



SCOTLAND PARK HASLEMERE

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

DESIGN & ACCESS STATEMENT: GATEWAY TO THE NATIONAL PARK













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

NA/6046 - June 2022

ADAM ARCHITECTURE

Image to be updated

TEAM

Developer		REDWOOD Southwest LTD Chanters House, East Town Lane, Pilton, Somerset BA4 4NX	Energy & Sustainability		David Strong Consulting Ltd. Greenacre House Parrott's Lane Cholesbury nr Tring HP23 6NY
Urban Design & Architecture		ADAM Architecture Old Hyde House 75 Hyde Street Winchester Hampshire SO21 7DW	Biodiversity & Drainage		Living Water Ecosystems Ltd. Carlingnose Studios North Queensferry Fife, Scotland KY11 1ER
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Drone View of Site with Haslemere

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VISION

Scotland Park offers an exciting opportunity to deliver much needed new homes and to create a new southern edge to Haslemere and gateway to Black Down and the South Down National Park (SDNP). The extension will consolidate the boundary to the town and be contained within its landscape setting.

The development will create a sustainable, vibrant and attractive community that is rooted in the landscape, architectural and urban design patterns which define the special character of this important and distinctive Surrey town.

The natural assets of Scotland Park, its mature landscape setting and its biological diversity will be protected and enhanced. The design will provide a multifunctional and layered landscape; offering a Suitable Alternative Natural Greenspace (SANG), informal leisure amenities, on-site potager garden and community orchard, habitat creation, and stormwater attenuation via a network of swales and ponds.

Existing routes to and from the SDNP will be maintained and enhanced with the creation of further new permissive routes opening up access for new residents, the wider local community and visitors to the area.

Scotland Park will be a place for lives to flourish and for neighbourhoods to grow in step with the delivery of new community facilities, including a new Headquarter campus for the 1st Haslemere Scout Group and facilities for Grayswood Nursery and Forest School.

The proposal will include a mix of dwelling types, sizes and tenures, including 35% affordable homes, which is in excess of policy and much needed in the town and borough, and 5% custom/self-build plots. Home offices will be included where possible to facilitate flexible lifestyles. The Application Proposal not only reduces reliance on private car travel, but also to encourage an active and thriving community.

The development will be at the leading edge of sustainable design will all homes designed to certified PassivHaus standards and will be a benchmark for sustainability and community living in Haslemere and the South-East.



Artist's aerial impression of Scotland Park from Scotland Lane



1.0 EXECUTIVE SUMMARY

This Design and Access Statement (DAS) has been prepared on behalf of Redwood (South West) Ltd ('Redwood') in support of a Hybrid Planning application for a sustainable new neighbourhood at Scotland Park, Haslemere, Waverley Borough. This Application is Phase 2 following the approval of Phase 1 at Appeal 1 February 2022 (LPA ref -WA/2020/1213/Appeal ref – APP/R3650/W/21/3280136).

Also see Redwood's website for further information: www.scotlandpark.co.uk.

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

KEY FEATURES OF THE MASTERPLAN WILL INCLUDE:

- A sustainable community sensitively integrated with its landscape and the wider countryside to the south;
- An accessible, well connected Site within walking distance of amenities and mainline railway station;
- A new southern built edge to Haslemere, with Green Infrastructure secured in-perpetuity to secure the urban edge;
- 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, of a village density, informed by the local character of Haslemere and the surrounding small towns and villages;
- Up to 130 new homes providing a range of housing types that meet local needs and support a diverse, inclusive and sustainable community;
- The scheme will deliver 5% custom/self-build plots;
- 35% affordable housing for local people, 5% above policy requirement;
- Has the potential to be the first housing scheme in the UK of over 100 homes in traditional design built to PassivHaus standards - it will set an exemplar benchmark for other future developments;
- All homes are designed to be ultra-energy efficient, based on a 'fabric-first' approach to achieve PassivHaus certified standard;
- 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, designed in a simple rural style, giving access for ramblers and walkers to the National Trust's Black Down Park;
- Only 22% of the Site will become urban with the remaining 78% being enhanced to become Open Space with greater accessibility providing an outdoor amenity for the local community, relieving pressure on the nearby Recreation Ground;
- Provision of a SANG which will include circular walks, informal greenspace, wetland area and a car parking facility. This is a Wealden Heaths Special Protection Area (SPA) mitigation and avoidance strategy for the Application Proposal and other development site in Haslemere;
- New public footpaths provide links between the town, Black Down, the SDNP and adjoining countryside, enhancing links for 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 and footpaths 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;
- A potage garden and community orchard;
- Land at Scotland Park will be a benchmark for housing design in Haslemere and provide a model for other housing schemes throughout the UK; and
- The Application Proposal can be delivered on land in a single ownership, providing a significant contribution to Haslemere's housing shortfall and meeting a variety of acute local housing needs over the next five years.

