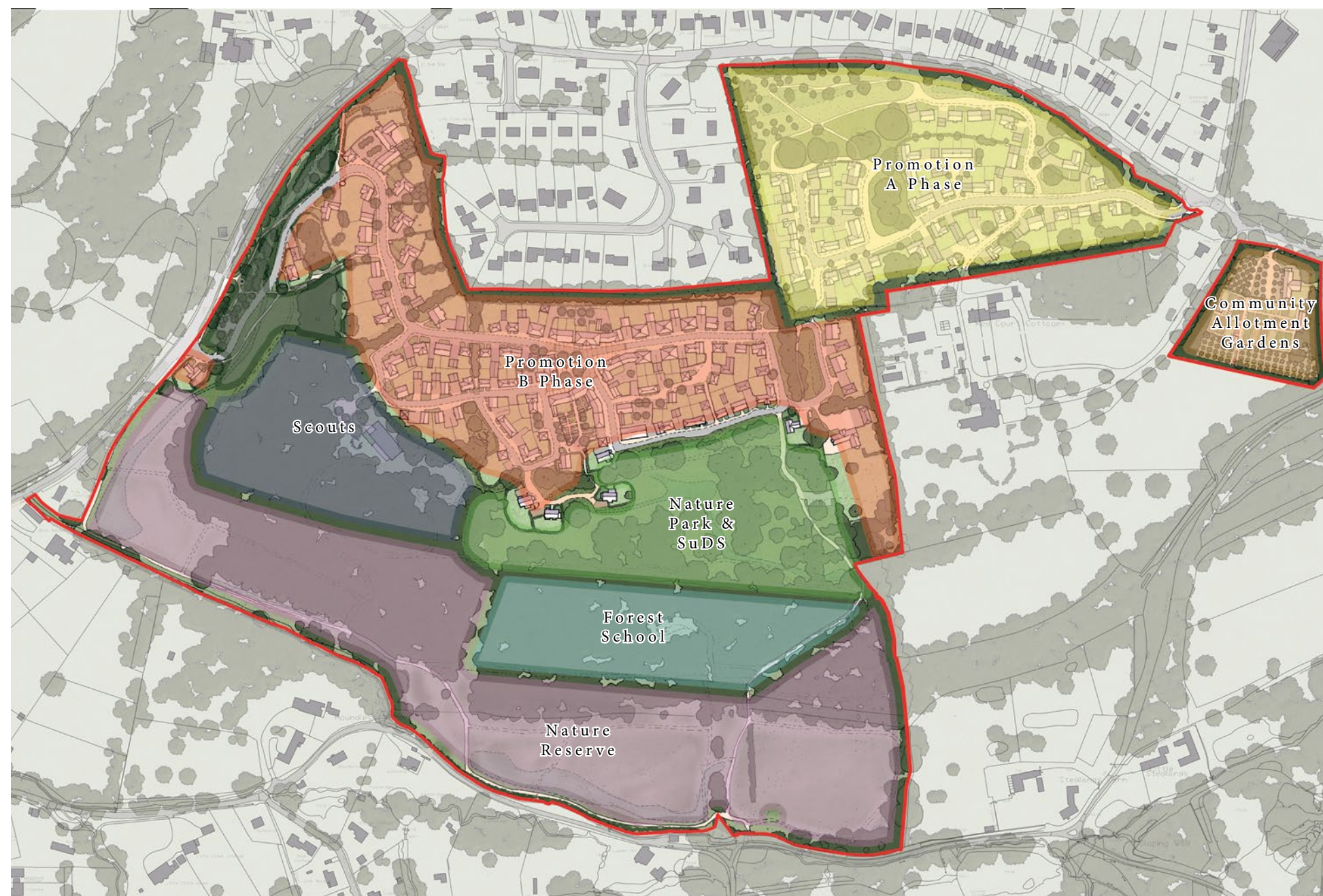
#### *PRoW's*

Additionally, the Site will improve and create new public rights of way, offering pedestrian, cycling and bridleway opportunities, directly linking the town with the countryside to the immediate south of the Site. Existing linkages are of poor quality and the existing main car park for Black Down off Tennyson's Lane is often full. Scotland Park will become an accessible alternative base for outdoor recreational activity within the town, relieving pressure from the local Recreation Ground and more ecologically sensitive areas, such as Hindhead Commons Special Protected Area.

#### *SANGS*

Provision of a SANGS, that is agreed in principle with Natural England, that includes a trail for residents and the wider community that weaves through the woodland and meadow.

*The areas shown on the plan still subject to change and amount of land is to be finalised.*



*Broad Location of the Proposed Land Uses (subject to final design)*



5.0 LAND USE

SCOUT GROUP MISSION STATEMENT

*'The proposed Scotland Park plans, which the Group has had input into, provide for a permanent Scout HQ, woodland and campsite. These modern facilities, easily accessible from Haslemere town centre, would allow 1st Haslemere Scout Group to continue to thrive and grow in the community, increase the activities that can be provided and help develop more young people with #SkillsForLife.'*



1st Haslemere Scout Group  
Scouts HQ  
Youth Campus  
Weyhill  
Haslemere  
England  
GU27 1BX



Charity Number: 1050980  
[www.haslemerescouts.org.uk](http://www.haslemerescouts.org.uk)  
[info@haslemerescouts.org.uk](mailto:info@haslemerescouts.org.uk)

1st Haslemere Scout Group statement on the Scotlands Park development

March 2019

To whom it may concern,

1st Haslemere Scout Group was founded in 1909 and is one of the oldest Scout Groups in the country. Each week the Group along with other Scout Groups, in the country, allow almost half a million young people enjoy fun, friendship and outdoor adventure. Scouts allow young people to develop a sense of optimism and strong values as well as the leadership and teamwork skills that are more valuable today than ever before.

1st Haslemere Scout Group has Beaver (age 6-8), Cub (age 8-10.5) and Scout (age 10.5-14) sections providing activities to a total of 71 youth members and is supported by 30 adult volunteers. There are 79 young people on the waiting list which is enough to double the size of the Group. In addition, the HQ is used by ~25 Haslemere Explorer Scouts (age 14-18), each week, and for Scout District events/meetings.

The Group's HQ is currently located on the Haslemere's Youth Campus, near to St Christopher's Green. 1st Haslemere Scout Group has been at this location since 1924 and lease the land from Waverley Borough Council. The Council have included the land in the Waverley Local Plan and the land is one of the Strategic Sites allocated for housing development; this has thrown doubt on whether the Group can continue to provide Scouting in Haslemere. The Group are looking for alternative locations / accommodation that can provide a permanent HQ and will guarantee 1st Haslemere Scout Group's ability to provide activities for the young people of Haslemere and surrounding area for many more years to come.

The proposed Scotland Park plans, which the Group has had input into, provide for a permanent Scout HQ, woodland and campsite. These modern facilities, easily accessible from Haslemere town centre, would allow 1st Haslemere Scout Group to continue to thrive and grow in the community, increase the activities that can be provided and help develop more young people with #SkillsForLife. The Group is aware that other youth organisations could also benefit from the facilities and would look to maximise the benefit that the facilities could provide, for example, Duke of Edinburgh expeditions using the campsite because of its proximity to the South Downs National Park and/or a nursery using the accommodation during the weekdays.

In summary, the new Scout HQ on the Scotlands Park development is an exciting opportunity for 1st Haslemere Scout Group, which is celebrating its 110th year of providing Scouting, to continue to provide activities and #SkillsForLife for many more years to come to the Haslemere community. Our relocation would also allow our existing premises to be redeveloped, to conform with the Council's plans.




5.0 LAND USE

GRAYSWOOD NURSERY AND FOREST SCHOOL MISSION STATEMENT

*'The Scotland Park project has the potential to enable us to secure a permanent outdoor facility for as many children in the locality as would wish to engage with it, either during school time, at after-school clubs or holiday clubs, at family events at the weekend and during other social and family time.'*





# GRAYSWOOD

## Nursery and Forest School

Telephone number: 01428 658931

### Mission Statement

Working with the powerful inspiration of nature, we provide an holistic experience to enhance the learning journey, helping establish a dynamic and instinctive connection with our environment.

**How we do this**

- Allowing nature to engulf and immerse our children in the powerful positivity which the forest can provide;
- Presenting emotional and physical challenges and supporting everyone to meet and work through obstacles;
- Facilitating opportunities and experiences within nature which lay the foundations for deep enquiry and lifelong adventures.

**Core values**

- RESPECT - using the twin principles of risk and trust we learn to respect ourselves, to trust others and to love our Forest;
- CONNECTION with nature through a fun and dynamic approach to learning;
- CHERISH the seasons and our constantly changing experiences;
- RESILIANCE - encouraging children to enjoy learning and to thrive when challenged;
- SUSTAINABILITY – a charter to work sustainably and consider the bio-diversity of our environment.

**Why**

- To enable children and staff alike to reach their potential through an enjoyable and enhancing journey creating a strong community of resilient young people
- To establish a generation who will cherish their homeland environment and to feel connected to and responsible for everything around them

### History and aspiration

Grayswood Nursery School was established over 37 years ago and has continuously operated from Grayswood Village Hall in the village of Grayswood just outside Haslemere. Currently there are 43 children on the register and we are fortunate to be oversubscribed. Some of our children have special education needs and we provide a supportive environment for all our pupils, embracing the requirements of children with additional needs.

In Summer 2016 we received a grading of Outstanding by Ofsted and the full report is available to read on our website. In the light of this report we continue to strive for excellence throughout the setting and continuously review our nursery to ensure it is at the forefront of educational practice.

Since 2010 we have been increasingly using the outdoor environment to support the children’s learning, guided by the Forest School ethos. In December 2017 we were awarded the status of Recognised Forest School Provider, the first in Surrey and only the 20<sup>th</sup> countrywide. We reflected this status by amending our name to become Grayswood Nursery and Forest School.

Nationally there is a growing push to ensure children spend increasing time in the outdoor environment. There is research which robustly illustrates the educational benefits of children learning outside and through play-based activities. Being outdoors helps combat obesity, increases positive mental health and well-being, supports improved physical ability and generally enhances learning. It is our wish to increase the number of children to whom we can deliver an inspiring outdoor nursery facility and taking that opportunity to older children as they move to their next schools. A new facility, with purpose built outdoor classroom and additional space will enable us to give longevity, not only to the outdoor learning which takes place each day in our nursery, but also to children in local schools and at after-school clubs as they grow older. Our aspiration is to provide all children with the educational environment they need to learn in the way which inspires them and builds their skills allowing them to acquire knowledge for future learning.


With this aspiration at the forefront of our minds we have attended the meeting of the Headteachers of the confederation of local schools who are supportive of our wish to provide an outdoor facility with which they can all engage.

The Scotland Park project has the potential to enable us to secure a permanent outdoor facility for as many children in the locality as would wish to engage with it, either during school time, at after-school clubs or holiday clubs, at family events at the weekend and during other social and family time.

The Scotland Park site enables:


- Sufficient, managed, outdoor space, easily accessible from the school;
- Permanent facility well orientated to it’s surroundings;
- Local outdoor space for a number of other activities and local schools;

Grayswood Nursery and Forest School remains positively engaged in the evolution of the proposals



Forest School  
Provider

Grayswood Nursery and Forest School  
Grayswood Village Hall, Grayswood Road, Haslemere, GU27 2DJ  
Registered Charity Number 1046722



Ofsted  
Outstanding  
Early years provider  
2015/2016



## 6.0 LANDSCAPE OPPORTUNITES & VISUAL IMPACT EFFECTS

### SUMMARY OF LANDSCAPE AND VISUAL EFFECTS

The proposed urban development area would be on a gentle north facing slope, adjacent to the urban edge of Haslemere and would be a natural extension to the town. It would be screened from the remainder of the AONB and SDNP immediately to the south by an east-west ridge and woodland. Strong treed boundaries around the paddocks on the Site, combined with recent estate tree planting, provide further visual containment and will protect the visual amenity of properties on the edge of Haslemere.

The remaining proposals are relatively modest interventions designed to bring about landscape, visual and biodiversity enhancement with numerous community benefits and are considered to be positive, particularly in enhancing landscape value.

### EFFECT ON TOPOGRAPHY

The topography within the main areas of development is gently sloping and can be developed without significant changes in level. In the areas where gradients are greater, the houses will be designed to either absorb the level change in their construction or within the garden curtilages. Such design responses are characteristic of the area where the majority of homes are built on significant slopes.

The greatest challenge has been to engineer the main access road from Midhurst Road to the top part of the Site, a level change of approximately 40m. The design team are aware that substantial topographical engineering to achieve this might affect landscape character and adversely affect the scenic quality of the AONB. To ensure that this would not be the case the access road has been designed in detail to achieve gradients compatible with current highway design whilst working with the existing landform to minimise cut and fill. (See 8.0 Access and Movement)

The proposed development will not require substantial earthworks which might otherwise alter the macro topography of the Site, resulting in significant adverse landscape and visual effects.

### LANDSCAPE CHARACTER

The proposed development will not change the landscape character of the majority of the Site. The woodland and fields which occupy the slope facing the SDNP will remain and will be enhanced and managed for the long term.

The access from the Midhurst Road will be designed to echo an estate drive, it will be kept narrow (5.5 m wide) and, because there will be no dwellings along the first section, lighting is unlikely to be necessary. A Gate Lodge at the entrance will reinforce this aesthetic and the informal car park for walkers will also be characteristic of similar carparks within the SDNP. Any level changes will be blended into the existing landform in a naturalistic manner. In some places steep changes in level are characteristic, for example sections of the Midhurst Road as it passes the Site in cutting. These will be replicated where necessary and rather than providing engineered batters the aim

will be to create banks which are more characteristic, incorporating stumps of tree roots and planting up with ferns and wildflowers.

The public open space either side of the access road will be designed as informal estate parkland and the remainder of the field to the south will be retained as a wildflower meadow.

The main residential areas will result in a change to the character of the fields in which they will be situated from rural to urban and since the fields lie within the AONB the adverse impact on landscape character will be substantial. The proposed urban part of the development will be designed to be characteristic of the local area in terms of house styles and extensive tree planting throughout the development and integrate it into the surrounding landscape. The substantial adverse impact on landscape character on these parts of the Site will be balanced against the numerous other benefits (both landscape and social) that the overall scheme will provide.

The urban elements of the proposed development will be visually contained by adjacent tree cover and will be barely perceptible from the wider landscape and so the perceived impact on the character of the landscape surrounding the Site will be negligible.

### EFFECTS ON LANDSCAPE FEATURES

The majority of the proposed residential areas will be constructed on the fields, resulting in no loss of tree or hedge cover, and the root protection areas of the surrounding vegetation will be respected. The proposed developments within the parkland will be carefully inserted among the trees, again respecting root protection areas and, where necessary using low impact construction methods and low impact permeable access roads. The construction of the Scout Hut will be a highly sustainable, low impact design.

The only significant adverse effect on landscape features will arise from the construction of the Midhurst Road access. The junction onto the Midhurst Road is located at a point where the Site and road are almost level with each other and where the existing bend in the road provides good sight lines. The junction will need a righthand turn which will require a section of the road to be widened on the Site side, with the carriageway tapering back down either side. Although the width increase is not substantial there will be a significant loss of roadside vegetation because the vegetation is embedded in the existing hedge banks. This will include the loss of approximately 14 Category C trees (3 of which are in poor/dangerous health) and one B category tree. There may be the loss of a few trees as the access road passes through internal hedgerows, but these will not be significant.

### VISUAL IMPACT

The residential elements of the proposed development will be visually contained by existing tree and hedgerow cover and where there are likely to be initial impacts, such as to residents within properties within Scotlands Close and Chiltern Close, these will become minor as existing planting matures. The development will be designed to

ensure that the urban elements will not be visible from the surrounding countryside and heights will be controlled accordingly.

The greatest visual impact will arise from the construction of the access road. The tree loss and widening of the carriageway will be clearly visible to road users, but only for a short section before bends in the road obscure views. The removal of the trees will open up an attractive view of the fields which rise up to the woodland on the ridgeline and so in terms of visual impact the loss of the trees is considered to be Neutral, particularly as the loss of the trees will be a small proportion of the trees in the locality.

On entering the Site the road will quickly turn north and climb the slope. Subtle earthworks and mitigation in the form of hedgebanks and parkland planting will ensure that the road quickly disappears from view; the aim is to establish the character of an estate road passing through parkland, with a visible Lodge house at the entrance and pond, all of which is pleasing to the eye.

The proposed residential areas will lie beyond the top of the slope behind woodland. The section of the Midhurst Road which passes the north-west part of the Site (where development is proposed) passes in an existing cutting and so road users are unlikely to perceive the residential area, particularly once existing tree planting has established.

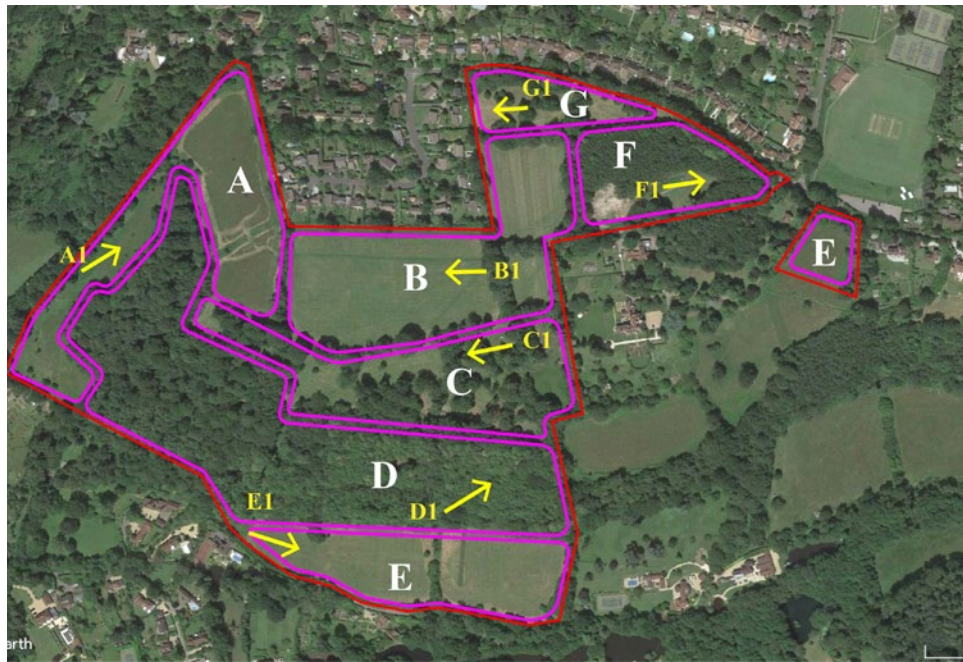
The existing proposed access from Scotland Lane will require only minor modification to bring it up to highway standard and will not result in any significant landscape and visual effects. The setting of Scotland Lane will be protected through the retentions and enhancement of the hedgerow between it and the Site, which will also protect the amenity of those living in the properties on the opposite side of the lane.

The people most affected by the proposed development will be users of the footpath which runs parallel to the Midhurst Road, particularly as they will have to cross the new junction. While the intention is to keep the definitive path on virtually the same alignment, new informal paths will be created through the parkland landscape away from the road, offering a scenically more attractive alternative.

### SUMMARY

The proposed development seeks to achieve numerous objectives, particularly in meeting a diverse range of local needs, not just in relation to housing but also to foster well-being, learning and adventure in young people, increase biodiversity in a sustainable way and provide new areas of public open space within walking distance of the town. This can largely be achieved without significantly adverse landscape and visual impacts, although it is recognised that the change to a part of the site from rural AONB to a residential extension to Haslemere is an intrinsic change in landscape character which is contrary to policy, unless the benefits outweigh the potential harm.





Visual impact photo key map



**B1:** Area B comprises a large, fairly level field which is afforded good enclosure by surrounding woodland and is screened from the more distant landscape to the south.



**C1:** Area C is an area of open woodland adjacent to Area B and is also afforded good enclosure by more substantial woodland to the south.



**A1:** Area A is the west end of the ridge where the land drops down to the valley through which the Midhurst Road runs. It is afforded good enclosure by surrounding woodland and hedgerows and is not particularly visible from the wider landscape.





**D1:** The steeper slopes facing the SDNP comprise dense woodland which would benefit from positive woodland management such as removing the rhododendron and bamboo which is colonising the area and establish rotational coppicing and planting appropriate native species succession trees.



**E1:** The lower south facing slopes comprises open paddocks with the woodland forming an attractive backdrop, contributing to the setting of Bell Vale Lane.



**View F:** The existing access passes through an area of clearings and dense spindly birch trees. Both the clearings and birch are infested with Japanese Knotweed and an eradication program is underway.



**View G:** The lower slopes comprise neglected paddocks which have become invaded by scrub. The urban edge of Haslemere lies to the west and north, although the majority of houses are screened by trees.

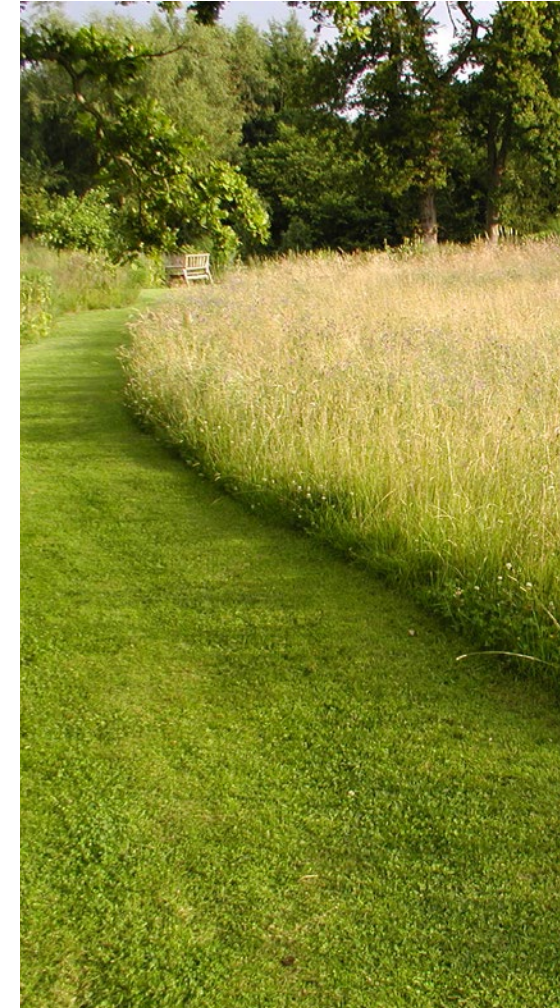


## 6.0 LANDSCAPE OPPORTUNITIES & VISUAL IMPACT EFFECTS

### BLUE WATER STRATEGY

The Site provides an excellent opportunity to develop a SUDS strategy for Scotland Park that effectively introducing a range of sustainable drainage techniques which will manage the surface water run-off from the Site. These will include ponds, swales, wetland scrapes, landscaped attenuation basins, tree planting and porous materials designed specifically to the Sites particular requirements and the volume of surface water run-off arising that needs to be attenuated.

