

Illustrative working aerial view

DESIGN EVOLUTION

Scotland Park Phase I Planning Application

The Vision Statement was for up to 180 units and included Scotland Park Phase I which was the subject of the separate planning application granted in 2022 for 50 units, which lies immediately to the north-east within the triangular area of land defined by Scotlands Close, Scotland Lane, Red Court and Scotland Park Phase 2.

The consent for Phase I includes a north-south permissive route and connected 2.3km circular walk on land forming part of Phase 2.

Masterplan Commitments

The Applicant is committed to deliver an exemplar sustainable development. As part of that vision key commitment include:

- In response to the Climate Change agenda all new homes will be designed to be PassivHaus Certified. This will be the first scheme in the UK of over 100 homes in traditional design to be built to

this standard. The 'earth-house' will be designed to PassivHaus Plus;

- The scheme will be the first in the Surrey to achieve 'Excellent' Building with Nature standards accreditation, and one of only a handful in the entire UK;
- The scheme will deliver 35% affordable housing for local people. This is 5% above the policy requirement;
- In addition, the scheme will deliver 5% custom/self-built;
- The scheme will deliver a SANG that will exceed NE's quantitative and qualitative standards for a development of this size and could also mitigate populations impacts from other new development in Haslemere; and
- The Site will offer important new community facilities to include, circa 5 acre of land for the establishment of a new Headquarters campus for the 1st Haslemere Scout Group and circa 4 acres for new facilities for Graywood Nursery and Forest School.

Masterplan Refinement

A series of workshops and design reviews have been held over the period since the preparation of the Vision Statement. As a result of this process, and feedback from various stakeholders the following amendments have been made to the design proposals and Illustrative Masterplan.

In reviewing the proposals for Phase 2, consideration was also taken of the consented proposals for Phase I to ensure that the sites are view in a comprehensive development.

Illustrative Masterplan March 2022

Residential

The extent of the residential development was reviewed in the context of the existing built development edge of Haslemere to define through the proposed development define a new southern edge for the town. This analysis concluded that the southern edge of the built area should correspond to the southern treeline of the northern field on top of the ridge. The cluster off houses, described as the hamlet within the Parkland were omitted.

It was agreed that a visual heights survey should be undertaken to test that the assumptions made from analysis of topographic data and tree heights regarding permitted building heights is accurate and robust. This exercise was carried out during late April with a cherry picker and it proved that built development will not be visible from any of the land to the south and so there is no need to adjust any of the proposed building heights.

The proposed mix of housing was reviewed to take into account of latest guidance and policy on local housing need. This review indicated that need to provide more smaller units. In parallel with this further analysis was undertaken of the existing residential densities across Haslemere. The layout was amended to reflect the requirements for mix.

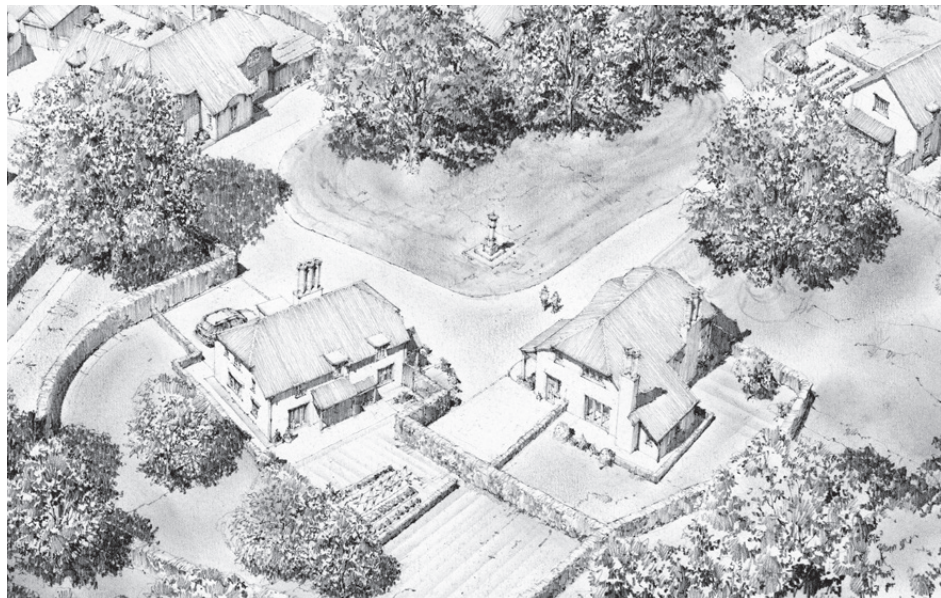
Considering density holistically, across the Site and Phase I, it was concluded that the earlier strategy of lower density to the upper field adjacent Midhurst Road and Phase I, with higher density on the enclosed and level northern field is the correct approach. With a limited number of homes and lowest density immediately abutting the more sensitive eastern boundary with Red Court.

Custom/Self-Build

A meeting was held with Green Oak exploring the possibility of the custom/self-build homes being constructed using oak frame construction.

Early sketch proposals are being progressed for the self-build home on the former tennis court site adjacent Red Court.

The proposed location of the custom and self-build, adjacent the eastern boundary with Red Court and the cluster near the Scout facility is unchanged.



Illustrative Masterplan April 2022

Blue and Green Infrastructure Strategy

The focus of studies relating to the blue infrastructure strategy is on determining the technical requirements arising from the proposals and assessing the potential benefits of using the Parkland for attenuation.

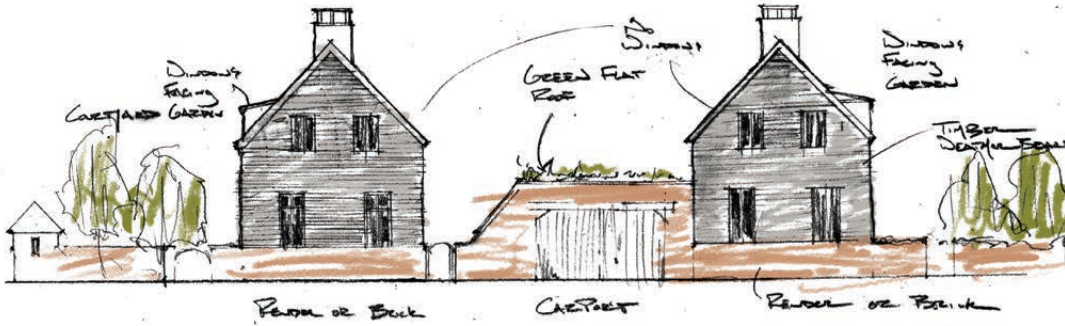
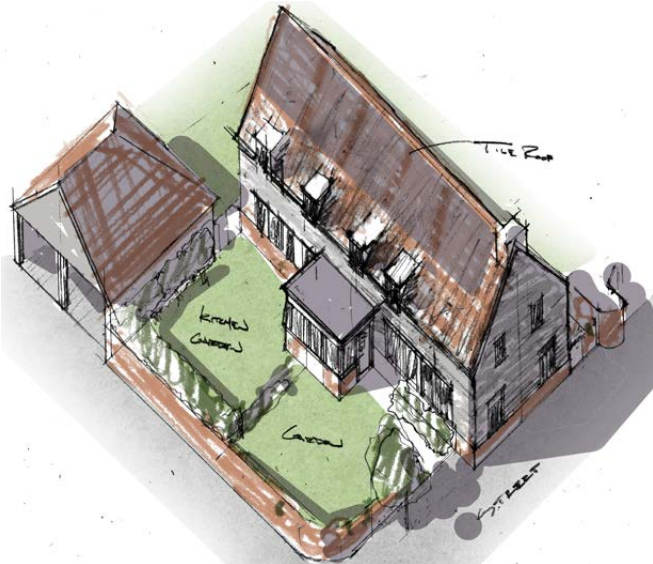
Base studies are ongoing relating to ecology and biodiversity.