PHASE 2 OF SCOTLAND PARK AIMS TO DELIVER: FOR HASLEMERE



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



35% (CIRCA 44) NEW AFFORDABLE NEW HOMES ,

5% above WBC’s policy quota & seven custom/self-build plots

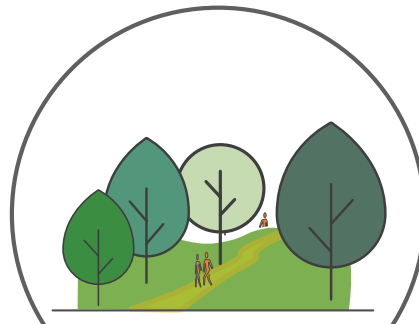


OVER 70% OF SITE TO BE OPEN SPACE

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



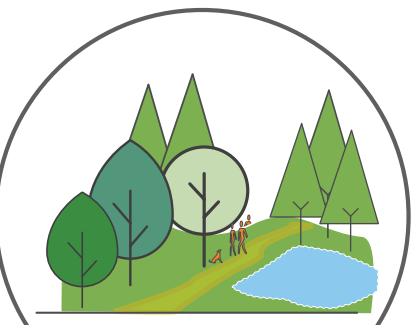
SUSTAINABLE HOMES

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



A BEAUTIFUL CONTEXTUAL PLACE

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



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



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



MANAGEMENT PLANS FOR OPEN SPACE, ECOLOGY AND CONSTRUCTION



CIRCA £5,000,000 FOR COMMUNITY INFRASTRUCTURE LEVY



PROVIDE LAND & FUNDING FOR GRAYSWOOD NURSERY & FOREST SCHOOL



PROVIDE LAND & FUNDING FOR NEW HEADQUARTERS FOR THE 1ST HASLEMERE SCOUT GROUP

Enabling the redevelopment of their existing town centre site at Wey Hill



Context Illustrative Masterplan

2.0 INTRODUCTION

The Design and Access Statement (DAS) has been prepared by ADAM Architecture on behalf of Redwood to support a Hybrid planning application on land adjacent to the southern edge of Haslemere, Waverley Borough in Surrey.

The Site is located outside the Green Belt, a key constraint which prevents the opportunity for edge of settlement development across Haslemere to the north and east. It is contiguous with the existing built-up area to the south of Haslemere abutting existing built form along Scotlands Close and Scotland Park Phase I (consent granted in 2022 for 50 dwellings - LPA ref -WA/2020/1213/Appeal ref – APP/R3650/W/21/3280136) which lies immediately to the north-east providing a natural new southern edge to the town. Whilst nearly the entire Site is within the AONB (a small area is within the AGLV) national planning policy permits development in these locations where the need is demonstrated, and measures are taken to ensure that the countryside/landscape is conserved and enhanced. National policy also permits the allocation of AONB land in local plan and local planning decisions to permit development where exceptional circumstances arises.

The Local Plan identifies Haslemere as one of the most sustainable towns in the district, and the Site is particularly well positioned within walking and cycling distance of the services and facilities within Haslemere.

All parts of the Site are located within Flood Zone 1.

