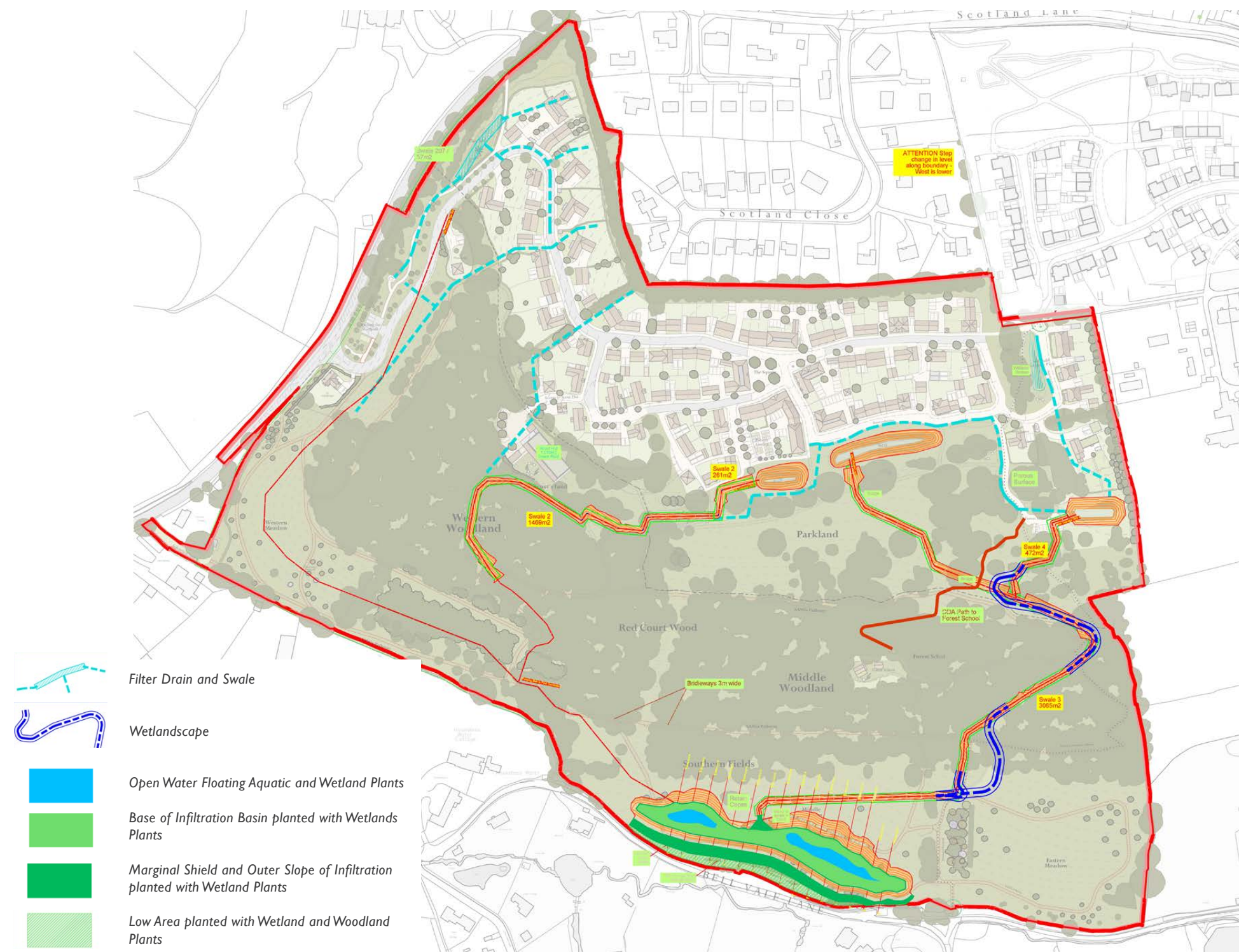


Green and Blue Infrastructure

The SuDS has been designed as an opportunity to create valuable wetland habitats in an area where water features are generally absent, particularly on the elevated ground; whilst minimising any adverse impacts to existing habitat of value. The overarching strategy is to collect surface water runoff within the proposed urban area to the north through a network of pipes. Water from the central and eastern areas will feed into a series of ponds and swales high on the ridge where it will then flow down through the parkland and Red Court Woods through a combination of ditches, swales and pipes. The routes generally follow existing tracks to minimise any disturbance to the adjacent trees. The water then outfalls into a wetland within the central southern field adjacent to Bell Vale Lane. This area is considered an ideal location to create a wetland because of its location within the base of the valley within a field of species poor grassland, minimising adverse effects from habitat loss. The wetland will also lie adjacent to a stream which flows along the southern boundary of the Site, allowing an outfall into it, which has been designed to be at no greater rate than the current greenfield run off.

The water from the western part of the main residential area and the majority of the access road drainage water will be piped underground in a wide arc through the fields to the west and south, largely following the existing landform. The pipe will then be bored under Red Court Woods at a level which avoids damage to the trees, to outfall to the wetland adjacent to Bell Vale Lane. The wetland has been designed to appear as a natural water body, typical of a wetland nature reserve. Two sections will be excavated at greater depth and if necessary lined with clay to create permanent water bodies. These will be surrounded by a free board which will fill with water from the urban areas during a storm event, holding it until it can dissipate through soaking away, evapotranspiration and out falling at the current greenfield runoff rate. Fluctuating water associated with permanent bodies are of great benefit to wildlife. The area will be landscaped to create a mosaic of habitats such marginal wetland, acid grassland, heathland and copses. Informal paths will thread through the landscape as part of the SANG network. Sections of boardwalk will allow passage across the wetland at times of flood and provide an opportunity to rest and enjoy the view or do some pond dipping. The wetland will also be a great educational resource for the groups associated with the Proposed Development such as the Forest School and Scouts.