Gate House and Ramblers Car Park off Belle Vale Lane

The proposed Gate House and Ramblers Car Park off Belle View Lane has been omitted due to concerns regarding movement impacts of Belle View Lane.



Illustrative Masterplan May 2022



Sketch Proposals for Self-Build / Custom Build Homes

Illustrative Masterplan May 2022

Residential

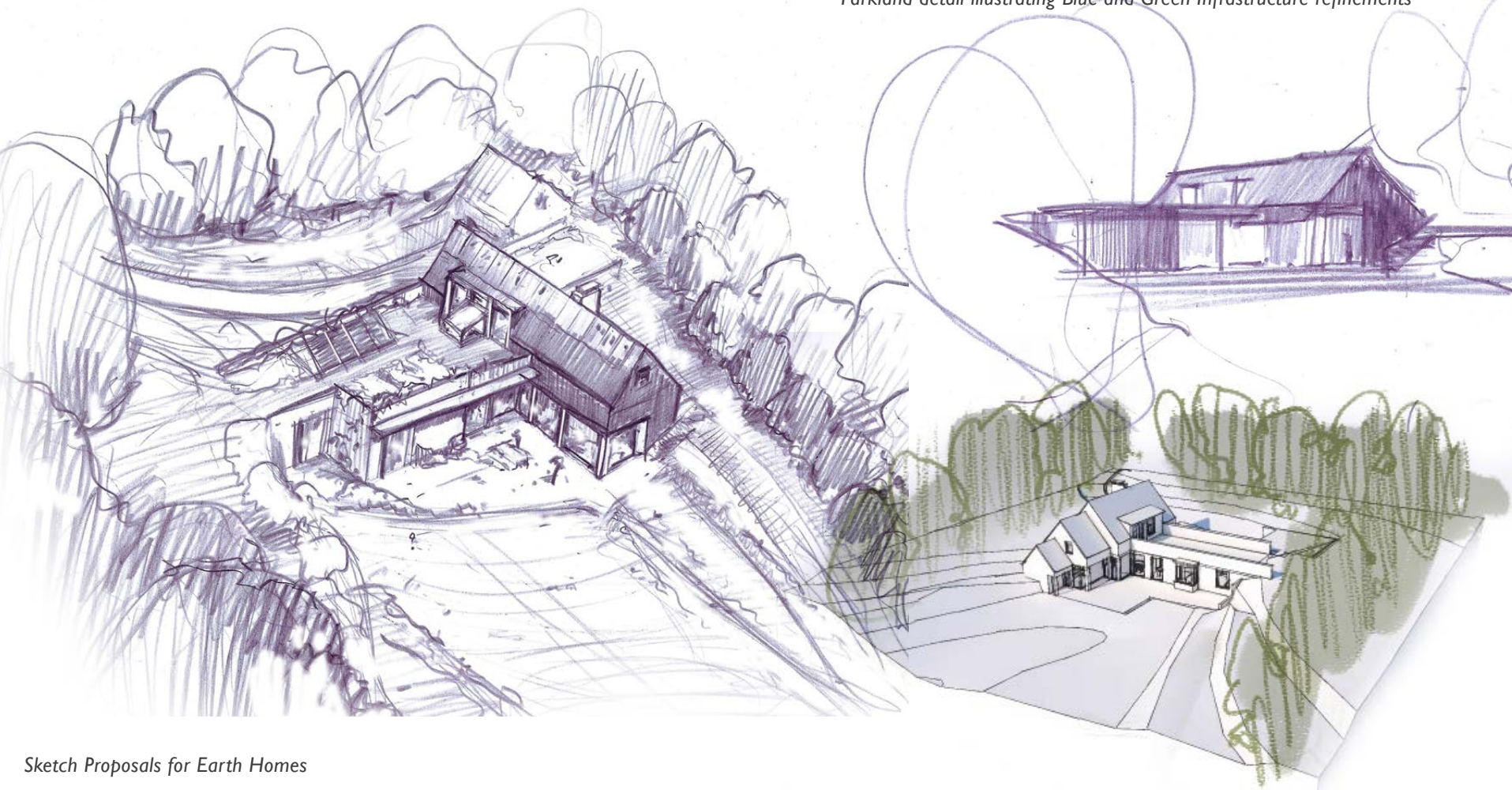
The southern edge of development to the northern field is to be redesign and set back from the southern tree boundary of the northern field to provide additional land for SuDS attenuation. See Blue and Green Water Strategy below. On the Illustrative plan the number of unit as a result of this realignment of the southern edge is 125 units.

Custom/Self-Build

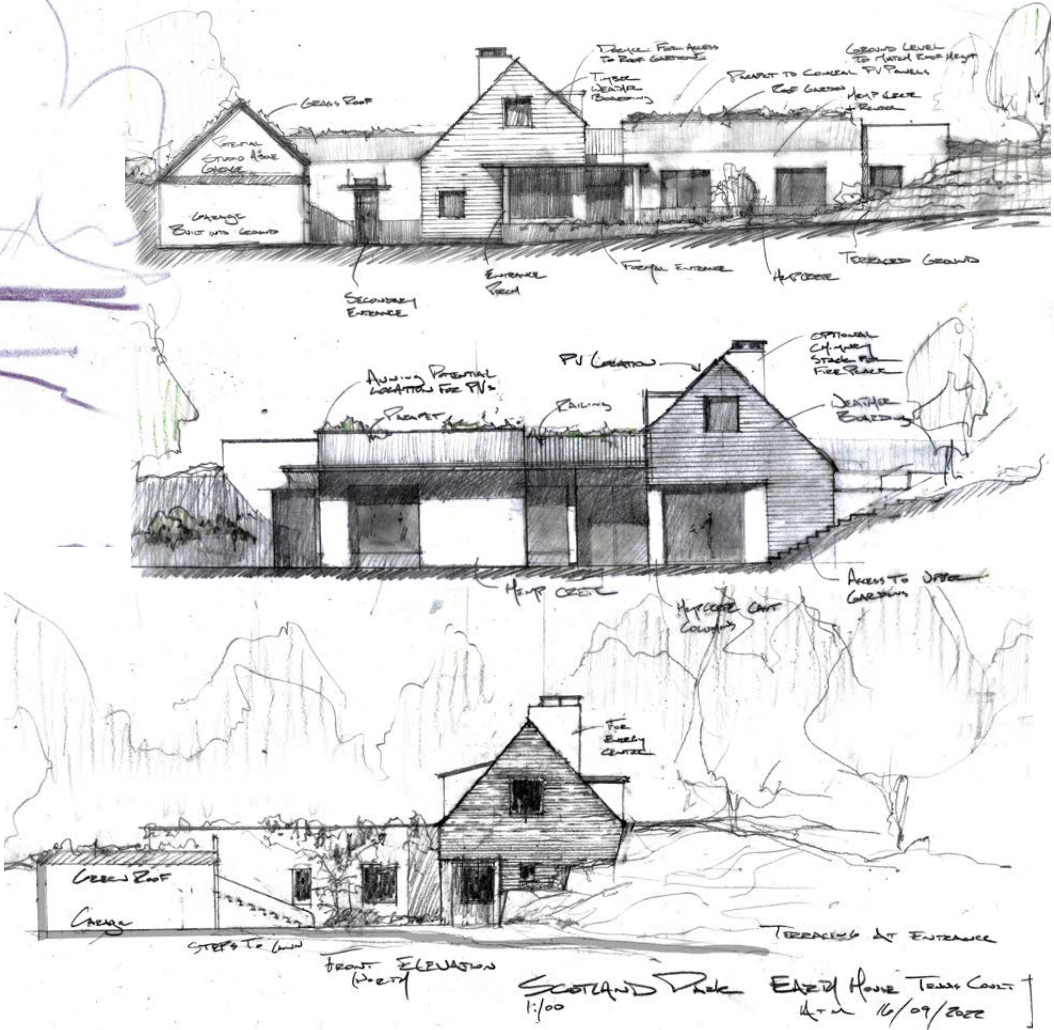
The Custom Self-Building homes in the area adjacent to Red Court have been redesign to reduce the height to 1.5 storey and the 'earth house' on the former tennis court has also be redesigned. The 'earth house' has been reduced in size and also reduced in height to 1.5 stories, but only one story will be above ground. This house will also have a sedum roof to minimise the potential impact on Red Court.



