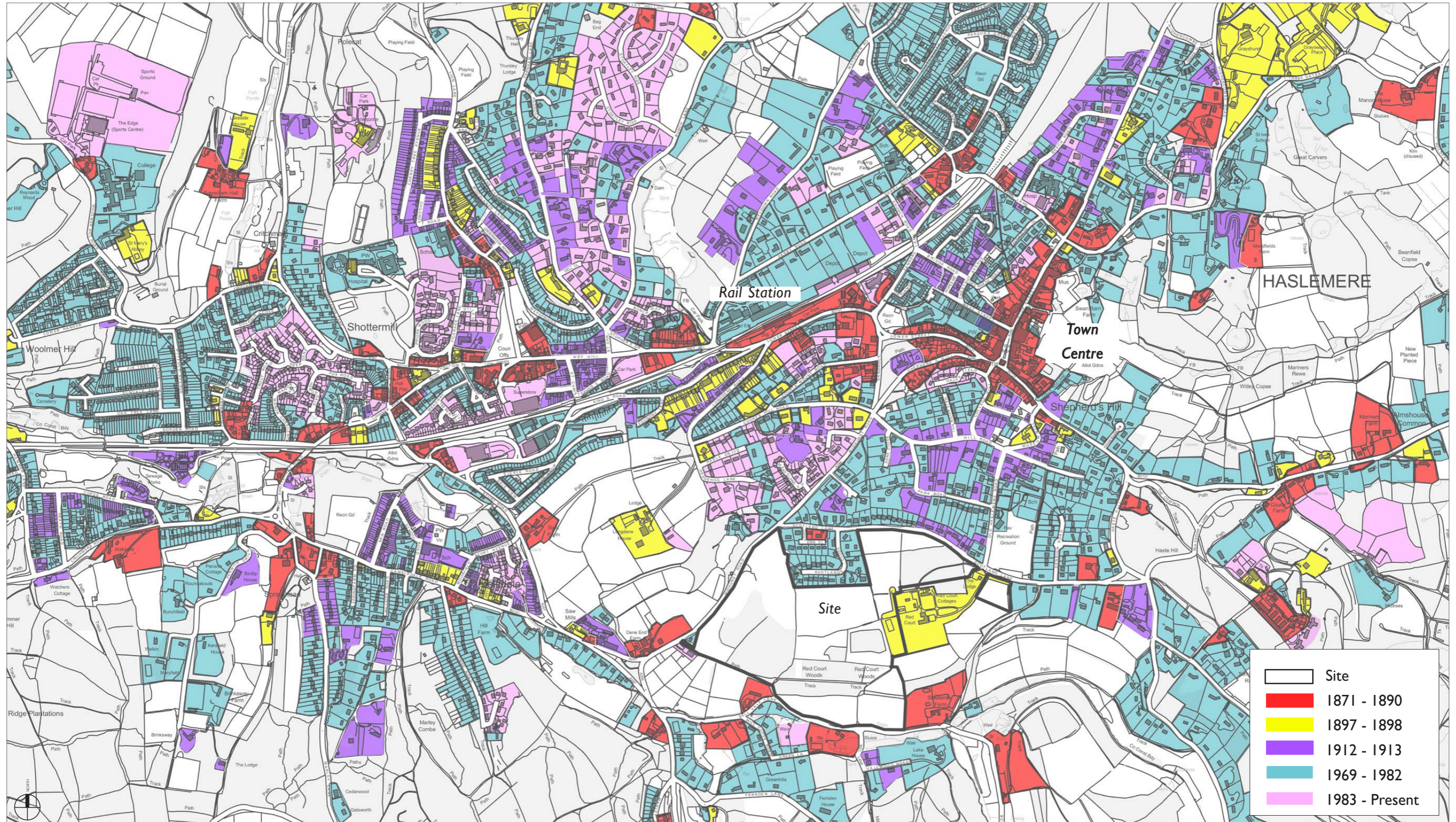
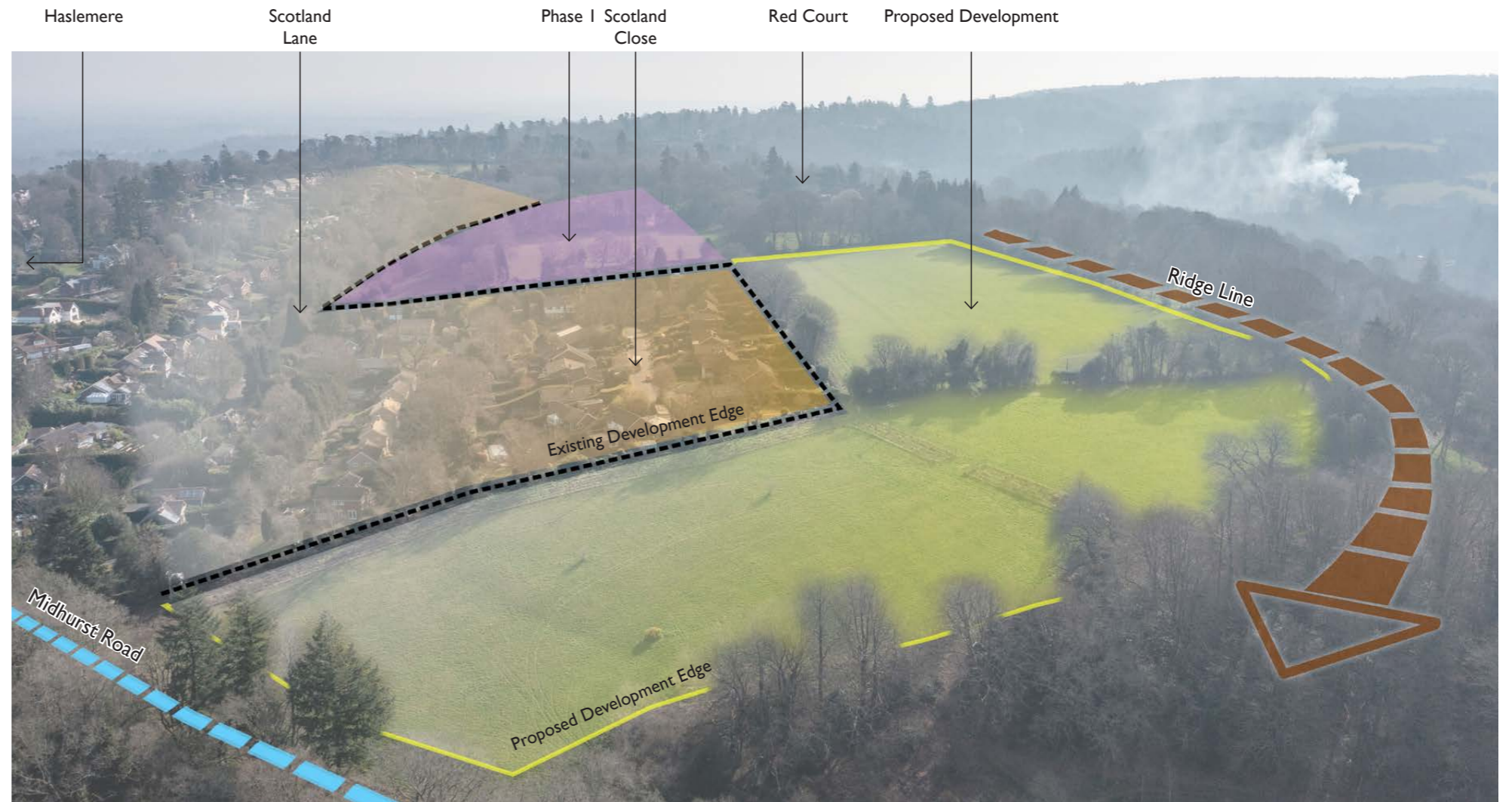