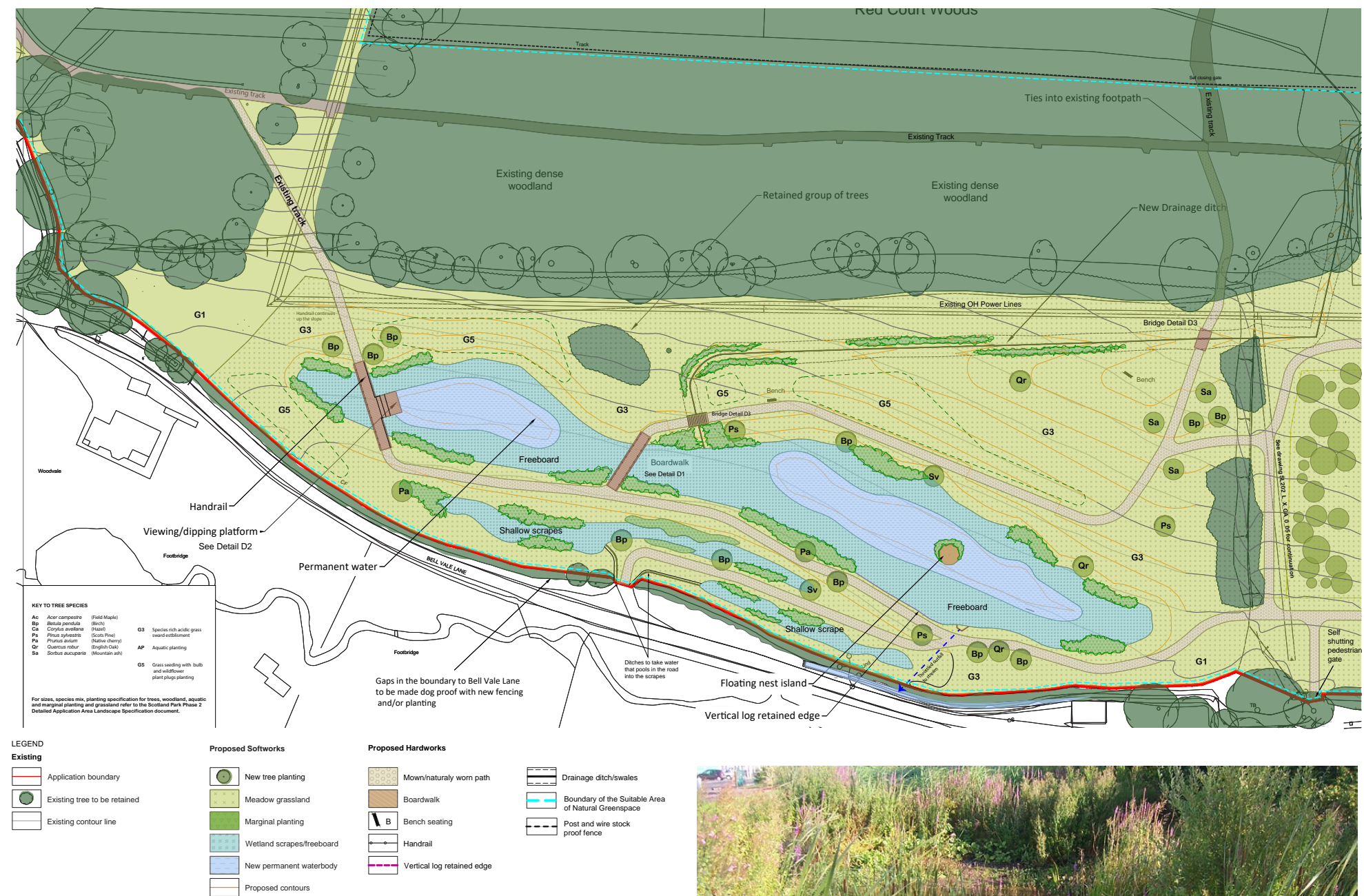
The smaller wetland features on the ridge and the connecting ditches and swales will also be planted with marginal species to integrate them into the landscape, slow the passage of water and increase evapotranspiration. Three ponds will be attractive landscape



Landscape Drainage Plan

features on the southern edge of the urban area. For example a pond has been located immediately south of the potage garden, taking the character of a village pond. The SUDS has been fully integrated into the development, enhancing its character and increasing its biodiversity while attenuating and purifying the runoff.







Gate Lodge and West Lodge

The application includes two houses in detail, Gate Lodge at the Midhurst Road entrance and West Lodge on the eastern slope of the valley as it rises up the slope towards the north.

The two lodges draw reference from the Red Court Lodge. Gate Lodge lies to the south of the new entrance from Midhurst Road, on the eastern edge of the boundary treeline and PRoW, enclosed by a native hedgerow. The simple 'T' shaped 3 bedroom house is set back with a small front garden, with two surface parking spaces to the side. The principal roof runs parallel to Midhurst Road with gable ends and a hip to the side roof. Roof pitches are 47 degrees with a low simple eaves and half dormers giving a cottage feel. Gable ends are close clipped.

The walls of red brick and clay plain tile handing to the upper floors and clay plain tile roofs. Windows will be casement, with a bay window overlooking the rear garden. The door is a simple punched opening with a simple bracketed canopy with flat lead roof.