The proposed SuDS measures are multifunctional and in addition to provide the required level of attenuation for the whole site will also form wildlife corridors and an integral part of the landscape and biodiversity enhancement strategy. These measures will also treat and remove contaminants along its route, thus ensuring that the water flowing through the development, forming wildlife corridors will be of excellent quality, enhancing its amenity to residents and visitors while maximising its habitat creation and biodiversity potential.'





## 7.0 SUSTAINABILITY

The client and development team are committed to developing sustainable communities and this principle is integral to all aspects of the scheme at Scotland Park. The development of this site provides an opportunity to deliver a uniquely sustainable scheme utilising current best practice and introducing innovative solutions into a masterplan that promotes sustainability and high quality urban design.

Through the expertise of the development team and the clients' vision, we will seek to deliver a sustainable and inventive scheme that adopts a holistic approach to the design. The proposal provides an effective balance between social, economic and environmental sustainability. Key attributes of the energy and sustainability strategy include:

- The development will achieve Code for Sustainable Homes (CSH) Level 4. This standard is deemed as exemplary by Waverley BC in its standards for Affordable Homes;
- An ultra-energy efficient “fabric first” specification is proposed with the thermal envelope of the dwellings to minimise heat loss and the energy required for space heating;
- Self-build homes will be encouraged to be PassivHaus Certified:
  - Requiring very little energy to deliver exemplary internal environmental conditions;
  - Utilising low environmental impact construction materials.
- New homes will be designed to be healthy and productive by achieving exceptionally high standards of indoor air quality, being warm in winter and cool in summer as well as ensuring excellent access to daylight and the natural environment;
- The Scotland Park development will enhance existing footpaths to improve connectivity to Haslemere, the National Trust Black Down Park, the SDNP to the south and the wider countryside;
- The development will provide significant enhancement in biodiversity. The intention is to achieve ‘Building with Nature’ Excellent accreditation, making Scotland Park the first such development in Surrey to reach this standard and one of only a handful within the UK. This initiative will secure exceptional standards of biodiversity enhancement across the Site, though the benefits of which will also ripple out into the adjoining urban neighbourhoods;
- The creation of extensive new PRoW’s across Scotland Park will enable the local community and visitors to the area enhanced access to and enjoyment of the surrounding countryside. This aligns with Campaign to Protect Rural England’s (CPRE) recently published National Parks & AONBs: Access for All document which correlates health and well-being to access to the countryside;
- The development will provide residents with an opportunity to live

healthily by:

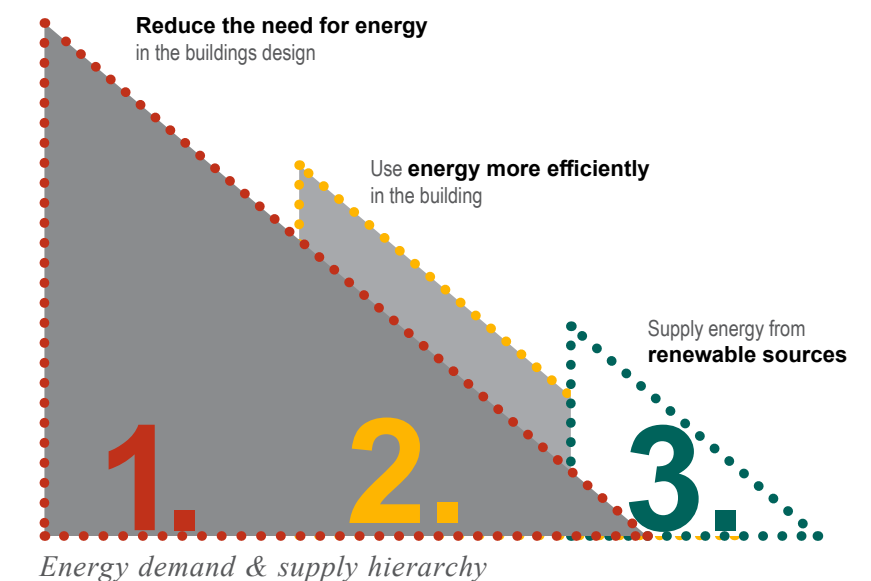
- Enabling, preserving and enhancing access to the natural environment; fresh air, sunlight, ecology and natural waterways;
- Creating a human-scaled walkable community, which supports a car free lifestyle;
- Integrating opportunities for resident food production in private gardens, the proposed neighbourhood potager, and the CLT orchard;
- Maximising the use of public transport and providing excellent pedestrian accessibility based on the government’s best practice Manual for Streets guidance;
- The sustainable drainage system and strategy will manage surface water run-off to minimise flood risk and manage surface water discharge:
  - Surface run-off will be attenuated (in excess of current Greenfield rate requirements) by a series of ponds, swales and landscaped basins, as well as permeable paving to parking areas and roadways;
  - The various wetland habitats listed above are designed to be multifunctional, providing surface water attenuation for the whole site, as well as treating and removing contaminants along the route. This will ensure that the water flowing through the development, forming a wildlife corridor will be of excellent quality, thereby enhancing its amenity to residents and visitors while maximising its habitat creation and biodiversity potential.
- The freehold title to a substantial parcel of land will be transferred to the 1st Haslemere Scout Group, along with a considerable cash lump sum to enable the construction and delivery of a landmark new headquarters building and other facilities;
- A new, permanent educational facility will be provided for Grayswood Nursery and Forest School with the gifting an area of land of woodland and adjoining field, along with a cash lump sum to enable the construction of an Outdoor Classroom for the school in a magical woodland setting. An area of around three acres within the land parcel has been identified for targeted biodiversity enhancement with the creation of a wetland basin along with new and appropriate planting to form wildlife habitats. This newly created Nature Park will serve as an educational resource for local schools and other groups under the stewardship and guidance of the Forest School. All the facilities planned on the Forest School land will enable school children to engage directly with nature and the environment at an early age in an outstanding rural location.

The benefits of this bestowal will be felt by many future generations

to come; and

- A key social sustainability objective of the proposals is to establish a Community Management Company (CMC), in which all residents at Scotland Park will own a share and have voting rights and be encouraged to take an active interest in the future stewardship of the land;
- Accordingly, the CMC will set out to give the residents a direct interest in the land in order to foster community spirit and encourage engagement in the sustainable management of land and public realm within Scotland Park.

In summary the proposed Scotland Park development addresses social, economic and environmental sustainability and satisfies the NPPF’s ‘presumption in favour of sustainable development’. The development will minimise the negative environmental impacts, whilst enhancing biodiversity and the natural environment. Furthermore, the homes will provide a healthy and productive place for Scotland Park occupants to live and work, whilst also providing outstanding new facilities for 1st Haslemere Scouts Group, and an Outdoor Classroom and wetland Nature Park for Grayswood Nursery and Forest School.





## 8.0 ACCESS AND MOVEMENT

The access and movement strategy has been developed taking into account the travel needs of all users and recognising any local restrictions. The approach ensures the integration of the Site into the existing network and to ensure safe movement to all users.

### HIGHWAYS

The Site benefits from having a frontage onto two roads – Scotland Lane to the north and A286 Midhurst Road to the west. Scotland Lane is a residential street, whilst Midhurst Road is a regional distributor road and forms part of the principal road network.

The access framework plan shows how a comprehensive strategy, to promote journeys by walking and cycling, as well as accommodating cars and other vehicles, can be achieved. A simple priority junction on Scotland Lane would be provided. There would be a new access from the A286 Midhurst Road, to serve a primary east-west route through the Site, leading to a secondary access on Scotland Lane.

On Midhurst Road, the junction would be a priority one with a ghosted right turn lane facility. Likewise, a simple priority junction on Scotland Lane would suffice.

Within the Site, a number of secondary roads would provide access to the built residential areas.

There are two public rights of way that run through the Site, which provide an attractive and convenient route to access Haslemere from the south, avoiding the need to walk along Midhurst Road. As well as there being opportunity to improve these footpaths, including the upgrade of the one alongside Midhurst Road to a shared pedestrian/cycle route, there is potential for a new public right of way, though the centre of the Site, on a north-south alignment.

Vision Transport Planning Ltd. has assessed the transport implications of the development proposals and has advised that the transport impacts associated with the development can be absolutely accommodated or mitigated. Vision Transport Planning Ltd. has engaged in discussions with the Highway Authority to inform the access strategy and the design of highway mitigation measures

### STREET DESIGN

The design philosophy for the streets within the Site will be to provide places primarily for people, not just conduits for the efficient movement of vehicles. A high priority is therefore placed on meeting the needs of pedestrians and cyclists. The objective of the street design will be to create a connected, safe, convenient and attractive environment, that encourages people to use the public realm and so enriches the experience of living and working in the area.

The carriageway layout will be designed to control traffic speeds

naturally and will respond to the layout of the built form so that it appears to be a natural consequence of it. This will reinforce the vision that this is a place for people, not just for cars.

Overall the principles of ‘Manual for Streets’ (2007) will inform the street design.

### IMPROVING CONNECTIONS

The proposed development is designed to provide good pedestrian and cycle links within the site and connections to the existing network.

There are two public rights of way that run through the Site which provide an attractive and convenient route to access Haslemere from the south, avoiding the need to walk along Midhurst Road. The existing footpath FP597, running alongside Midhurst Road, will be upgraded and enhanced to provide improved access to Haslemere. The existing footpath FP37 links Midhurst Road with Bell Vale Lane. This will be extended along the northern side of Bell Vale Lane providing a connection to the National Trust Black Down Park and SDNP footpath network. There is also the potential for a new public right of way, though the centre of the Site, on a north-south alignment.

### CAR PARKING

Car parking will be designed to comply with Surrey County Council’s standards, including disabled provision. It is proposed that residential car parking is accommodated through a mix of on-street, on-plot and private courtyard solutions.

The proposals will include one car park for ramblers and walkers, with cycle racks for people who want to arrive by cycle but continue by foot.



Photo view - existing sensitive residential accesses



## 9.0 ECOLOGICAL ENHANCEMENT OPPORTUNITIES

1. There is a unique opportunity to enhance the Site's biodiversity through the creation and appropriate management of habitats for wildlife, and the inclusion of protected species enhancement features within the development design. These features can be built into the design by following the key principles of **Designing for Biodiversity**.
2. The proposals will also seek to comply with standards required to gain a **Building with Nature** accreditation ("Candidate" status seeking to upgrade to "Excellent" on completion of the development). This will ensure the provision of high quality multi-functional green infrastructure (including SuDS) and aid in the fulfilment of biodiversity commitments outline within the NPPF and Waverley Borough Local Plan Part 1. These standards are based on the following aim to address four themes (core, wellbeing, water and wildlife).
3. The development at Scotland Park will meet the 'Building with Nature' principles and standards particularly reflect with regards to the design of landscaping, lighting and new buildings. Connectivity through the new development will be maintained via the retention of tree networks and can be enhanced through new planting, appropriately managed public open space (and green spaces managed for amenity to a lesser extent) and the provision of wildlife corridors. "Stepping stone" features will ease wildlife movement through the landscape and will take a variety of forms including public open space designed and managed as parkland, play areas and the community potager and orchard.
4. New buildings have considerable potential to provide new habitats for wildlife with the inclusion of features such as in-built bat and bird boxes. These should be aimed at locally important target species for which these habitats are appropriate. At Scotland Park, these will include bats boxes designed specifically for pipistrelle species, which can be easily built into new buildings, and bird boxes designed to mimic hedgerow habitat for passerines such as dunnocks, finches and flycatchers.
5. Existing mature trees of high ecological value within the development footprint will be retained in the majority, with only low numbers potentially requiring removal to allow viable access routes. New tree planting will be implemented where appropriate with regards to future root spread and the soil types. Appropriate verge and amenity space planting will create green links and stepping stone habitat throughout and off the site. Where appropriate, community land and open space can be managed as wildflower meadow, with the consideration of natural regeneration or use of locally sourced seed mixes.
6. The enhancement and long-term management of retained woodland to the south of the Site will offset the removal of low quality trees required to allow viable development. Removal of non-native species (such as bamboo and rhododendron) from the understory and the reintroduction of some forms of traditional management, such as coppicing and timber extraction will open up the dense canopy, reducing shade and allowing the regeneration of a richer ground-flora. In combination with appropriate understory planting, this can provide optimal habitat for reptiles, birds and dormice.
7. Enhancements and new habitat creation will target species that are either known to be using the Site or considered important in the local area. The installation of various species boxes will provide additional opportunities for nesting and roosting. Targeted species: include dormice, Bechstein's bats, barbastelles, hedgehogs, grass snakes and slow worms, as well as a number of bird species including swifts, woodpeckers and firecrests. Targeted and researched planting and management for grassland and woodland areas will be considered thoroughly to include larval food plants and appropriately managed habitat for locally important invertebrates, which will increase the suitability of the Site for these species and create a local stronghold.
8. There are good opportunities for community engagement and outreach with regards to biodiversity at the Site. Providing information packs to new homeowners, outlining the importance of retaining certain features that may otherwise be removed or damaged, can help residents to understand and appreciate the wildlife features throughout the site and create a sense of ownership in the community. Early engagement with local wildlife groups (including Surrey Nature Partnership and Surrey Wildlife Trust) aims to provide targeted advice and aid in the effective beneficial management of both newly created and existing enhanced habitat.
9. The creation of a high quality SuDS, which is multifunctional and provides corridors and habitat for wildlife through the Site will provide increased ecological value, specifically designed to support the protected species present at the Site (such as dormice, reptiles and bats) and species of interest as identified by Surrey Wildlife Trust and Surrey Nature Partnership in the targets and objectives of nearby Biodiversity Opportunity Areas.



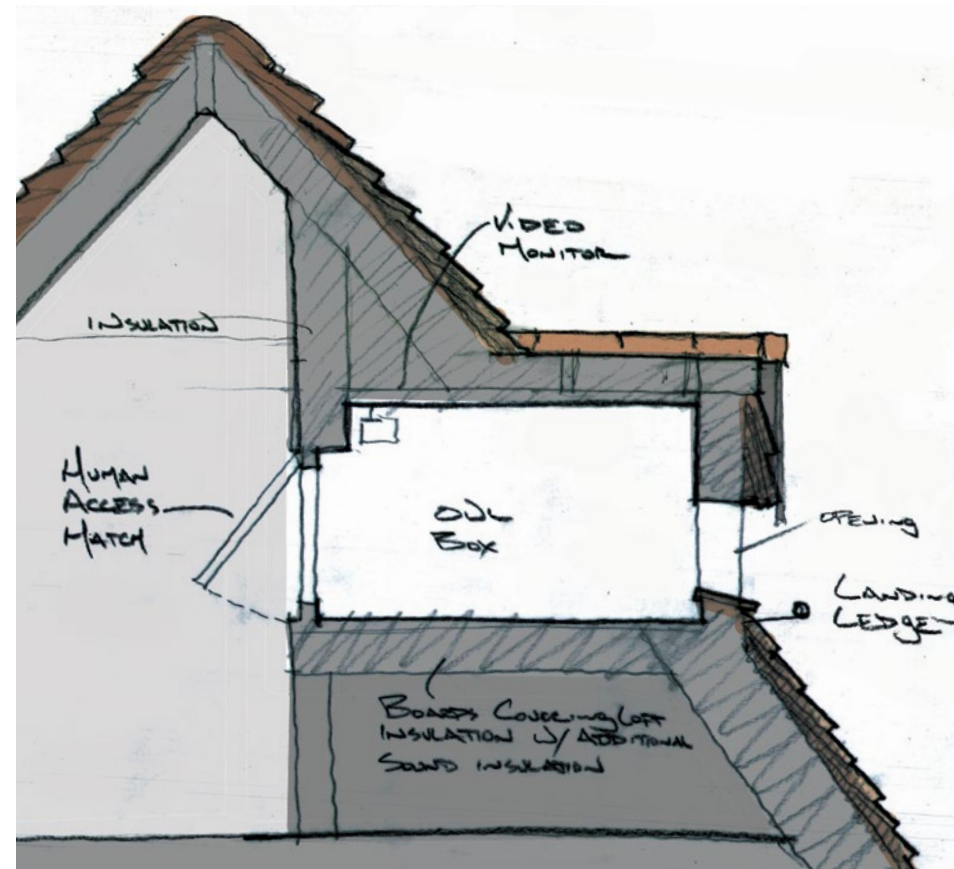


## 9.0 ECOLOGICAL ENHANCEMENT OPPORTUNITIES

Redwood has designed a purpose-built owl nesting box - 'The Scotland Park Owl Box', to encourage and provide nesting spaces for owls within our development. These boxes will be purpose-built within the roof spaces of houses along the edge of the development, with the exact number determined by ecology surveys on the level of food supplies available. The design of the boxes will allow for a small camera to be installed within the nesting area to enable the household to monitor the progress of the birds on computer screen or remotely by iPhone. This, it is hoped, will engender a genuine interest and enthusiasm for nature in young members of the household. Redwood also intends to lobby Natural England and other relevant authorities to have The Scotland Park Owl Box adopted as a National Standard for all suitable developments in the UK. The Owl Boxes will be in addition to bird and bat boxes which will also be incorporated into houses and structures throughout the development.