Parkland detail illustrating Blue and Green Infrastructure refinements



Sketch Proposals for Earth Homes





Forest School Design Option

Scout Headquarters

The design for the Scout Headquarters has been developed in consultation with the Scout Group.

Forest School

The design for the Forest School has been developed in consultation with the School and Built by Artizans who have experience of building similar hand crafted sustainable timber structure within the local area.

Blue and Green Infrastructure Strategy

The development of Blue and Green Infrastructure has been a significant design exercise during this period with great efforts being placed on creating valuable wetland habitats and enhancing biodiversity in the ecological systems designed for the SuDS systems. As noted earlier to assist with capacity and ensure that the design follows the natural landforms to minimise any impact on the landscape an area of development was removed from the northern field.

SANG

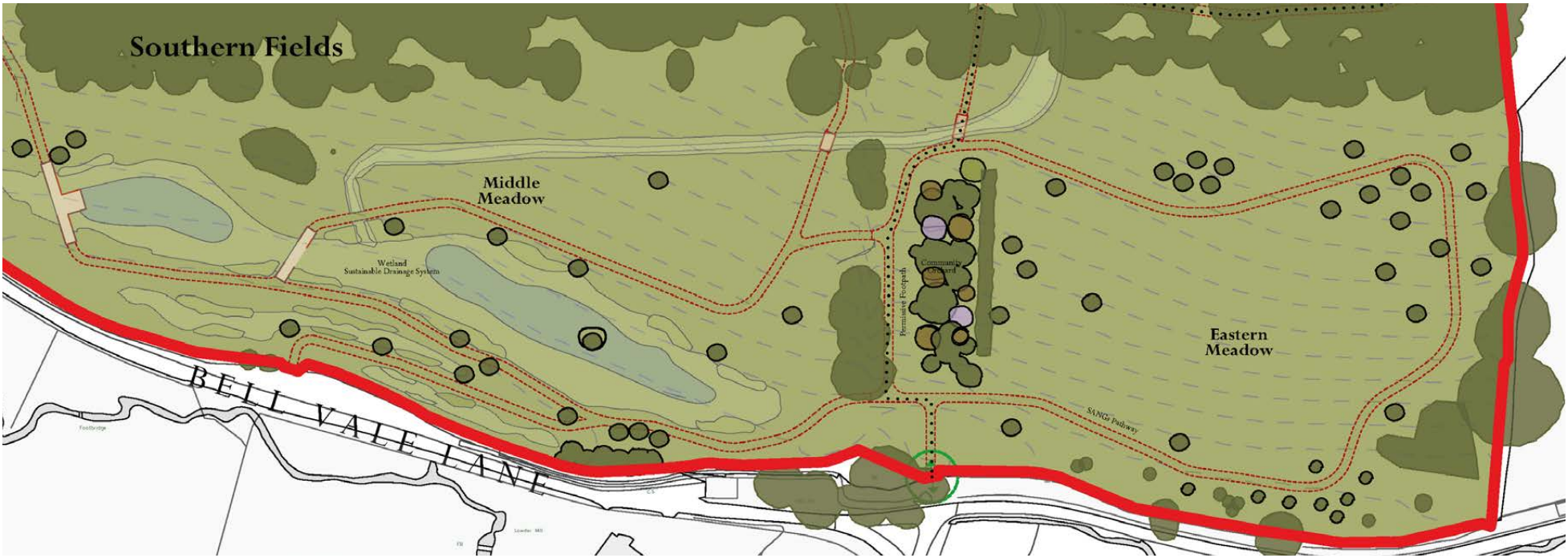
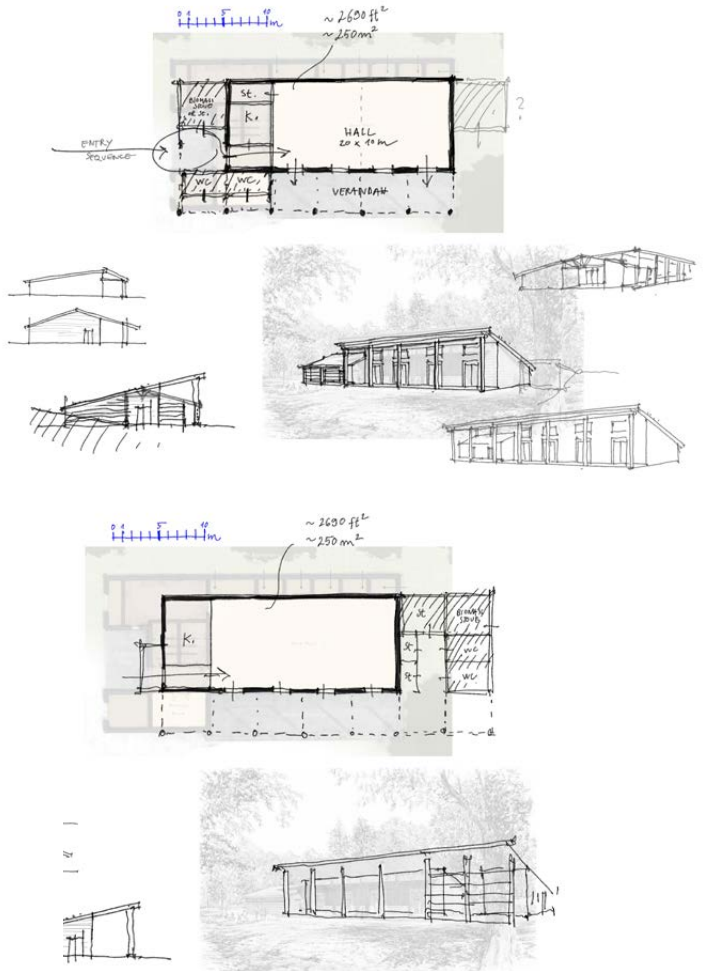
The design of the SANG was adjusted in response to the design of the SuDS systems and their impact of the landscape.