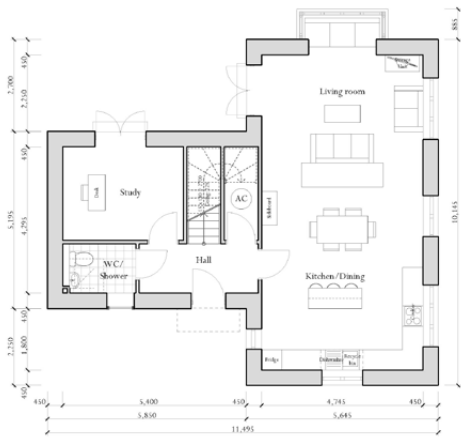


Artist's Interpretation of Gate Lodge

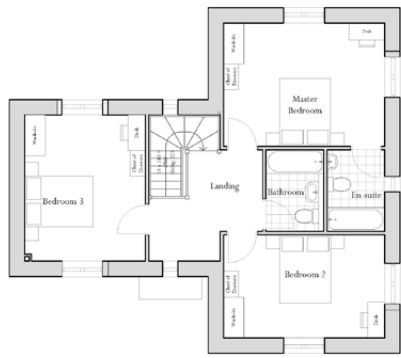


West Lodge

Gate Lodge



Ground Floor



First Floor



Plot 1 T1 Gate Lodge Elevation

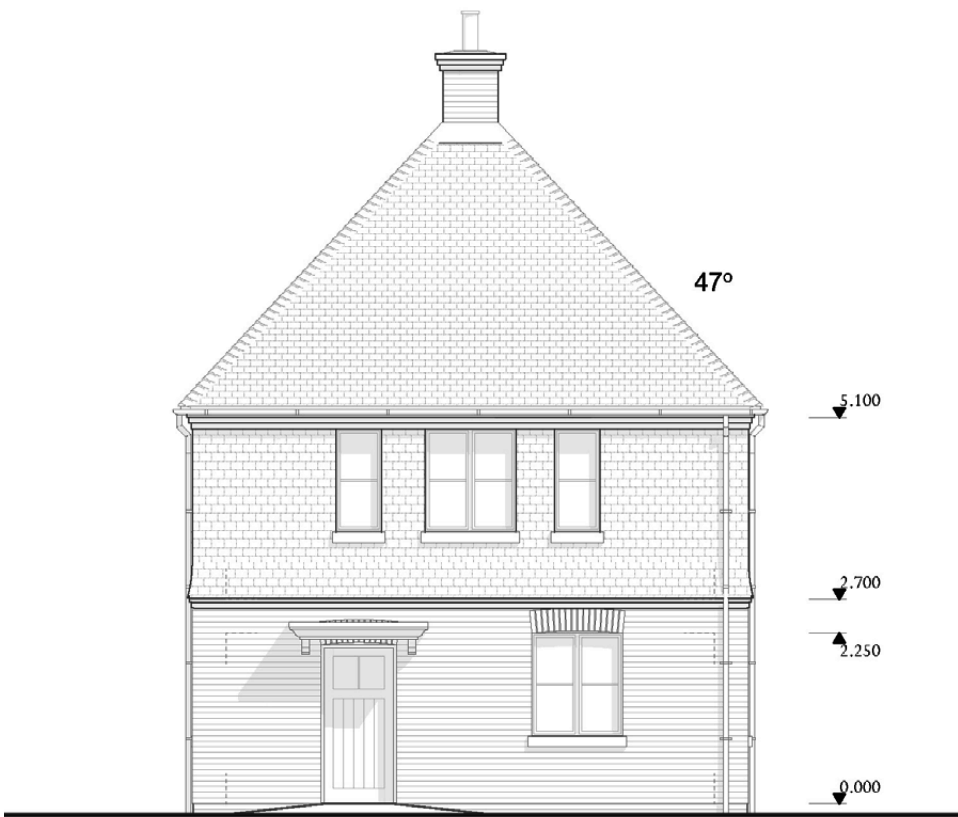


West Lodge is nestled with a group of trees overlooking the valley with long views back Gate Lodge. It is accessed off the new Country Park or Estate drive with its two surface car parking space screened by trees. Its gardens are enclosed by a native hedgerow.

The simple square 2 bedroom house has a pyramid roof with central chimney. Roof pitches are 47 degrees. The simple eaves sit directly above the windows.

The simple material palette is similar to Gate Lodge, unifying the two houses. Windows will be casement, with a bay window overlooking the rear garden. The door is a simple punched opening with a simple bracketed canopy with flat lead roof.

Both houses will be built to PassivHaus certified standard and will be Custom build units.