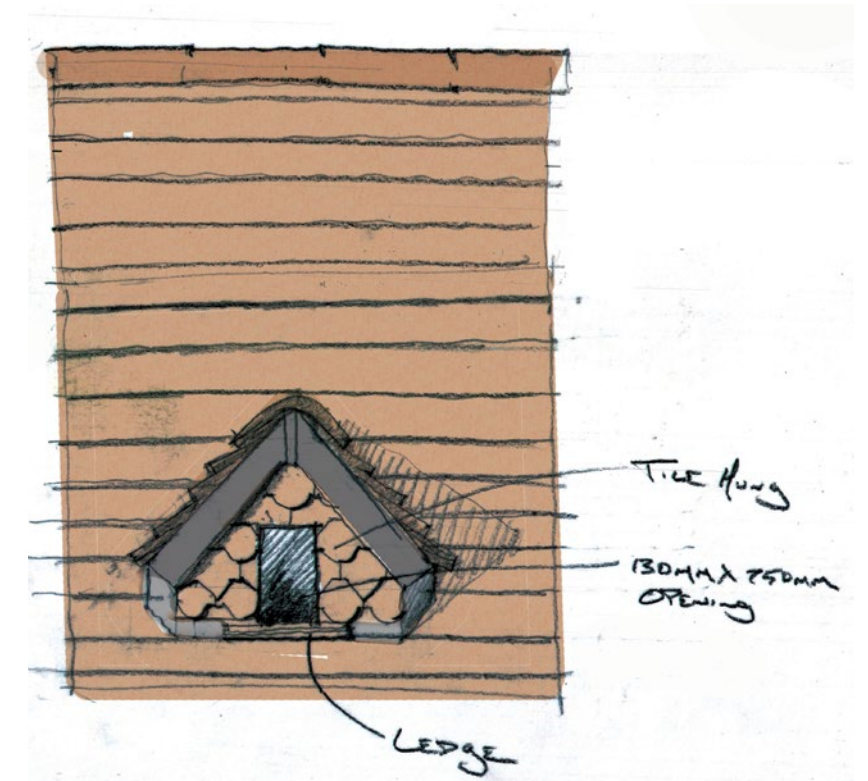


Illustration of The Potager Garden showing location of owl boxes

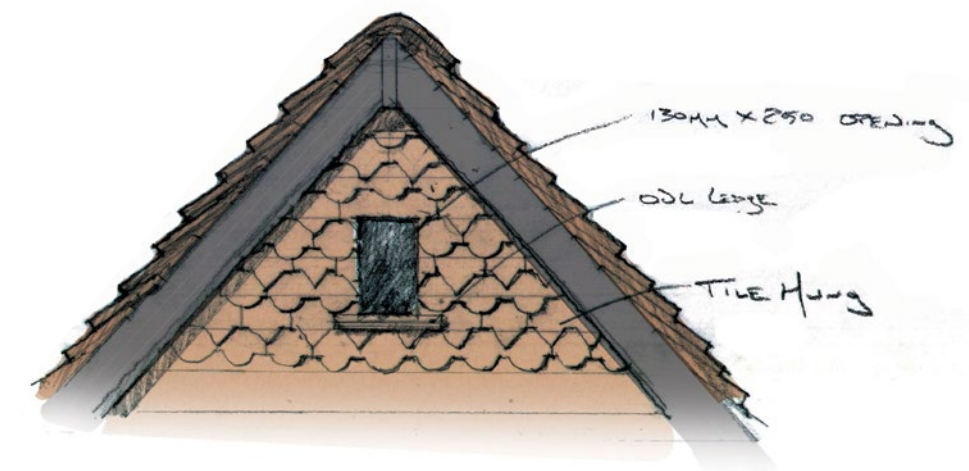


Dormer Owl Box Section View

### THE SCOTLAND PARK OWL BOX



Dormer Owl Box



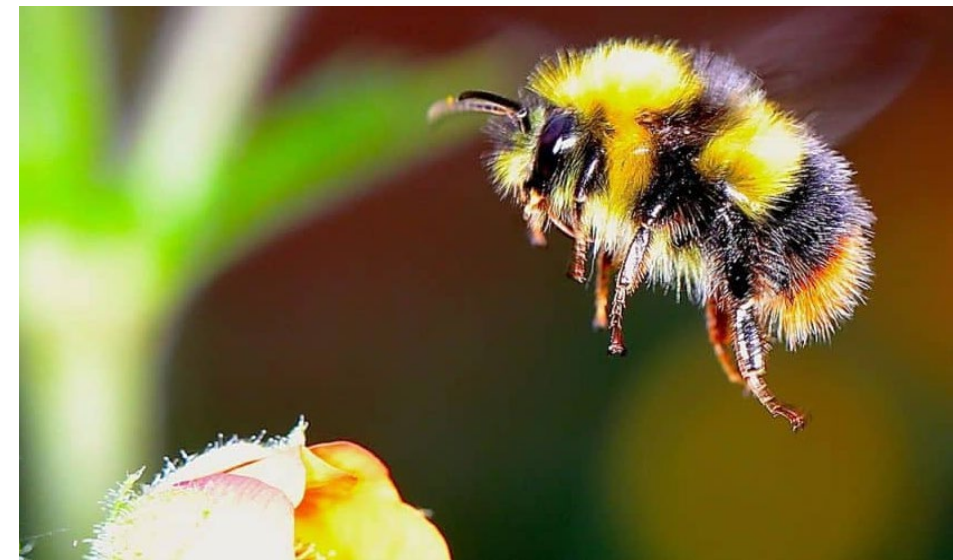
Gable end Roof Owl Box





9.0 ECOLOGICAL ENHANCEMENT OPPORTUNITIES

THE SCOTLAND PARK POTAGER BEE HIVES



Bee Hives

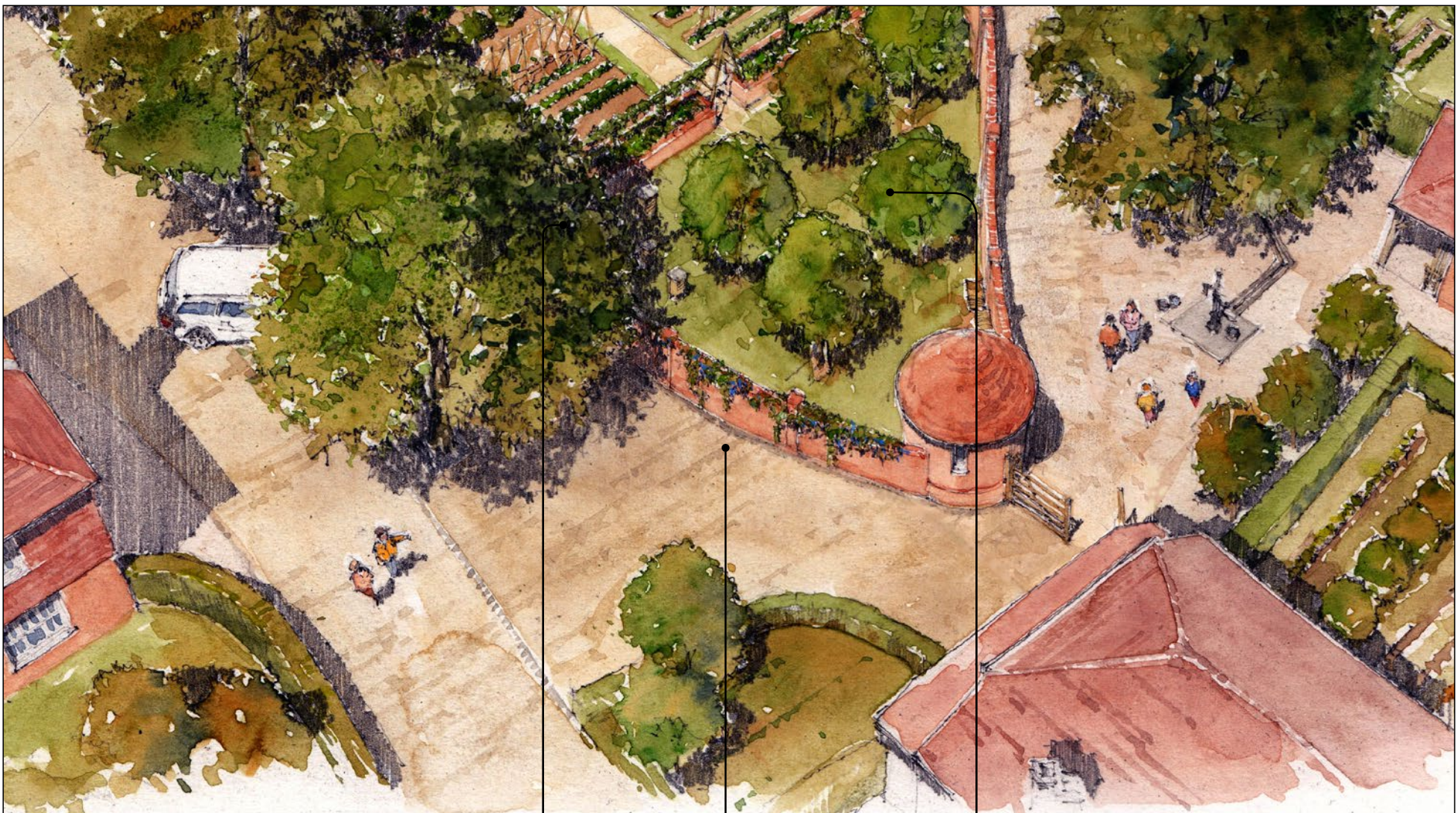


Illustration of The Potager Garden

Potager Orchard Bee Hives

Bee Bricks

Potager Community Orchard



Bee Bricks



Bug Boxes



9.0 ECOLOGICAL ENHANCEMENT OPPORTUNITIES

THE SCOTLAND PARK BIRD BOXES

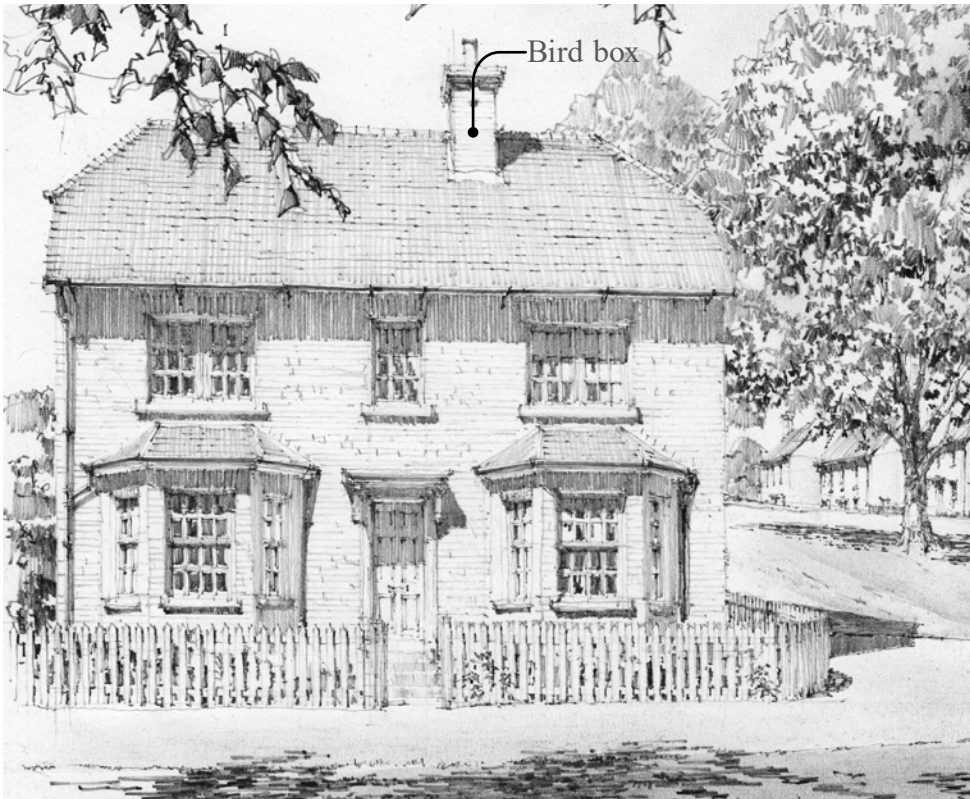


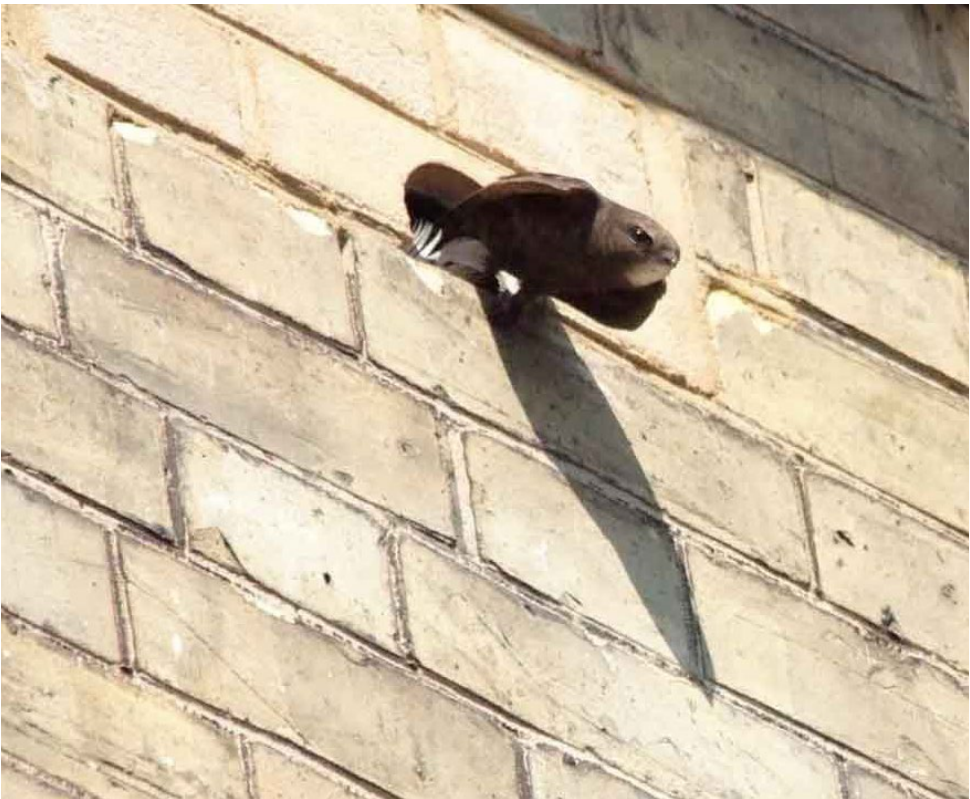
Illustration of home within The Scotland Park Character Area with a chimney bird box



Illustration of Home with a bird box



Bird Box example

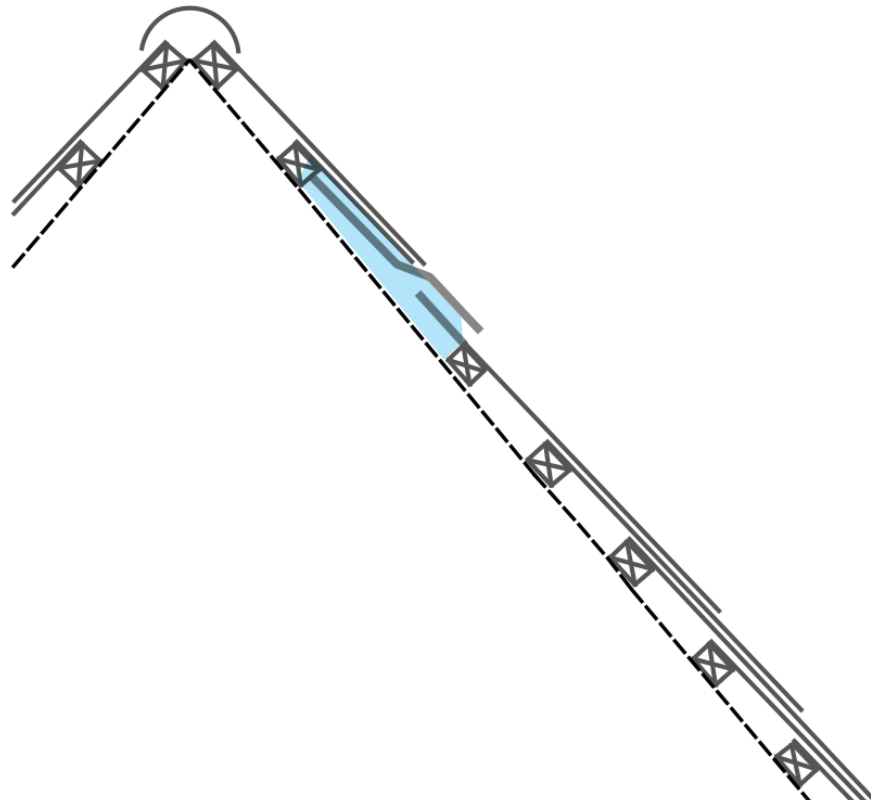
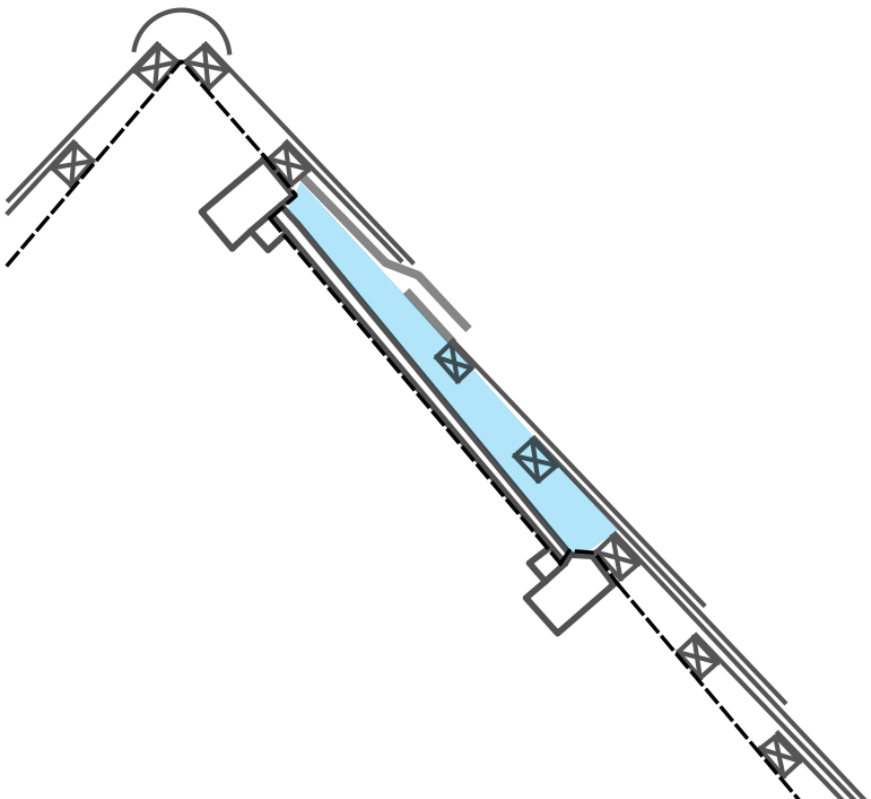


Bird Box example



9.0 ECOLOGICAL ENHANCEMENT OPPORTUNITIES

THE SCOTLAND PARK BAT BOXES



Provision of 'bat boxes' between tiles



Brown long-eared bat



Pipistrelle bat



Bat boxes



Bat boxes



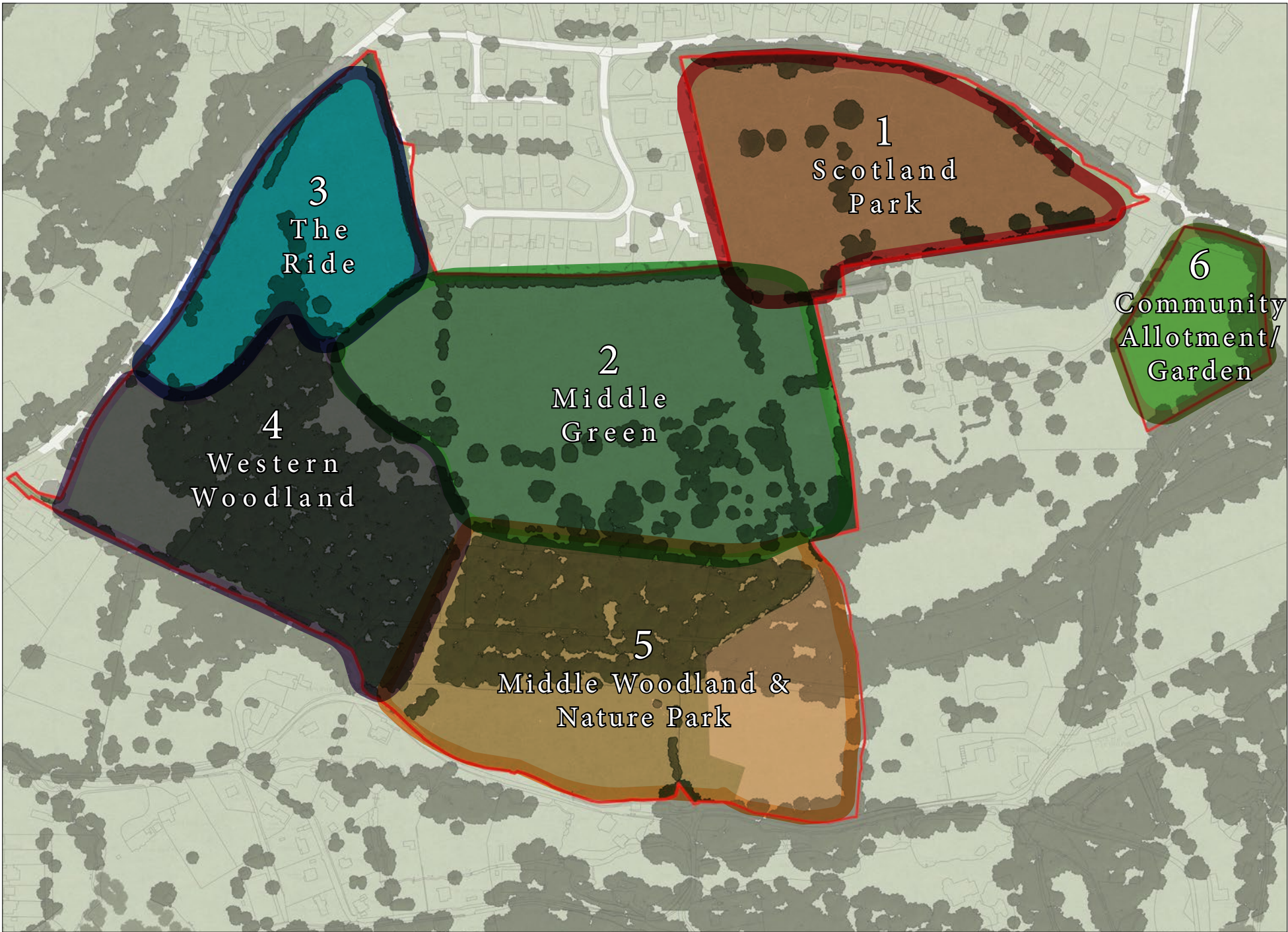


10.0 CHARACTER AREAS

To enhance the overall sense of place, the Illustrative masterplan development includes the creation of broad Character Areas, each with their own distinctive qualities. These form a series of linked and distinctive spaces. Their character is derived both from the natural attributes of each part of the Site and also from the vision to create a coherent place that responds to the surrounding context. Emphasis has been placed on reflecting the architectural vernacular and formal/classical forms of Haslemere and neighbouring small towns and villages. The future architecture, whether traditional or more contemporary, should make reference to the precedent images.

The following pages illustrate how each of the character areas might be developed:

- 1. Scotland Park
- 2. Middle Green
- 3. The Ride
- 4. Western Woodland
- 5. Middle Woodland and Nature Park
- 6. Community Allotment/Garden



Character area plan



## 10.0 CHARACTER AREAS

### 1. SCOTLAND PARK

- This area is defined by the connection with Scotland Lane and the woodlands to the south;
- Lower density houses are located along a lane to the north while terraced and semi-detached occur along the spine street;
- Larger homes buffer and respect the setting of the adjacent Red Court house. These homes could reflect the local Surrey vernacular;
- An existing field boundary with large trees is maintained and splits the area east and west, providing an attractive and useable element of green infrastructure; and
- A new north-south permissive footpath connects Scotland Lane with the proposed ramblers' and walkers' car park to the south providing a link to the wider countryside and SDNP.

Wooded Lane with lower density homes

Existing field boundary with significant trees

A Green is located where the Scotland Park area transitions to the middle green area .

Buffer to Red Court



Scotland Park Character Area



Precedent Images



10.0 CHARACTER AREAS

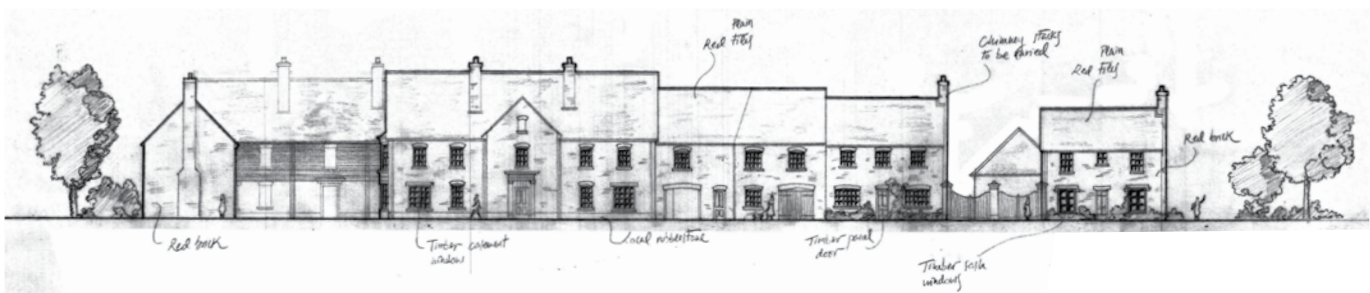
1. SCOTLAND PARK



Artist's impression of Entry Road and Green



Initial Street Elevation 01



Initial Street Elevation 02







## 10.0 CHARACTER AREAS

### 2. MIDDLE GREEN

- This area forms the centre of the new neighbourhood;
- The area consists predominately of 2 storey terraced and semi-detached houses along a central main street with detached houses along the southern development edge;
- A simple central square as a focal point along the main street;
- A Community Potager and Orchard at the heart of the development;
- Building type and placement have regard to the existing properties in Scotlands Close;
- A group of self-build units in larger plots, including the Park Lodge are to be provided in the smaller field to the west of Red Court house walled garden;
- A cluster of self-build plots on the fringe of the Western Woodland;
- A hamlet of houses on the fringe of the restored parkland;
- An area of restored parkland to provide outdoor amenity for the local community; and
- The new north-south permissive footpaths as part of Promotion A Phase runs along its eastern edge.
- Connections to SANGs.