SUMMARY DIAGRAM OF HISTORIC GROWTH

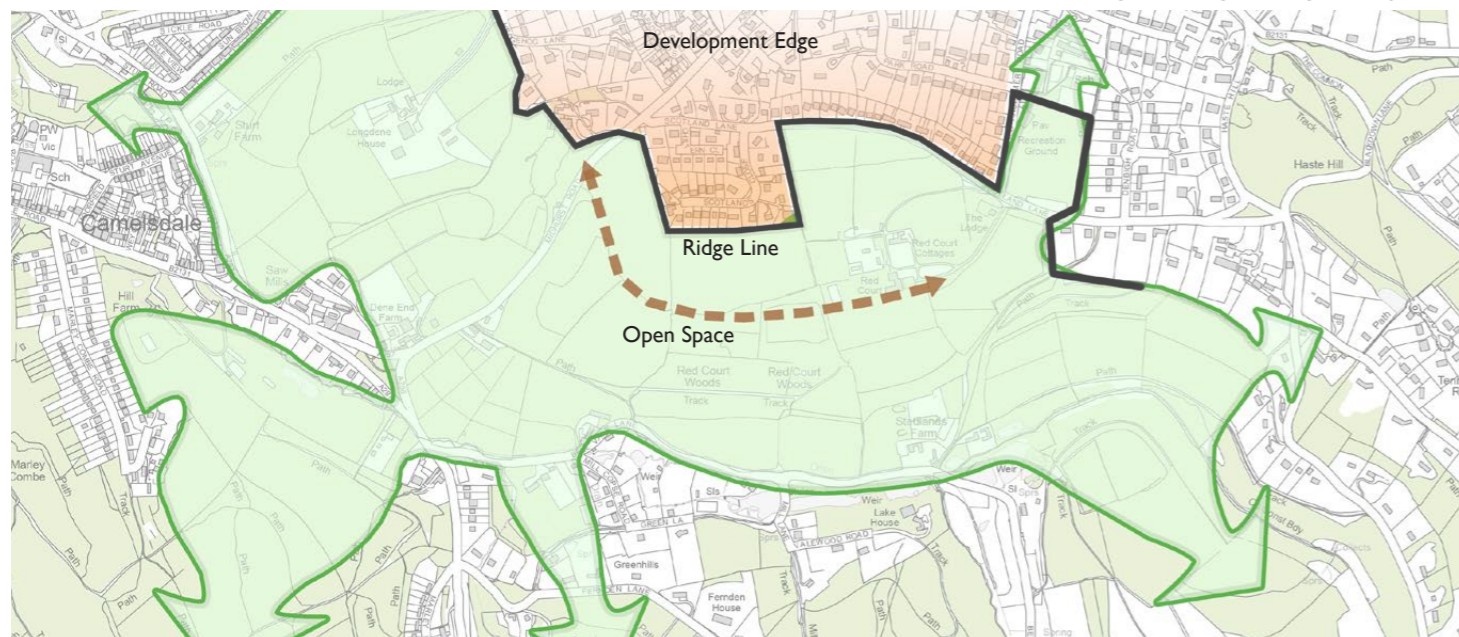


HISTORIC BACKGROUND AND DEVELOPMENT OF HASLEMERE

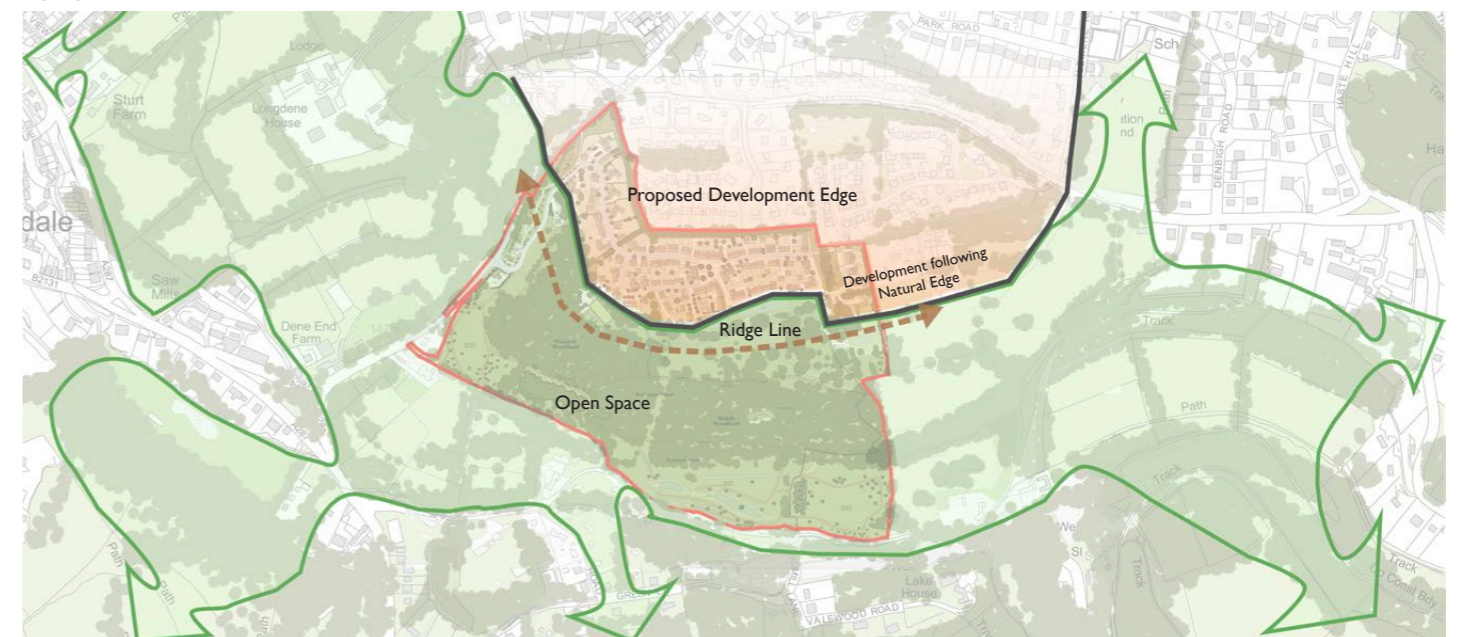
The growth of Haslemere has been shaped by the landscape designation of its immediate natural environment. The settlement is constrained to the north and east not only by the Green Belt, but also the Surrey Hills AONB and the AGLV. It has also been constrained in the south by the AONB and the AGLV although current national planning policy permits development in these locations where the need can be demonstrated, and measures are taken to ensure that the countryside/landscape is conserved and enhanced. Scotland Park provides an opportunity to create a new southern edge to Haslemere, with the retention of existing landscape secured in-perpetuity to safeguard the urban edge for the future.



Drone Image showing existing development edge and proposed resolution



Aerial Map depicting Existing Development Edge



Aerial Map depicting Proposed Development Edge

4.2.2 BUILT CHARACTER

Haslemere's built character is strongly influenced by that landscape and in particular its topography. To understand how this has influenced the character of Haslemere we have assessed the density and character of dwellings. Because of the constraints on land that can be developed a characteristic of Haslemere is development on steeper land. We illustrate two examples close to the Site on steeply sloping landform is characterised by detached family houses in larger plots with lower densities of 5-15 dwellings per hectare (dph) with some areas as low as 5 (dph). The adjacent development at Scotlands Close is of a density of 8.88 dph and Museum Hill at 11.76 dph. Within the valleys and land to the west either side of Wey Hill, Shottermill we see areas with a greater mix of house types, including terraces, semi-detached, as well as detached houses. Here we see examples of development with densities of 15-35 dph, as can be seen at Meadowlands Drive at 22.1 dph, Hindhead Road at 28.14 dph, Parsons Green at 30.1 dph and Woodlands Lane at 34.1 dph.

The examples illustrated will assist in influencing the proposals for the Site to deliver, not only a mix of homes at varying densities that reflect the diversity in character found across Haslemere, including character areas of lower density homes on the steeper ground and higher densities on the less constrained areas of the Site, but also to meet the local policy and specific local housing needs requirement for smaller units including apartments and terraced housing, and to make best use of land the proposals will need to draw on a variety of densities.

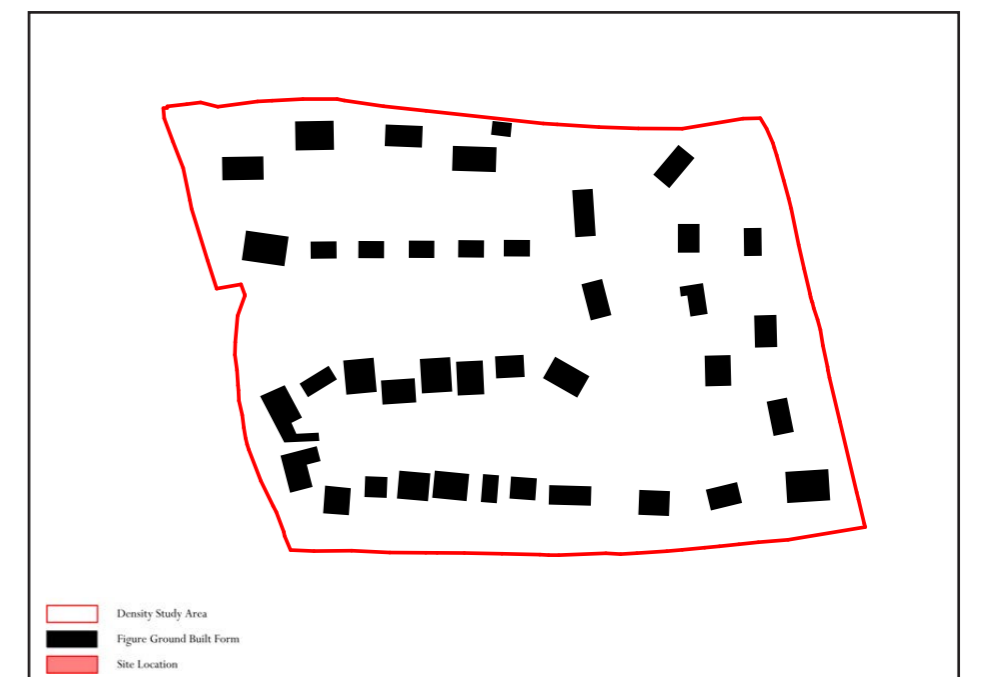


- Site Boundary
- < 5 Dwellings Per Hectare
- 5-15 Dwellings Per Hectare
- 15-25 Dwellings Per Hectare
- 25-35 Dwellings Per Hectare
- High Street/Town Centre/Node

