



Scotland Park, Phase Two

Gateway to the South Downs National Park

We invite your feedback on draft proposals for our exciting plans for land at Red Court, which we've renamed Scotland Park.

Phase One was granted planning permission earlier this year. We are now drawing up plans for Phase Two, the access to which will be off the Midhurst Road to the west of the site.

Phase Two's key benefits at a glance



New Country Park for the whole community, created from land previously part of the privately owned Red Court Estate



A new headquarters and land for 1st Haslemere Scout Group



An outdoor educational facility and land for the Grayswood Nursery and Forest School



At least 20% Biodiversity Net Gain by creating new habitats and improving maintenance of existing ones



Up to 130 high quality design, 'PassivHaus' energy efficient homes including a number of self-build plots



Over 80% of the dwellings will be one, two and three bedroom flats and houses



35% affordable housing in perpetuity, 5% of which will be offered to local people



Circa £5 Million of Community Infrastructure Levy to improve local infrastructure

Overview

Our plans for Scotland Park open up a significant part of this privately owned estate on the southern edge of Haslemere to the public for walks, education and play, whilst also providing up to 130 beautiful, highly energy efficient, characterful homes.

The new Country Park will be created by the combination of Phase One, permitted earlier this year and accessed off Scotland Lane, with our proposals for Phase Two which will be accessed off the Midhurst Road.

Additional community benefits include a new Scout Hut and headquarters for the 1st Haslemere Scout Group, as well as land and outdoor educational facility for the Grayswood Nursery and Forest School.

To help meet the borough's urgent need for new affordable homes, 35% of Phase Two will be affordable, with a mixture of tenures to deliver a balanced and mixed community. These will give young adults and other residents on a modest income in sectors such as education, health and emergency services, the opportunity to remain living in the area in which they grew up.

Masterplan



The design of Scotland Park will ensure connectivity for wildlife habitats via the retention and enhancement of tree networks, hedgerows and wildlife corridors. Biodiversity will be improved through new tree planting, ponds and a wetland conservation area.

Woodland walk – a pathway through part of the Country Park (taken in winter)

Community vegetable growing potagers and orchards, new public open spaces and children's play area, will all promote a happy, healthy environment in which to live.



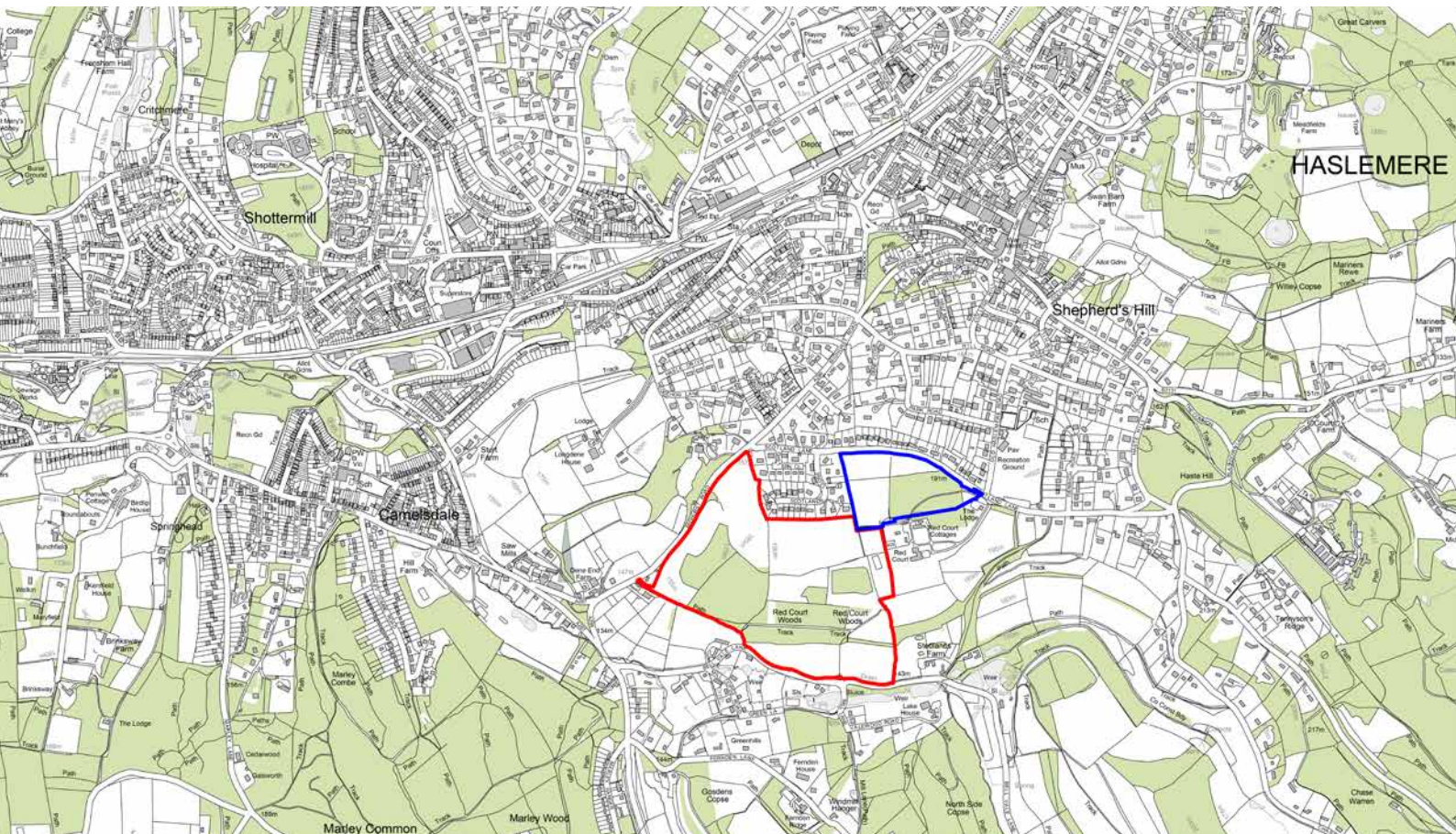
Artist's illustration of a vegetable garden in Phase Two



Land and a new Scout HQ for 1st Haslemere Scout Group

Around 5 acres of woodland and meadow, along with funding for a new Scout headquarters, will be gifted to the 1st Haslemere Scout Group. It is anticipated that other community groups will have use of the facilities during the day, for example a local nursery.

Illustration of Scout HQ



Location plan

Grayswood Nursery and Forest School

Grayswood Nursery and Forest School will be gifted approximately 4 acres, plus a cash lump sum to set up a centre for educational resource, serving pupils from theirs and other local schools and groups.



Feedback

Do please fill out our Feedback Form, either on the enclosed hard copy, or preferably on our website at www.scotlandpark.co.uk

Contact

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