Middle Green Character Area



Precedent Images





## 10.0 CHARACTER AREAS

### 2. MIDDLE GREEN

### THE SCOTLAND PARK SQUARE



Artist's impression of The Square



MIDDLE GREEN



Side elevation of  
Hamlet house



Artist's impression of The Parkland Edge



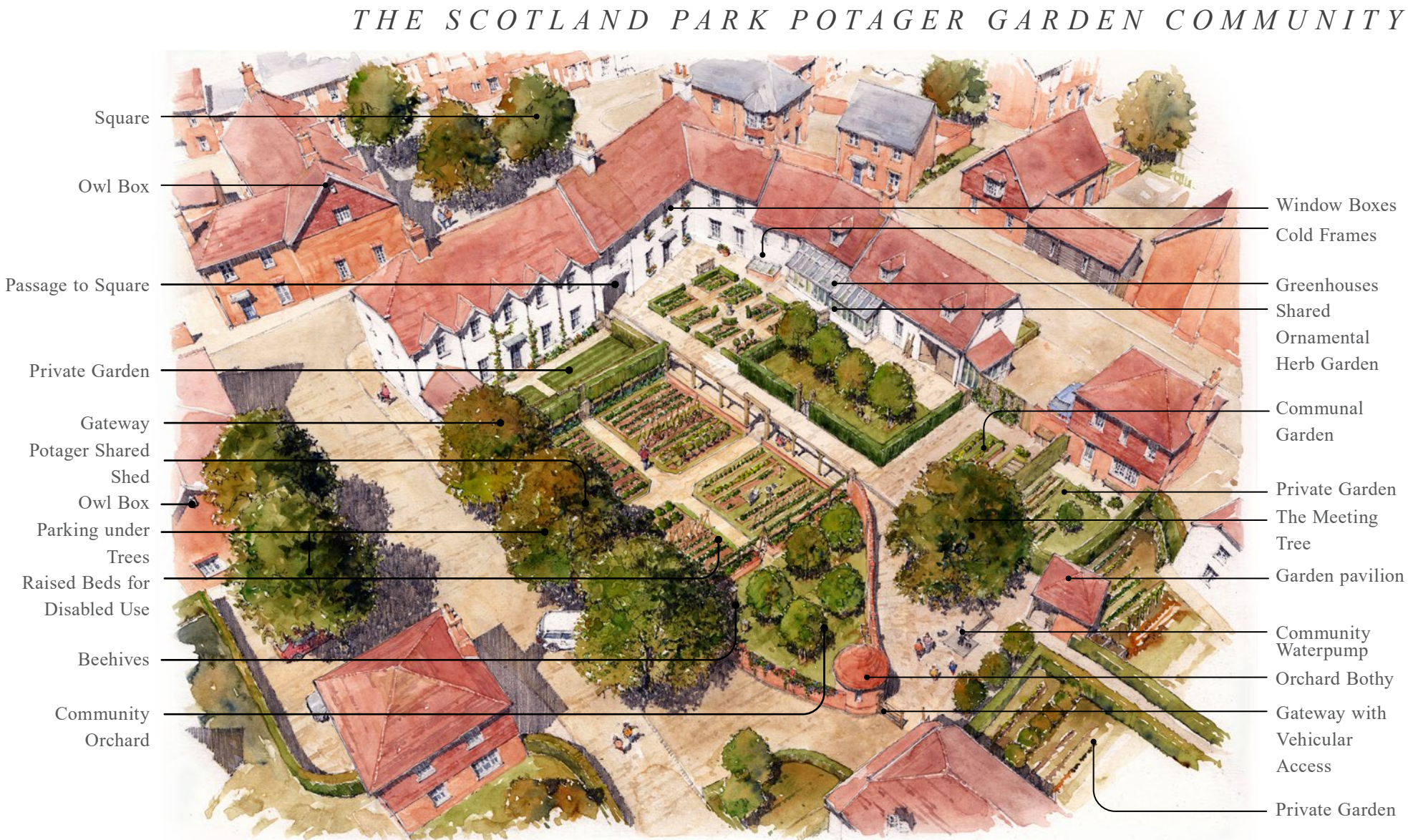
Initial Street Elevation 04



10.0 CHARACTER AREAS

MIDDLE GREEN

The Potager Garden Community is situated at the heart of the development, just to the south of the proposed 'Village Square', and will comprise ten dwellings, mostly flats, some of which will meet part of our 'affordable' housing provision. The layout is designed in a courtyard setting where the defining theme is centred around the Potager, which will give the residents scope to grow their own vegetables and fruit right on their doorstep, thereby directly furthering a more sustainable lifestyle. There are also shared amenity areas and a footpath leading to the new Public Park close by for the enjoyment of all residents and the local community. Our hope is to create a distinct character area which is cohesive and has a strong community spirit, where all residents have a share in the ownership of their facilities and are encouraged to engage with, and have a direct say in the future management of them. The Potager Garden Community encapsulates the ethos underpinning our proposals at Scotland Park; community, sustainability, inclusivity, high quality design and access to nature.



Artist's impression of The Scotland Park Potager Garden Community



Precedent images of Potager Garden



## 10.0 CHARACTER AREAS

MIDDLE GREEN

*THE SCOTLAND PARK POTAGER GARDEN COMMUNITY*



*Artist's impression of The Potager Garden*

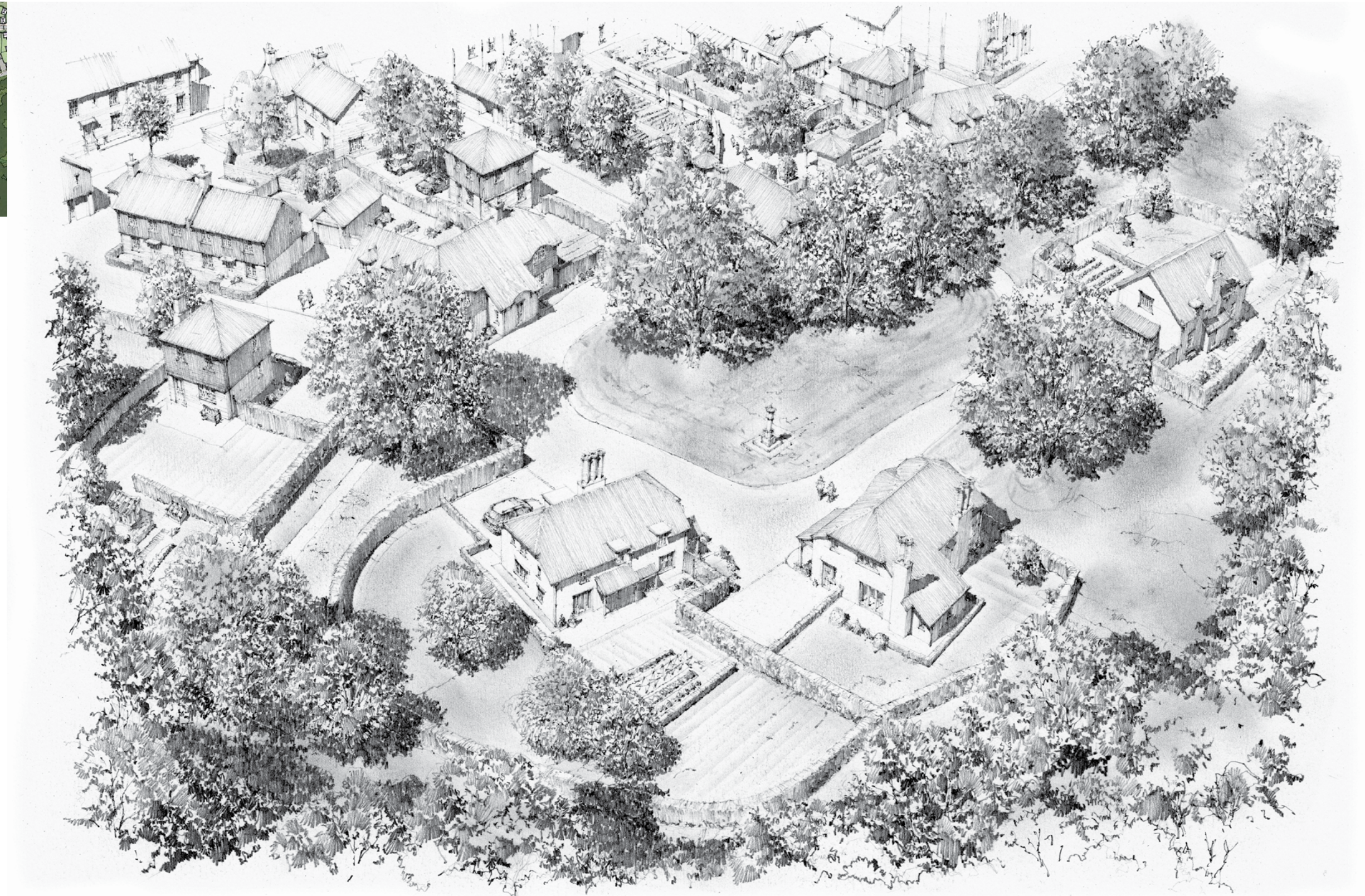


## 10.0 CHARACTER AREAS

### MIDDLE GREEN



### THE HAMLET



*Artist's impression of The Hamlet*



## 10.0 CHARACTER AREAS

### MIDDLE GREEN

**Blaise Hamlet** is a hamlet in north west Bristol, England, composed of a group of nine small cottages around a green. All the cottages, and the sundial on the green are Grade I listed buildings. Along with Blaise Castle the Hamlet is listed, Grade II\*, on the Register of Historic Parks and Gardens of special historic interest in England. Nikolaus Pevsner described Blaise Hamlet as "the ne plus ultra of picturesque layout and design". Blaise Hamlet was built around 1811 for retired employees of Quaker banker and philanthropist John Scandrett Harford, who owned Blaise Castle House.

*The hamlet was designed by **John Nash**, master of the Picturesque style. He had worked for Harford on other buildings. The hamlet is the first fully realized exemplar of the garden suburb and laid out the road map for virtually all garden suburbs that followed. The cottages are all unique and include brick chimneys and dormer windows with some having thatched roofs. They are examples of the picturesque, an aesthetic ideal introduced into English cultural debate in 1782 by **William Gilpin**. An oval path links the cottages and encircles the village green with its sundial. The cottage gardens are planted in a Victorian cottage garden style.*

### THE HAMLET

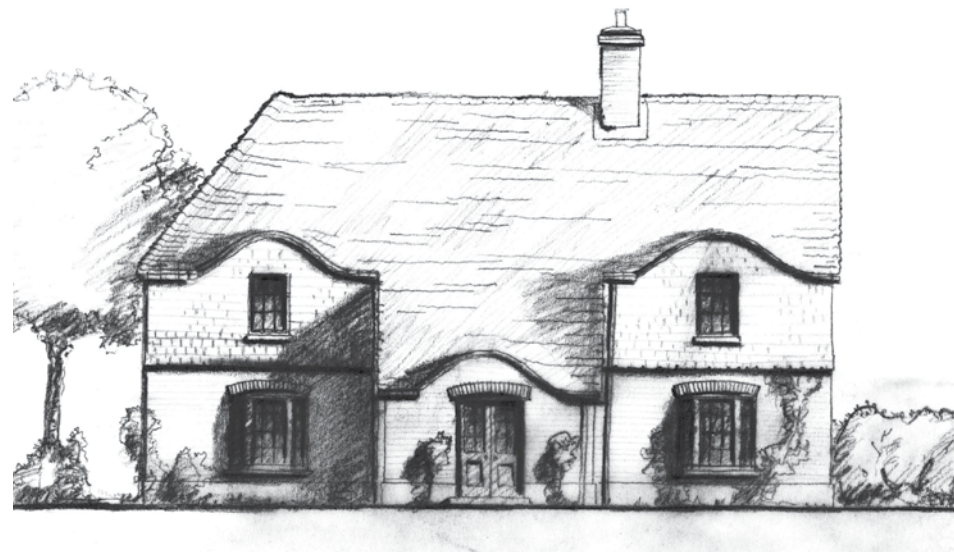


Illustration of homes within The Hamlet



Precedent image - Blaise Hamlet



Google Aerial photograph - Blaise Hamlet



## 10.0 CHARACTER AREAS

### 3. THE RIDE

- This area is defined by the changes in levels with the street winding its way from Midhurst Road;
- The Lodge and pond at the proposed Site access onto Midhurst Road provides a visual 'Gateway' to the development;
- A new car park for walkers is also provided to the north of the Midhurst Road entrance;
- The restoration of the Spigot Mortar gun emplacement will secure the future of this structure of historical interest and enable the public access to it;
- The existing footpath FP597, running parallel to Midhurst Road, is to be upgraded and enhanced to provide improved access to Haslemere, existing footpath FP37 and the wider countryside;
- The area consists predominately of large detached homes with setbacks and alignments that respond to the topography;
- Buildings type and placement have regard to the existing properties to Scotlands Close and Chilterns Close; and
- A cluster of units will be allocated for CLT housing.



*Precedent Images*





10.0 CHARACTER AREAS

3. THE RIDE



THE ENTRANCE LODGE AND APPROACH

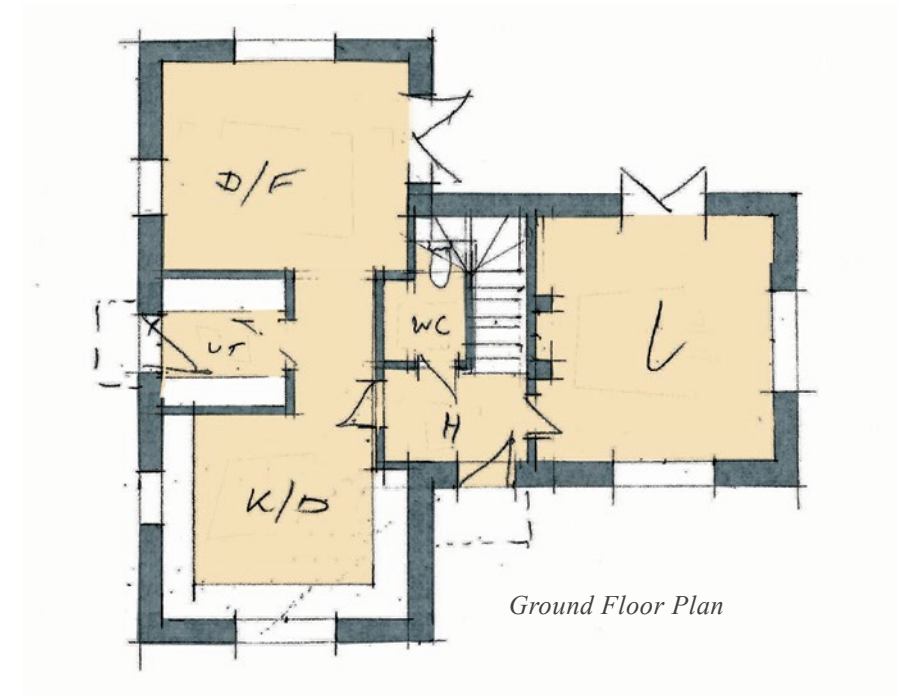
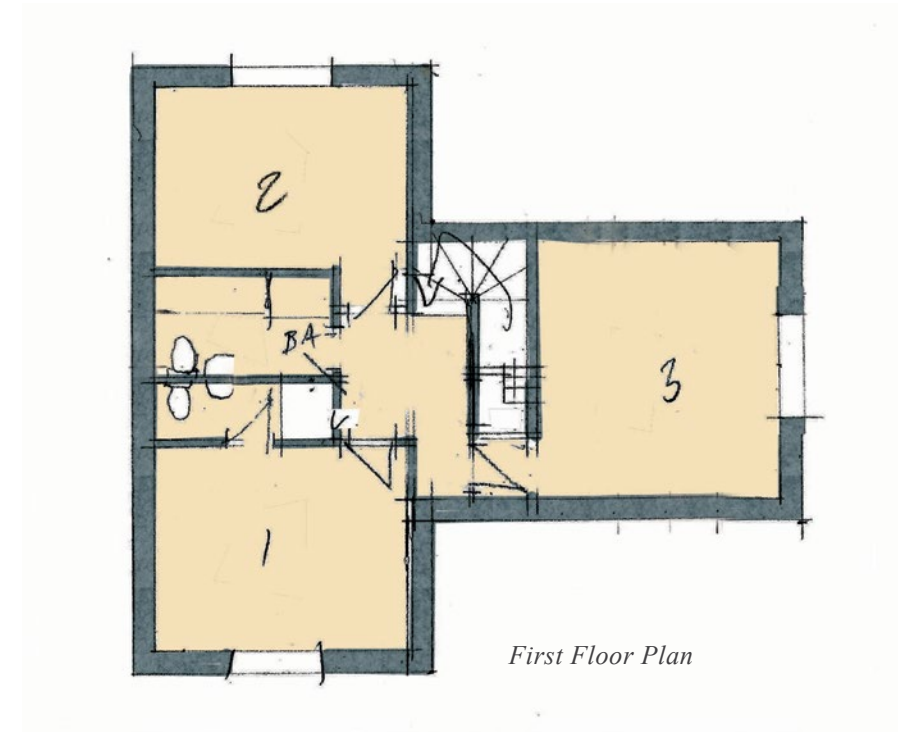


Artist's impression of The Entrance Lodge and Midhurst Road Approach



10.0 CHARACTER AREAS

3. THE RIDE - MIDHURST LODGE



Floor plans for the proposed Entrance Lodge



Rendered front elevations for the proposed Entrance Lodge based on Red Court Lodge



Red Court Lodge



Landscape plan for the Midhurst Road entrance public open space



## 10.0 CHARACTER AREAS

### 3. THE RIDE - COMMUNITY LAND TRUST HOMES (CLT)

*The Community Led Housing (CLH) scheme for eight dwellings of mixed sizes will provide the opportunity for local people with a housing need to get on the housing ladder by direct subsidy from Redwood, which will gift the land for the eight proposed dwellings FOC to a suitable local Community Led Housing Group. This could be a local Community Land Trust (CLT) or a local 'Self-Build' Group, however the requirement would remain that any future residents would need to have some local connection and the re-sale value would have to reflect the original land gift from Redwood to ensure 'affordability' in perpetuity.*

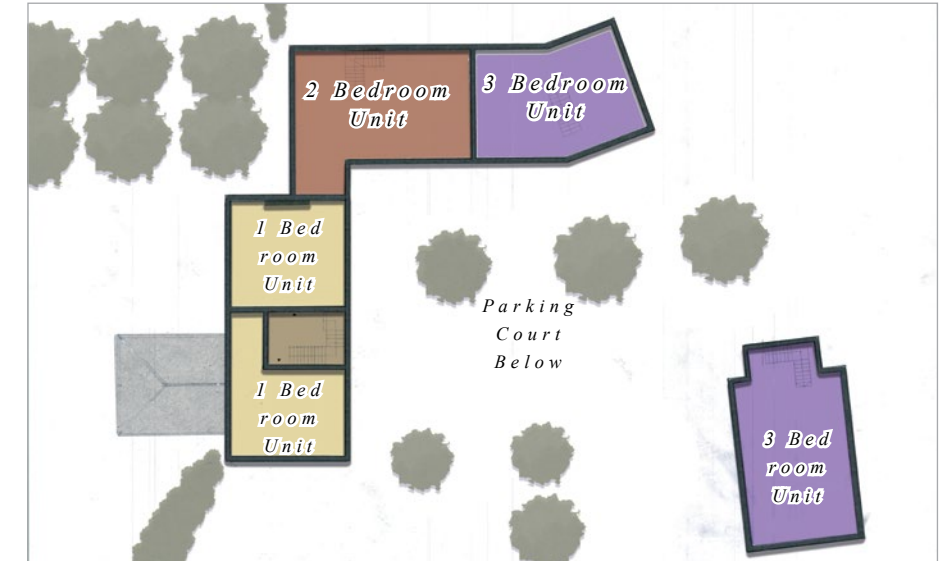
*The Scotland Park CLH or CLT housing will be the very first such scheme in Haslemere and one of only a handful in the South East*



Site Plan



Lower Ground Floor Plan



First Floor Plan



Ground Floor Plan



Front (South) Elevation



West Elevation



## 10.0 CHARACTER AREAS

### 3. THE RIDE - THE SPIGOT MORTAR GUN PEDESTAL

During the land restoration works at Scotland Park, a Spigot Mortar Gun emplacement or pedestal, was uncovered near the Midhurst Road, close to where the proposed entrance to the Site and public car parking will be located. It is a well preserved record of a WWII wartime defence structure, which would have been manned by the local Home Guard. There is just one other such archaeological structure in the area, located at the entrance to Heron's Sport centre, though partly lost by road and pavements built over it. In total there are only 351 surviving Spigot Mortar Gun emplacements in the UK, according to the Defence of Britain Project field survey of 20th century military landscape features by the Council for British Archaeology. The vast majority of the UK's Spigot Mortar Gun structures are located on the East coast in anticipation of invasion from the Netherlands and the one discovered at Scotland Park is rare for this area.

In addition to the educational interest for local schools and groups such as the Young Archaeological Southern Counties Club, Haslemere could consider including this spigot mortar on an official tourist guided walk around the town, as offered in nearby Farnham.

***The Spigot Mortar Gun pedestal at Scotland Park will be restored and annotated with an information tourist board as follows;***

*'This is a restored Spigot Mortar Gun emplacement which played an important part in Haslemere's defence system against a potential German invasion during WWII.'*

*The 29mm Spigot Mortar was an infantry anti-tank weapon, known as Blacker Bombard, designed by Lieutenant-Colonel Stewart Blacker whilst at nearby Coates Castle, West Sussex. Its intended use would have been the defence of Haslemere by the local Home Guard unit against an invading army advancing from the south. The local Defence Volunteers would be shielded in the bunker which also had sunken ammunition stores on its edges. One other Spigot Mortar emplacement has been partially uncovered in Haslemere at the entrance to Heron's Sports Centre, which further demonstrates the town's intention to defend itself and hold back any advancing enemy army.'*

*The intention of the spigot mortar was to design a cheap and easily-produced weapon after most of the British Army's heavy equipment had been lost at Dunkirk.*

*The spigot mortar was extremely heavy (around 350lbs), and had a four-legged portable mounting. It is said it needed a crew of six to move it. The weapon would fire 20lb high-explosive mortar bombs, which were propelled by black powder. It had an effective range of 100 metres in its anti-tank role, and a range of up to 450 metres when firing a lighter anti-personnel bomb.*

*It had one major drawback. When the warhead hit its target, the fins would often fly backwards with the resulting danger of injury to the firing crew. The spigot mortar was rejected by the regular army, but saw service with Home Guard and airfield protection units from 1941-1944.'*





## 10.0 CHARACTER AREAS

### 4. WESTERN WOODLAND SCOUT GROUP

- A new headquarters for the 1st Haslemere Scout Group, which will also be used by a local nursery school; and
- The new headquarters will include a Scout Hut, with associated car parking.