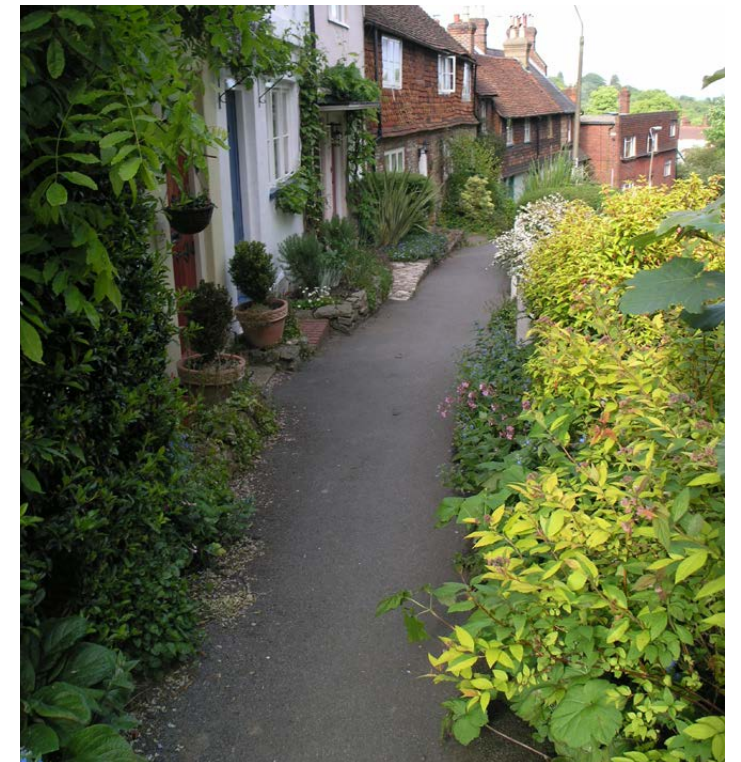
THE KEY BENEFITS OF THE APPLICATION PROPOSALS AT LAND AT SCOTLAND PARK

The Application Proposal at Land at Scotland Park will:

- Will singularly provide a significant proportion of Haslemere's housing shortfall in a highly sustainable location, delivering homes within the next five years;
- Provide a strategic SANG solution, which has in principle been agreed with Natural England (NE), for the Site itself and other development in Haslemere;
- Enable all construction traffic to be accessed via the new Midhurst Road junction, minimising disruption for residents on Scotland Lane;
- Provide significant contributions to local infrastructure via Community Infrastructure Levy (CIL), estimated at circa £5m;
- Produce an exemplar housing and landscape scheme that will nurture a vibrant neighbourhood and be a flagship for Haslemere and a model for future development throughout the Surrey;
- Provide up to 130 new homes;
- Provide 35% affordable new homes, 5% above WBC's requirement;
- Provide 5% custom/self-build plots;

- Donation of land and funding for new headquarters for 1st Haslemere Scout Group, freeing up Council owned land designated for housing at Wey Hill;
- Donation of land and funding for Grayswood Nursery and Forest School (GNFS) to establish a centre at Scotland Park;
- Vastly improve the biodiversity of the land, including the creation of a SANG and public open space;
- Open up land previously in private ownership to the public, including enhanced access routes to the surrounding area; and
- Offer a 'Gateway' to the SDNP within walking distance from the train station, with footpaths and car parking facilities for local and visiting ramblers and walkers bringing associated tourism benefits to the town.

The following chapters summarise the extensive work undertaken by the Landowner and consultant team to address both the constraints and opportunities, to develop an outstanding mixed-use community-led sustainable development, meeting a wide variety of local needs in a holistic and inclusive manner, whilst fully ensuring ecological and environmental interests are at the heart of the Application Proposals.



Images from Haslemere

2.1 THE PROPOSAL

The Hybrid planning application seeks permission for:

- a. Full detailed proposal incorporating
 - i. a junction alteration from Midhurst Road, two dwellings, a car park, associated landscape, drainage and associated access road to serve the development (including the diversion of a public footpath);
 - ii. the erection of a scout facility (Use Class F and an education facility (Use Class F); and
 - iii. Suitable Alternative Natural Greenspace (SANG).
- b. Outline proposals (all matters reserved except access) for residential dwellings accessed from the proposed access road (linking to Midhurst Road), incorporating associated landscaping, restricted access for emergency access, community growing space, associated infrastructure, including green infrastructure.

2.2 PURPOSE OF THE DOCUMENT

The purpose of the DAS is to explain the rationale behind the design and access proposals for the Site. This DAS forms part of a comprehensive package of information submitted to accompany the planning application, see the Application Schedule included within the Application Covering Letter.

This Statement has been prepared in accordance with the Department for Communities and Local Government (DCLG) publication ‘Guidance on Information Requirements and Validation’ March 2010), which accompanies government policy on information requirements for planning applications.

This guidance defines a DAS as a ‘short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. However, clearly sites which are large and complex in nature will require a level of detail and thoroughness and the guidance reflects this is stating ‘statements must be proportionate to the complexity of the application’.

2.3 DOCUMENT CONTENT

As this application is a Hybrid Planning Application, the Application Proposal includes some elements in Outline. In order to provide certainty on how some elements of the design will be delivered, a series of development parameters have been prepared, which future Reserved Matters applications would need to adhere to. In order to explain how the parameters plans could be interpreted illustrative plans and documents have also been prepared to support this Planning Application.