Plot 2 T2 West Lodge Elevation



Ground Floor



First Floor

Artist's Interpretation of West Lodge



Drawing to be completed



2. SCOUT AND EDUCATION FACILITY

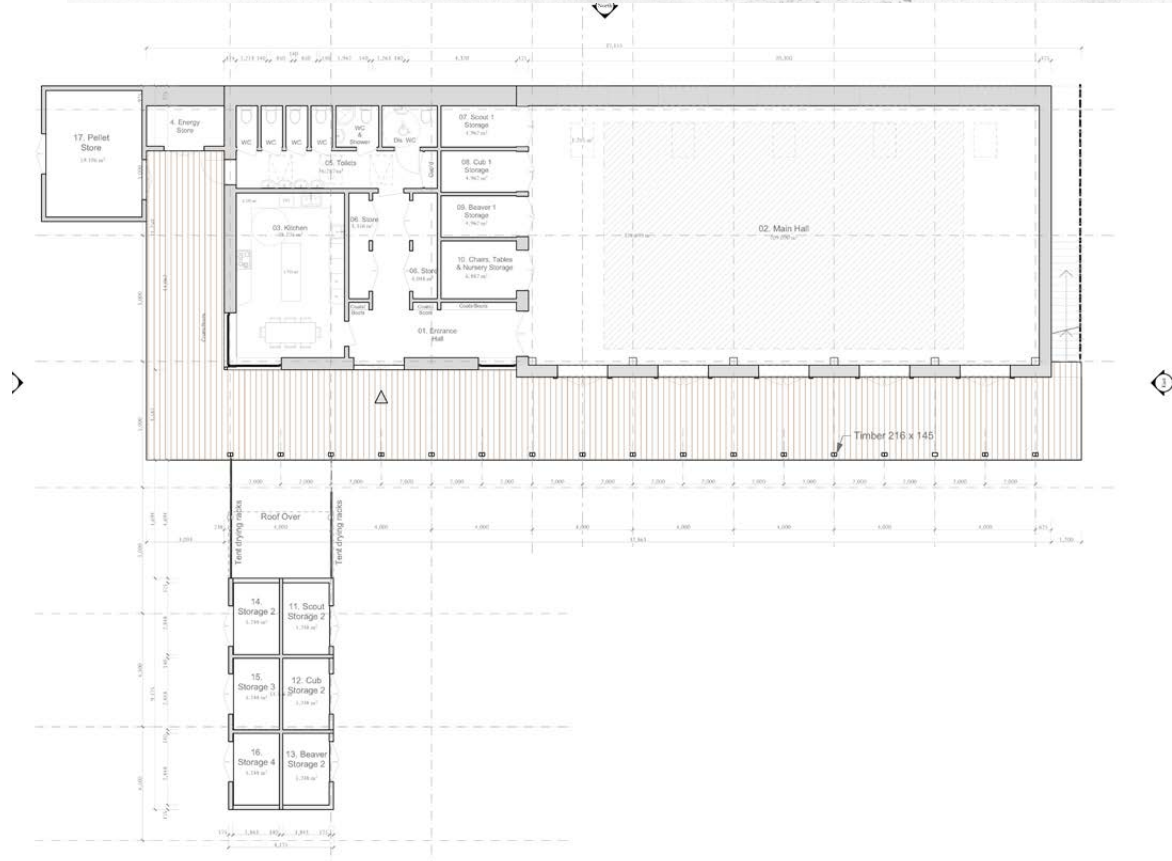
Scout Headquarters

The proposed new headquarters of the 1st Haslemere Scout Group lies on the northern edge of Red Court Woods to the south of the upper section of the of the SANG circular walk and residential area. The new facilities will be available for sharing with other local scout and youth groups, including those taking part in the Duke of Edinburgh, as well as by a local nursery. The facilities are accessed via the residential area to the north, with a car park for 8 parking spaces.

The scout hut will be partly buried in the landscape in order to minimise its visual impact on the surrounding area. Using the natural gradient of the Site as a guide, the building will be set into the ground on its north-eastern side, and open to a woodland clearing on its south-western side. The Site contains a mixture of large external and internal spaces as required by the scout group, in order for them to continue to provide the extensive range of activities that they do currently. This includes a large hall with associated storage space, a teaching kitchen, shower and W.C. facilities and a covered outside space with associated storage.

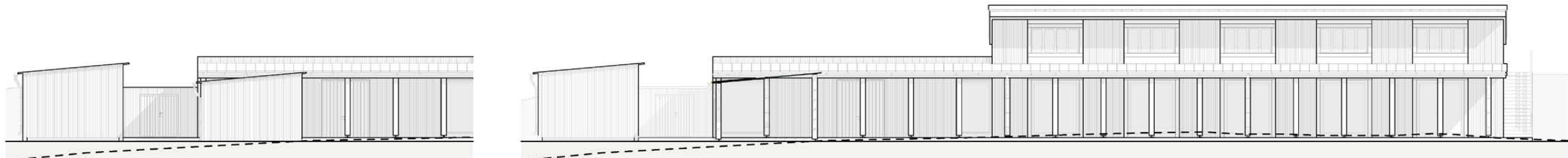


Site Plan



|  |                      |                   |                     |
|--|----------------------|-------------------|---------------------|
| <b>The Scout Hut</b><br>GIA: 372.53m <sup>2</sup>                      |                      |                   |                     |
| <b>Roof</b>  |                      |                   |                     |
| Material: sedum roof with corrugated black metal & Flat roof element   |                      |                   |                     |
| Pitch: 9.5 degrees   |                      |                   |                     |
| Eaves: barge board with half round aluminum guttering                  |                      |                   |                     |
| Overhang: timber with lead flashing                                    |                      |                   |                     |
| <b>Walls</b>   |                      |                   |                     |
| Black stained timber clad  |                      |                   |                     |
| <b>Doors</b>   |                      |                   |                     |
| To hall: fully glazed with timber surround                             |                      |                   |                     |
| Main Entrance: Timber  |                      |                   |                     |
| <b>Windows</b>   |                      |                   |                     |
| In wall: horizontal sliding timber frame                               |                      |                   |                     |
| Skylights: conservation rooflight                                      |                      |                   |                     |
| <b>Porch</b>   |                      |                   |                     |
| Timber structure with lightweight corrugated metal roof                |                      |                   |                     |
| <b>Storage</b>   |                      |                   |                     |
| Black stained timber clad with single pitched lightweight roof         |                      |                   |                     |
| Timber doors   |                      |                   |                     |
| <b>GIA:</b>  |                      |                   |                     |
| 01. Entrance Hall:   | 27.48m <sup>2</sup>  | Stand alone:      |                     |
| 02. Main Hall:   | 209.09m <sup>2</sup> | 11. Scout 2:      | 5.25m <sup>2</sup>  |
| 03. Kitchen:   | 25.72m <sup>2</sup>  | 12. Cub 2:        | 5.25m <sup>2</sup>  |
| 04. Energy Store:  | 2.85m <sup>2</sup>   | 13. Beaver 2:     | 5.25m <sup>2</sup>  |
| 05. Toilets:   | 27.03m <sup>2</sup>  | 14. Store 2:      | 5.25m <sup>2</sup>  |
| 06. Store 1:   | 6.71m <sup>2</sup>   | 15. Store 3:      | 5.25m <sup>2</sup>  |
| 07. Scout 1:   | 5.23m <sup>2</sup>   | 16. Store 4:      | 5.25m <sup>2</sup>  |
| 08. Cub 1:   | 5.23m <sup>2</sup>   | 17. Pellet Store: | 19.2m <sup>2</sup>  |
| 09. Beaver 1:  | 5.23m <sup>2</sup>   |                   | 50.70m <sup>2</sup> |
| 10. Chairs, Tables & N.:   | 7.26m <sup>2</sup>   |                   |                     |
|  | 321.83m <sup>2</sup> |                   |                     |
| 321.83m <sup>2</sup> +50.70m <sup>2</sup> = <b>372.53m<sup>2</sup></b> |                      |                   |                     |