*The 1st Haslemere Scout Group (HSG) has been established in Haslemere since 1909 and currently has 71 youth members on its register, with a further 79 young people on its waiting list. HSG has been looking for an alternative (and more suitable) site to its current location in Wey Hill, especially since the Council recently earmarked this land for housing development. Redwood has offered 18 acres of woodland and meadow FOC, along with a substantial cash lump sum to enable HSG to establish a permanent home, including an outstanding new Scouts' Hall as part of our wider proposals at Scotland Park. The new facilities will be available for sharing with other local scout and youth groups, including those taking part in the Duke of Edinburgh Awards programmes. The new HSG facilities will also be used by the local Nursery School during the daytime. The new scout campus at Scotland Park will provide a lasting legacy for Haslemere.*



Artist's Impression of Scout's Hut



Broad Area for the Scouts subject to further design



Illustrative Plan



10.0 CHARACTER AREAS

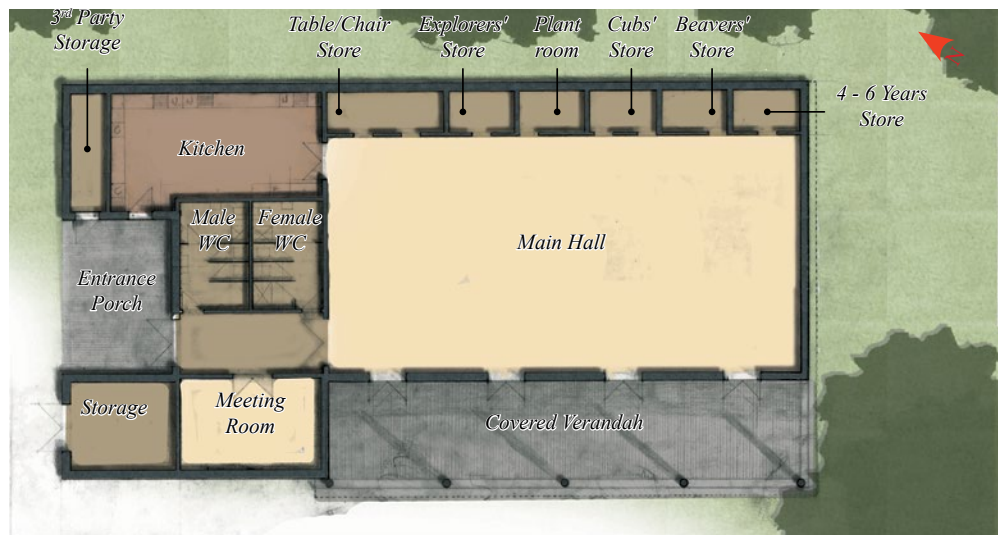
4. WESTERN WOODLAND SCOUT GROUP



West Elevation



East Elevation



Rendered plan of the proposed Scouts Hut



South Elevation



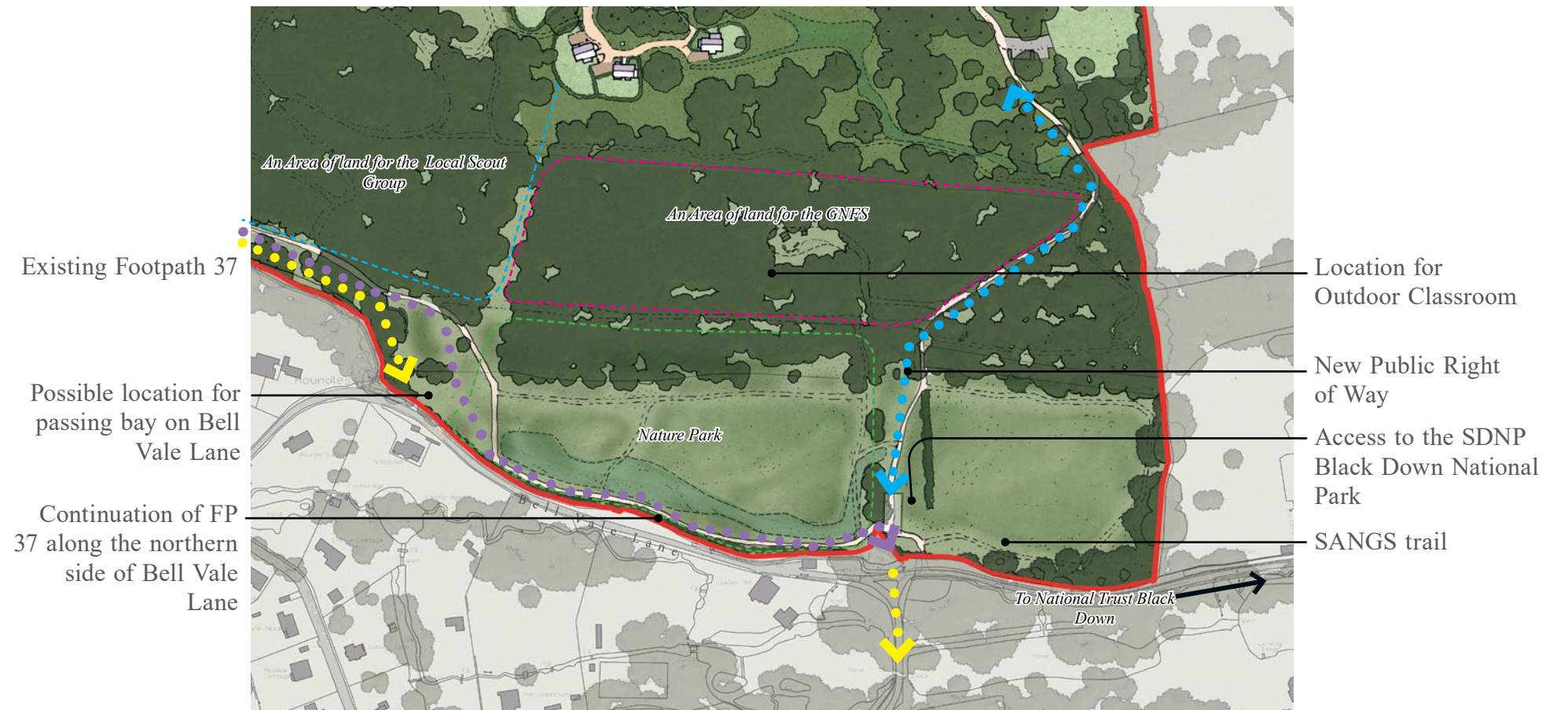
Precedent Images



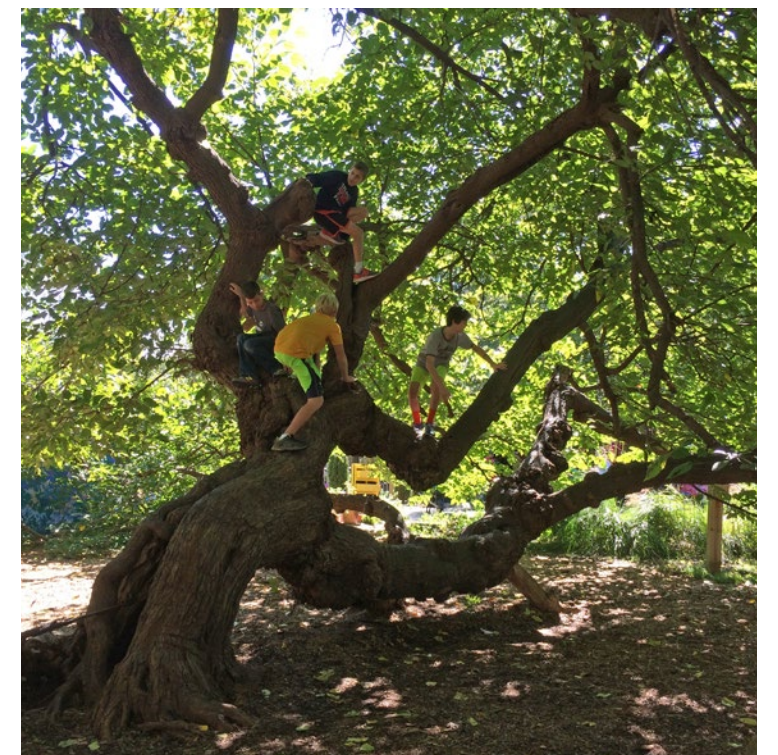
## 10.0 CHARACTER AREAS

### 5. MIDDLE WOODLAND & NATURE PARK

- An Outdoor Classroom within a woodland setting for Grayswood Nursery and Forest School;
- An area set aside as a Nature Park to provide an educational resource for local schools;
- An extension to the existing footpath FP37 along the northern side of Bell Vale Lane, connecting to the existing National Trust Black Down, the SDNP footpath network and new internal network, including the north-south PRoW; and
- Provision of a SANGS, that is agreed in principle with Natural England, that includes a trail for residents and the wider community that weaves through the woodland and meadow.



The Middle Woodland & Nature Park Area





## 10.0 CHARACTER AREAS

### 5. NATURE PARK

It is proposed to enhance the biodiversity of the fields adjacent to Bell Vale Lane to establish an enriched learning resource for the Forest School, Scouts and visitors. The existing grassland habitat will be managed for species diversity and a new wetland habitat will be created at the base of the slopes. The aim is to create a transition of habitat types from woodland edge, dry open meadow, wet meadow, marginal wetland and open water.

The wetland will be fed with water from the ditches which run alongside the paths within the woodland via a short underground pipe to create a naturalistic flush or spring in the top east corner of the field. The water will then flow down a series of stepped swales, with the amount of water within each section controlled by wooden boards. This will then feed into a series of ponds which will also step down gently with the slope at the base of the field, to outfall into the existing stream alongside the road. Water levels within the ponds will also be controlled by boards or simple sluices.

A meandering crushed gravel path will crisscross the ponds offering opportunities to engage with and appreciate the wetland. The Nature Park has been designed to be low key and naturalistic, with the minimal amount of structures needed for safe access and engagement. The aim is to enhance the existing character and features of the valley. Close mown grass paths will be the only access through the meadow areas.

Easy access will be available from the two proposed walker's car parks. The gradients and running surfaces between the two and through the reserve will be suitable for those in wheelchairs.





10.0 CHARACTER AREAS

5. MIDDLE WOODLAND & NATURE RESERVE



Nature Reserve Landscape Plan



## 10.0 CHARACTER AREAS

### 5. MIDDLE WOODLAND & NATURE RESERVE - OUTDOOR CLASSROOM

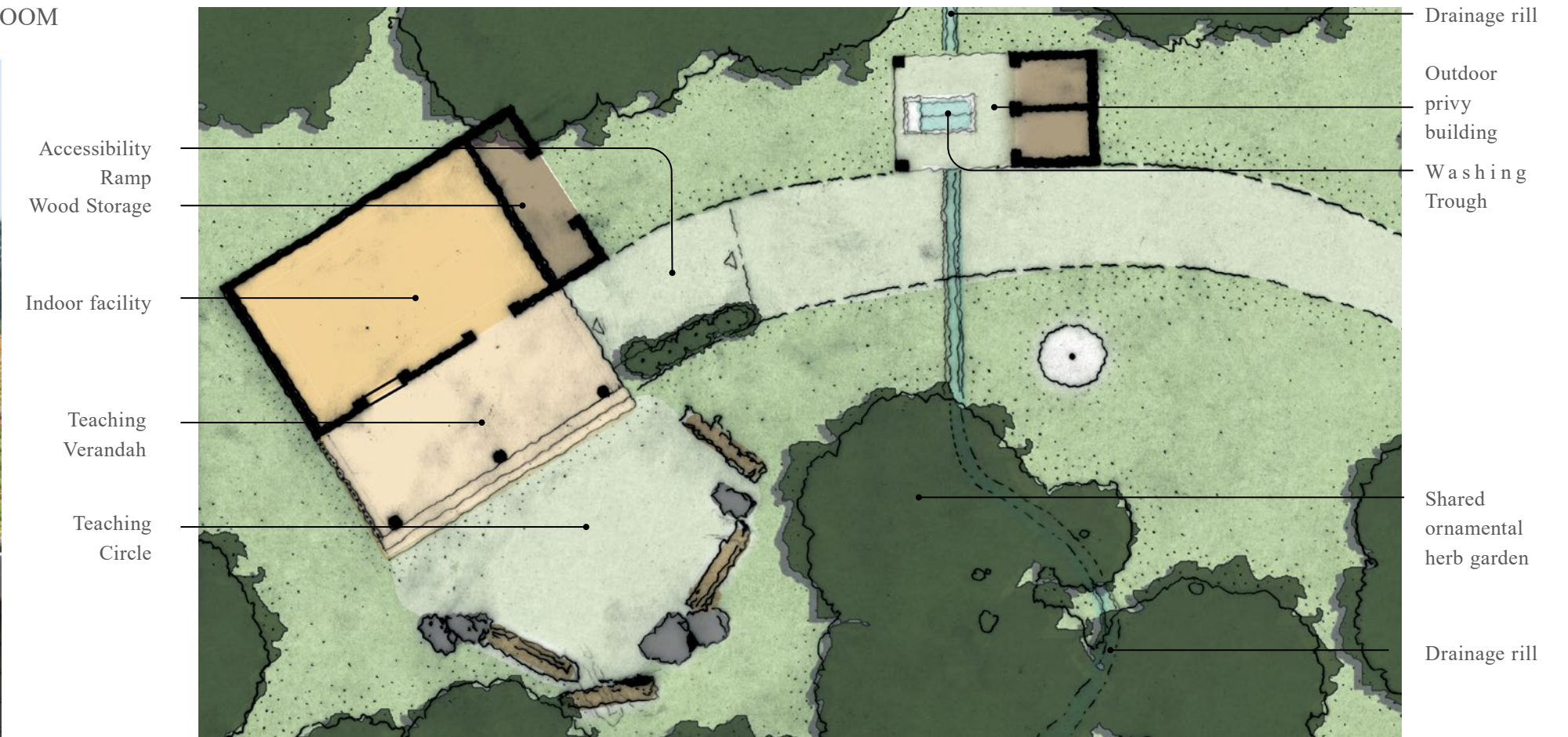
*Grayswood Nursery & Forest School (GNFS) has been operating in Haslemere for over 35 years and has an Ofsted 'Outstanding' award. Under its professional stewardship, GNFS provides an invaluable Forest School experience for eight other Haslemere schools. It currently rents its forest school location but this land has recently been put up for sale and hence the Forest School's future could be in doubt. Redwood is offering the GNFS charity a new permanent educational facility of woodland, field and Wetland Nature Park, along with a cash lump sum to design and build a new Outdoor Classroom which will provide the school with an all year round facility. Under the guidance of a local expert, the pupils, including the scout youth members, will be engaged in the construction of the Outdoor Classroom throughout; selecting the trees for the building direct from the surrounding woodland (Chestnut and Larch), witnessing the felling, sawing, milling and finally construction of the building, helping where possible. As with the Scout Group, the freehold title of the land will be transferred FOC, to provide security and a permanent home for these educational facilities which will benefit many future generations to come.*





10.0 CHARACTER AREAS

5. MIDDLE WOODLAND & NATURE PARK - OUTDOOR CLASSROOM



Precedent Images



Front (South) Elevation



10.0 CHARACTER AREAS

6. COMMUNITY ALLOTMENT/GARDEN

There is a current demand for allotments in this location. Haslemere Alloment Association is fully rented with a waiting list of 7 years.

Haslemere Town Council recently published a newsletter seeking to identify suitable land for additional allotments.

It is proposed to create a new community allotment garden to the eastern edge of Scotland Lane as this is easily walkable from existing and proposed residential developments, as well as located directly opposite the recreational ground, with opportunity for shared car parking.

This new allotment garden will provide opportunities for a gathering place of multi-generational people to; grow sustainable food; share knowledge; create community; encourage health and well being; enhance local wildlife and forna.

The facility will provide 25 standard allotment plots for the community, however additional plots could be available by sub-division.



Potential for Community Land Trust Homes

25no. Allotment Plots

Introduce indigenous planting to screen the facility and increase biodiversity to the East, South and Western boundaries

Community Orchard

Excerpt of Site Layout for Allotment Garden

Images of allotment gardens and possible produce



## 10.0 CHARACTER AREAS

## MATERIALS AND APPEARANCE

Although the detail design of the development will follow through the planning process, it is intended that the architectural style, form, materials and details of the buildings will draw upon the local vernacular and formal/classical structures of Haslemere and the neighbouring towns and villages to create a development reinforcing local distinctiveness. This will bring a locally familiar character to the development and will be controlled through a strict **Design Code**.

All spaces within the Site will have a high quality hard and soft landscaping, street furniture, signage and material and plant specification.





11.0 DELIVERY

The Site is available for development with Redwood (South West) Ltd in sole control, making delivery more straightforward (and quicker) than would be the case where multiple landowners are involved.

Promotion A and B sites are being promoted to WBC for allocation in LPP2, in order to help meet the minimum housing requirement in Haslemere and across the Borough over the plan period (2013 – 2032), this comprehensive mixed-use development can be delivered within five years.



DELIVERY OF MARKET HOUSING



HIGH-QUALITY, SUSTAINABLE MIX OF NEW HOMES, INCLUDING SELF-BUILD PLOTS, AFFORDABLE AND CLT HOMES



NEW INFORMAL AND FORMAL PLAY FACILITIES



RESTORED WWII SPIGOT MORTAR



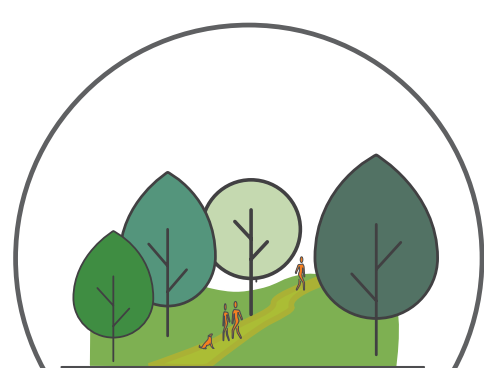
NEW FACILITIES FOR SCOUT'S GROUP



NEW FACILITIES FOR FOREST SCHOOL



NEW ALLOTMENT GARDENS



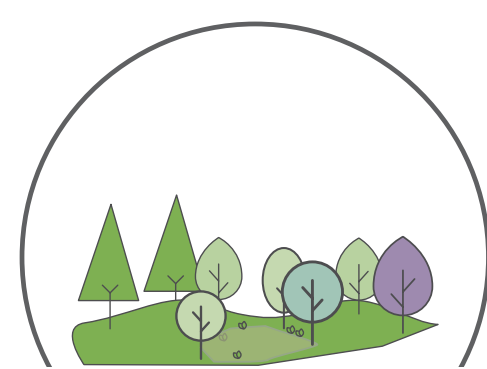
NEW SANGS TRAIL



RESTORED LANDSCAPE AND FUTURE MANAGEMENT



NEW & ENHANCED PEDESTRIAN / CYCLE CONNECTIONS



NET INCREASE IN BIO DIVERSITY



12.0 PLANNING CONTEXT

This section sets out the planning policy context for the Site, and considers the National and Local policies that are relevant to the Site and the proposed scheme.

THE NATIONAL PLANNING POLICY FRAMEWORK (2019)

The original National Planning Policy Framework (NPPF) came into force in March 2012. Since that time there have been a number of updates to the NPPF, including July 2018, February 2019 and more recently July 2021. The July 2021 version now supersedes the previous versions, and it is this version referred to below.

The NPPF is a significant material planning consideration in the Plan making and decision-taking processes. Its significance increases where it can be demonstrated that a Local Plan is either out of date, or not enabling the sufficient delivery of homes.

Paragraph 11 sets out that “Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Paragraph 73 sets out that “The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment

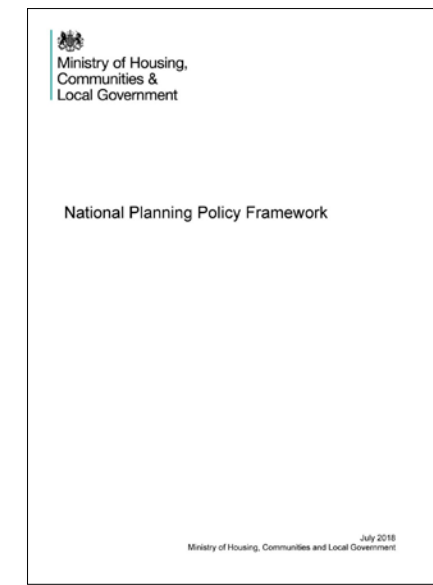
in infrastructure, the area’s economic potential and the scope for net environmental gains;

- b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;

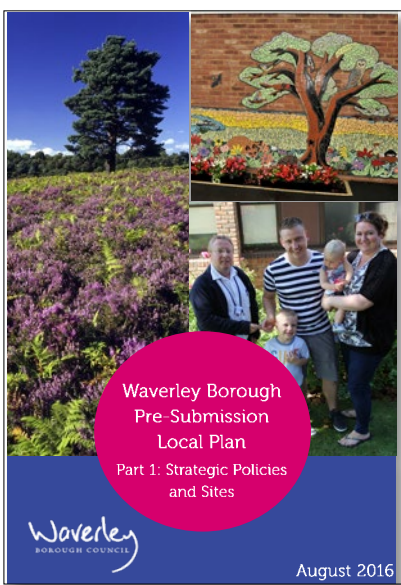
- c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;

- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and

- e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.”Additionally, Paragraph 176 sets out that “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”



National Planning Policy Framework



Waverley Borough Local Plan

Paragraph 177 goes on to advise that “When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”

WAVERLEY BOROUGH COUNCIL DEVELOPMENT PLAN

The Waverley Borough Council Local Plan Part 1 (LPP1): Strategic Policies and Sites was adopted in February 2018. The LPP1, as well as providing the Local Planning Authority’s (LPA) vision and strategic objectives for the future development, sets out the overall spatial strategy for growth in Waverley Borough, including the amount and location of housing over the plan period 2013-2032.

LPP1 Policy ALH1 requires that at least 11,210 additional homes (590 dwellings per annum (dpa)) need to be provided in Waverley across the plan period, in order to address the Borough’s housing need. There is a pressing need for more market and affordable housing, vital to maintain the social sustainability and economic prosperity of the Borough.

Additionally, Policy ALH1 sets out where in the Borough these new homes should be provided. The first focus is the four main settlements, of which Haslemere is one. In recognition that there is not enough land for housing within these settlements to meet the Borough’s needs, it is acknowledged (LPP1 - para 6.16) that suitable sites on the edge of these settlements will be needed.

“For Haslemere, the LPP1 prescribes that a minimum of 990 dwellings should be provided (Policy ALH1), but makes no specific allocations for the town. Instead, the LPA defers how it will accommodate these dwellings, within and on the edge of the existing settlement, to the LPP2. In the Preferred Options Consultation version of the LPP2, WBC made provision for 50 units on the Scotland Park Site under Policy DS18. This draft allocation continued through to the December 2020 Regulation 19 version of LPP2. Scotland Park has since been removed as an allocation in the Regulation 19 Addendum Version of LPP2 published in October 2021.”

Policy RE3: Landscape Character in LPP1 says that “the protection and enhancement of the character and qualities of the Surrey Hills Area of



12.0 PLANNING CONTEXT

Outstanding Natural Beauty (AONB) that is of national importance will be a priority and will include the application of national planning policies together with the Surrey Hills AONB Management Plan. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB”.

Paragraph 13.30 in LPP1 says that “applications for major development in the AONB will be refused unless where exceptional circumstances are demonstrated and the development is proven to be in the public interest. Proposals will be assessed against the criteria set out in NPPF paragraph 116”, which is now Paragraph 177 of the NPPF 2021 (as set out above).”

Additionally, this Policy RE3 says that “the same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation”.

Whilst Haslemere is constrained by the Green Belt and landscape designations, including AONB and AGLV, the minimum requirement of 990 dwellings at Haslemere has had regard to these constraints, informed by a Land Availability Assessment and housing need. The housing that is required in Waverley Borough and specifically in Haslemere must be met where environmental impacts are balanced against (and outweighed by) the overwhelming need for new homes, and wider benefits for jobs and investment and environmental enhancements this brings.

The approach to the proposal is grounded in appreciation of the character context and the intrinsic qualities of the AONB. Evidence has been prepared to support the masterplan, comprising, landscape impact and capacity. When read as a whole against the NPPF, it is possible to develop in the AONB where a proposal is justified on the basis of needs, public interest, absence of alternatives and contributions to the overall objective of the AONB. Relevant negotiation with Natural England is ongoing.