Following this introductory chapter, the document is set out as follows:

Section 3 – Planning Context: Provide a summary of national and local planning context and the relevant national guidance that relate to this development.

Section 4 – Context Analysis: Describes the Site and its context and sets out the constraints and opportunities that constrain and inform proposals.

Section 5 – Engagement: Provides a brief summary of the public and stakeholder consultation that has been undertaken.

Section 6 – Masterplan Design Concept: Outlines the design approach to the new development and explains the design principles that have guided Redwood and their consultant team from vision through to the preparation of an illustrative masterplan, to the formation of outline design proposals. The Statement sets out our approach to achieving best practice in urban design and place making in terms of overall scale, density, massing, height landscape structure, layout and access arrangements.

Section 7 – Character Areas: Describes the various character areas that make up the development in terms of architectural and urban form and how the Site will create an attractive sustainable community with its own particular character and sense of place that integrates positively with its surroundings, whilst reinforcing the local character of Haslemere.

Section 8 – Detailed Design Proposals: A summary of the proposals being submitted in Detail, together with how they respond to the guidance contained within the Masterplan.

Section 9 – Delivery: Sets out how the Site meets the objectives of the Local Plan and satisfies the need for housing.

The Statement demonstrates how the realisation of the masterplan will create an attractive, sustainable neighbourhood with its own character and sense of place and which, at the same time, integrates seamlessly with Haslemere and its surroundings.

3.0 PLANNING POLICY CONTEXT

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

3.1 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The most up to date version of the NPPF was published on 20 July 2021. The NPPF is a material consideration which should be taken into account in determining planning application. It sets out the Government’s policies for the planning system and maintains that a presumption in favour of sustainable development remains at the heart of the Framework (paragraph 11).

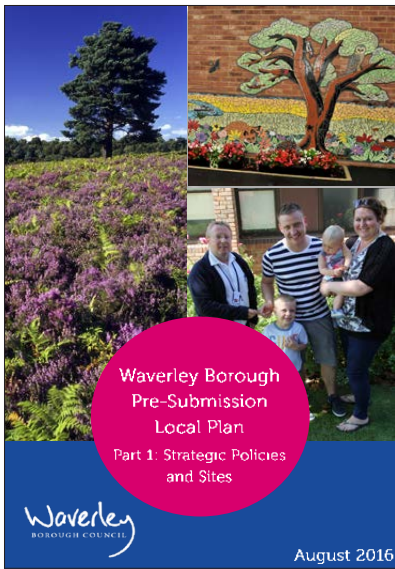
Paragraph 73 clearly sets out that “the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.” This is relevant to the proposals at Scotland Park, as such, the Site is located in an existing town in walking distance of the existing shops and services. As per Paragraph 73a there is also significant opportunity for net environmental gains owing to the size of the site which allow for substantial open space and landscaping.

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

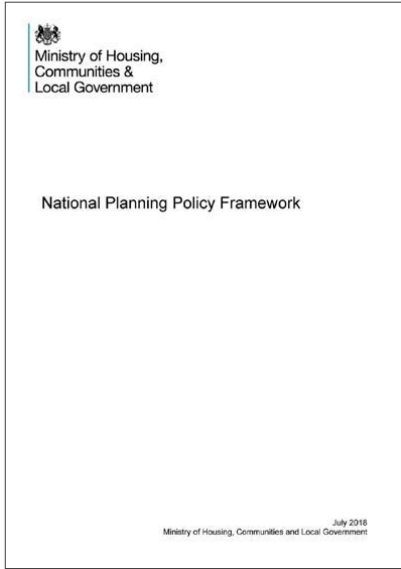
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental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

This is relevant to the Application Proposals as the Site is located nearly entirely within the Surrey Hills AONB. The Paragraph 177 Report accompanying the Application sets out the exceptional circumstances in line with Paragraph 177 for major development in the AONB.

Other relevant National Policy has been outlined in the supporting Planning Statement that accompanies this application.



Waverley Borough Local Plan



National Planning Policy Framework

3.2 LOCAL PLAN POLICY/ NEIGHBOURHOOD PLANNING

LOCAL PLAN PART I

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

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

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

For Haslemere, the LPPI prescribes that a minimum of 990 dwellings should be provided (Policy ALHI), but makes no specific allocations for the town. Instead, the LPA defers how it will accommodate these dwellings, within and on the edge of the existing settlement, to the LPP2.