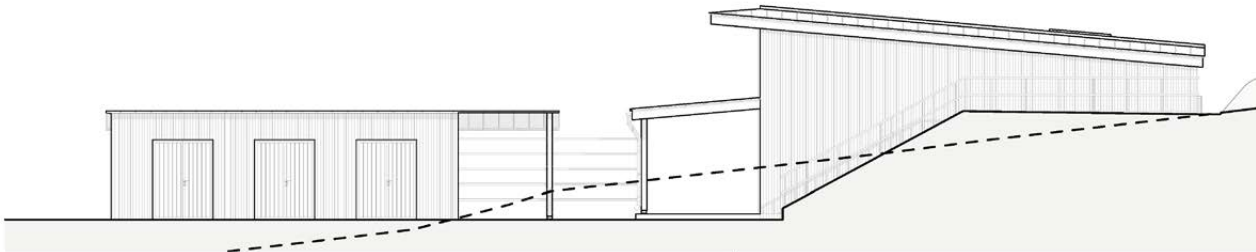




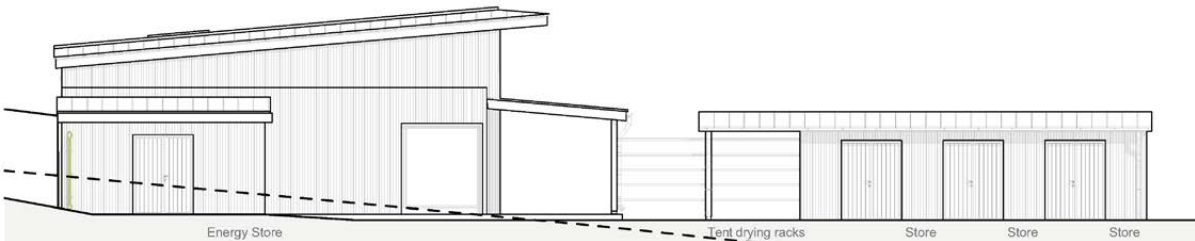
South Elevation

The building is designed to be highly thermally efficient, will be heated using a renewable energy source, and will be ventilated naturally. Sustainable materials will be used throughout the construction, the building will be clad in timber, and, where possible, this will be taken directly from the Site. The roof of the main hall will be a green roof, which enables the building to blend seamlessly into the landscape, but also provides benefits in terms of ecological impact and carbon sequestration. In order to minimum light pollution, the overall glazing ratio is 18% of GIA. Most of the glazing area opens onto a veranda, with some clerestory windows which will have automatic blinds. The veranda is a lightweight timber structure which allows the scouts to continue outdoor activities in inclement weather and provides a protected entrance to the building.

The forest clearing to the south-west of the building will provide a safe and level area for the scouts to enjoy the majority of their activities. This will be created using the material excavated in order to bury the building in the landscape. There will then be a controlled fall created in the landscape leading to the woodland path to the south. This creates a natural, unobtrusive boundary for the site where necessary without limiting the scope or imagination of the troop. To create an enclosed environment, separate from the parking area, a timber structure will be created that sit lightly on the site, providing much needed outside storage.