HASLEMERE HOUSING POSITION

The total number of homes that are proposed through allocations in the Regulation 19 Addendum Version of LPP2 is 334. Whilst this in a slight increase in the number of homes that are allocated, there are concerns about the deliverability of many of the sites within the plan period. It is therefore likely that further allocations and planning permissions will be required, including the re-instatement of Scotland Park as an allocation, in order to meet the housing needs of the area.

The local authority introduced their Community Infrastructure

Levy on 1st March 2019, representing a significant increase in contributions over the previous infrastructure cost recovery regime. This clearly increases viability constraints and will result in many schemes coming forward being unable to meet affordable housing policy standards. The local authority must address this shortfall in affordable housing provision in LPP2.

Local Plan Part 1 objectives and recent central Government Housing Delivery Test results underline the Local Planning Authority’s pressing need to address both housing land supply and housing delivery in the very near term.

The LPA must take every opportunity to identify and allocate other suitable and available housing land – land adjacent to Scotland Lane – so to meet its housing requirement.

As this Vision document demonstrates, a high quality development on the Site can be delivered, to help meet the need for market and affordable housing in Haslemere as well as conserving the character and amenities of the area. The scheme not only addresses housing

need but provides a balanced offer including community facilities. It therefore addresses a wide number of policy objectives and harnesses a holistic package of benefits for Haslemere.

*Redwood's Scotland Park offers an exceptional housing development in a sustainable and accessible location, providing much needed community benefits and greatly enhanced biodiversity across the site. The scheme fully aligns with CPRE's aspirations to encourage more people into the countryside, (including incorporating countryside visits into the national school curriculum) and to accept essential housing only if accompanied by exceptional community benefits.*



Image of Haslemere



12.0 PLANNING CONTEXT



NATIONAL PARKS AND AONBS: ACCESS FOR ALL, SAYS CPRE

19 December 2018



CPRE call for National Parks to be built into curriculums, with school visits to celebrated landscapes for primary school children.

The Campaign to Protect Rural England (CPRE) has this week provided a set of innovative recommendations to an independent review of England’s National Parks and Areas of Outstanding Natural Beauty (AONB), on how to improve access to these ‘designated’ landscapes. If implemented, the recommendations would give all children the opportunity to visit and learn about National Parks and AONBs as part of the national curriculum.

The review, led by journalist and writer Julian Glover, of England’s current network of 34 AONBs and 10 National Parks, is ahead of 2019’s 70th anniversary of the legislation which led to the creation of England’s first National Parks, something CPRE was fundamental in shaping.

The review aims to look at how these iconic landscapes can continue to benefit society and continue to meet our needs in the 21st century.

In its submission, CPRE argued that access to nature can have a profoundly positive effect on our physical health and mental wellbeing. However, research from Natural England in 2015 shows that 12% of all children have no engagement with the natural world at all.

The countryside charity warns that many of these children, particularly those from lower socio-economic backgrounds, Black, Asian and Minority Ethnic (BAME) communities and those in urban areas, are currently missing out on the benefits these beautiful places can bring due to lack of opportunity for them to access the countryside.

Currently, 93% of all visits to National Parks are made by car, yet less than half of all households in England have access to one.

Poor public transport links makes access to protected landscapes near impossible for many people. CPRE therefore recommends building this access into school curriculums in order to increase the diversity of visitors and give more people opportunities to enjoy them.

CPRE is calling for schools without easy access to National Parks and AONBs to be prioritised for transport initiatives. It also suggests that organisations should be supported to champion outreach to communities who have limited access to these places

Emma Marrington, senior rural policy campaigner at the Campaign to Protect Rural England, said:

‘CPRE was integral to the creation of both National Parks and AONBs. Promoting and protecting our most precious landscapes was a core aim for CPRE when it was formed in 1926, just as it is today.

‘However, it is imperative that that everybody is able to enjoy these breath-taking places, and only by introducing and promoting affordable and accessible ways to explore them, is this going to be possible for a large portion of society.

‘By introducing access opportunities at an early age, by embedding it into the school curriculum, children from all walks of life will be given the chance to fall in love with our countryside. By experiencing first-hand, the health and wellbeing benefits that access to these landscapes can bring, we can reconnect people with nature. This review is a golden opportunity to help these magical landscapes thrive.’

Alongside calls for improved access, CPRE also want to see a more holistic approach to planning in AONBs to enable more sustainable levels of development. It recommends introducing a shared framework in AONBs where there are two or more local authorities, in order to deliver a consistent approach to land use decisions.

High house prices and private rents, combined with low wages and high levels of second home ownership have made home ownership, or finding an appropriate home to rent, difficult for many young families and first-time buyers in these areas.

As part of its submission, CPRE is also calling for any new housing development in National Parks and AONBs to focus on meeting identified need for genuinely affordable homes to support local communities

Link:<https://www.cpre.org.uk/media-centre/latest-news-releases/item/5026-national-parks-aonbs-access-for-all-says-cpre>



## 13.0 SITE ANALYSIS

### 13.1 THE SITE

The Site, as shown in more detail, comprises approximately 28.88 hectares of land adjacent to the southern edge of Haslemere, abutting existing built form along Scotland Lane and Scotlands Close.

Scotland Lane in the vicinity of the Site is characterised by smaller terraces from the early twentieth century or larger detached houses from the latter part of that century; whilst the houses on Scotlands Close are typical of recent suburban type development. Any development on the Site would integrate with this existing built form.

To the west, the Site is bound by the A286 Midhurst Road, which connects the centre of Haslemere to a number of towns and villages to the south.

The Site comprises a number of paddocks and fields within strong treed boundaries, which face towards and adjoin the town. To the south, beyond an east-west ridge, is more wooded land that visually relates to the wider countryside in this direction. This ridge is a significant factor (along with the screening woodland and mature treed boundaries) in screening and being able to sensitively accommodate residential development.

To the east of the Site, visually separated by intervening trees and woodland, is Red Court - a large two storey house, Grade II listed, built in the late nineteenth century. Red Court is surrounded by large gardens and has a private driveway leading off Scotland Lane, which would be unaltered by the residential development. There are some separate ancillary buildings at Red Court, including a Grade II listed lodge at the entrance of the drive.

The Site is not best or most versatile agricultural land, as is shown by the Natural England plan for London and South-East Region. This shows the Site to fall within the category of 'poor', between the built area of Haslemere and other land primarily in non-agricultural use.

All parts of the Site are located within Flood Zone 1 except a small area to the south adjacent to the watercourse which is in the higher risk flood zone. No development is proposed in this location..



Site Plan with Aerial Photograph



13.0 SITE ANALYSIS

13.1 THE SITE

LOCATION

The Site is contiguous with the existing built up area of Haslemere, which the Local Plan Part 1 identifies as a ‘Main Settlement’ (a ‘community with key services’) at the top of the settlement hierarchy in the Borough.

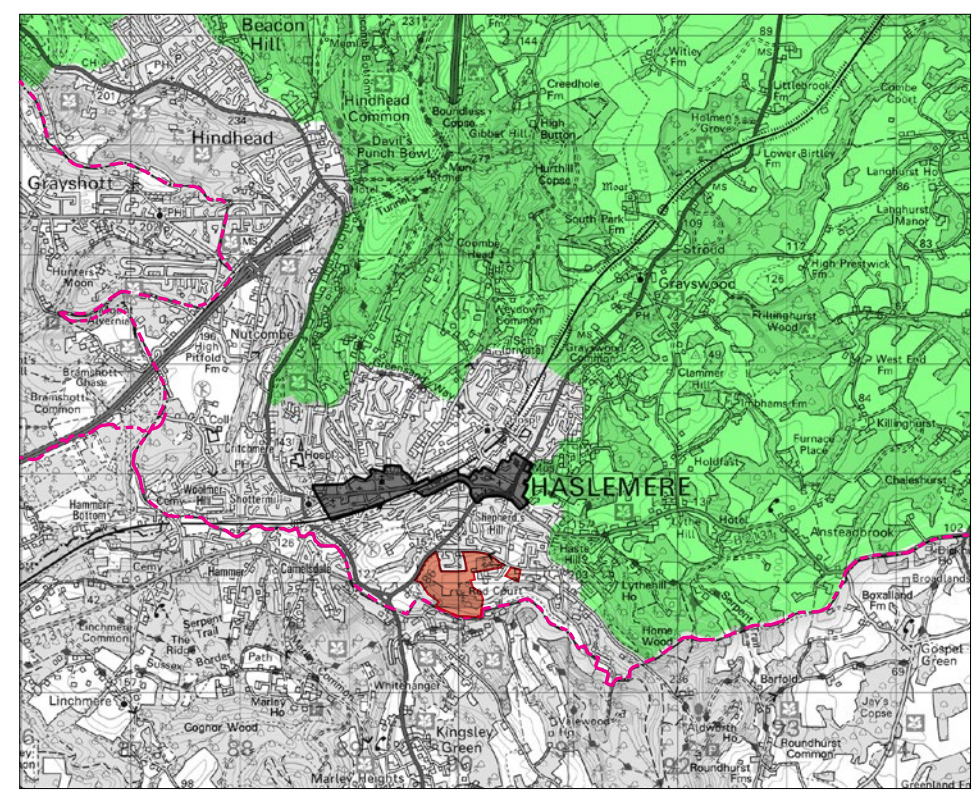
The Local Plan Part 1 (paragraph 5.16) emphasises that Haslemere is one of the most sustainable towns in the district, where there is the best available access to jobs, services and other facilities. Haslemere (along with the other ‘Main Settlements’) is the first focus for new housing development: they “best meet the objectives of securing sustainable development and meeting national planning objectives”.

The Site is well located within walking and cycling distance of the services and facilities within Haslemere. Facilities include a supermarket, a range of convenience shops, doctors’ surgery, pubs/restaurants, children’s nursery/ preschool, primary school, leisure centre and outdoor recreation facilities. More details of these are provided in the following sections.

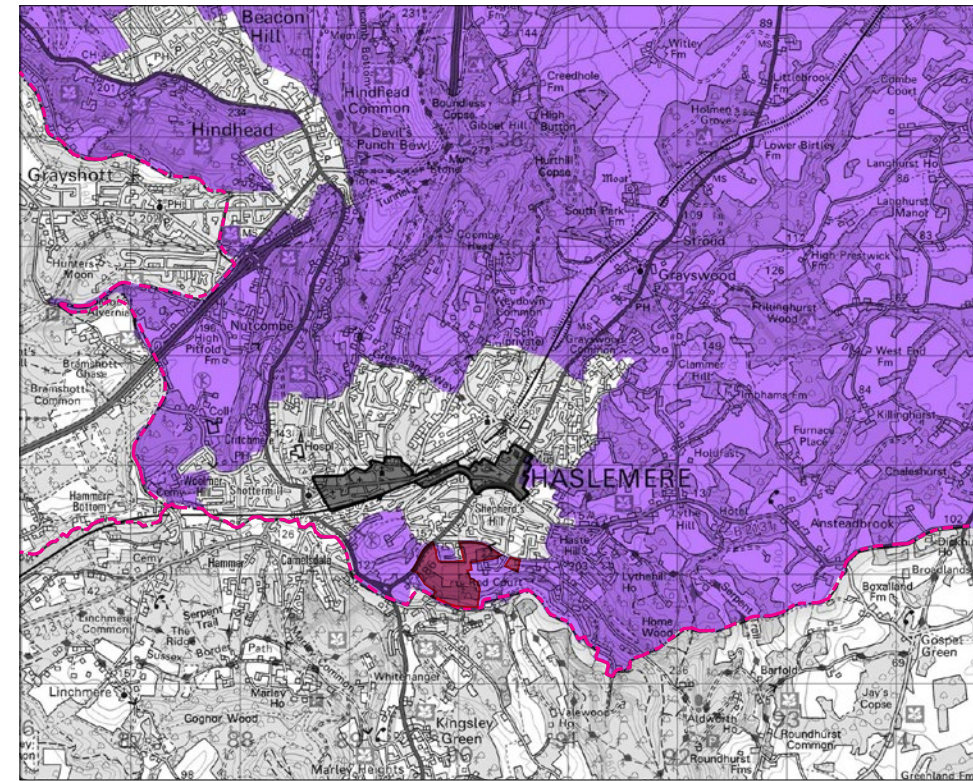
The Site is accessible to local bus stops, with services to a comprehensive range of local destinations. For rail travel, the Site is within a 1.5km walk/cycle distance of Haslemere railway station, from where there are excellent connections on the Southwestern Mainline between London and Portsmouth. A more detailed assessment of public transport accessibility is set out later in this document.

These public transport connections provide sustainable access to major employment opportunities across the region, as well as businesses and employers within Haslemere itself.

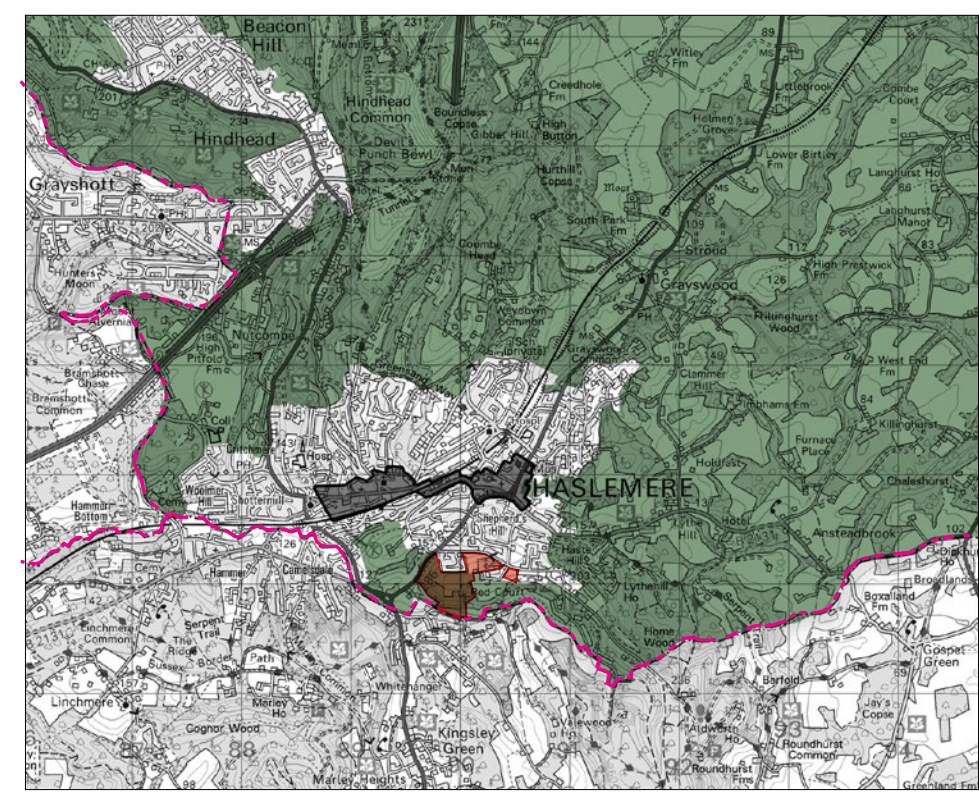
The Site is located outside the Green Belt, that constrains any growth or development of Haslemere to the north and east. Whilst areas of the Site are within either an AONB and or AGLV the Local Plan and policy statements acknowledge that development within such areas will be necessary to meet housing need.



Greenbelt



Area of Great Landscape Value



Surrey Hills Area of Outstanding Natural Beauty (AONB)



- Very Good
- Good to Moderate
- Poor
- Very Poor
- Other land primarily in non-agricultural use
- Land predominantly in urban use

Agricultural Land - Natural England Plan for London & South-East Region

(Source: <http://publications.naturalengland.org.uk/publication/141047>)

- County boundaries
- Site
- Town Centre
- Greenbelt
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value





13.0 SITE ANALYSIS

13.2 HISTORIC BACKGROUND AND DEVELOPMENT OF HASLEMERE

There has been a settlement in and around Haslemere for over 1000 years with prehistoric tools and weapons discovered dating from Celtic and Roman-British times. The name is thought to describe hazel trees standing beside a mere (lake). No lake survives today, but there is a natural spring in West Street which could have provided its source.

The area remained remote and isolated for many centuries – very little is known about Haslemere at all until around 1180, when a chapel was built at Piperham, close to the site of the present church of St. Bartholomew. The chapel was dependant on Chiddingfold Church. Indeed, the settlement's early history is closely connected to Chiddingfold and Godalming, with Haslemere only becoming a separate parish in 1868. The earliest record of Haslemere itself was in 1221 when it was recorded as a tithing of Godalming.

The original site of settlement in Haslemere is thought to have been the woodland area of Haste Hill. Located to the south-east of the present town. By the fourteenth century there may have been a church there as there was reference on the site to 'Churchliten field' and the 'old church-yard' of Haslemere.

Haslemere developed into a small market town in the medieval period. In 1394 it was sufficiently important to be granted a Charter by King Richard II, authorising a weekly market. At this time, Haslemere's characteristic 'T' shaped street pattern developed, consisting of the main routes of High Street, Lower Street and Petworth Road. The town developed slowly but remained in the parish of Chiddingfold. All that is known of its character from this period was that there was a small pond, a causeway and an old market house approximately on the site of what is now the Swan Inn. The wide High Street was used as a market area. Much of its prosperity at this time was related to agriculture, iron ore smelting, glass making and leather curing industries, which in turn, resulted in a growing population.



Left: 'Haselmeer' as depicted on a county map of 1724 by Richard Budgen. The broad 'T' shape of its plan form can be seen, with the church located to the north.

Elizabeth I confirmed by a new charter in 1596, permitting a market

and two annual fairs. The town still commemorates this by holding the 'Charter Fair', every other year in the High Street. During the same period, Elizabeth also enfranchised the town in 1584, creating it as a Borough with the right to elect two members to Parliament.

During the sixteenth to eighteenth centuries Haslemere became a centre for small-scale iron-working and craft industries. Iron foundries had replaced the earlier glass production in importance, as the nearby names of Foundry Road and Hammer Lane imply. This industrial activity led to the building of more houses and shops. The population of the town was approximately 600 in the eighteenth century. By this time, and into the nineteenth century, industries in Haslemere had evolved to include spinning and weaving, paper making, braid for army uniforms, bricks, pottery, chestnut fencing, rush baskets and brooms manufactured from local birch. Eventually the iron industry gradually declined, and Haslemere remained a relatively rural town.



An early nineteenth century view of Haslemere showing its rural, agricultural setting.



The 1806 Ordnance Survey drawing showing Haslemere and the wider area.

The first detailed map of the street layout of Haslemere was made by the cartographer William Morley in 1735. It shows property on the wide High Street, Lower Street, Petworth Road and Shepherds Hill, with the Town Hall standing at its southern end. The 1806 Ordnance Surveyor drawing still shows broadly the same layout, with Haslemere retaining its small market



The 1735 'Plan of the situation of the ancient borough of Haslemere in the county of Surrey' by William Morley. (Gough Maps, Surrey History Centre). town character.

The opening of the London to Portsmouth railway in 1859 was an important landmark in Haslemere's history and development. Although the change occurred slowly, Haslemere gradually became a fashionable place to live, offering workers the countryside and healthy living, but with the benefit of easy access to London by rail. A small Arts and Crafts movement developed during the late nineteenth and early twentieth centuries and more affluent people moved in, building substantial detached family homes on the hills around the centre. Among these residents were famous artists, writers and scientists such as Alfred Lord Tennyson, Conan Doyle, George Bernard Shaw, George Eliot and Professor Tyndall.



13.0 SITE ANALYSIS

13.2 HISTORIC BACKGROUND AND DEVELOPMENT OF HASLEMERE

The church of St. Bartholomew was also rebuilt in 1871, and contains a memorial window to Alfred, Lord Tennyson, the Victorian poet who lived south of Haslemere at Aldworth House. The window was designed by the Pre-Raphaelite artist Edward Burne-Jones.

The earliest map to show the town after the construction of the railway is the first edition Ordnance Survey Map of 1871. This shows the hamlet of Shottermill lies to the west on the northern side of the railway and Hammer, a similar distance to the south of the railway line. Development was still focused along the High Street, Lower Street and Shepherd's Hill to the west, and East Street (now Petworth Road). Beyond Haslemere



The 1871 Ordnance Survey map of Haslemere showing the new railway (1859) and the traditional layout of the town.

small clusters of houses were generally grouped around farmsteads along the primary routes into and out of the town.

The demand for housing increased steadily after the construction of the railway. New cottages were built in Bridge Road, and at the end of the 1890s West Street was constructed to give access to St Bartholomew's School and enable development of the area. The west side of Haslemere was developed up to the railway line and the northern side of the town was developed with larger houses. By the late 1890s, the Ordnance Survey map shows development extended north along the High Street to Church Street and west towards the station. In the outlying areas there was also some further development along the primary routes.



The 1898 Ordnance Survey map of Haslemere showing development starting to occur to the west between the town core and the railway line.



The 1913 Ordnance Survey map of Haslemere showing its growth after the development of the railway.

During the first decades of the twentieth century, Haslemere began to grow further to the north, to the south of Shepherd's Hill and to East Street along Hill Road, together with the start of development along Scotland Lane. To the west of the High Street development extended towards the railway line. To the north of the railway, development was strengthened along Wey Hill to Shottermill, with some ribbon development along Lion Lane heading north. The population had increased from 840 in 1842 to 3864 in 1921 and the town more than doubled its physical size between



The 1921 map of Haslemere showing expansion of the town during the twentieth century.

1871 and 1921.

In the second half of the twentieth century, the central area between the High Street and the railway line was consolidated, with development moving further south. During this period there was also significant development to the north of the railway, with fingers of new housing stretching north in the form of the Weycombe Road Estate in the north-east, Farnham Lane and Bunch Lane to the north and Hindhead Road to the south.

Along Scotland Lane, development extended the full length of its northern side. On its southern side, to the east of Midhurst Road, there was a pocket of development forming Scotlands Close and Chiltern Close, with further development to the east of Red Court along Shepherd Lane and Haste Hill. Development continued to expand north along the Grayswood Road. Ribbon development also extended east along Petworth Road.