LPPI Policy AHNI requires a minimum of 30% provision of affordable units on all developments. The proposals will deliver an affordable provision in excess of the policy requirements.

A key design policy is Policy TDI Townscape and Design. This highlights the council’s drive to protect the character and amenity of the Borough, through the following:

- “1. Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located. Account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.
- 2. Ensuring that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.
- 3. Encouraging and supporting the preparation and adoption of local town and village design statements and Neighbourhood Plans.
- 4. Promoting a high quality public realm including landscaping, works to streets and public spaces.
- 5. Maximising opportunities to improve the quality of life and health and well-being of current and future residents, for example the provision of:

- private, communal and public amenity space;
- appropriate internal space standards for new dwellings;
- on site play space provision (for all ages);
- appropriate facilities for the storage of waste (including general refuse, garden, food and recycling);
- private clothes drying facilities.”

Policy RE3: Landscape Character seeks ‘The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB)’. The design has sought to respects, protect and enhances the character of the area and the AONB, particularly through the location and density of development, significant proportion of green infrastructure and house types. The majority of the Site is retained as non-development, with public access in perpetuity’.

LPPI Policy NEI require development proposals to “retain, protect and enhance features of biodiversity and geological interest and ensures appropriate management of those features”. The proposals are expected to deliver in excess of 20% Biodiversity Net Gain on site.

The team have also given significant consideration to the other relevant policies in the LPPI.

NEIGHBOURHOOD PLAN

The Haslemere Neighbourhood Plan was made in 2021, and contains policies of design, housing and green infrastructure. The Neighbourhood Plan does not make development allocations, thus the matter of housing need, location and distribution is left to Waverley Borough and national planning policy.

The Planning Statement and the various other supporting technical documents provide greater information on these.

OTHER MATERIAL CONSIDERATIONS

Other material considerations have been reviewed, including emerging Local Plan Part 2 Sites Allocations and Development Management Policies (LPP2) policies. The Site has been promoted as an omission site through the LPP2 consultation process.

The Team have also given consideration to the adopted Supplementary Planning Documents (SPDs) in Waverley as material considerations to the application. This includes Waverley Cycling Plan (adopted 2005), Planning Infrastructure Contributions (adopted 2008), Residential Extensions (adopted 2010) and Affordable Housing SPD (adopted April 2021).

3.3 NATIONAL PLANNING GUIDANCE -

At the national level the National Design Guide (NDG) – Planning practice guidance for beautiful, enduring and successful places – January 2021 published by the Ministry of Housing, Communities & Local Government (MHCLG) and the following related design guidance documents have informed the development of the Site and have had a direct influence on the layout design principles:

‘Urban Design Compendium’ – English Partnership/Housing Corporation August 2000: Home and Communities Agency Third Edition 2013

‘Living with Beauty’ – Report by The Building Better, Building Beautiful Commission – January 2020

‘Creating Space for Beauty’ – Interim Report by The Building Better, Building Beautiful Commission

‘Manual for Streets’ – DfT 2007 replaces ‘Places, Streets and Movement – A Companion Guide to Design Bulletin 32 Residential Roads and Footpaths’ – DETR 1998