East Elevation



West Elevation



Forest School

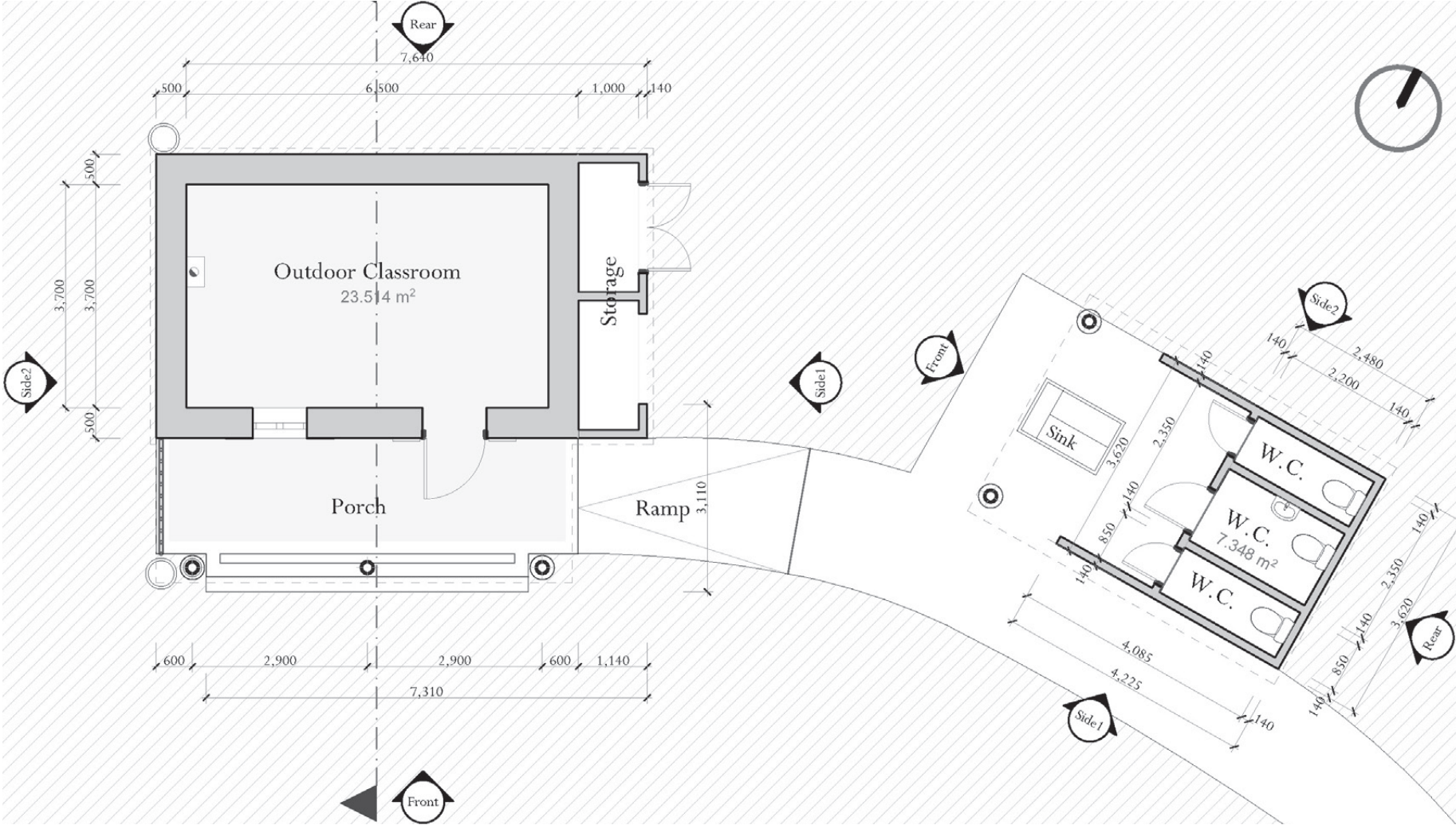
The proposed new outdoor classroom for the Grayswood Nursery and Forest School (GNFS) lies within a natural clearing in the Red Court Woods. The woodland area and southern fields ponds and wetland area provide a rich education resource for the school.

The outdoor classroom will be accessed via the north-south permissive woodland route from the north or the southern woodland section of the SANG circular walk. A dedicated car park is provided on the south-east edge of the Parkland, accessed via a track following the route of the north-south permissive route as it leaves the residential area to the north. The car park contains 6 parking spaces plus one minibus space.

The facilities for the Grayswood Nursery consist of two structures, the first is a simple outdoor classroom, the second is a simple timber structure containing three composting toilets.

Both buildings will be constructed using a timber frame. The classroom will then be infilled with a strawbale wall and clad in timber and, where possible, this will be taken directly from the Site. The W.C.s will also be timber clad. Both will have a timber shake roof and the classroom will have a small veranda which will be a lightweight timber construction.

The classroom will be set on saddle stones to ensure that the building has a light touch on the site and is of a construction that blends harmoniously into the surroundings. It will be heated using a small log burning stove and ventilated naturally.



Floor Plan

The Forest School -GIA: 23.5m²

Roof

Corrugated black metal pitched roof

Pitch: 47 degrees

Eaves: Rafter tails with aluminium half round gutter and gutter chain

Walls

Black stained timber clad

Doors

Timber stable door with shutters

Windows

Vertical: timber frame sash with working shutters

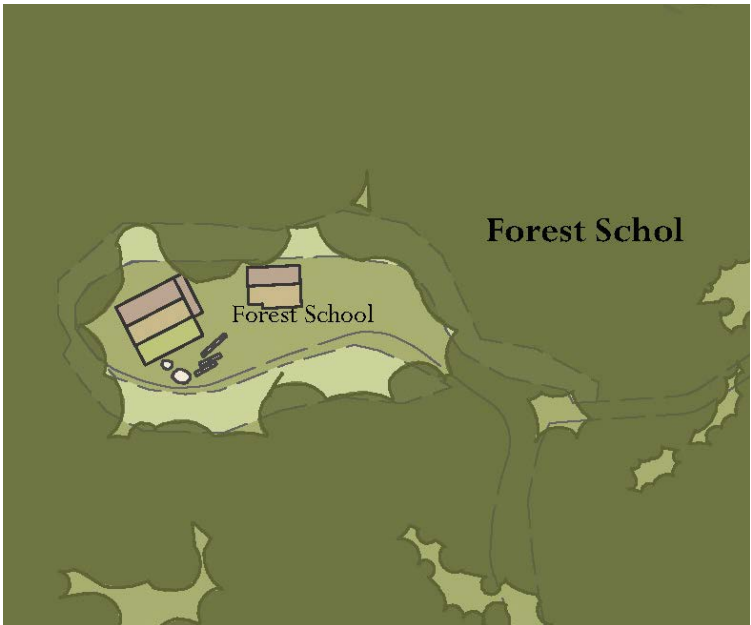
Skylights: conservation rooflight

Substructure

Saddlestones and timber ring beam

Porch

Timber structure with  
sedum rood (pitch 5 degrees)