13.0 SITE ANALYSIS

13.2 HISTORIC BACKGROUND AND DEVELOPMENT OF HASLEMERE



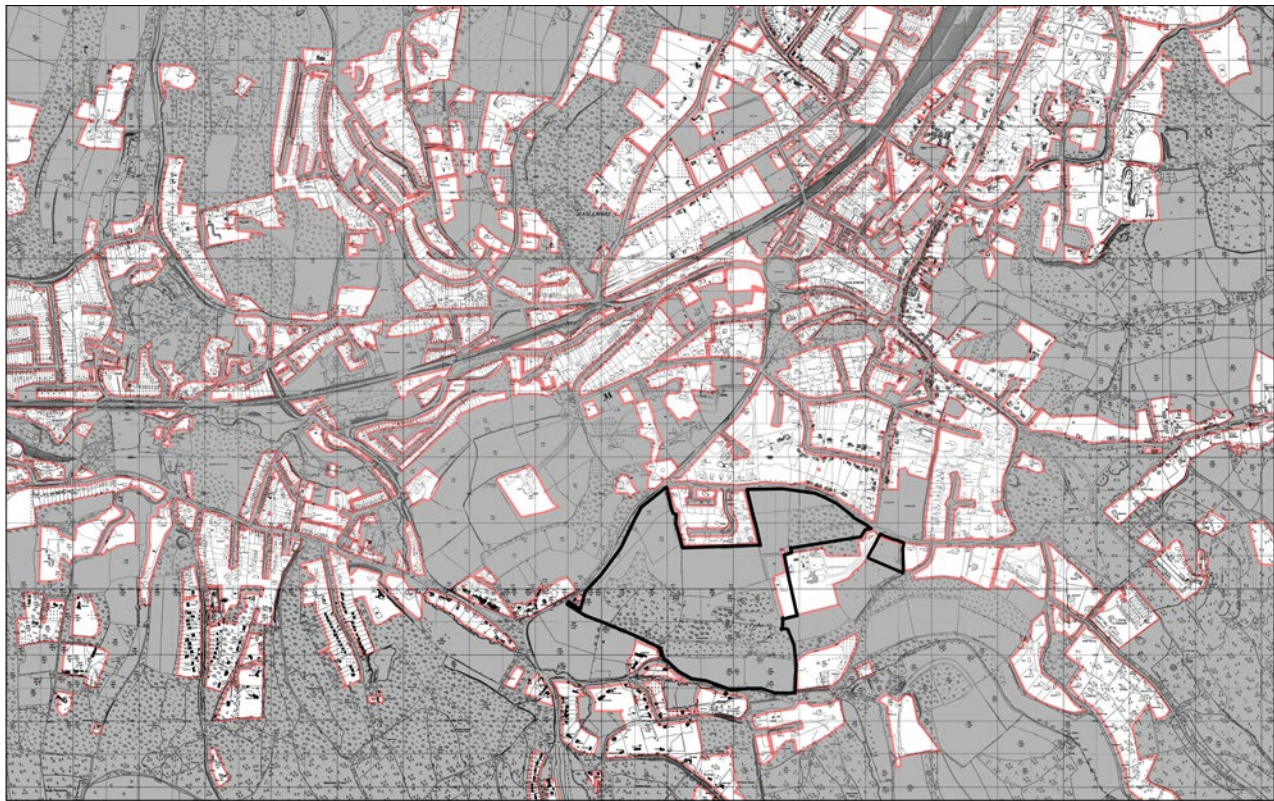
Growth Pre-1871 - 1890



Growth 1891 - 1897



Growth 1898 - 1912



Growth 1913 - 1969

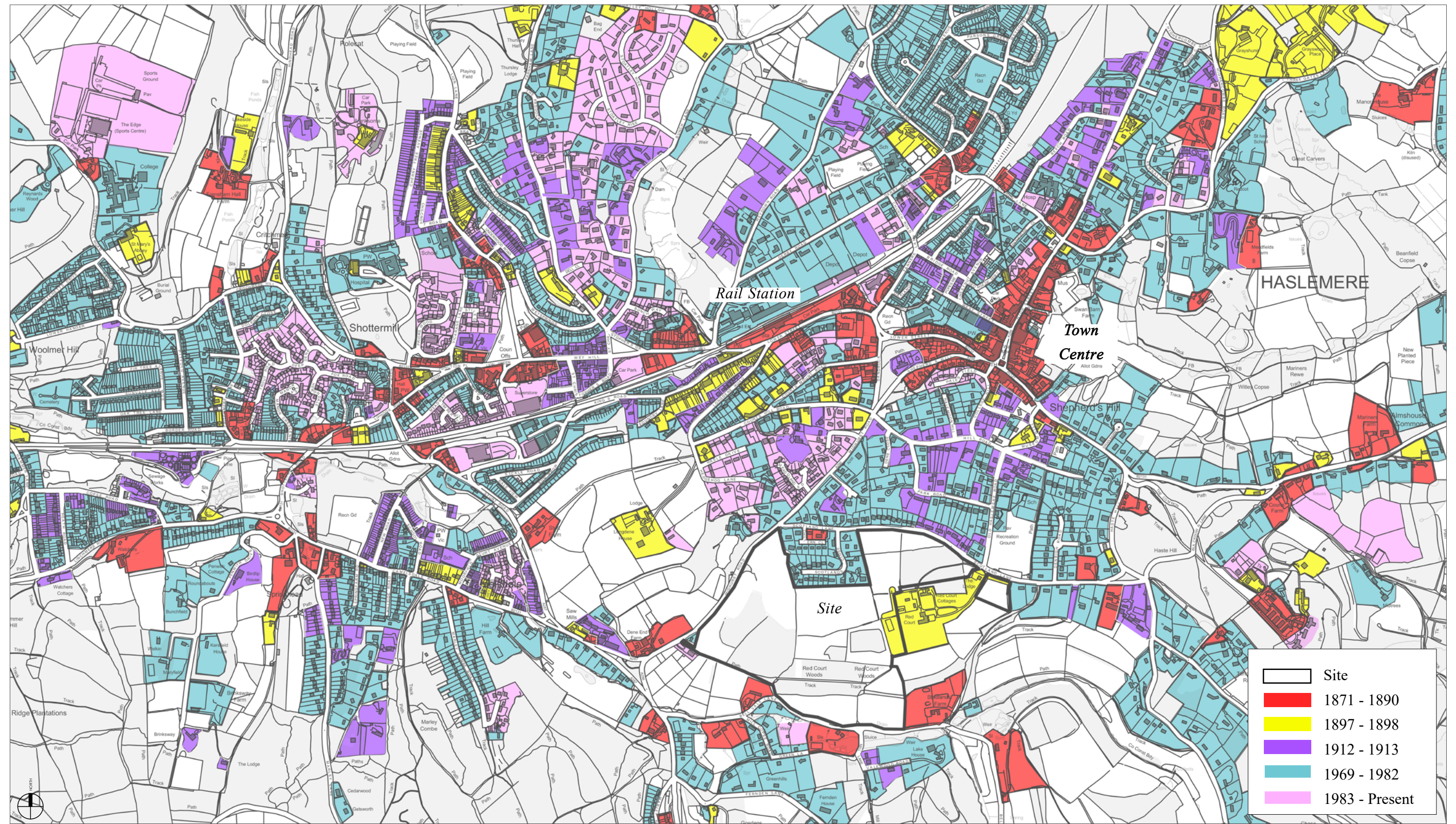
Site





13.0 SITE ANALYSIS

13.2 HISTORIC BACKGROUND AND DEVELOPMENT OF HASLEMERE



Historic Growth of Haslemere



13.0 SITE ANALYSIS

13.3 TRANSPORT AND ACCESSIBILITY  
PUBLIC TRANSPORT

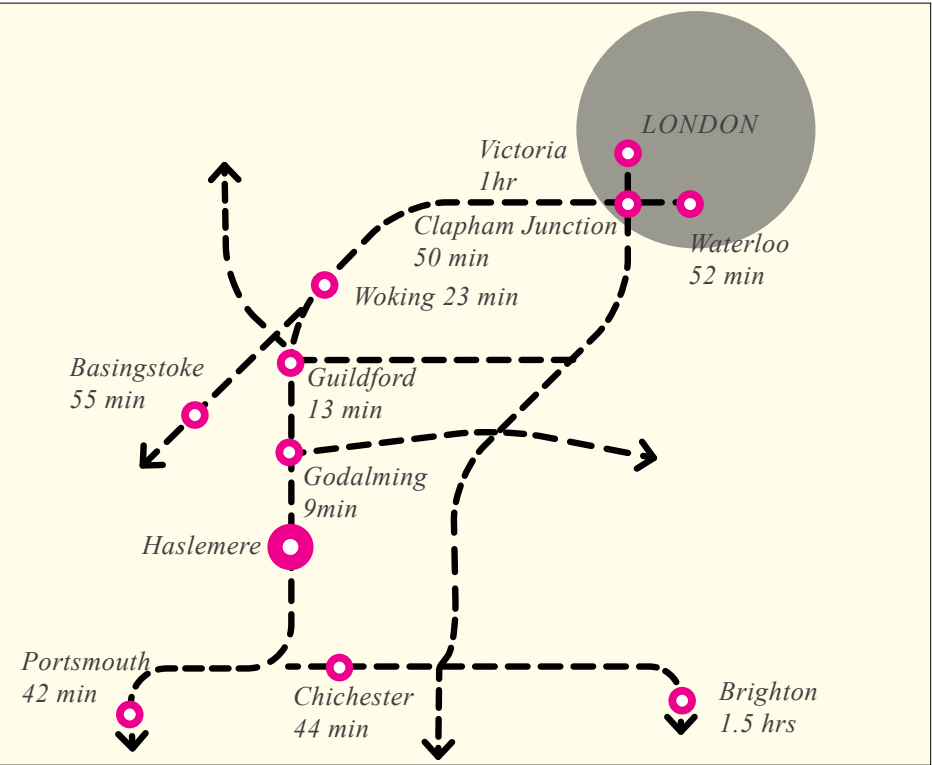
The Site is accessible to local bus stops. Bus services can be accessed from Lower Street (to the north of the Site), which is a circa 800 m walk distance from the northern boundary of the Site. The bus stop in Lower Road provides access to bus services 18, 19, 70, 71, 504 and 505 providing access to a comprehensive range of local destinations.

Further bus stops are located within Camelsdale Road (to the south-west of the Site). The bus stops in Camelsdale Road provide access to bus service 70. Bus service 70 is operated by Stagecoach and provides a service between Midhurst and Guildford town centre and bus station, and provides access to Fernhurst, Haslemere railway station, Haslemere town centre, Witley station, Milford and Godalming.

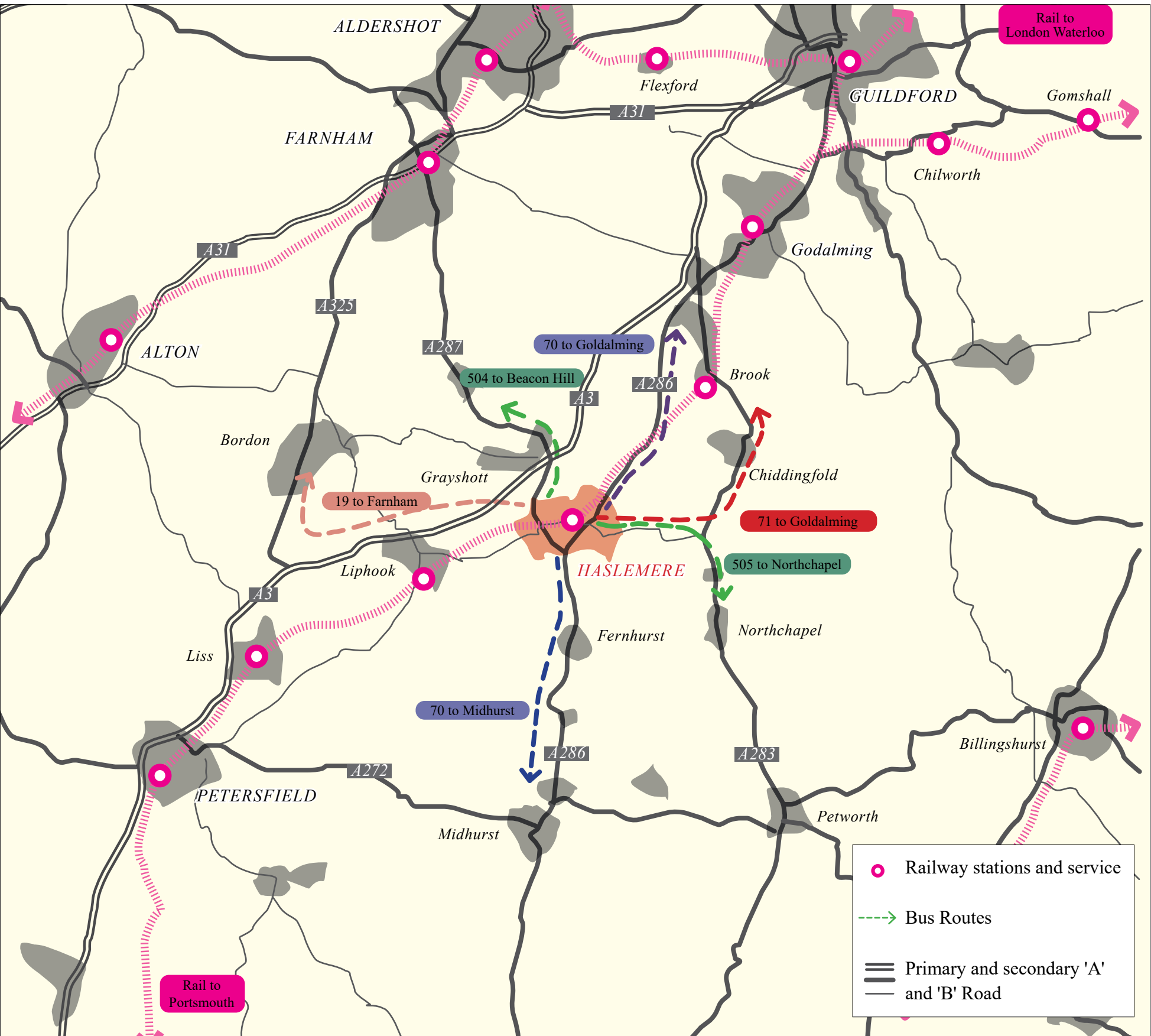
For rail travel, Haslemere railway station provides direct, regular and quick access to London (52 minutes), Portsmouth (42 minutes), Guildford (13 minutes) and Woking (23 minutes) via the Southwestern Mainline.

Being within a walking and cycling distance of the railway station (less than 1.5km distance), development on the Site should not exacerbate concerns made in the Local Plan Part 1 (para 2.24) about the amount of car parking at the station.

The Site has excellent access to the local and strategic highway network. The A3 is located a driving distance of only 4.5km from the Site.



Rail Travel Plan



Transportation Plan



## 13.0 SITE ANALYSIS

### 13.3 TRANSPORT AND ACCESSIBILITY

## FACILITIES PLAN

The Site is located on the southern edge of Haslemere, which as a 'Main Settlement' contains an extensive range of services and facilities. These include:

- Two closely related shopping centres – High Street/West Street and Wey Hill – the supermarkets, and a range of convenience and comparison shops;
- Hospital;
- Doctors' surgery
- Pharmacy
- Pubs/restaurants/hotels
- Leisure centre
- Haslemere Museum;
- Haslewey Community Centre;
- Library;
- Outdoor recreation facilities
- Arts and theatre at Haslemere Hall

Because the Site is within 800m of the town centre, many of these amenities can be reached by walking and cycling.

In terms of educational facilities, Haslemere Pre-School & Day Nursery located on College Hill and Camelsdale Primary School are within walking distance of the Site.

The facilities plan shows a fuller range of services and amenities.

## EDUCATION

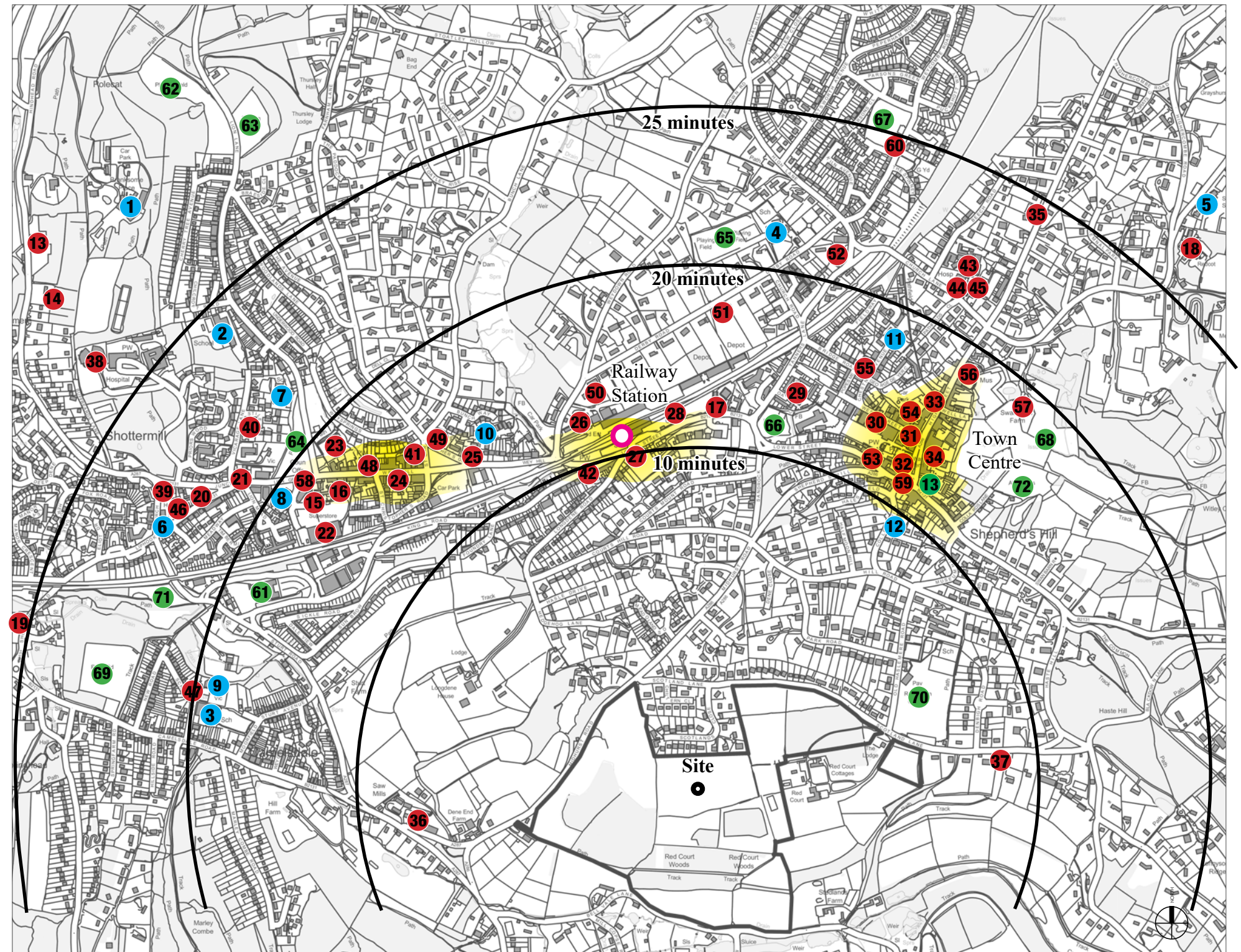
- |         |                         |
|---------|-------------------------|
| 1       | College                 |
| 2 to 6  | Primary, Junior Schools |
| 7 to 12 | Nursery                 |

## COMMUNITY FACILITIES

- |          |                              |
|----------|------------------------------|
| 13 to 18 | Care Home                    |
| 19 to 37 | Retail/Hotel                 |
| 38 to 45 | Healthcare                   |
| 46 to 54 | Places of Worship            |
| 55 to 57 | Museum / Theatre             |
| 58 to 60 | Community Centre / Town Hall |

## OPEN SPACE

- |          |                                        |
|----------|----------------------------------------|
| 61       | Leisure Centres                        |
| 62 to 70 | Park/Playgrounds / Recreation & Sports |
| 71 to 72 | Allotment Gardens                      |

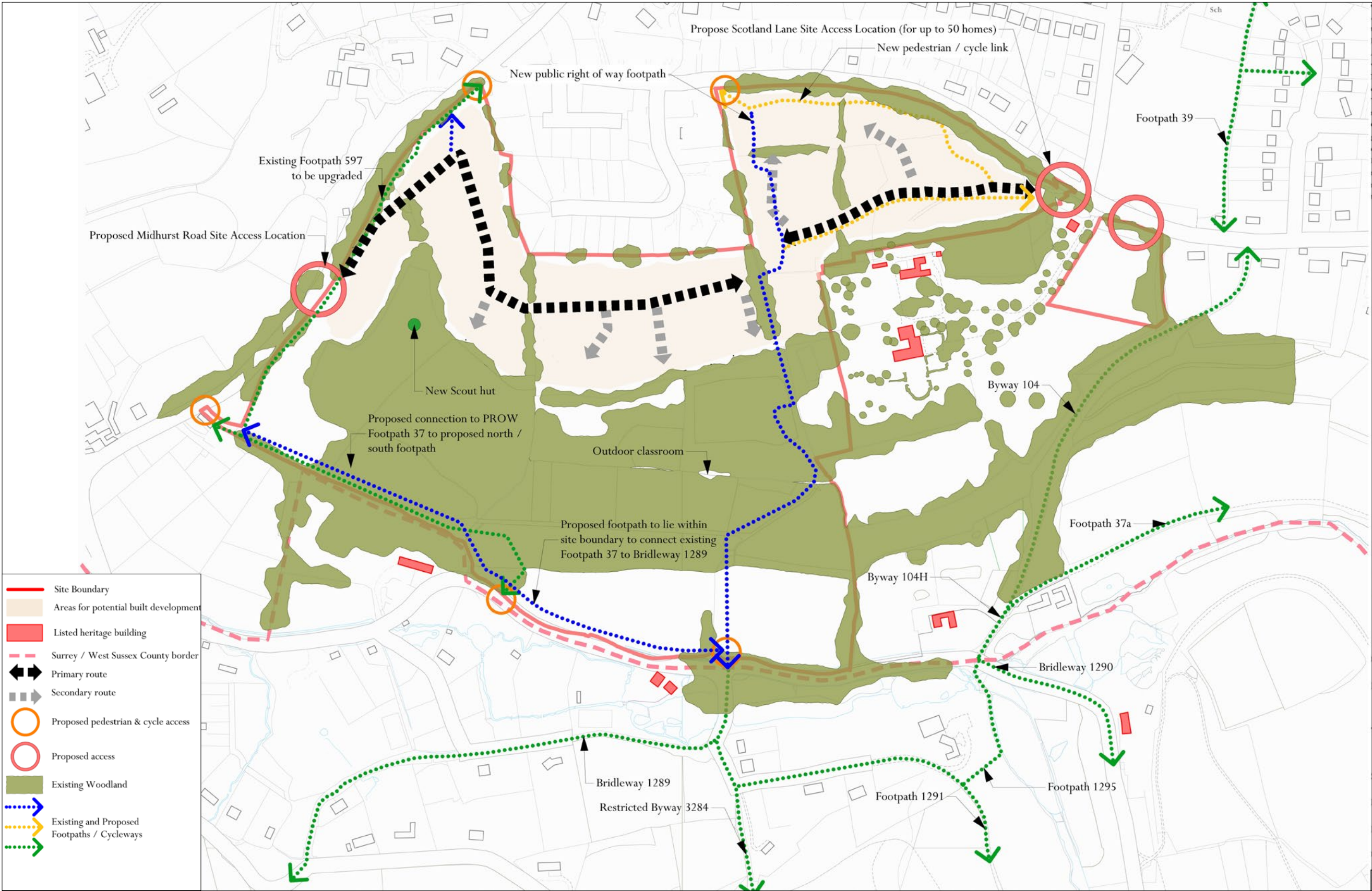


### Facilities Plan



13.0 SITE ANALYSIS

13.3 TRANSPORT AND ACCESSIBILITY



Access Framework



13.0 SITE ANALYSIS

13.4 LANDSCAPE OVERVIEW OF THE EXISTING CONDITION DESIGNATIONS

The Site immediately abuts the southern urban edge of the town and lies partly within the Surrey Hills AONB and partly within an AGLV. Both national and local planning policies state that development in an AONB should be resisted other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. The Site does not lie within Green Belt or SDNP but the southern part of the Site abuts the SDNP.