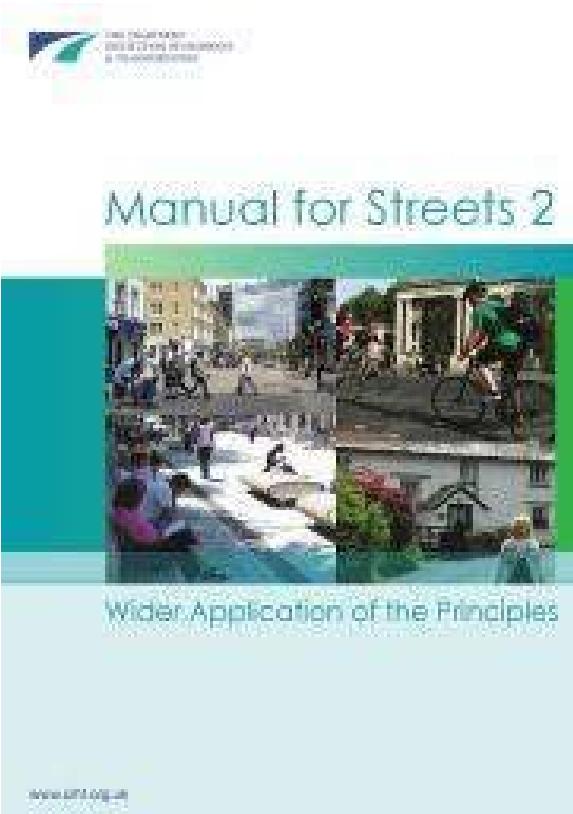
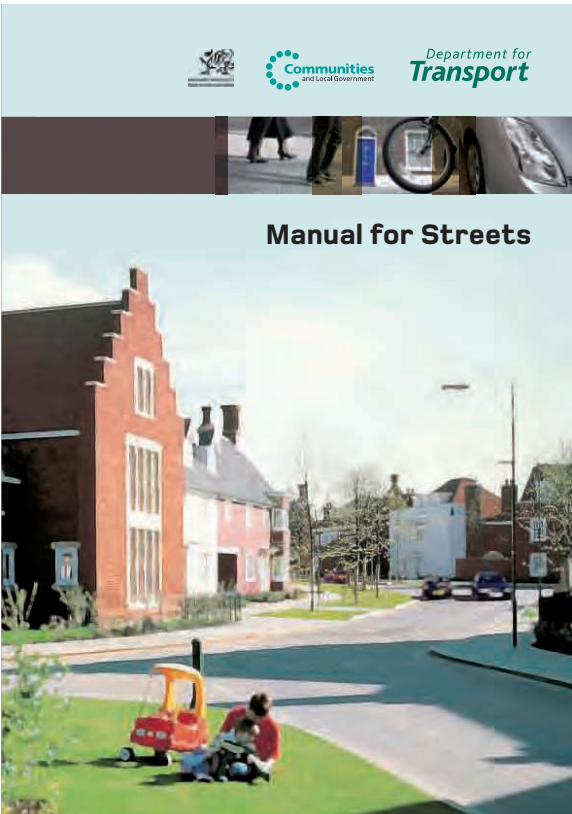
There are a number of common themes within this guidance that are relevant to the proposed development.

National Design Guide – Planning practice guidance beautiful, enduring and successful places (NDG)

The NDG published in January 2021, supersedes the earlier National Planning Practice Guidance (NPPG) March 2014 and the DETR Guides – ‘By Design – Urban design in the planning system; Towards better practice’; ‘By Design – Better Places to Live: A Companion Guide to PPG3’ and the ODPM Guide ‘Safer Places – the planning system and crime prevention’. The aim of the Guidance is to promote higher standards in urban design.

‘The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.’

The NDG sets out ten characteristics that help to nurture and sustain a sense of ‘Community’ and work positively to address environmental issues affecting ‘Climate’.



National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government



The 10 characteristics of well-designed places set out in Part 2 are:

CONTEXT – ENHANCES THE SURROUNDINGS

Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

IDENTITY – ATTRACTIVE AND DISTINCTIVE

Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;

- have a character that suits the context, its history, how we live today and how we are likely in the future; and
- are visually attractive, to delight their occupants and other users.

BUILT FORM – A COHERENT PATTERN OF DEVELOPMENT

Well-designed places have:

- compact forms of development that are walkable, contributing positively to well-being and placemaking;
- accessible local public transport, services and facilities, to ensure sustainable development;
- recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around and promoting safety and accessibility; and
- memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

MOVEMENT – ACCESSIBLE AND EASY TO MOVE AROUND

A well-designed movement network define a clear pattern of street that:

- is safe and accessible to all;
- functions efficiently to get everyone around, takes account of the diverse needs of all potential users and provides a genuine choice of sustainable transport modes;
- limits the impacts of car use by prioritising and encouraging walking and cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;
- promote activity and social interaction, contributing to health, well-being, accessibility an inclusion; and
- incorporating green infrastructure, including streets trees to soften the impacts of car parking, help improve air quality and contribute to biodiversity.

NATURE – ENHANCED AND OPTIMISED

Well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate changes mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports an enhances biodiversity; and

- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

PUBLIC SPACES – SAFE, SOCIAL AND INCLUSIVE

Well-designed places:

- include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;
- have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;
- have public spaces that feel safe, secure and attractive for all to use; and
- have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

USES – MIXED AND INTEGRATED

Well-designed places have:

- a mix of uses including local services and facilities to support daily life;
- an integrated mix of housing tenures and types to suit people at all stages of life; and
- well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.