DENSITY STUDY

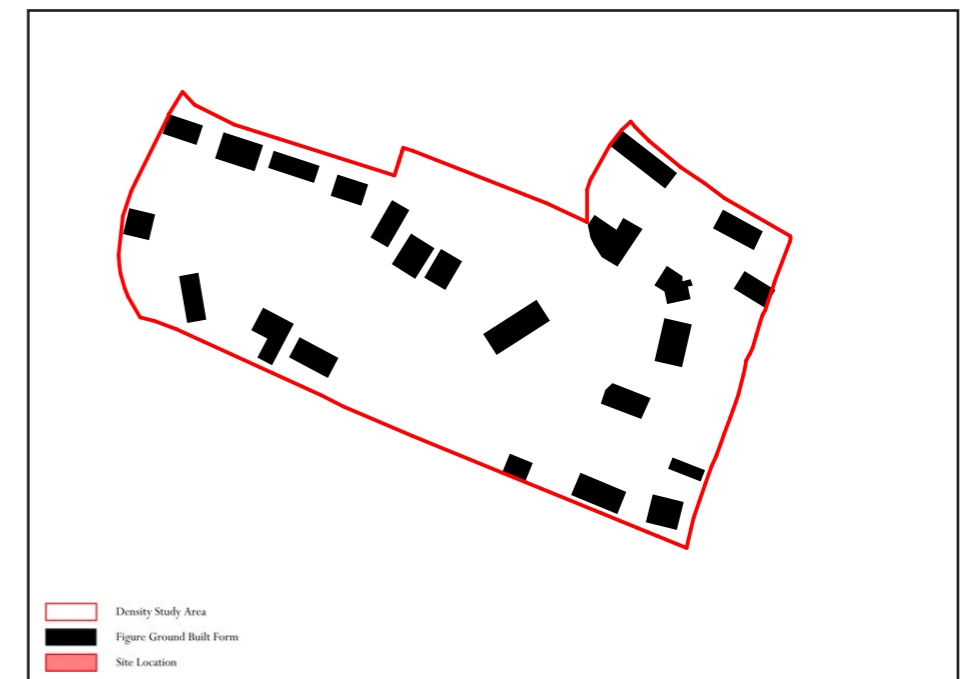
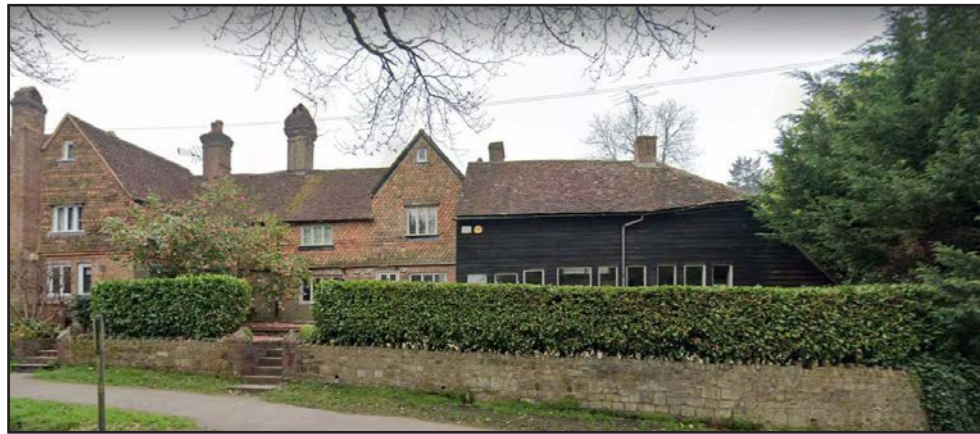
This part of our analysis has assessed the density and character of dwellings. Six Haslemere townscape areas are illustrated which highlight a variety of densities.

Area A (Scotlands Close) - Existing Neighbourhood	
Area	4.28 HA
No. of Dwellings	38 Dwellings
Area of Built Form	0.505 HA
Area of Private Open Space	3.18 HA
Ratio- Built Form/ Block Area	11.8%
Density (Units/Ha)	8.88 DPH
Notes	
The majority of dwelling types are detached houses.	
Development density is low scale.	
Predominantly two storey buildings.	
Primary on-plot parking with some opportunistic on-street parking.	



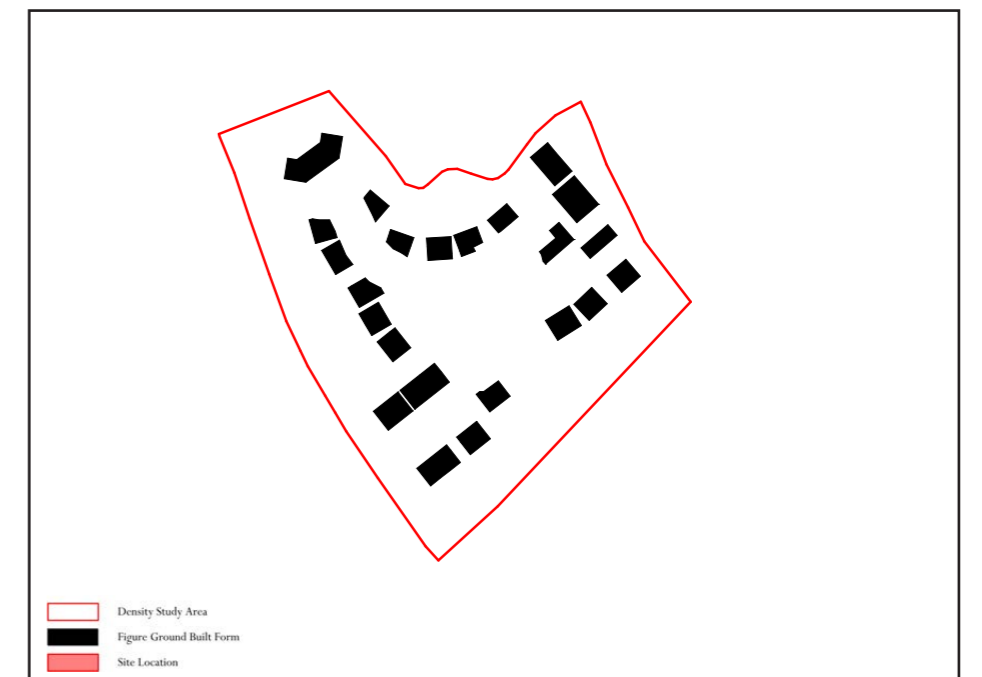
DENSITY STUDY

Area B (Museum Hill) - Existing Neighbourhood	
Area	2.72 HA
No. of Dwellings	32 Dwellings
Area of Built Form	0.35 HA
Area of Private Open Space	2.115 HA
Ratio- Built Form/ Block Area	12.87%
Density (Units/Ha)	11.76 DPH
Notes	
Mixture of dwelling types including semi-detached and detached houses from the post war era.	
Development density is low scale.	
Predominantly two storey buildings.	
Primary on-plot parking with some opportunistic on-street parking.	



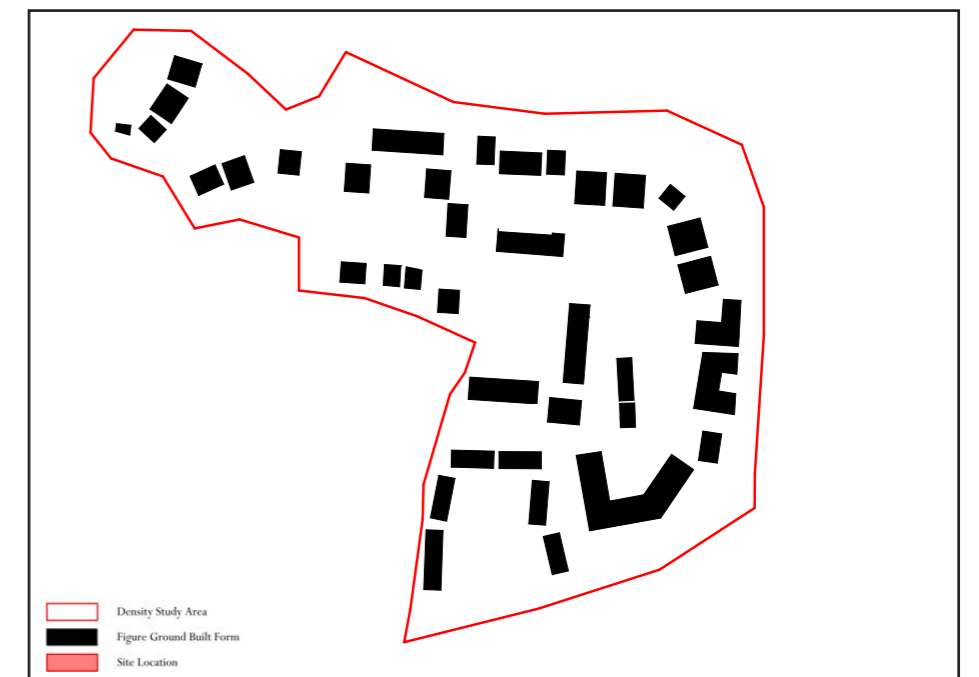
DENSITY STUDY

Area C (Meadowlands Drive) - Existing Neighbourhood	
Area	1.9 HA
No. of Dwellings	42 Dwellings
Area of Built Form	0.774 HA
Area of Private Open Space	1.75 HA
Ratio- Built Form/ Block Area	40.74%
Density (Units/Ha)	22.1 DPH
Notes	
Mixture of dwelling types including terraces, semi-detached, detached houses and an apartment building.	
Development density is medium scale.	
Predominantly two storey buildings of similar scale.	
Primary on-plot parking with some on-street parking.	