6.3 CHARACTER AREAS

To enhance the overall sense of place the design proposals include the creation of broad Character Areas, each with its own distinctive qualities. A full description of the Character Areas is set out in Section 7.0.



Scout Hut Design Options & Previous Version



Southern Field Blue and Green Infrastructure Refinements



Illustrative Masterplan



Context Illustrative Masterplan

6.4 LAND USE



Landuse Plan

- Site Boundary
- Refer to PL02 Components Plan for Detailed / Outline application boundaries
- Open Space
- Landscape Buffer
- Residential Area
- Area of Open Space within Residential Development
- Forest School
- Scouts Land
- Indicative Location for Play Area
- Existing Trees Retained

Only 22% of the Site will become urban with the remaining 78% being enhanced to become open space with greater accessibility, learning and recreational provision with enhanced biodiversity.

Residential

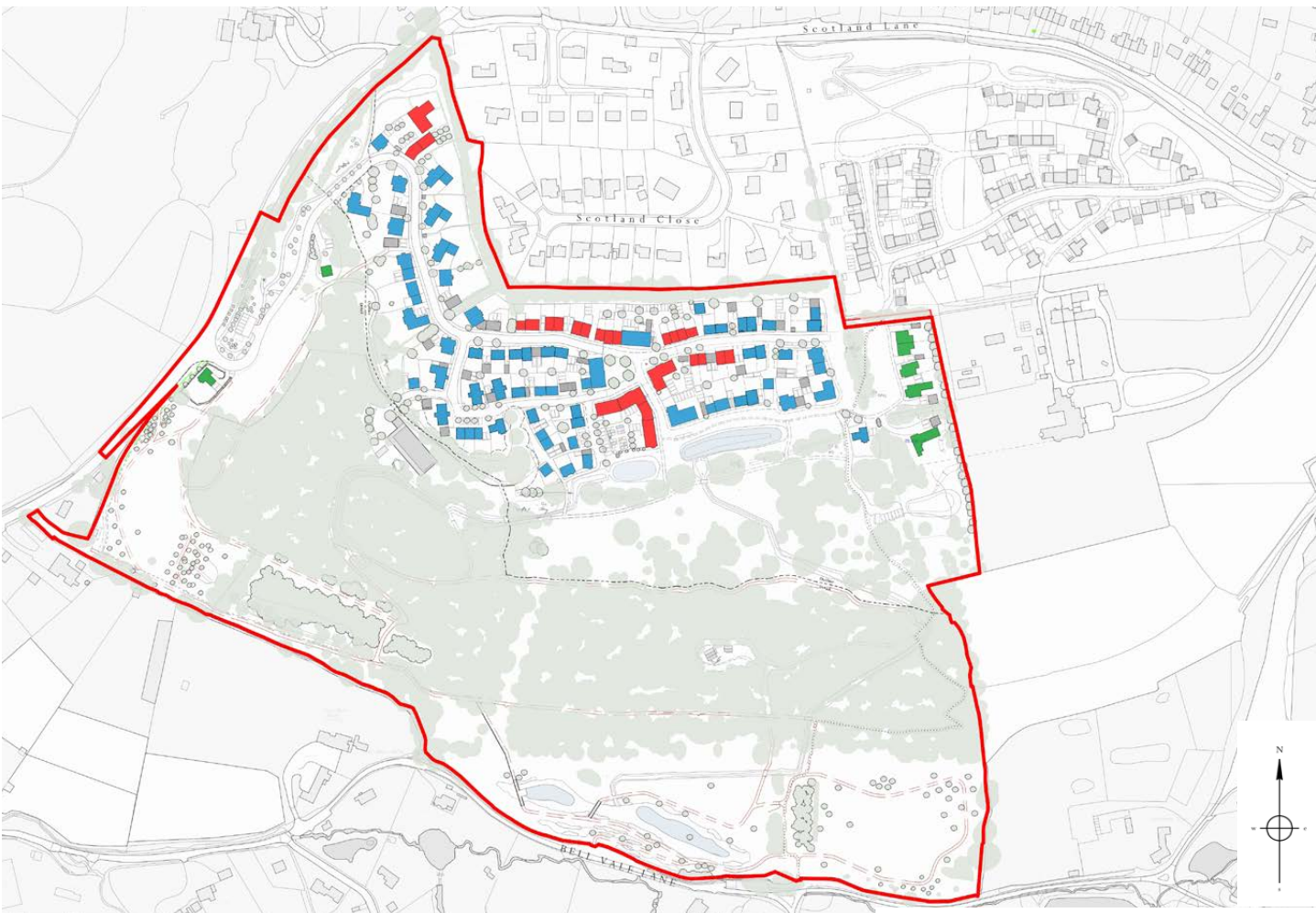
The proposed development will provide up to 130 new homes which will make a meaningful contribution towards meeting the housing need of the area. The development will provide a variety of dwelling types and sizes to deliver a balanced and mixed community – one which will evolve with its residents. Where 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

The Council's policy requires 30% affordable housing is to be provided to comprise a range of tenures, including affordable rent and intermediate ownership, having regard to the policy requirements to meet local housing need. The site will deliver a total of 35% affordable housing, 5% above policy requirements.

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.



Illustrative Tenure Plan

- Site Boundary
- Market Dwellings
- Affordable Dwellings
- Self / Custom Built Homes
- Garage/Carport/Bin/Outbuildings/Workshop

Custom/Self-Build

In addition to the affordable housing provision, 5% of the houses will be made available to custom/self-build plots.

Indicative Tenure Mix				
Units	Market	Self-Build	Affordable (including CLT)	Total
5 Bed	5			5
4 Bed	12	0	1	13
3 Bed	27	3	9	39
2 Bed	25	4	14	43
1 Bed	4		20	14
Total	73	7	44	124

COMMUNITY USES

The community facilities will include:

Scout Group

Circa 2.0 hectares of woodland and meadow, along with a substantial cash lump sum of money, will be given to the 1st Haslemere Scout Group to establish a new headquarters campus.

The new facilities will be available for use by other local scout groups and community organisations, this will include hosting those taking part in the Duke of Edinburgh Awards programmes. The new HSG facilities will also be used by a nursery school during the daytime. The new scout campus at Scotland Park will provide a lasting legacy for Haslemere and provide a wider community asset.

‘The 1st Haslemere Scout Group (HSG) was established in 1909 and currently has 70 youth members, with a further 70 young people on its waiting list. HSG has been looking for an alternative (and more suitable) site for a headquarters to its current location in Wey Hill. Waverley Borough Council recently earmarked the Wey Hill land for housing development and HSG need a permanent location to expand. Redwood has offered approximately 2.0 hectares of woodland along with a substantial cash lump sum to enable HSG to establish a new home, including an outstanding Scouts’ headquarters as part of our wider proposals at Scotland Park.’



Scouts HQ
Youth Campus
Weyhill
Haslemere
GU27 1BX

chair@haslemerscouts.org.uk

June 2022

Scotland Park & 1st Haslemere Scout Group

Scouting actively engages and supports young people in their personal development, empowering them to make a positive contribution to society.

1st Haslemere Scout Group formed in 1909 and we have run activities influencing the lives of generations in Haslemere.

We currently operate from the Weyhill Youth Campus in Haslemere; this location has been our home since 1924 when it backed onto the countryside. The Weyhill site has now been surrounded by housing and Waverley Borough Council wish to use the land for further residential property to meet the area’s housing targets.