HOMES AND BUILDINGS – FUNCTIONAL, HEALTHY AND SUSTAINABLE

Well-designed homes and buildings:

- provide good quality internal and external environments for their users, promoting health and well-being;
- relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and
- resolve the details of operation and serving so that they are unobtrusive and well-integrated into their neighbourhoods.

RESOURCES – EFFICIENT AND RESILIENT

Well-designed places:

- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and
- use materials and adopt technologies to minimise their environmental impact.

LIFESPAN – MADE TO LAST

Well-designed places, buildings and spaces are:

- designed and planned for long-term stewardship by landowners, communities an local authorities from the earliest stages;
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;
- adaptable to their users’ changing needs and evolving technologies; and
- well-managed and maintained by their users, owners, landlords and public agencies.

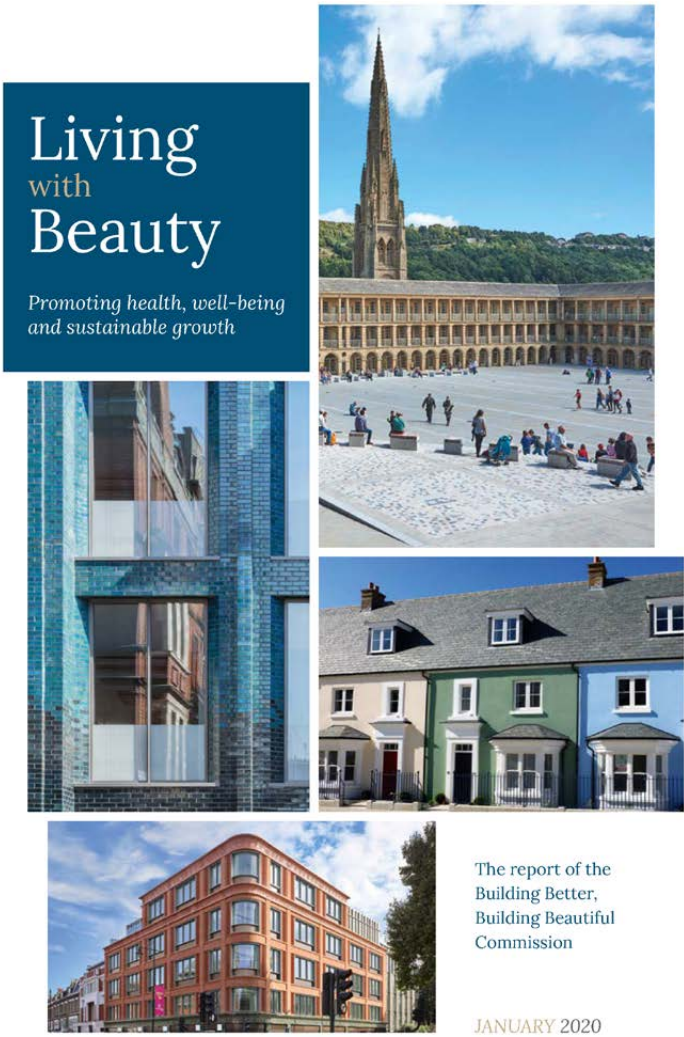
Part 3 of the NDG promotes the use of a National Model Design Code. This was published in January 2021 and provides detailed guidance on he production of design codes, guides and polices to promote successful design. It expands on the ten characteristics of good design set out in the NDG.

Living with Beauty and Creating Space for Beauty – The Building Better, Building Beautiful Commission

The purpose of the BBBBC is to tackle the challenges of poor quality design and build of houses and places across the country and help ensure as we build for the future, we do so with popular consent.

The BBBBC acts as the champion for the Government’s commitment to beauty in the built environment with a focus on the opportunity to improve the quality of homes and places. It supports the principles of the NDG.

The BBBBC advocates that the aim of future planning and development should be place making, remodelling existing settlements and delivering enough good, beautiful, sustainable, settlements in the right places in which people can live and work in ways that support choice, economic growth and progress, sustainability and healthy lifestyles. They propose the need for three scales of building, place and settlement pattern.