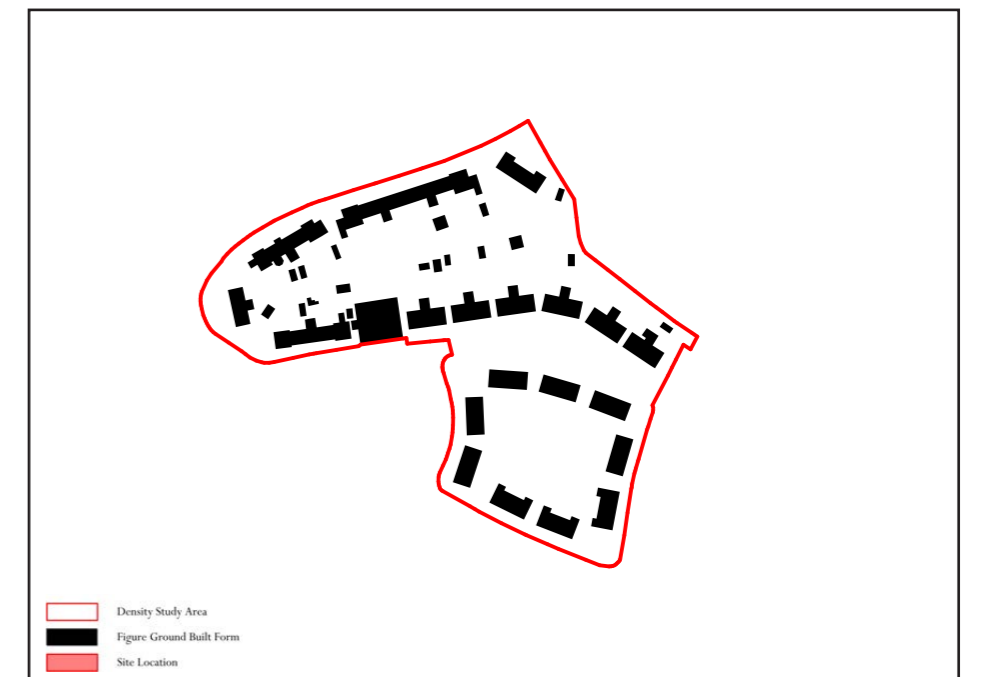
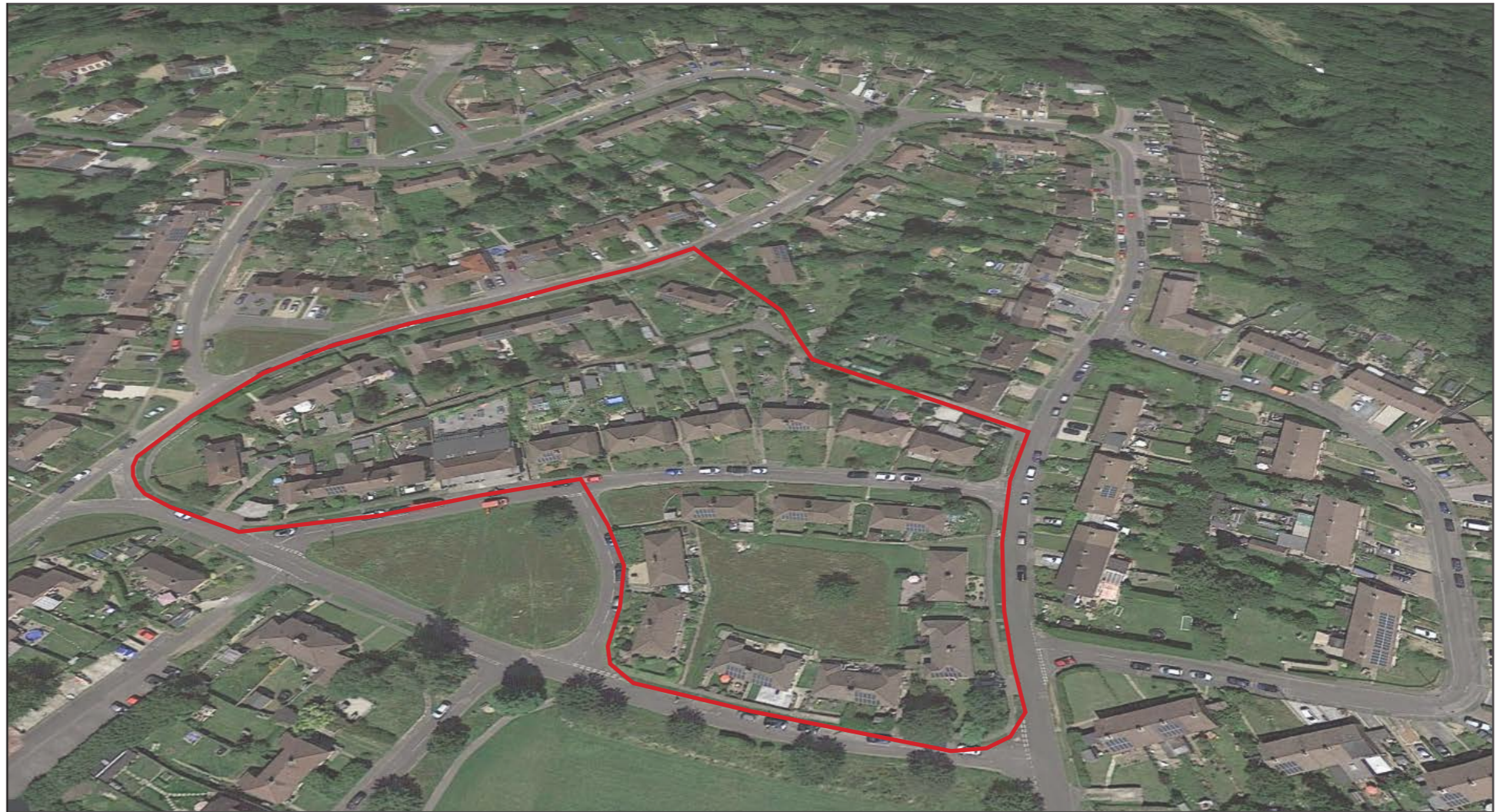
DENSITY STUDY

Area D (Hindhead Road) - Existing Neighbourhood	
Area	3.34 HA
No. of Dwellings	94 Dwellings
Area of Built Form	1.077 HA
Area of Private Open Space	2.80 HA
Ratio- Built Form/ Block Area	32.25%
Density (Units/Ha)	28.14 DPH
Notes	
Mixture of dwelling types including terraces, semi-detached houses and apartment buildings	
Development density is medium to high scale.	
Predominantly two storey buildings.	
Primary on-plot parking with some courtyard on-street parking.	



DENSITY STUDY

Area E (Parsons Green) - Existing Neighbourhood	
Area	1.595 HA
No. of Dwellings	48 Dwellings
Area of Built Form	0.328 HA
Area of Private Open Space	1.18 HA
Ratio- Built Form/ Block Area	20.56%
Density (Units/Ha)	30.1 DPH
Notes	
Mixture of dwelling types including terraces and semi-detached houses from the post war era.	
Development density is medium to high scale.	
Predominantly two storey buildings.	
Primary on-plot parking with some opportunistic on-street parking.	



DENSITY STUDY

Area F (Woodlands Lane) - Existing Neighbourhood

Area	1.79 HA
No. of Dwellings	61 Dwellings
Area of Built Form	0.402 HA
Area of Private Open Space	1.388 HA
Ratio- Built Form/ Block Area	22.46%
Density (Units/Ha)	34.1 DPH

Notes

- Mixture of dwelling types including terraces, semi-detached and detached houses.
- Development density is high scale.
- Predominantly two storey buildings of similar scale.
- Primary on-plot parking with some on-street parking.



4.2.3 CHARACTERISTICS AND DETAILING

Architectural Styles and Types

To understand the rich architectural heritage of Haslemere and the surrounding area ADAM Architecture have spent considerable time researching, 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.

4.2.3 MATERIALS AND APPEARANCE

Building Materials

The characteristic palette of materials mostly originates from the locality and contributes greatly to the character of the area.

Walls

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 and of with varied eaves heights. There are many cases of gables ends and cross wings projecting out from the fronts of buildings, and often lower scale addition 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 features windows such as bay and 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, projecting 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.



4.3 LANDSCAPE CONTEXT

Designations

The Site lies within the Surrey Hills AONB, but the northern edge immediately abuts the southern urban edge of the town. Both national and local planning policies state that development in an AONB should be controlled to ensure it conserves and enhances the AONB, and that major proposals should only be consented 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, AGLV and Green Belt designations which significantly limit the ability to meet local housing need.

Haslemere is highly constrained by AONB, AGLV and Green Belt designations which significantly limit the ability to meet local housing need.