Scotland Park offers our group a unique opportunity to establish a permanent home situated at what will be the new edge of Haslemere. The combination of a hall with land will allow our activities to grow and make a bigger impact in our community.

Establishing a modern facility with equipment storage at Scotland Park will allow our group to focus on scouting. The location at Scotland Park will create a new headquarters with inside space where we will be able to offer such activities as archery, shooting, first aid skills, cooking and pioneering all year round.

The land that is being offered is large enough to establish a campsite within the woods and this can be used for extended periods of the year; we will no longer have to travel away from Haslemere reducing the time and cost to run camping activities. The campsite will have direct access to the South Downs National Park and this will enable us to host Duke of Edinburgh Awards expeditions both the scouts and schools. There is also an opportunity to create climbing activities and rope walkways using the mature trees that exist on the site extending what we can offer today.

Our vision is to make all of this available to other organisations, schools and community groups in order to maximise the benefit of the new facility for the wider community.

We want to continue to bring skills for life to more young people in Haslemere and Scotland Park will help us to achieve our goals.

Yours faithfully,

Paul Buckler
Chairman

For & on behalf of 1st Haslemere Scouts Group Executive Committee.

'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.'

Outdoor Classroom

Grayswood Nursery and Forest School (GNFS), will be given circa 1.5 hectares 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

Scotland Park will become an accessible alternative base for outdoor recreational activity within the town, providing a series of attractive public squares and open spaces will be created on the Site, including woodland, new parkland, wetland, attenuation areas, and SANG relieving pressure from the local Recreation Ground and more ecologically sensitive areas, such as Hindhead Commons Special Protected Area, to provide outdoor amenity for the local community.


The development will include many opportunities to enhance biodiversity and encourage wildlife on the Site.

Car Park

The proposals will include a car park for ramblers and walkers adjacent to the Midhurst Road entrance providing easy access to the National Trust's Black Down park close by. Relieving pressure on the existing main car park for Black Down off Tennyson's Lane which is often full.

PROW's and Permissive Routes

Additionally, the Site will improve the existing PROW's and create new network of permissive routes, including the SANG, offering pedestrian opportunities, directly linking the town with the countryside to the immediate south of the Site.



GRAYSWOOD

Nursery and Forest School

Grayswood Village Hall, Grayswood Road, Haslemere, GU27 2DJ

Tel: 01428 658931

Mission Statement

History and aspiration

Grayswood Nursery School is a charity which was established over 40 years ago and has continuously operated from Grayswood Village Hall in the village of Grayswood just outside Haslemere. The nursery is a busy setting which is 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.

Since the Summer of 2010 we have been graded as Outstanding by Ofsted and strive for excellence throughout the setting, continuously reviewing our nursery to ensure it is at the forefront of educational practice.

We have been increasingly using the outdoor environment to support the children's learning over the past decade, 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 20th countrywide. We reflected this status by amending our name to become Grayswood Nursery and Forest School.


Nationally there is increasing acceptance that children should spend increasing amounts of time in the outdoor environment to positively impact their learning and development. 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 school. 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. To do this most effectively we need a permanent home.

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 and secure facility in perpetuity, well orientated to its surroundings without the concern of having to move on to a new location;
- 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



Millie's Mark



Ofsted Outstanding Provider

Registered Charity Number 1046722

Aims and Objectives

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.