Haslemere is highly constrained by AONB and Green Belt designations which significantly limit the ability to meet local housing need. In accordance with paragraph 113 of the Framework, the Council in the Local Plan Part 2 has made a clear distinction between the landscape areas of national importance and the lesser county designation of the AGLV.

LAND USE AND LANDSCAPE VALUE

The Site comprises a mosaic of woodland and paddocks which have not been used for agricultural production for over 40 years. The paddocks are not particularly visible from the surrounding landscape and so do not contribute to the wider setting of the AONB and SDNP, but the woodlands are visible and make an important contribution to landscape character and quality. The Site is private land which is not accessible to the public although a PRoW runs along the boundary with the Midhurst Road and along part of the southern boundary. Due to its geographical location, development of the Site offers substantial opportunities to increase public access to the SDNP to residents of Haslemere and to open up the landscape as a resource for the local community. Currently the value of the landscape to the wider community is low but has the potential to be high.

LANDSCAPE CHARACTER

The Site lies within the Landscape Character Area GW5 - Hindhead Wooded Greensand Hills as defined by the Surrey Landscape Character Assessment 2015. The Hindhead Wooded Greensand Hills is a broad area which wraps around Haslemere, Grayshott, Hindhead and Beacon Hill. It is a complex topography, forming steep ridges and valleys, including the Devil's Punch Bowl. The character area is heavily wooded with large, continuous blocks of woodland, including Oak and Birch, and extensive areas of coniferous plantations. There are some significant areas of Ancient Woodland. Within the woodland there are pockets of heathland and small scale, mainly pastoral, fields bounded by intact hedgerows. There are watercourses along valleys.

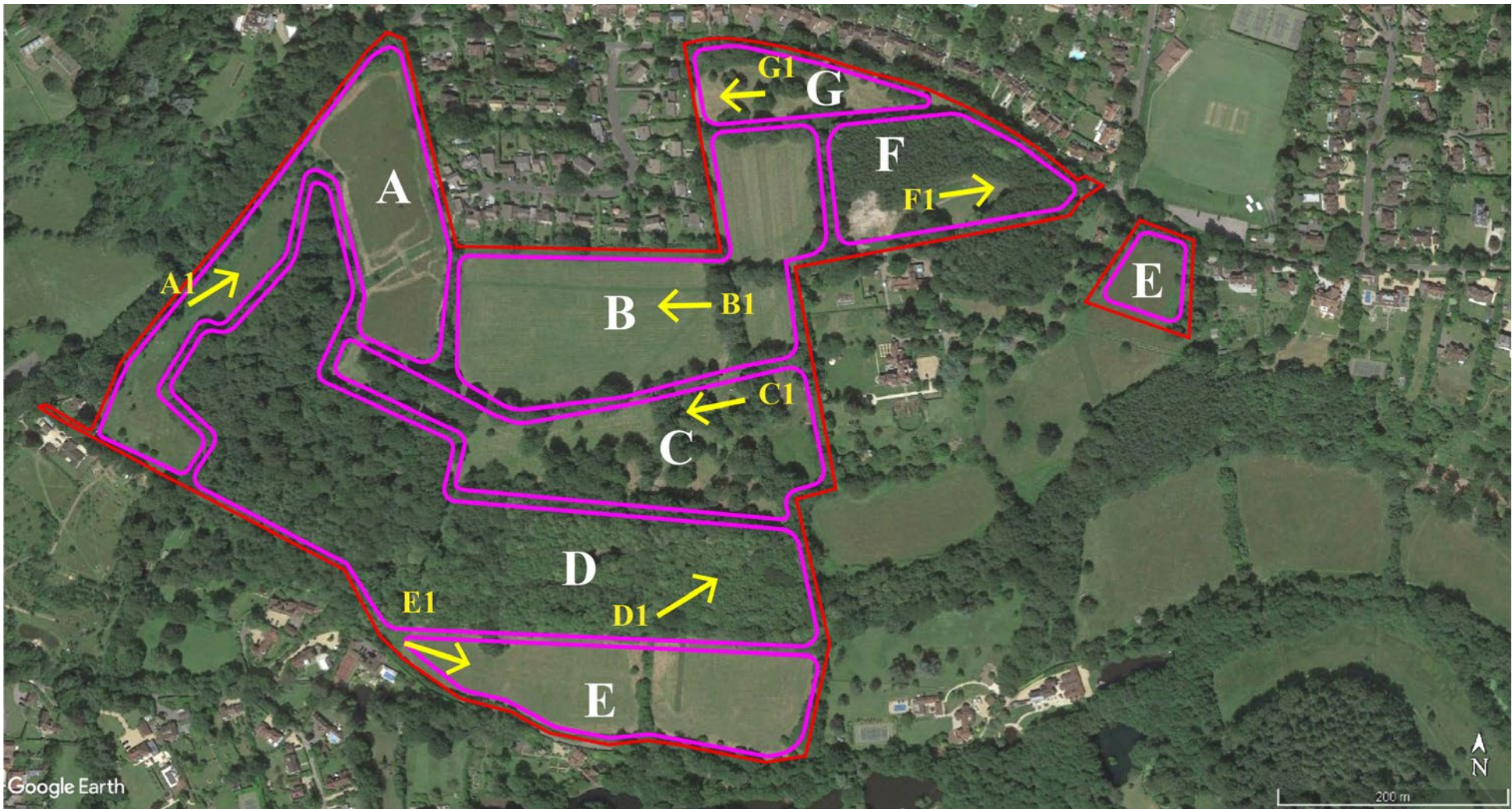
The Council's Landscape Study – Part 2: Haslemere & Godalming assesses the Site as part of segment HE05. This considers that the landscape has low inter-visibility and scores it as no more than moderate/ medium in

terms of its sensitivity, value, quality and contribution to the setting of Haslemere. However, this assessment wrongly considers that the land south of Scotland Lane (including the Site) faces south (i.e. towards the SDNP). No reference is made to the fact that the northern part of this land (the Site), faces north towards the built area of Haslemere – that there is an east-west ridge across part of this segment.

This inaccuracy is significant because the Landscape Study concludes that development in segment HE05 is likely to have a negative impact due to its topography. However, with this better understanding (that part of segment HE05 faces the north, not south), a more detailed and accurate landscape study should conclude that the north facing part of segment HE05 (containing the Site) has much less sensitivity. The landscape of the existing Site can be divided into seven distinct character areas which are identified in Section 6.0 and are illustrated by Photographs A1 – E1:



Excerpt from Topographical Survey



Existing Landform Area Plan



13.0 SITE ANALYSIS

- Area A comprises paddocks which occupy land which slopes west, down to the Midhurst Road. The paddocks are afforded good visual enclosure by tree cover on the boundaries and within the surrounding landscape;
- Area B comprises two fairly level fields which slope gently down towards the north, and a small paddock which is also virtually flat. They are afforded good visual enclosure by tree cover in the boundaries and within the surrounding landscape;
- Area C comprises an area of open woodland with clearings which slopes gently to the south but is visually enclosed by denser woodland to the south, Area D;
- Area D comprises the main block of woodland which occupies the steep south facing slope which drops down to Belle Vale Lane. The woodland has been under-managed for decades and the proposal offers the opportunity of bringing it under positive management to increase biodiversity, ensure its long-term survival as an important component of the AONB landscape and provide recreational and learning opportunities for the local community;
- Area E comprises open field pasture, two fields occupy the lower slopes below the woodland and contribute to the setting of Bell Vale Lane and the SDNP. A third field lies south of the War Memorial Recreation Ground.
- Area F comprising clearings within a young plantation of dense spindly birch trees, which have a limited lifespan since they were never thinned. Large areas have been colonised by Japanese Knotweed. These trees would be felled and an ongoing program to eradicate the Japanese Knotweed would be completed. The mature hedge along Scotland Lane would be retained along with a few specimen trees within the plantation; and
- Area G comprises two small paddocks which have not been managed for many years and so as a result scrub has started to colonise. The area is separated from Scotland Lane by a mature hedge. The area has good visual enclosure, lying at the base of the valley through which Scotland Lane runs, but there is some inter-visibility with a few adjacent properties, mainly when the deciduous vegetation is out of leaf.



Landscape Character Area Plan



Landscape Analysis Plan

VISIBILITY WITHIN THE WIDER LANDSCAPE

It is evident that the majority of the open areas which comprise the Site are largely screened from the wider landscape due to a combination of topography and high tree cover. Potential views of these areas are largely confined to a few residents within properties which overlook the Site, including those within Scotlands Close and Scotlands Drive. The only significant views into the Site from the surrounding highway network is along a short stretch of the Midhurst Road. The only significant views from PRoW are from Haslemere CP 597 which runs alongside the Midhurst Road.

The degree of enclosure is such that numerous areas within the Site have the potential to be developed with limited visual impact to the wider landscape. Other areas, such as the woodland and paddocks on the south facing slopes are highly sensitive.



## 13.0 SITE ANALYSIS

### 13.5 TREES AND ECOLOGY

With regard to the existing trees on the Site, in relation to its suitability for residential development, a thorough tree survey and assessment in accordance with BS5837:2012 has been carried out by a qualified arboriculturist (CBA Trees). Specifically, this assessment considers that:

- there are strong field boundary trees and groups of trees, including the woodland on the southern side of the Site (outside the developable areas);
- the trees in Area A are mostly self-set birches, providing a dense environment that detracts from the few and infrequent larger mature specimens. It is these trees of merit that should be retained rather than the poor quality birches;
- it is possible to accommodate a residential layout across the Site. If some minimal tree loss is unavoidable to provide infrastructure, this would not have a significant impact on the overall character and appearance of the Site; and
- the access position on A286 Midhurst Road will impact very few trees of any merit, as there is a natural break in the tree line

### ECOLOGY

The principle of residential development on the Site has been considered by a qualified ecologist, who has carried out a full ecological assessment. This identifies that the Site itself does not have any designations for wildlife, although (as is common for larger residential schemes) a number of species-specific surveys have been conducted, the results of which will inform mitigation and enhancement measures as appropriate.

Overall, any impacts on ecology can be minimised and there are opportunities to secure a net gain in biodiversity as part of development on the Site.

With regard to the nearby Wealden Heath Phase II SPA (the SPA), any likely significant effects from the plan-led growth of housing across Waverley Borough have been considered in the local authority's Habitat Regulations Assessment (July 2016) and the addendum to this (September 2017), prepared to inform the adoption of Local Plan Part 1.

This concludes that the combined increase in housing stock within 5km of the SPA is sufficiently small that it is unlikely to have any significant effects on the conservation status of the SPA. A comprehensive package of measures, a number of which are already embodied within the Vision, will be detailed in a planning application to ensure, in relation to the Site specific proposals, there are no resultant likely significant effects on the SPA.



Site images



### 13.0 SITE ANALYSIS

#### 13.6 HERITAGE ASSETS AND SETTING

To the south of the Site are two Grade II listed buildings – Red Court House and Red Court Lodge. The immediate setting of these buildings is the driveway from Scotland Lane, past the Lodge up to the larger house; and the immediate residential gardens laid out around the house.

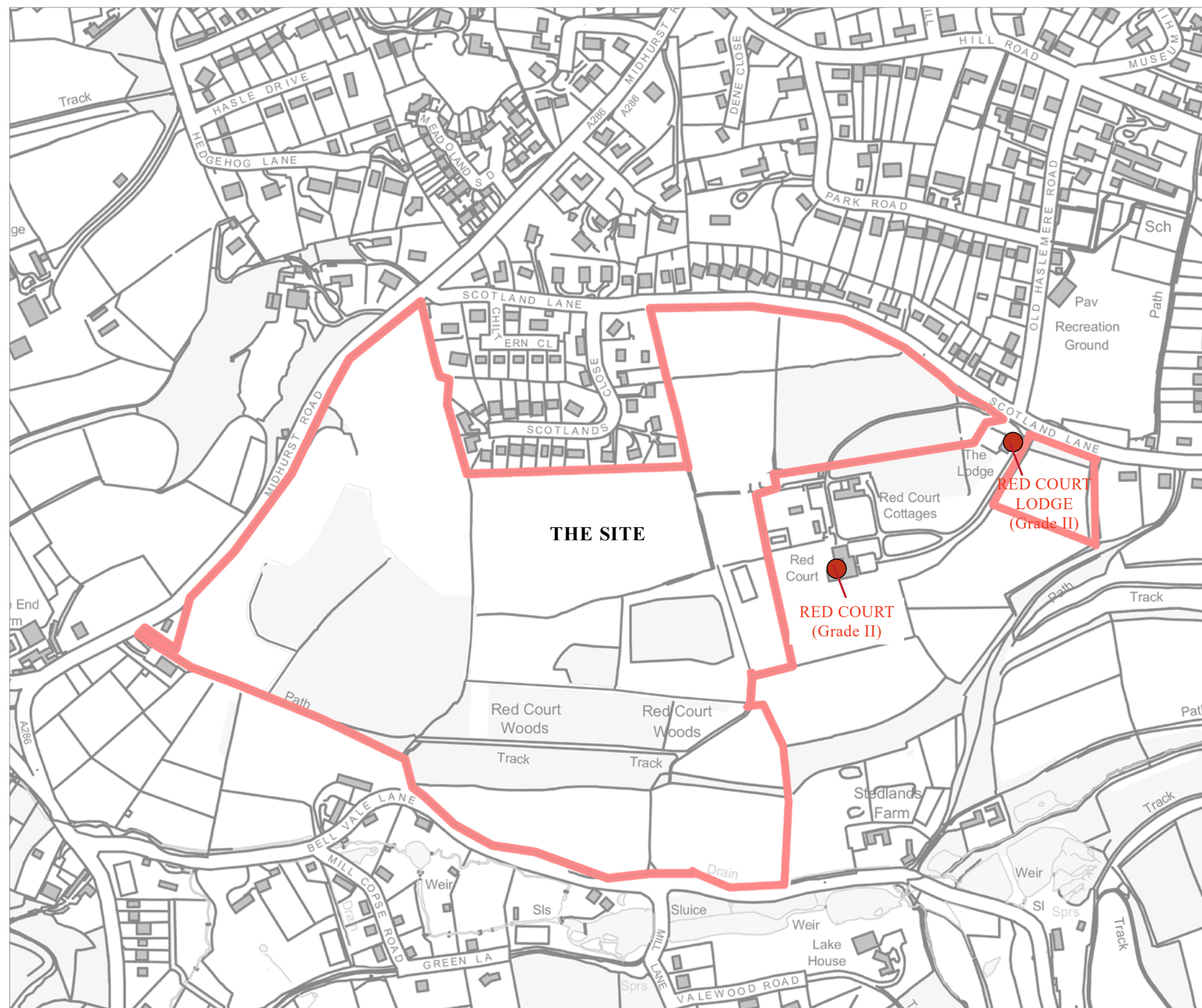
The house was situated on the edge of the ridge of the hill to take advantage of attractive views of the South Downs to the south. The family rooms and formal gardens are to the south, with the service areas and ancillary buildings to the north. The land to the south would therefore be most sensitive to development, whereas land to the north, where the Site is located, is less sensitive because it is closest to the less significant parts of the Red Court property and because of the flatter topography.

There is no evidence that the part of the Site west of Red Court was in the same ownership when the house was constructed. Even if it were, the house was built for a wealthy London brewer, so it does not have the same financial or historic functional relationship as land that was part of a historic country estate might.

The small field to the west of the former kitchen garden has a closer historic functional relationship than the rest of the Site; it is likely that it became an orchard for the house in the early twentieth century. However, this field was not part of the original garden design, and it is difficult to appreciate the historic functional relationship with the house now, because it is pasture like the adjacent agricultural land. The lowest density housing is shown in this field, two detached houses, with large gardens.

The potential development on the Site will have no direct impact on these listed buildings or curtilage listed ancillary structures. There is an existing historic boundary wall and mature trees to the north which will be augmented with a substantial woodland buffer. The proposed development would not harm the setting or appreciation of the significance of these listed buildings.

The Site is located some distance from Haslemere Conservation Area with no inter-visibility. The proposed development will have no impact on it.



Modern map with locations of listed buildings indicated.



13.0 SITE ANALYSIS

13.7 LOCAL BUILT CHARACTER

ARCHITECTURAL STYLES AND TYPES

The applicant is keen to respect the rich architectural heritage of Haslemere and the surrounding area and has spent considerable time researching how the area has grown, see Section 13.2, the local built character, architectural style, construction, detail and building materials. This research can be a source of inspiration and insight into what makes the area attractive and distinctive and will provide a framework to guide any future development.

THE OLD SURREY VERNACULAR



ARTS & CRAFTS AND THE NEW 'SURREY STYLE'



RESTRAINED CLASSICISM



This part of Surrey is well known for its traditional vernacular cottages, built in simple materials with attractive additions over the centuries, but with their foundations in the medieval period.



The simple vernacular architecture of the county enjoyed a revival in the nineteenth century. Architects such as Edwin Lutyens, Harold Falkner, Ernest Newtown and Ralph Nevill began studying Surrey architecture and started to emulate its traditional patterns of building, consciously creating new buildings in the vernacular tradition.



Scattered throughout the area are very simple classical buildings, which stand out due to their different aesthetic.



13.0 SITE ANALYSIS

13.7 LOCAL BUILT CHARACTER

BUILDING MATERIALS

The characteristic palette of materials mostly originates from the locality and contributes greatly to the character of the area. Although Surrey is not well known for its use of stone, there are local types that can be seen in the area.

Red brick is a very common material, due to the natural predominance of clay across the county as a whole.

Render, stucco and painted brick are also quite common and where used, they tend to stand out in the streetscape against the predominant red brick and tile. Painted or whitewashed render is often seen in combination with timber framing, creating an interesting contrast in tones.

Clay tiles hung vertically on the fronts and sides of buildings are very common in this part of Surrey, usually seen on gable ends and the upper floors of houses above brick.

ROOFS

Roofs tend to be relatively steeply pitched with varied eaves heights. There are many cases of gable ends and cross wings projecting out from the fronts of buildings, and often lower scale additions both on older cottages and new houses. Because of the dominance of clay in the locality, most roofs are covered with traditional red clay tiles, with slate used on only a few examples. Thatched examples are rarer and nearly all have been replaced by tile.

WINDOWS

Window types vary throughout the area depending on the age and scale of the property. However, many older cottages retain their attractive casement windows, with some good early examples remaining in timber with lead comes. In addition, there are some attractive feature windows such as bay or oriel types, which create a focus to building facades. Sash windows remain common on many eighteenth and early nineteenth century houses..

DOORS AND PORCHES

The humblest buildings have plain panel doors simply punched into the wall, often with some kind of canopy or porch to offer protection against inclement weather. These can often be relatively informal and asymmetric in design. Also seen on some of the more standard nineteenth century villas is the central, projected porch with a pitched, gabled roof. Where classical surrounds are found, these also tend to be very simple.

BOUNDARY TREATMENTS AND SETBACKS

Boundary treatments are strong in the area, but are not necessarily formal in nature. Walling is common, usually in local rubblestone, but they tend to be relatively low in height, allowing views into properties. Most houses are set back behind short front gardens. In more urban parts of villages, traditional buildings can sit hard upon the road edge.





13.0 SITE ANALYSIS

13.8 OTHER TECHNICAL MATTERS

NOISE

Noise is not a constraint to development. Whilst connected to the existing built areas of Haslemere, with good access onto the road network, any noise on the Site (which would be from traffic) is perceived to be ‘noticeable but not intrusive’. It does not cause any change in behaviour or attitude and is not such that there is a perceived effect in the quality of life. The noise environment is entirely suitable for residential development.

AIR QUALITY

The Site is not within an Air Quality Management Area and any matters relating to air quality are not considered to be a constraint to development.





# THE PRINCE’S FOUNDATION FOR BUILDING COMMUNITY - TEN PRINCIPALS FOR PLACE MAKING



**At Scotland Park we have been guided by and adhered to the PFBC’s ten principals of proper placemaking.**

1. Developments must respect the land. They should not be intrusive; they should be designed to fit within the landscape they occupy.
2. Architecture is a language. We have to abide by the grammatical ground rules, otherwise dissonance and confusion abound. This is why a building code can be so valuable.
3. Scale is also key. Not only should buildings relate to human proportions, they should correspond to the scale of the other buildings and elements around them. Too many of our towns have been spoiled by casually placed, oversized buildings of little distinction that carry no civic meaning.
4. Harmony – the playing together of all parts. The look of each building should be in tune with its neighbours, which does not mean creating uniformity. Richness comes from diversity, as Nature

demonstrates, but there must be coherence, which is often achieved by attention to details like the style of door cases, balconies, cornices and railings.

5. The creation of well-designed enclosures. Rather than clusters of separate houses set at jagged angles, spaces that are bounded and enclosed by buildings are not only more visually satisfying, they encourage walking and feel safer.
6. Materials also matter. In the UK, as elsewhere, we have become dependent upon bland, standardised building materials. There is much too much concrete, plastic cladding, aluminium, glass and steel employed, which lends a place no distinctive character. For buildings to look as if they belong, we need to draw on local building materials and regional traditional styles.
7. Signs, lights and utilities. They can be easily overused. We should also bury as many wires as possible and limit signage. A lesson learned from Poundbury is that it is possible to rid the street of nearly all road signs by using ‘events’ like a bend, square or tree

- every 60-80 metres, which cause drivers to slow down naturally.
8. The pedestrian must be at the centre of the design process. Streets must be reclaimed from the car.
  9. Density. Space is at a premium, but we do not have to resort to high-rise tower blocks which alienate and isolate. I believe there are far more communal benefits from terraces and the mansion block. You only have to consider the charm and beauty of a place like Kensington and Chelsea in London to see what I mean. It is often forgotten that this borough is the most densely populated one in London.
  10. Flexibility. Rigid, conventional planning and rules of road engineering render all the above instantly null and void, but I have found it is possible to build flexibility into schemes and I am pleased to say that many of the innovations we have tried out in the past 20 years are now reflected in national engineering guidance, such as The Manual For Streets.