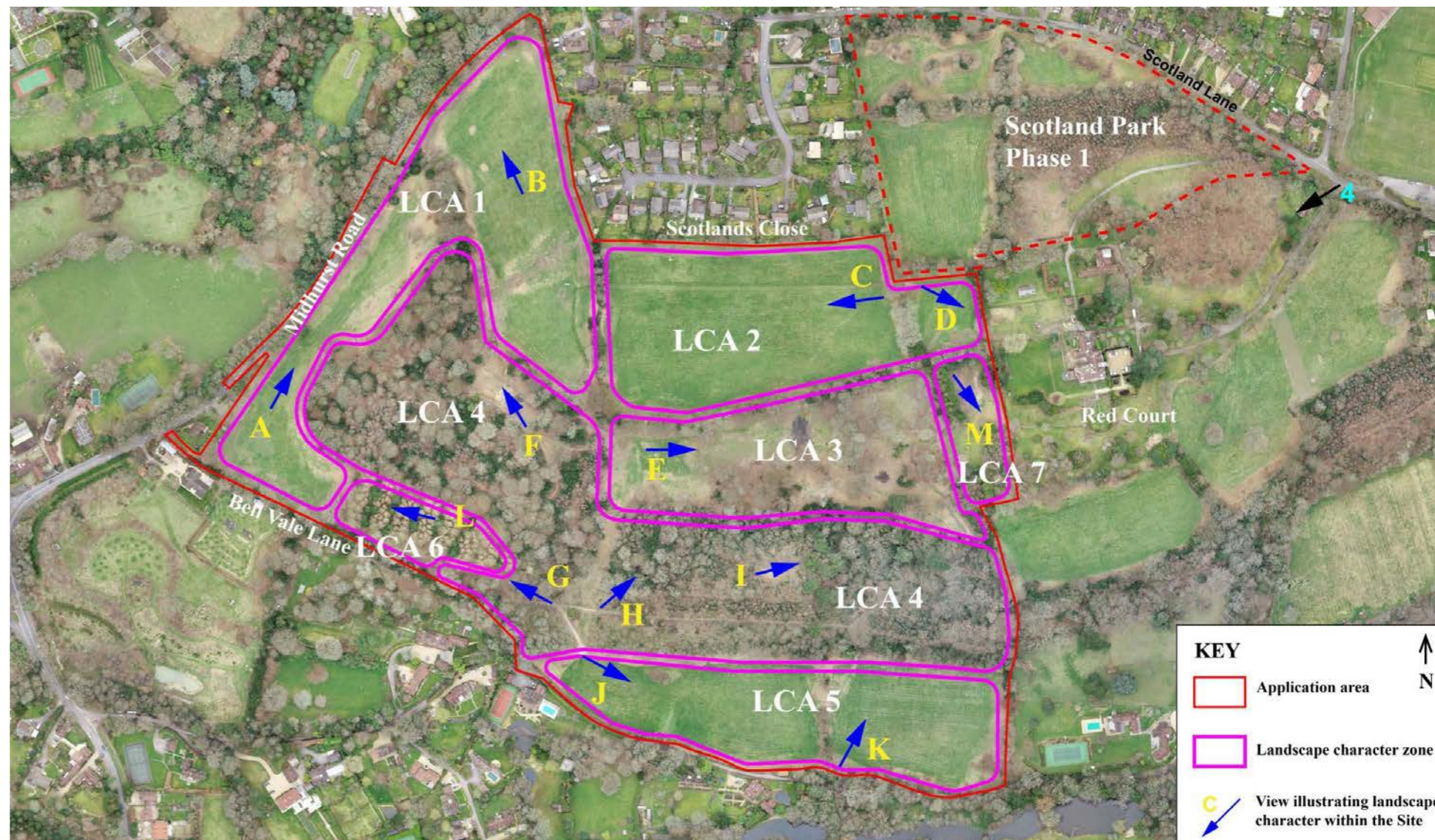
Land Use and Landscape Value

If assessing the landscape value of the Site using Natural England's NE's assessment criteria the value of the site varies from High to Medium allowing scope for accommodating development in some areas, while there is scope to further enhance the value of the high value areas.

The Site comprises a mosaic of woodland and paddocks which have not been used for agricultural production for over 40 years. The northern paddocks, where it is proposed to locate the main areas of built development, are well screened from the surrounding landscape and so do not contribute to the wider setting of the AONB and SDNP and are visually influenced by the urban edge of Haslemere. The landscape sensitivity value of the northern fields is Medium, Red Court Woods and the southern fields are visible components of the wider landscape and make an important contribution to landscape character and quality, their landscape sensitivity is High. 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 and a permissive path and circular walk will be created once Scotland Park Phase I has been implemented. Nevertheless there are opportunities to increase public access and enhance the condition and biodiversity of the existing habitats, increasing value.

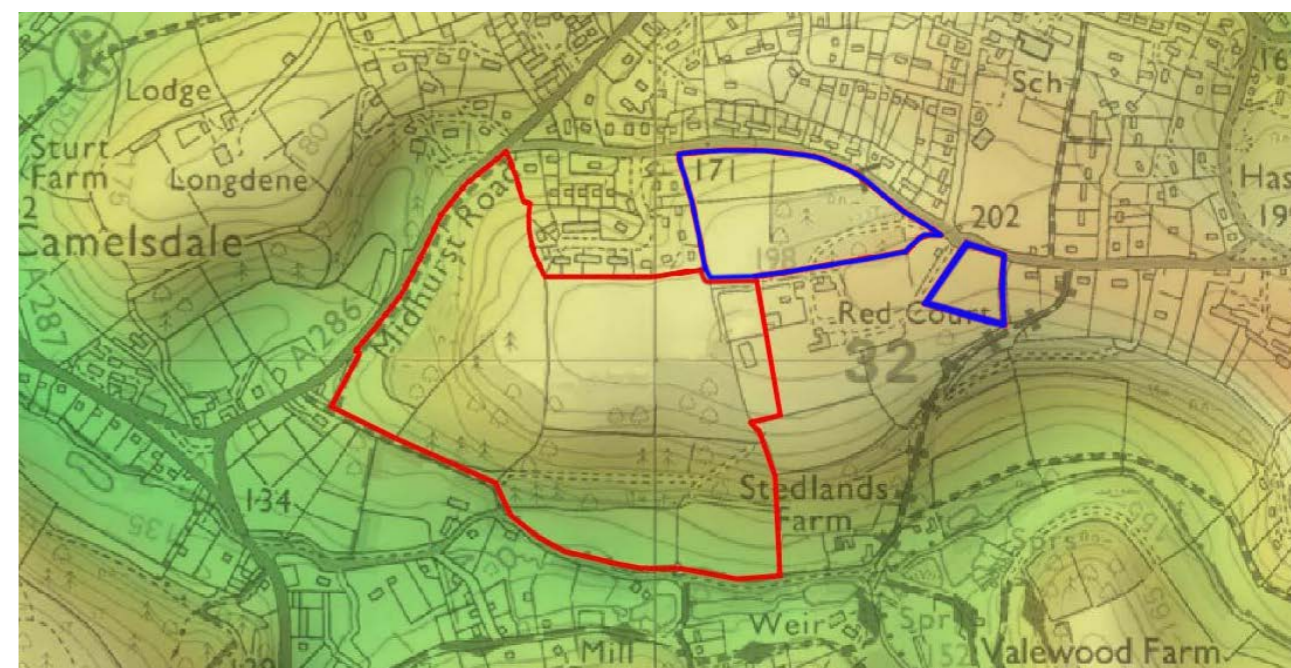
Landscape Character

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



Existing Landform Area Plan

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.



Excerpt from Topographical Survey

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 A to M:

LCA 1: Fields adjacent to the Midhurst Road

Area 1 comprises the two fields which have a western boundary with the Midhurst Road. Their key characteristic are:

- Mainly open grassland which slopes down from the ridge to the road;
- A strong tree line along the Midhurst Road which provides enclosure to the fields, visual separation to the Midhurst Road and contributes to the setting of the Midhurst Road;
- Some loss of tranquillity due to the proximity to the road;
- Red Court Wood is an attractive enclosing feature; and
- From the elevated areas, views out over the surrounding landscape (which is mainly woodland).

LCA 2: The two northern fields on top of the ridge

The key characteristics are:

- Fairly level grassland with no internal landscape features;
- Strong visual enclosure to the south formed by hedgerows and Red Court Woods;
- Character influenced by the housing on the edge of Haslemere (at Scotlands Close and eventually by the housing within Scotland Park Phase 1);
- Some views of the distant wooded ridge in the vicinity of Hindhead and Gibbet Hill, but filtered by the housing at Scotlands Close and the tree cover within the gardens; and
- Very similar in character to the field to the northeast which the Inspector for the Public Inquiry for Scotland Park Phase 1 did not consider to be a Valued Landscape.

LCA 3: The Parkland

This is an area of open woodland which lies immediately south of LCA 2. It occupies a shoulder of land which slopes gently to the south. It was until a few years ago an unmanaged area of the woodland that was suffering from neglect. The understorey has been removed, such as undesirable species such as rhododendron, and it has been replanted. The key characteristics are:

- Gently sloping compared to the main woodland area where slopes are steep;
- Semi-open parkland structure with strong visual enclosure provided by the wood and boundary features; and
- Tranquil.