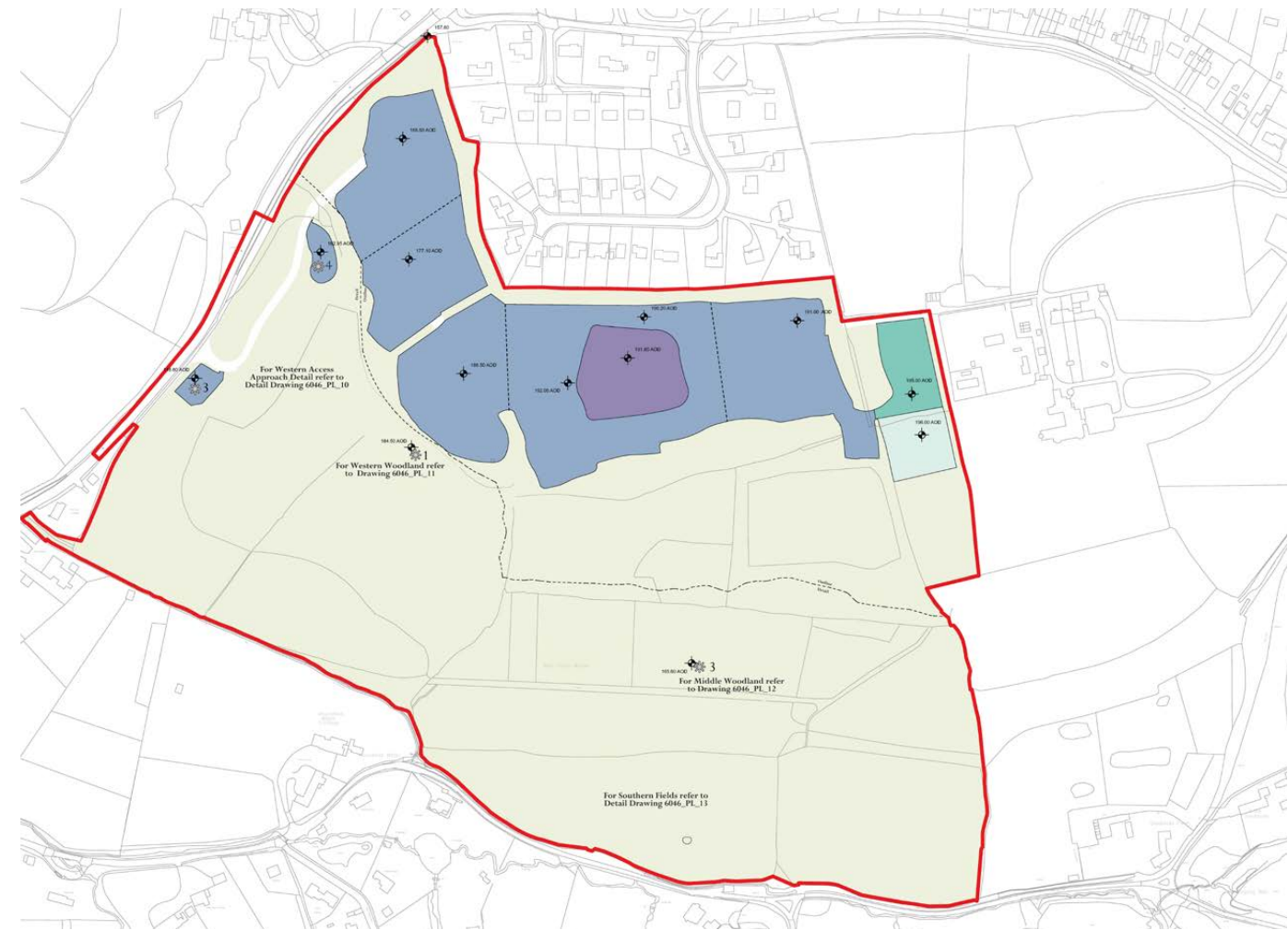
Why

- 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



6.5 SCALE, DENSITY AND APPEARANCE OF DEVELOPMENT

6.5.1 BUILDING HEIGHTS

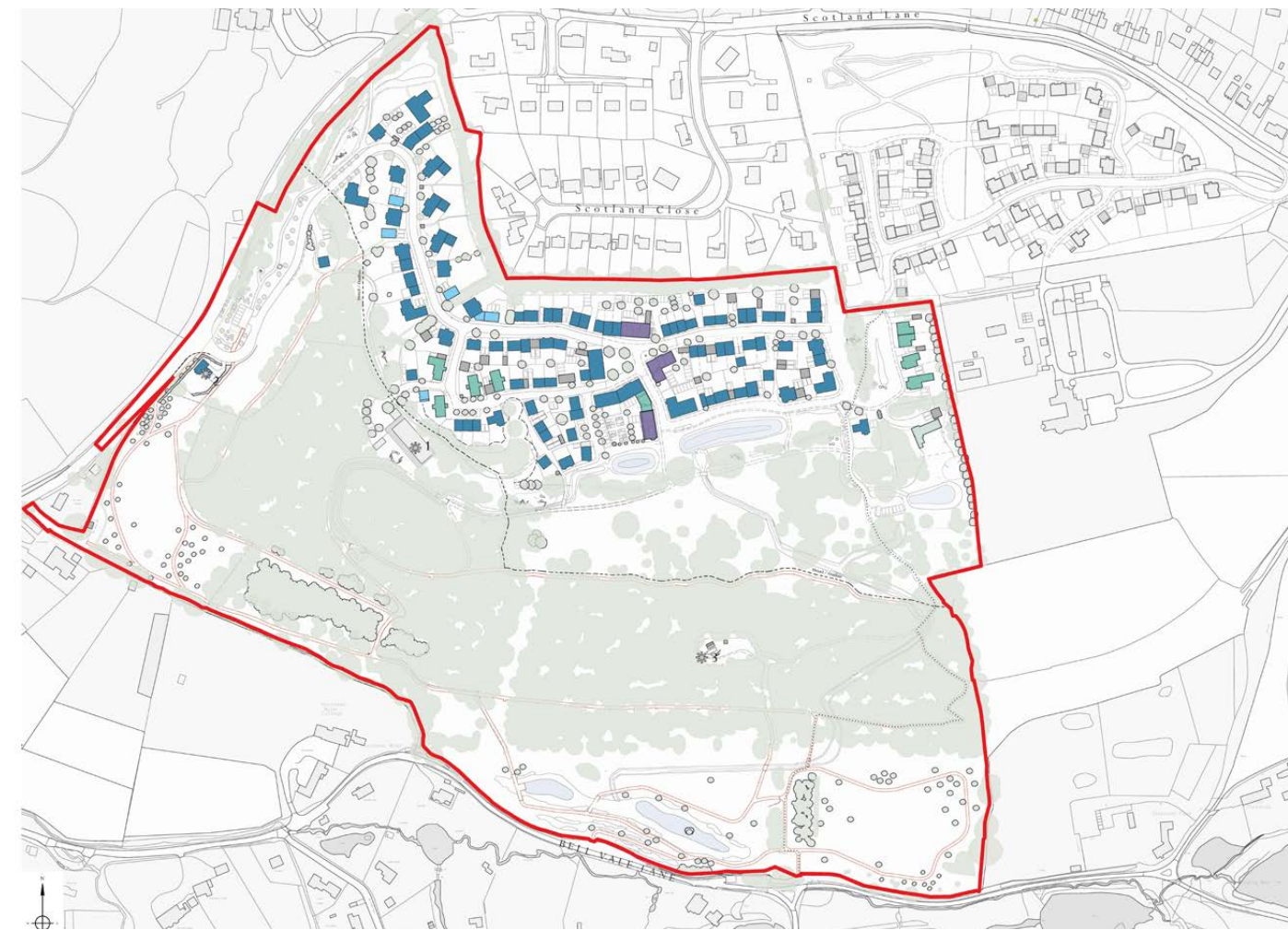


Parameter Building Heights Plan

The scale and massing of the new buildings is assessed to ensure that there will be an acceptable impact on the character and visual appearance of the area. Heights are expressed as a maximum parameter, which allows flexibility for detailed designs to be progressed pursuant to the outline planning permission.

The indicative heights plan, based on the Illustrative Masterplan shows a more refined response could be achieved, with the form of the housing varying in response to its location within the street hierarchy and its adjacent surroundings.

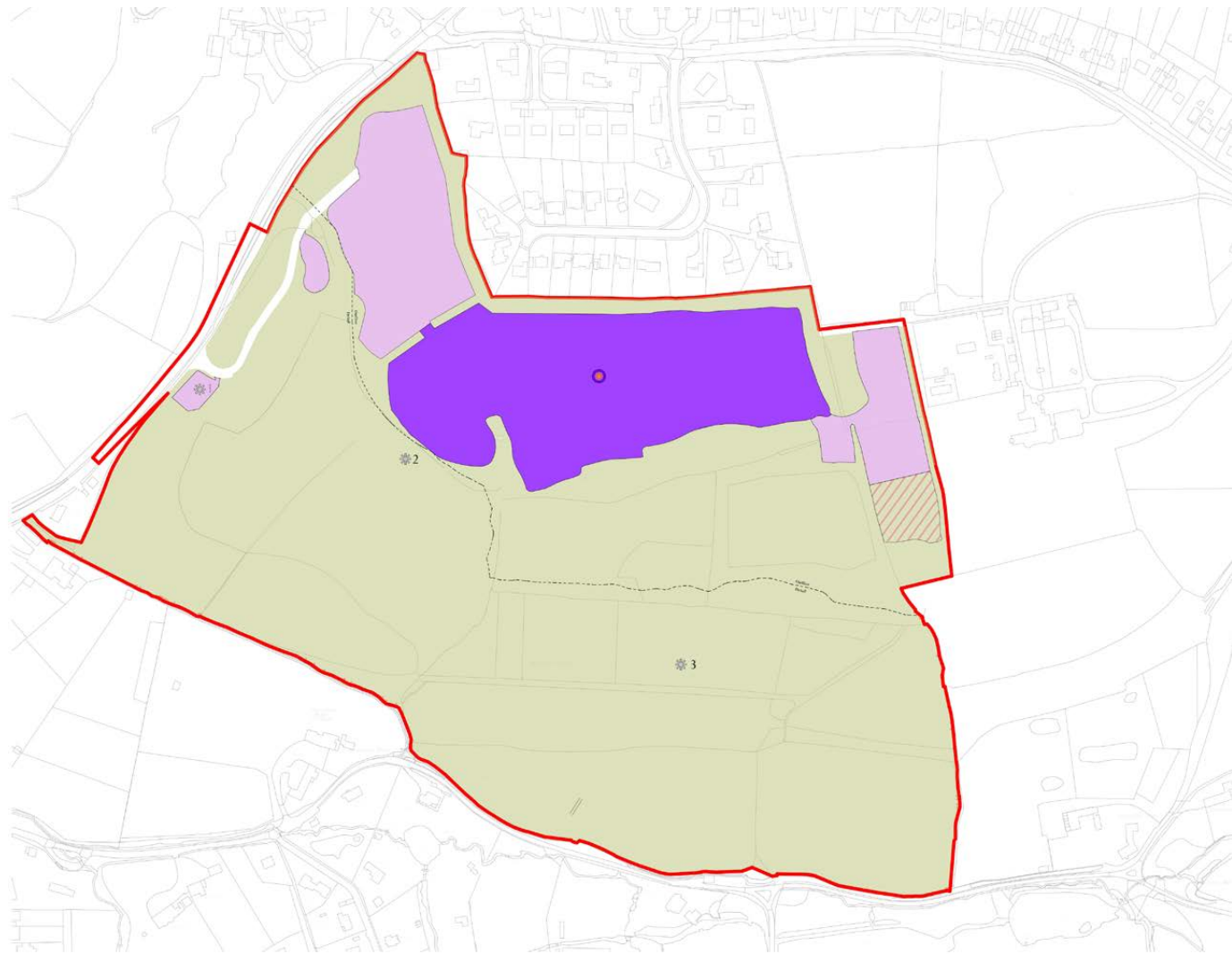
The scale and massing has been set at predominately 2 storey buildings with 2.5 storey buildings at key locations. This design response is supported by and is consistent with the earlier character analysis studies of Haslemere and the surrounding villages.