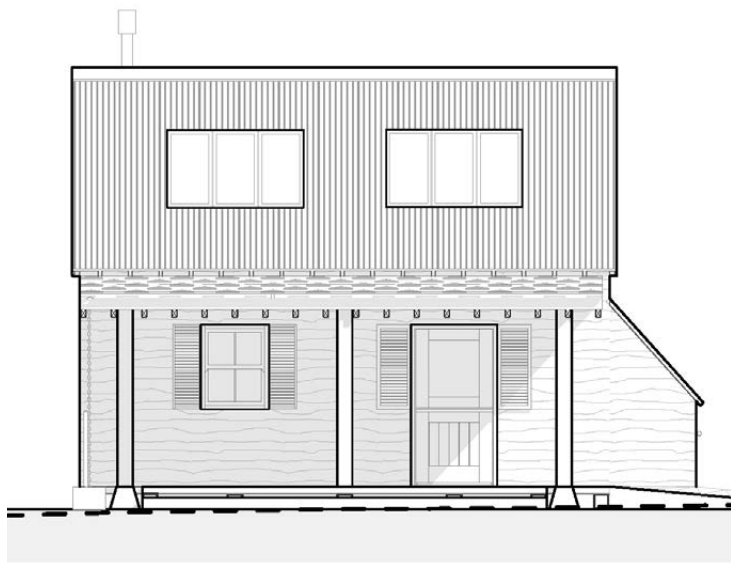


Site Plan

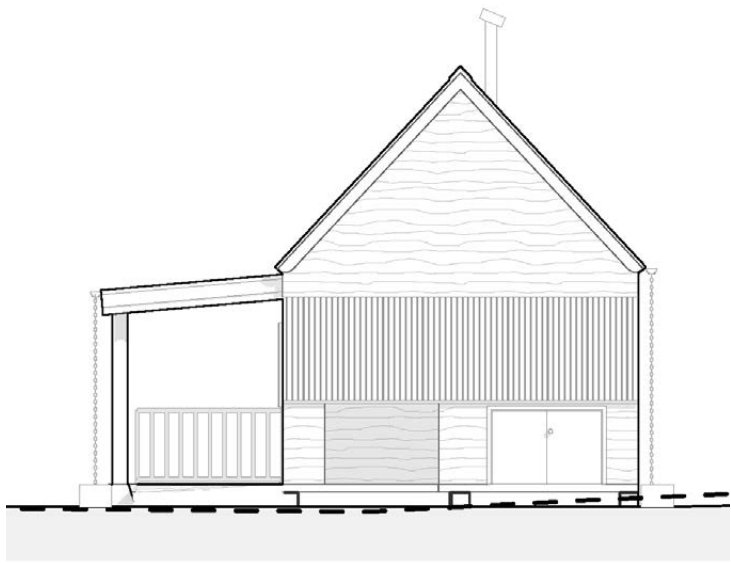


The Forest School Platform

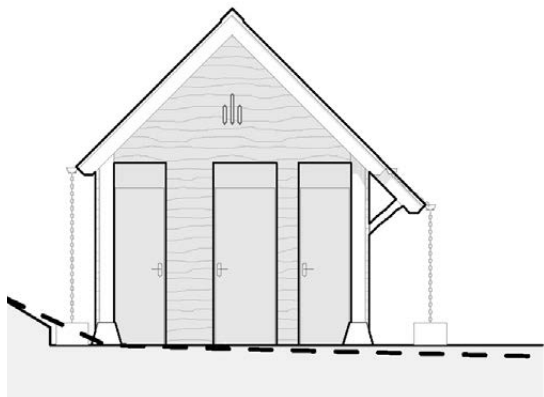




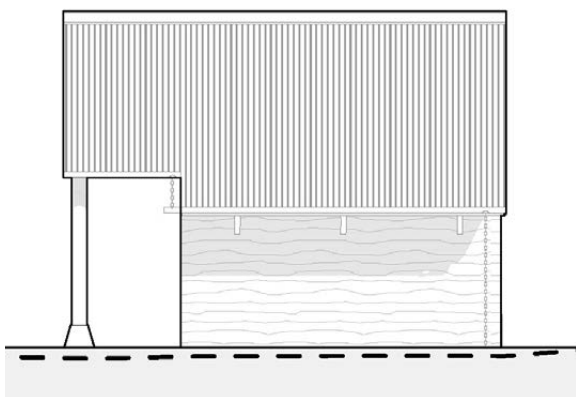
Forest School South Elevation



Forest School East Elevation



Forest School WC West Elevation



Forest School WC South Elevation



3. Suitable Alternative Natural Greenspace (SANG)

The SANG is predominantly located within the southern part of the Site and measures 9.69ha in size. It encompasses areas of mature woodland, parkland, species-rich grassland and the proposed Southern Fields Recreation Area described above. The main SANG access will be from the car park on Midhurst Road, with further pedestrian access points from Bell Vale Lane and the consented Scotland Park development to the north-east.

The purpose of the SANG is to provide a convenient and attractive recreational destination for new and existing residents, in order to absorb and divert recreational visits which might otherwise be made to the Wealden Heaths Phase II SPA. It also contributes to place-making objectives and offers residents access to nature on their doorstep, with associated benefits for mental and physical wellbeing.

In line with NE's Guidelines for the Creation of SANG (2021), the SANG includes a 2.3km circular walking route (plus secondary paths providing the option of longer or shorter walks, and links to the wider PRoW network), a safe area to let dogs off the lead, a variety of attractive semi-natural habitats, views of the countryside, and visitor infrastructure such as benches, bins, signage and interpretation panels. The design has been developed in consultation with NE.

Details of the ongoing management and maintenance of the SANG are set out in the SANG Management Plan, which will be secured and funded in perpetuity via an S106 agreement. This includes many of the biodiversity enhancements discussed above, as well as the SANG infrastructure.



SANG Precedent Image







Proposed CGI view

*\*Some of the images are illustrative impressions of the design intent and will be replaced by CGIs during the course of the determination.*



9.0 DELIVERY

Delivery Timescales

The Site is available for development now. Redwood (South West) Ltd are presently in sole control of the Site, whilst they do not intend to deliver any permission on the Site themselves, the sale of the Site should be straightforward and quick as there are not multiple landowners are involved.

Delivery programme summary

The table below outlines the delivery timescales for Scotland Park. Considering this is application is a Hybrid submission (consent sought for Green Infrastructure, access etc), these timescales are realistic.