LCA 4: Red Court Woods

The woods occupy approximately a quarter of the landholding, the key characteristics are:

- Mature, mainly deciduous woodland occupying steeply sloping land;
- Some evergreens such as Scots Pine and Thuya punctuate the deciduous canopy, becoming more prominent features when the deciduous vegetation is out of leaf;
- Permeated by a network of tracks;
- Areas of relatively undisturbed natural ground flora, mainly on the southern edge;
- Areas being colonised by bamboo and rhododendron; and
- Evidence of lack of management such as excessive deadwood and uncleared fallen timber.
- Tranquil.

LCA 5: Southern Pasture

These fields lie immediately south of Red Court Woods and slope gently down to Bell Vale Lane. The key characteristics are:

- Open, species poor grassland;
- Some colonisation of birch, hazel, oak and woodland flora from the boundary features;
- Tranquil;
- Warm south facing aspect;
- Views across the valley to the wooded slopes within the SDNP giving a sense of openness but also a feeling of enclosure by the woodland on the valley sides; and
- Slightly marred by the pole mounted electricity line which runs along the northern boundary.

LCA 6: Coniferous plantation

This is the only unnatural stand of trees within the wood planted as a timber crop. It comprises rows of larch alternating with Douglas Fir. The key characteristics are:

- Trees in unnatural straight rows and unnatural alternation of species;
- Trees tall and straight with limited side growth, reaching the end of the cropping cycle;
- No woody under-storey or good native herb layer; and
- Some windblown trees due to age and form.

LCA 7: Former tennis court

This area was previously a tennis court associated with Red Court. The key characteristics of which area:

- Dominated by the non-native conifers which were planted to form the hedge to the courts but have now grown to be very tall and oppressive, forming an unnatural feature within the Site;
- Tarmac surface of the derelict court visible;
- Ground levels artificial due to the creation of a flat platform to accommodate the courts.
- Strong sense of enclosure to the rear; and
- Slightly more open, level lawn area which sets the courts back from the steeper wooded slopes further to the south.

Visibility within the Wider Landscape

The majority of the open areas where it is proposed to locate the main urban area is 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, Meadowlands Drive, Hedgehog Lane and Park 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. Advance planting has already been undertaken to mitigate these views and is well established.

Dark Skies

There are currently no light sources on the Site. Although the Site lies outside the SDNP, the southern boundary lies on the northern boundary on the SDNP. The SDNP has guidance relating to lighting design and the protection and enhancement of dark skies. Its aim is to provide developers and planners with the necessary information to submit and assess lighting schemes which are appropriate to the landscape, including the South Downs International Dark Sky Reserve (designated in May 2016). The northern edge of the SDNP is deemed a transitional zone requiring a SDNP Zone 1b lighting. The made Haslemere Neighbourhood Plan (2021) also required developments within the area occupied by the Site to meet the Institute of Lighting Professionals E1 lighting zone, which is similar to 1b.



Landscape Analysis Plan

4.4 TREES AND ECOLOGY

4.4.1 TREES

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).

The main residential area will be constructed within fields requiring no tree loss apart from breaching three field boundaries to provide access and unification of the urban area.

The urban development has been designed to respect Tree Root Protection Areas and take account of shading.

To minimise tree loss due to the installation of a sustainable drainage system, drainage ditches have been routed down existing tracks in Red Court Woods. In order to achieve a complete gravity system with no pumps it is necessary to pile through more sensitive areas of woodland. In these areas pipes will be microbored at sufficient depth under the woods to minimise any adverse effects.

The most significant tree loss will result from the construction of the proposed access road from Midhurst Road up to the main residential area. The creation of a right hand turn lane with the required sight lines will result in the loss of trees on the west side for approximately 180m. To compensate for the loss it is proposed to establish a new hedge and trees in advance of the works to retain an element of enclosure to the road.

Tree loss will be a very small percentage of the substantial tree cover on the Site and no A category trees will be lost. A substantial number of trees will be planted throughout the application area which will compensate for the tree loss.

Red Court Woods will be brought into positive management after 40 years of neglect. This will include felling a timber crop plantation and replanting with appropriate native broadleaved trees.

4.4.2 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 Habitat Regulations Assessment for the LPPI (July 2016) and the addendum to this (September 2017), prepared to accompany the proposed modifications.

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. Separately, Engain, the appointed Ecologists, have concluded in relation to the Site specific proposals, that there are no likely significant effects. Accordingly, development on the Site can be accommodated without the need for any SPA mitigation.



Site images

4.5 HERITAGE

Montagu Evans have produced a Heritage Statement to support the application for planning permission, which provides a full assessment of the effect on built heritage. Potential environmental effects arising from the proposed development on surrounding heritage receptors can be found in Chapter 7 of the Environmental Statement. The below summaries the surrounding context in relation to built heritage considerations.

The Site is situated to the west of the grade II listed Red Court, which includes the main residential property, the grade II listed Lodge at Red Court, as well as the Stable and Staff Accommodation Block, considered to be curtilage listed given the buildings were constructed during the same phase of development as the principal property, to the designs of Ersnt Newton. The formal garden surrounding Red Court are considered to constitute a non-designated heritage asset, laid out by Thomas Mawson in the late nineteenth century.

Red Court was constructed 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 face south, with the service areas and ancillary buildings located within the northern portion of the building. The Site is located to the west of Red Court, away from sensitive views looking south.

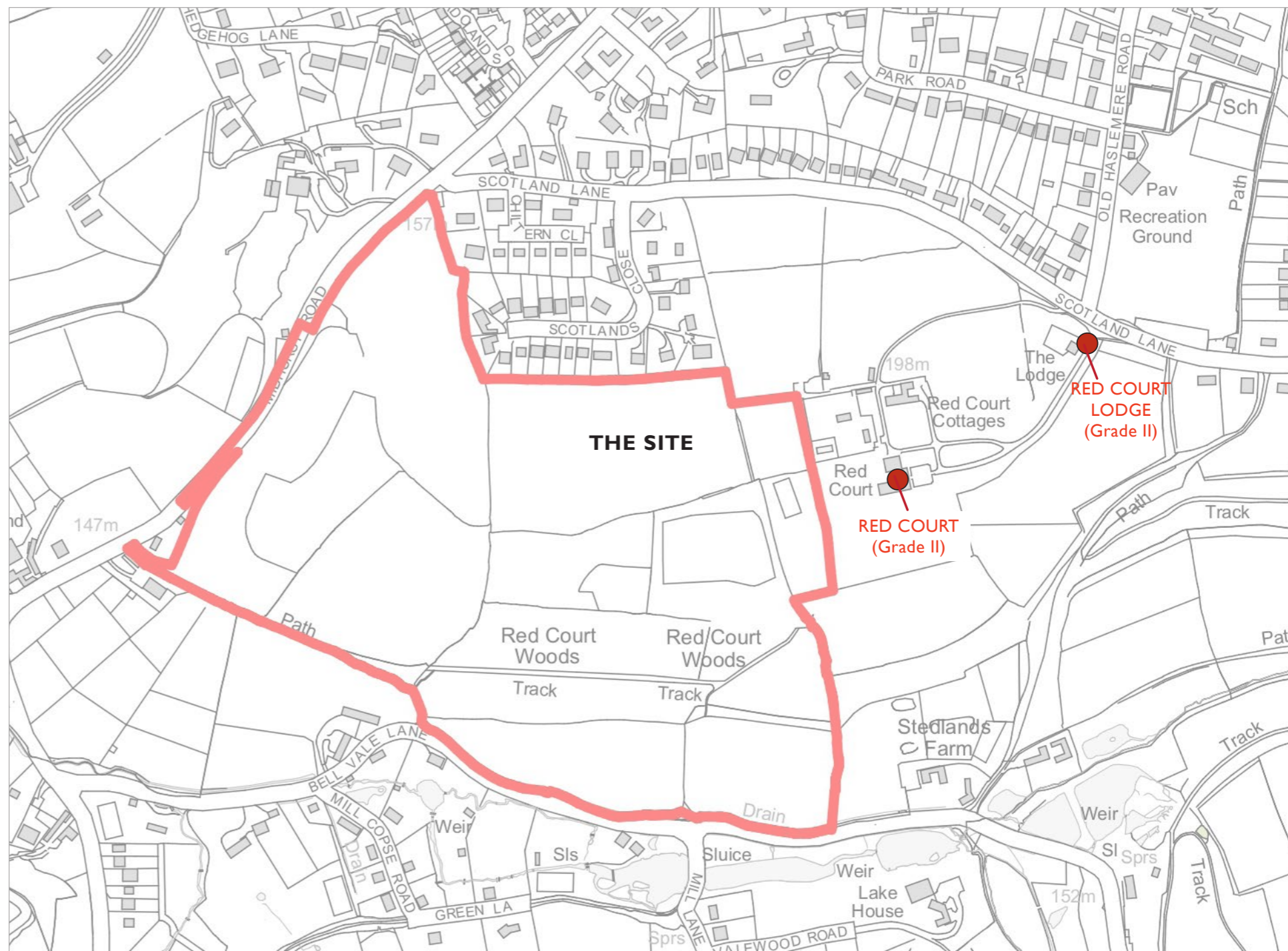
There is no evidence that the Site was in the same ownership when the house was constructed. Even if it were, the house was built for a wealthy London brewer, so it does not have the same financial or historic functional relationship as land that was part of a historic country estate might.