Illustrative Building Heights Plan

- Site Boundary
- Refer to PL02 Components Plan for Detailed / Outline application boundaries
- Open Space
- Up to 1.0 Storey Above Ground Level & 1.0 Storey Below Ground (6.0m max from Existing GL +/- 2m)
- Up to 1.5 Storeys (8.5m max from Existing GL +/- 2m)
- Up to 2 Storeys (9.5m max from FFL +/- 2m)
- Up to 2.5 Storeys (10.5m max from FFL +/- 2m)
- *1 Scout Hut Up to 1 Storeys (7.5m from FFL +/- 2m)
- *2 Outdoor Classroom Up to 1.0 storeys (6.0m from FFL +/- 2m)
- *3 Gatehouse Up to 2 Storeys (9.5m from FFL +/- 2m)
- *4 Lodge Up to 2 Storeys (9.5m from FFL +/- 2m)
- ** All AOD levels are existing [Approximate proposed levels TBD]

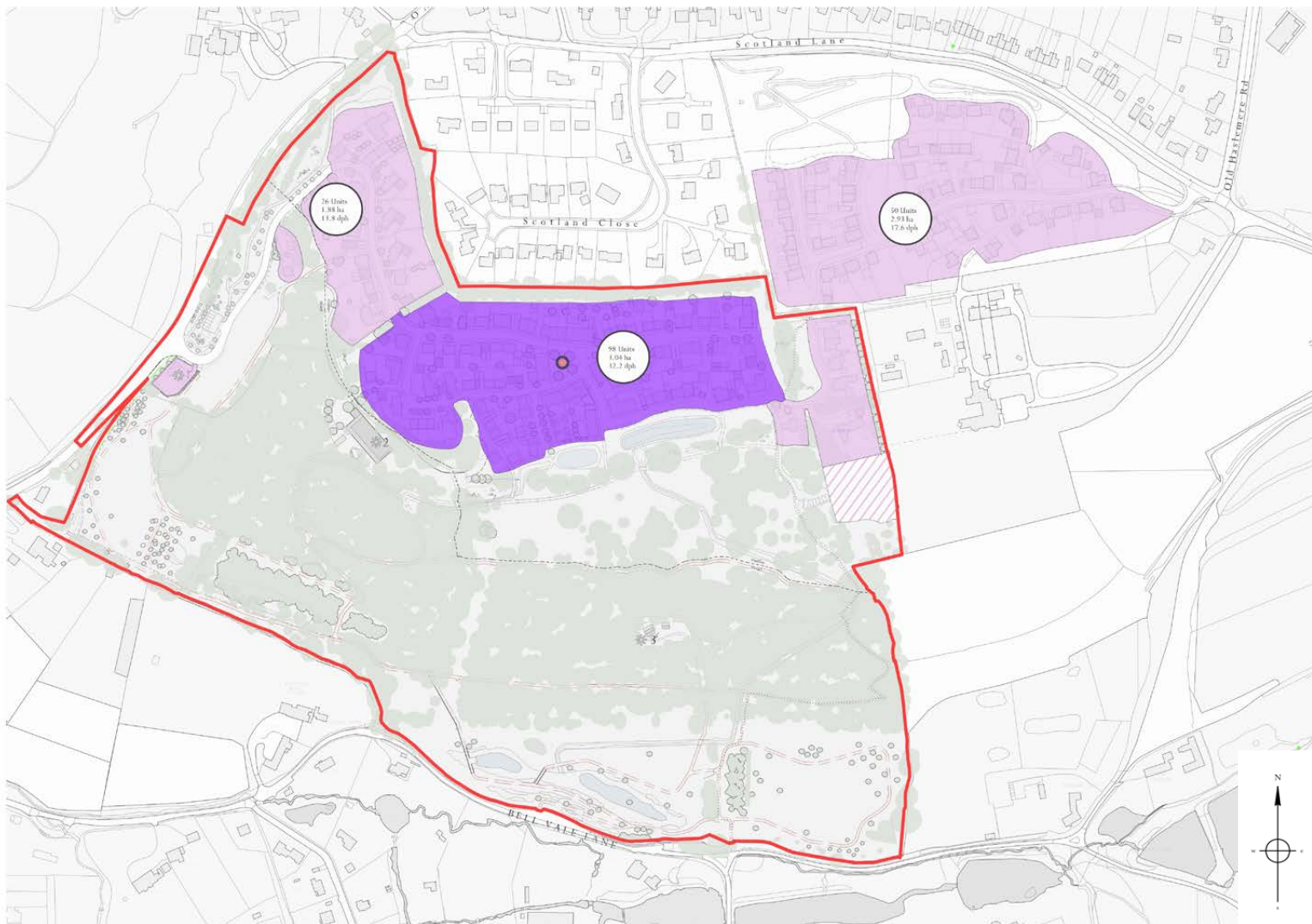
6.5.2 BUILDING DENSITY



Parameter Density Plan

The Site is developed at an average density of 24 dwellings per hectare (dph), reflecting the character of developments in Haslemere and its location. Variations to the average density across the Site are proposed providing a legible sense of place, whilst respecting the landscape and visual constraints. The parameter plans and Illustrative Masterplan show density range, other than the isolated houses to Midhurst Road entrance area and the green adjacent the boundary with Red Court House, of 11-13 dph. This range of densities not only permits a range of dwelling types, but will also create visual variety and distinguish the various character areas.

The Site has been designed as part of a comprehensive plan and the response in terms of density reflects this approach. The dwellings in the west that abut the Midhurst Road are at a modest density of 15.5 dph. This is keeping with the low density development along



Illustrative Density Plan

adjacent roads where natural steeper topography influences the character and built form. Density increases to 32.8 dph towards the centre of the proposed urban area, possible in part to the level ground and discrete locations. It is also a response to the proposed dwelling mix and the delivery of smaller unit types including 2 bed houses and 1 & 2 flats along the main street, square and potager garden. Density then gradually decreases towards the east resulting in a lower density development of 17.6 dph adjacent to Scotland Lane which will be delivered by Scotland Park Phase I, and a reduced density of 11 dph to the eastern area on the former tennis courts in response to the sensitive location closest to Red Court House.