DELIVERY PROGRAMME SUMMARY

|                           |  |
|---------------------------|--|
| Summer 2022               | Submission of application                                      |
| Autumn/ winter 2022       | Determination of application                                   |
| Winter 2022 – Spring 2023 | Secure a delivery partner                                      |
| Summer – Autumn 2023      | Submit pre-commencement conditions/ Reserved Matters approvals |
| Winter 2023               | Commencement on site   |
| Spring 2025               | First occupation   |
| Spring 2028               | Scheme completed   |

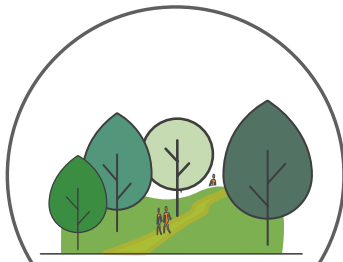
Delivery of the Site will be achieved well within 5 years, with housing delivered from 2025, thus the Site will be able to make a significant contribution to the borough’s five year housing land supply.



35% (CIRCA 44) NEW AFFORDABLE NEW HOMES ,  
5% above WBC’s policy quota & seven custom/self-build plots



OVER 70% OF SITE TO BE OPEN SPACE  
Landscape-led, multifunctional and layered scheme, offering; informal amenities, food production, habitat creation, and stormwater attenuation via a network of swales and ponds.  
New Country Park & Nature Reserve  
2.3km woodland walks & Footpaths



OPEN LAND PREVIOUSLY IN PRIVATE OWNERSHIP TO THE PUBLIC,  
Allowing much improved access routes  
Further connections to the South Downs Natural Park



A BEAUTIFUL CONTEXTUAL PLACE  
A vibrant community with high quality sustainable homes designed to exemplar standards, drawing on local distinctiveness



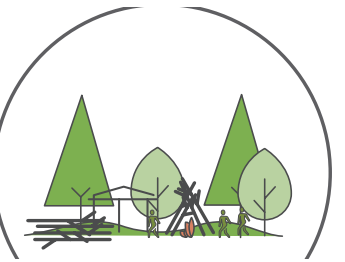
SANGS PROVISION  
2.3km woodland walks & Public Right of ways  
Sufficient SANGS on Site to compensate for the lack facilities on other developments, especially sites in the Town Centre location



SUSTAINABLE HOMES  
Aspiration for the United Kingdom’s first PassivHaus scheme of more than 100 homes in a traditional contextual design



CIRCA £5,000,000 FOR COMMUNITY INFRASTRUCTURE LEVY



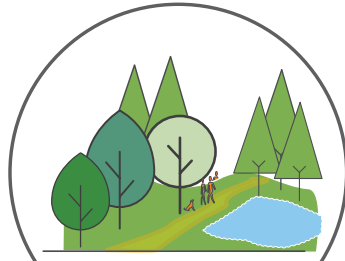
PROVIDE LAND & FUNDING FOR GRAYSWOOD NURSERY & FOREST SCHOOL



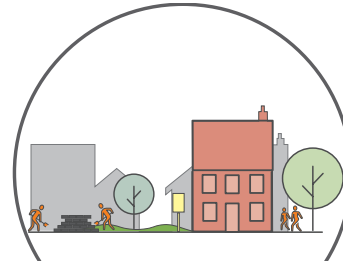
PROVIDE LAND & FUNDING FOR NEW HEADQUARTERS FOR THE 1<sup>ST</sup> HASLEMERE SCOUT GROUP  
Enabling the redevelopment of their existing town centre site at Wey Hill



HOMES FOR LOCAL PLAN PART 2  
Provide nearly a fifth of Haslemere’s housing need within the five year framework  
Over 80% are 1,2,3 bedroom homes for first-time home buyers and downsizers



IN EXCESS OF 20% BIO-DIVERSITY NET GAIN  
Aspiration to be the first development in Surrey and one of only a handful in the UK to achieve a Building with Nature ‘Candidate’ accreditation



MANAGEMENT PLANS FOR OPEN SPACE, ECOLOGY AND CONSTRUCTION



APPENDIX: SCOTLAND PARK DESIGN CODE FRAMEWORK

It is the Applicants intention that the project is delivered with the benefit of a Design Code. The Code will seek to control the design of the streets, and includes palettes for selecting tree species, hard and soft landscape material, street lighting, furniture and boundary treatment, and form, detail and materials of the buildings and the landscape.

The Code will be submitted to WBC for approval prior to the submission of the first RMA.

The structure of the proposed Design Code Framework for Scotland Park is set out below:



DESIGN CODE STRUCTURAL FRAMEWORK

The below is a set of suggested headings and sub-headings to be covered by a Design Code prescribing Site Design, Building and Landscape Design criteria for the development of Scotland Park Phase 2:

PART 1 – GENERAL MASTERPLAN PRINCIPLES

- Introduction to the Design Codes
- Document Structure and Use
- Vision Statement
- Key Design Principles
- The Regulating Plans

PART 2 – SITE DESIGN

SITE DESIGN

- Streets and Spaces
- Character Areas
- Landscape Design
- Play Strategy
- Sustainable Urban Drainage Systems (SuDS)
- Biodiversity & Ecology
- Spoil Strategy

Within each of the Character Areas there will be a description overall landscape and building character and materials, movement and street character.

PART 3 – BUILDING and LANDSCAPE DESIGN

BUILDING DESIGN

- General
- Building Plots
- Building Groups
- Building Form
- Building Detail
- Materials
- Walls
- Roofs
- Chimney
- Doors
- Porches and Door cases
- Windows
- Dormers
- Balconies

LANDSCAPE DESIGN

- Hard Landscape
- Surface Materials
- Boundary Treatment
- Street Furniture
- Soft Landscape
- Planting Palette