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 laid out by Mawson, and it is difficult to appreciate the historic functional relationship with the house now, because it is pasture like the adjacent agricultural land and the high levels of mature planting/screening which exists on the Site's eastern boundary. The lowest density housing is shown in this field.

The development proposals will have no direct impact on the identified listed buildings or curtilage listed ancillary structures. Owing to the high levels of existing planting and mature vegetation on the eastern boundary edge of the Site, which limits intervisibility between Red Court and the Site, coupled with design mitigation measures, including the reduction in building heights and density on the eastern side of the

Site and proposed buffer planting on completion of the development, the proposed development will not harm the setting or appreciation of the significance of the identified listed buildings, which will be preserved.

Haslemere Conservation Area is located some distance to the north of the Site, with no intervisibility between the conservation area and the Site. Given the lack of visibility and distance, the proposed development will have no impact on its character and appearance.



Modern map with locations of listed buildings indicated.

4.6 ACCESS AND MOVEMENT

Public Transport

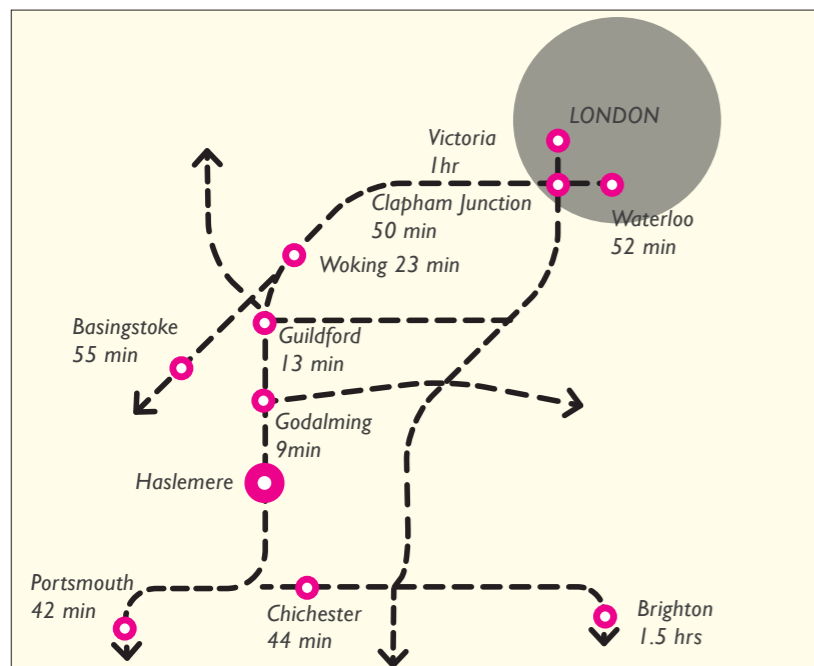
Vision Transport have provided a Transport Assessment to accompany the application. The Site is accessible to local bus stops. Bus services can be accessed from Lower Street (to the north of the Site), which is a circa 800 m walk distance from the northern boundary of the Site. The bus stop in Lower 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.

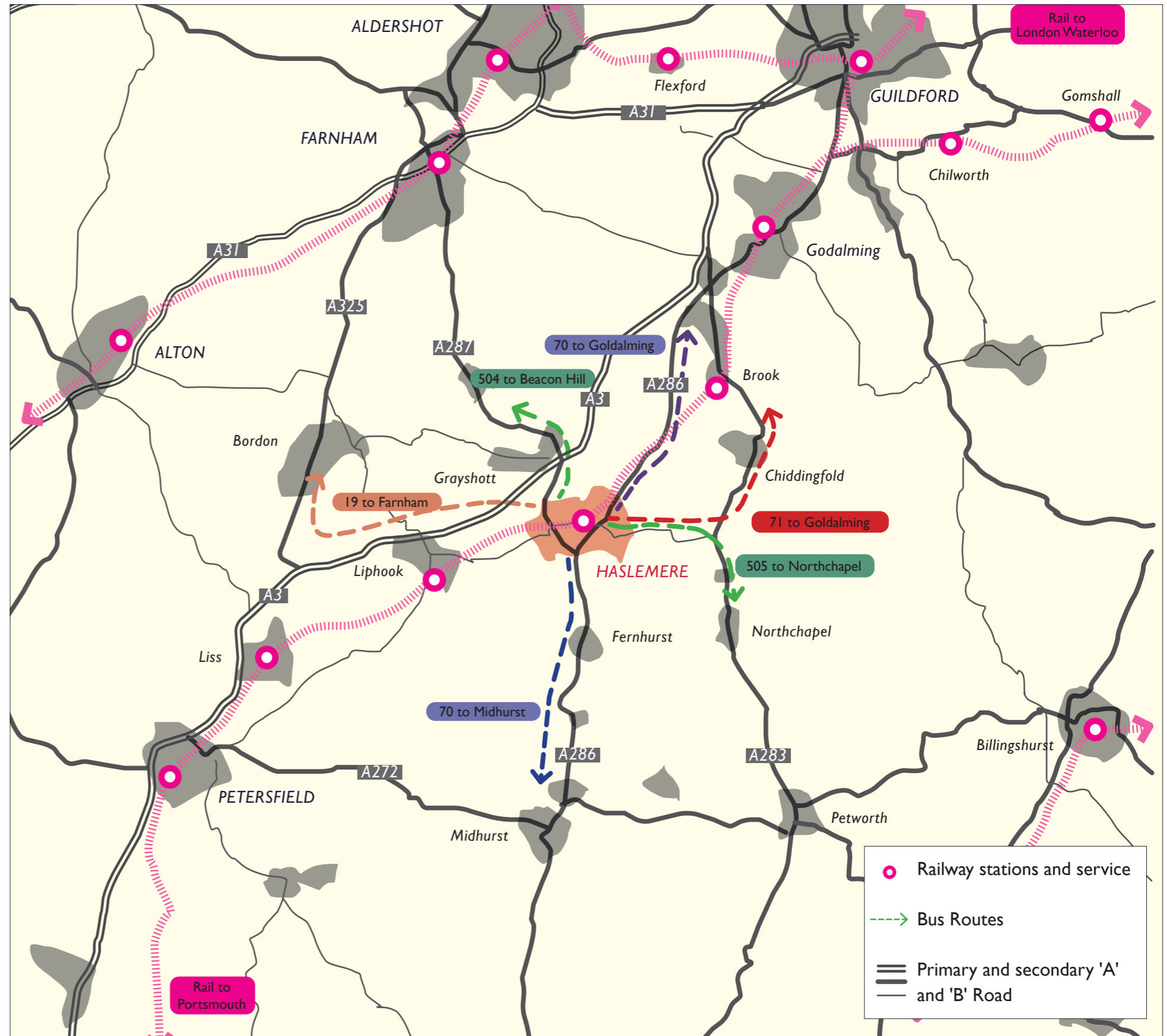
For rail travel, Haslemere railway station provides direct, regular and quick access to London (52 minutes), Portsmouth (42 minutes), Guildford (13 minutes) and Woking (23 minutes) via the Southwestern Mainline.

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 I (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.

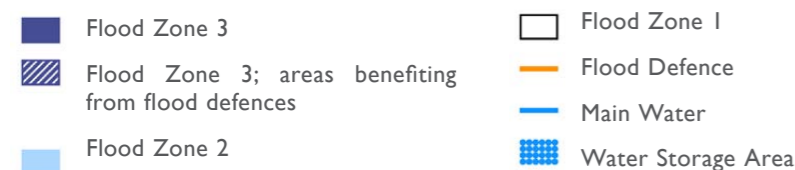


Rail Travel Plan



Transportation Plan

4.7 OTHER TECHNICAL MATTERS



4.7.1 FLOOD RISK AND SURFACE WATER

FLUVIAL FLOOD RISK

Fluvial flood risk for the Site is shown on the Environment Agency’s flood risk mapping. This mapping shows that the majority of the Site is in Flood Zone 1; land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). A small strip on the southern boundary of the Site adjacent to the ordinary watercourse and Bell View Lane is in Flood Zone 3; land assessed as having a greater than 1 in 100 annual probability of river or sea flooding (>1%). All of the housing areas are within the 1 in 1,000 annual probability of river or sea flooding.

SURFACE WATER DRAINAGE

The Site is currently undeveloped with no formal drainage on the Site. The ground has limited infiltration, though this is enough that there is no running water on the Site.

The proposed surface water design incorporates SUDS principals this involves collecting water within the development area through a piped network. Approximately one third of this outfall into one of three attenuation ponds, these then connect via predominantly swales to a larger southern basin. The remaining two thirds passes via the west of the Site to the large southern attenuation basin. The surface water then outfalls into a watercourse that is adjacent to Bell View Lane. The rate of discharge is below the greenfield discharge rate.