Approximate Site Areas and Densities

Site Area: 23.3 ha
Developable Area: 5.06 ha
Gross Density: 5.3 dph
Net Density: 24.5 dph

- Site Boundary
- Refer to PL02 Components Plan for Detailed / Outline application boundaries
- Open Space
- 15-25 Dwellings Per Hectare
- 25-35 Dwellings Per Hectare
- *1 Gatehouses
- *2 Scout Hut
- *3 Outdoor Classroom
- Central Square
- Area of Open Space within Residential Development

6.5.3 MATERIALS AND APPEARANCE

Although the detailed design of the majority of the development will follow through the planning process via the reserved matters, 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.

The detailed design of two dwellings, the scout hut and forest school building is provided with the application, This demonstrates the quality approach intended.

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



6.6 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.

Haslemere is one of the most sustainable towns in the district and is identified in the Local Plan Part I as a ‘Main Settlement’ at the top of the settlement hierarchy in the Borough. It is a community where there is best access to jobs, services, and other facilities. As such Haslemere and the Site are ideally positioned to meet the objectives of securing sustainable development. The Site is contiguous with the existing built-up area of Haslemere and will form a new southern edge to the town.

The development will be the first housing scheme in the UK of over 100 homes in traditional design built to Certified PassivHaus standard.

The government’s NPPF provides a “presumption in favour of sustainable development.” The Energy & Sustainability Strategy being proposed at Scotland Park is deemed to be exemplary in terms of sustainable development.

Key commitments include:

- All dwellings will be Certified to the PassivHaus standard
 - Homes will be designed to be highly energy efficient. The “fabric-first” approach will result in homes which require very little energy to deliver exemplary internal environmental conditions.
- All dwellings will exceed the governments proposed 2025 Future Homes Standard of 75% to 80% lower CO² emissions, than compliance with current regulations (Part L1A 2016) implies.
 - o Provisional SAP Assessments of 2 typical dwellings constructed to the thermal performance and airtightness targets demonstrates:
 - CO² emissions at least 90% lower than the Target Emissions required by Part L1A Building Regulations (2016)
 - Homes incorporating photovoltaic panels (PV) will achieve CO² emissions of at least 100%
 - A Fabric Energy Efficiency standard (FEE) at least 40% lower than the Target Fabric Energy Efficiency (TFEE) as specified by Part L1A Building Regulations (2016)
 - o A reduction in space heating energy requirement of 48%
- The self-build ‘earth house’ will be Certified to PassivHaus Plus standard.
- Space heating systems will not use natural gas with the Site being fully compliant with the Committee on Climate Change recommendation

that; “From 2025 at the latest, no new homes should be connected to the gas grid”.

- Low levels of air permeability based on a “build tight, ventilate right” approach
 - o Indoor air quality will be exemplary, with-Mechanical Ventilation with Heat Recovery being incorporated in all dwellings (subject to detailed design considerations)
- Water fittings and appliances within the homes will be designed to ensure that consumption will be ≤ 105 litres/person/day.
- Water consumption will be lower than the Building Regulations Part G requirement of ≤120 litres/person/day and lower than the optional requirement of ≤ 110 litres/person/day.
- Low environmental impact construction materials will be utilised:
 - o At least three of the five key elements of the building envelope will achieve a rating of A+ to D in The Green Guide to Specification
- Electric vehicle charging points will be installed associated with each building having car parking space(s).
- The SANG proposals provide a convenient and attractive recreational destination for new and existing residents.
- A significant enhancement in biodiversity associated with the land at Scotland Park. This will be achieved by the protection and enhancement of existing habitats and the creation of new ecologically valuable habitats appropriate to the local landscape and targeted at species that are or can be encouraged to use the site, delivering:
 - o A net gain in habitats of in excess of 20% as measured using the Defra metric.
- All dwellings will have internal and external waste storage for non-recyclable and recyclable household waste.

Furthermore, the proposed new homes are designed to be healthy and productive by achieving exceptionally high standards of indoor air quality, whilst being warm in winter and cool in summer and with excellent access to daylight and the natural environment.

Key Social Sustainability commitments include:

- 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 education facility will be provided for Grayswood Nursery and Forest School with the gifting of woodland and adjoining field, along with a cash sum to enable the construction of an Outdoor Classroom for the school in a magical woodland setting.

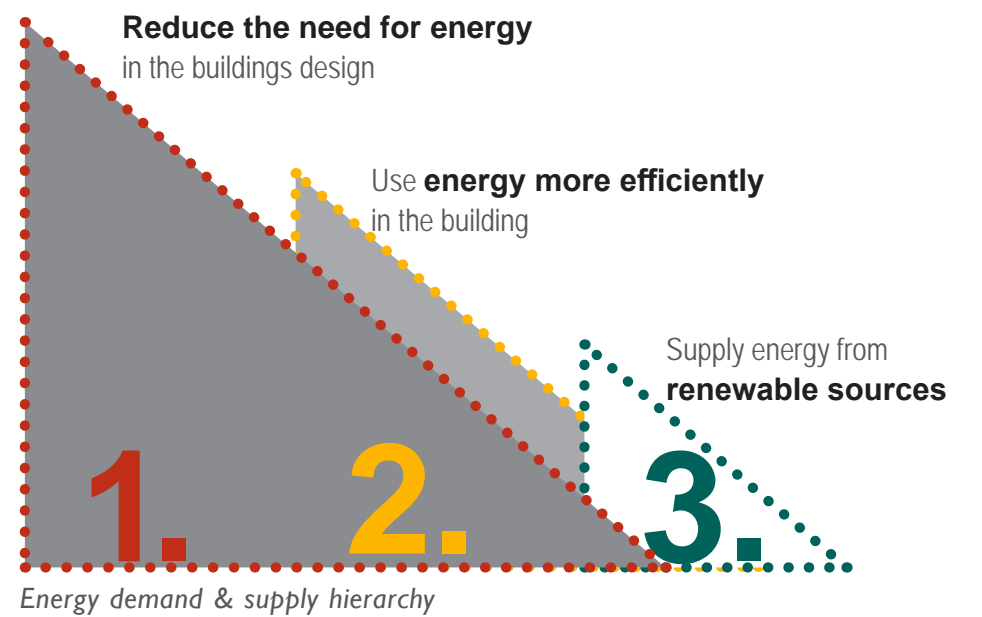
It is important to recognise that the development of the land at Scotland Park will deliver a wide range of significant social, environmental and economic benefits as required by the NPPF and presumption in favour of sustainable development. Many of these benefits are set out in this statement and include:

Environmental objectives by contributing to protecting and enhancing our natural and built environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Social objectives – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes are provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.

Economic objectives – to help build a strong, responsive and competitive economy, to support growth, innovation and improved productivity.

In summary, the proposed development addresses social, economic AND environmental sustainability. 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.



6.7 LANDSCAPE STRATEGY

Summary of Landscape and Visual Effects

The proposed urban development area would occupy the northern fields, forming natural extension and new southern edge to the town. It would be screened from the remainder of the AONB and SDNP immediately to the south by 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.

The topographical changes to create an area of wetland within the central southern field will be absorbed once a naturalistic landscape has been established within these fields. The proposed development will not require substantial earthworks which might otherwise alter the macro topography of the Site.

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 reflect the character of an entrance into a country park or estate. 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. Tree and hedge planting will ensure that the green, enclosed character of Midhurst Road is restored.

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 and include a community orchard.

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. 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 largely 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 Neutral as the adverse changes are offset by beneficial changes to the land to the south.

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.