4.7.2 UTILITY SERVICES - STANTEC

Electricity, gas, telecommunications, clean water and foul drainage networks are all present within close proximity of the Phase 2 development Site and serve surrounding properties. Asset records from Statutory undertakers in the area have been obtained and a combined existing utilities layout has been produced indicating the services and sewer networks surrounding the Site.

The proposed heating strategy for the Site is all electric and therefore no new gas connections will be required. Electric vehicle charging places are proposed for each dwelling in line with recent building regulation guidance and two spaces are also proposed for the Scout Hut facility.

Extensive pre-planning liaison has been carried out with SSEN and Thames Water (based on up to 130 units) to understand existing capacity in the electricity, water and foul sewer networks to determine if the demand produced by the development can be accommodated by the existing networks.

SSEN are still assessing the electricity network and a response to the feasibility study request is anticipated around the 20th July 2022. It is likely that two new on-site substations will be required to supply the development, and these may be addressed via either the reserved matters process or planning condition. Discussions with SSEN in April 2018 indicated that connection onto the existing high voltage cable located in Scotland Lane was possible at the time without any need to upgrade or reinforce their network.

Thames Water has confirmed that there is sufficient capacity in the potable and foul networks to a serve the development Site. To supply the Site with clean water, connection is onto the 10 inch diameter trunk main at the junction of Scotland Lane and Old Haslemere Road. Wastewater from the Site will be discharged into an existing manhole along the 175mm diameter sewer along Midhurst Road.

There is an existing foul sewer that intersects the Site and proposals are to accommodate this within the masterplan. The existing overhead 11kV cable route running north to south across the Site can be undergrounded into the proposed road layout.

4.7.3 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.

4.7.4 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.

4.8 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;
- 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.
- to provide a SANG, including wetland area, and Nature Reserve, including wetland area, relieving pressure on the local Recreation Ground and more ecologically sensitive areas such as Hindhead Common Special Protected Area.



Constraints and Opportunities

5.0 ENGAGEMENT - MPC

Redwood have devised a consultation programme to consult as widely as possible, with local residents, Town and Borough councillors. It is important to us that we hear residents' and other key stakeholders' views at this early stage so that we can take these into account.

To this aim, we have relaunched our website www.scotlandpark.co.uk with information on our draft proposals for Phase 2, as well as setting out an update on Phase 1 (permitted at Appeal earlier this year). The website provides details about our vision for Phase 2, for its Country Park, up to 130 homes, the beautiful architecture, strong environmental credentials and other aspects including an artist's impression of both the 1st Haslemere Scout's new HQ and also the Grayswood Nursery and Forest School's proposed building. The 'Have Your Say' section has a series of questions, all with a choice of the same three possible answers: 'I support', 'I am unsure' and 'I oppose'. In addition there is a comments section to fill in.

In order to draw people to the website, shortly we will be distributing our newsletter across Haslemere which has an overview of our scheme. It will have a hard copy feedback form with identical questions to those on the website.



Scotland Park Newsletter



Scotland Park Feedback Form

5.1 PRE-APPLICATION CONSULTATION

On 13 May 2022 Redwood and some of the team gave a presentation to Haslemere Town Council at which we set out an overview of our proposals for Phase 2 and answered councillors' questions. Councillors were provided with copies of our newsletter and the hard copy feedback form. This meeting was the first in what we wish to be an ongoing conversation with the Town Council.

Separately in May 2022 Redwood have undertaken two door knocking exercises, speaking with residents on their door steps to talk through our proposals and hear their views. Redwood will be engaging with Waverley Borough's Ward councillors as well as other key councillors on the authority.

MPC will be analysing all feedback and views we receive. Where appropriate we will consider amending our proposals.

5.2 FURTHER CONSULTATION

Redwood and the team will be continuing to engage with the public, Town and Borough councillors and other stakeholders after we have submitted the application.

In addition, a number of specific one-to-one technical meetings have taken place during the design evolution and EIA process over a number of years, as part of the LPP2 promotion. This has included meetings overtime with WBC, SCC, Natural England, Surrey Wildlife Trust, Environment Agency, Lead Local Flood Authority and Thames Water.

As is evident from the above, the Applicant has carried out a significant level of engagement with a variety of parties over a period of time.

6.0 MASTERPLAN DESIGN CONCEPTS

6.1 DESIGN PRINCIPLES

DESIGN PRINCIPLES

The illustrative masterplan demonstrates how circa 130 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 5% custom/self-build. A suitable mix of dwelling types and sizes will be provided in order to deliver a balanced and mixed community. This will include 35% affordable housing, 5% above policy requirements.

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;
- Haslemere Neighbourhood Plan November 2021; and;
- National Design Guide January 2021.

Taking into account the above and best practice, a series of key principles 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
- Provide calming measures and reduce vehicle speeds where appropriate within the development.



Illustrative structure plan

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.

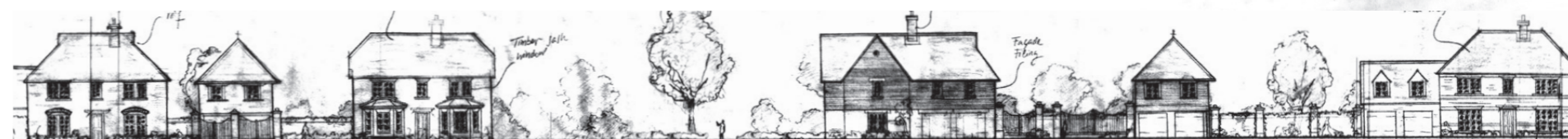
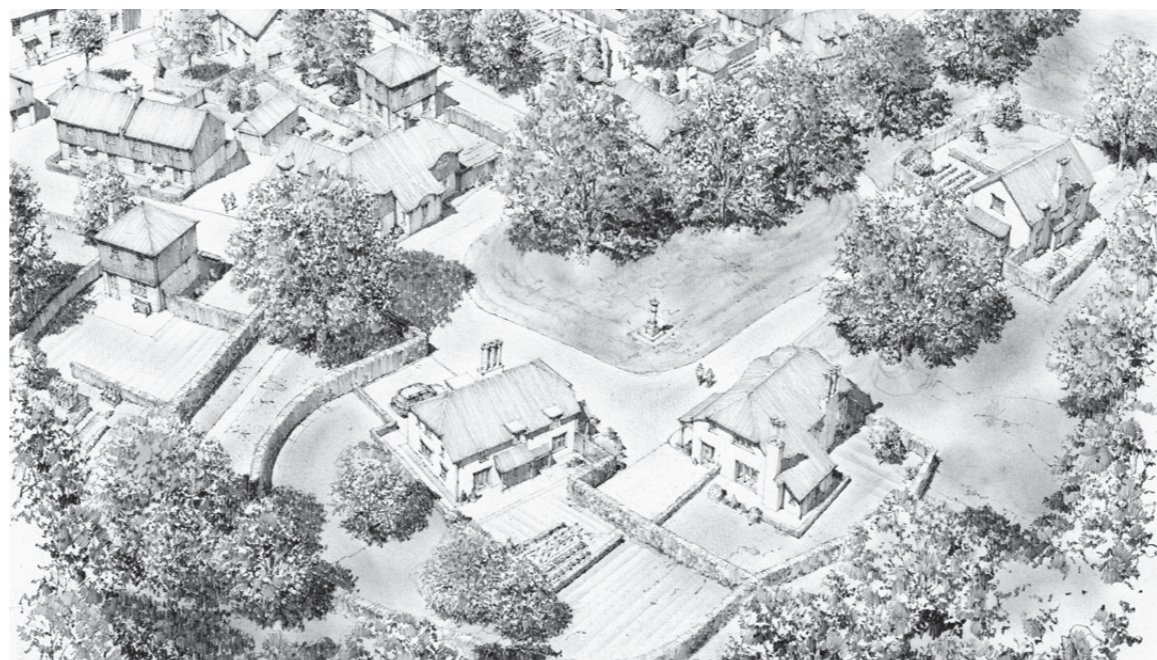
6.2 DESIGN DEVELOPMENT OF THE MASTERPLAN

In August 2017 the Applicant appointed ADAM Architecture as masterplanners and architects for the Site, due to their heritage expertise and experience working in and close to sensitive heritage and landscape environments. The masterplan has evolved over this period from the initial concept to a final Illustrative Masterplan. This Illustrative Masterplan maximises the residential potential of the Site with full consideration of the heritage, urban design, landscape. Visual impact and sustainability issues.

The Illustrative Masterplan was subject to several design reviews throughout the design development stages. The process through which the Illustrative Masterplan has evolved and the way in which the design has also taken account of comments and feedback received from various stakeholders since the issue of the Vision Statement: Gateway to the National Park prepared in May 2019, updated November 2021.

Key features of the Vision Statement Masterplan, November 2021, are:

- 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 new homes (the Vision Statement is for the comprehensive development of the Site including Phases 1) 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 eight 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;



Vision Document Sketches

- 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 providing links between the town, Black Down, the SDNP and adjoining countryside, opening up views over land hitherto unavailable to the general public;
- 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;
- Scotland Park has the potential to be 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 has the potential to surpass the Government’s ‘Building for 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 meeting a variety of acute local housing needs within the first five years of the Local Plan period.



Annotated Illustrative Vision Document Masterplan