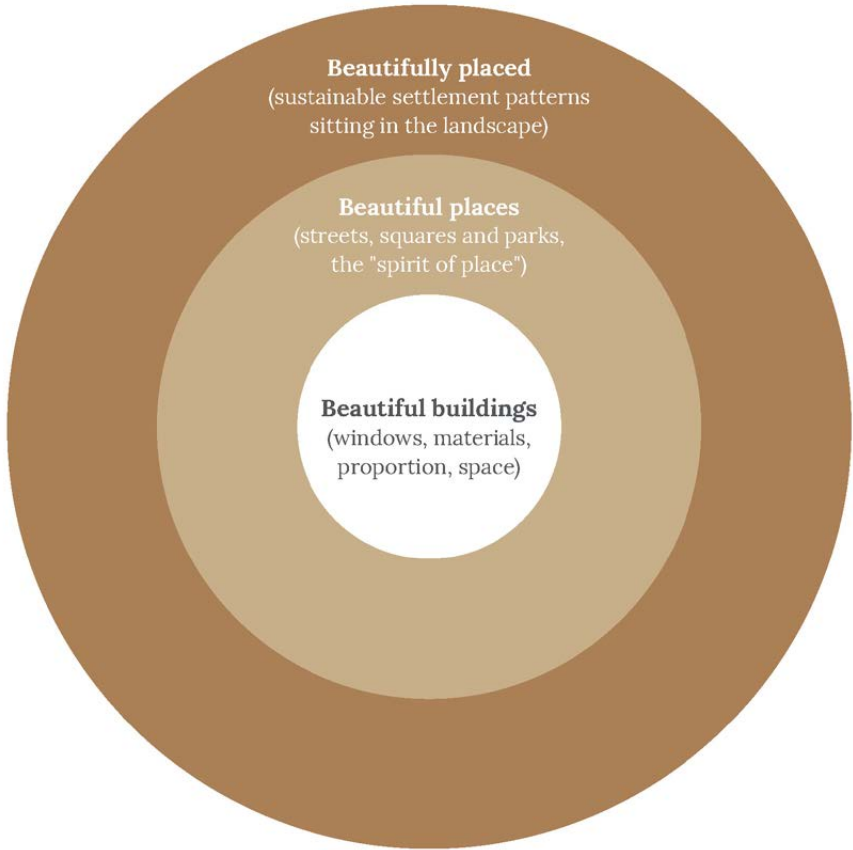
CREATING SPACE FOR BEAUTY STATES:

To ‘grow beautifully’ and meet our housing needs sustainably and with popular consent we will need to focus more on making places and less on just building houses. We need to create a virtuous circle of:

- Beauty first and Places not just homes;
- Regenerative development and Growing beautifully;
- Early collaboration not confrontation and a level playing field; and
- Learning together and Making beauty count.

The themes set out in the above best practice design guidance have informed the overall design approach and the principles of ‘NDG’ formed the key design concepts for the development of the masterplan.

BEAUTY AT THREE SCALES



4.0 CONTEXT ANALYSIS

4.1 SITE LOCATION AND CONNECTIONS

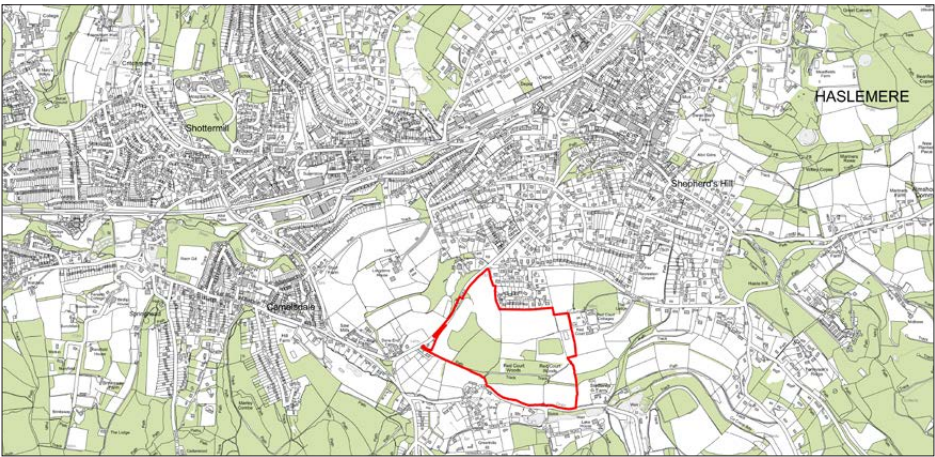
The Site is contiguous with the existing built up area of Haslemere, which the LPPI identifies as a ‘Main Settlement’ (a ‘community with key services’) at the top of the settlement hierarchy in the Borough. In February 2022 consent was granted for 50 dwellings within Scotland Park Phase I which lies immediately to the north-east within the triangular area of land defined by Scotland Close, Scotland Lane, Red Court and Scotland Park Phase 2.

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

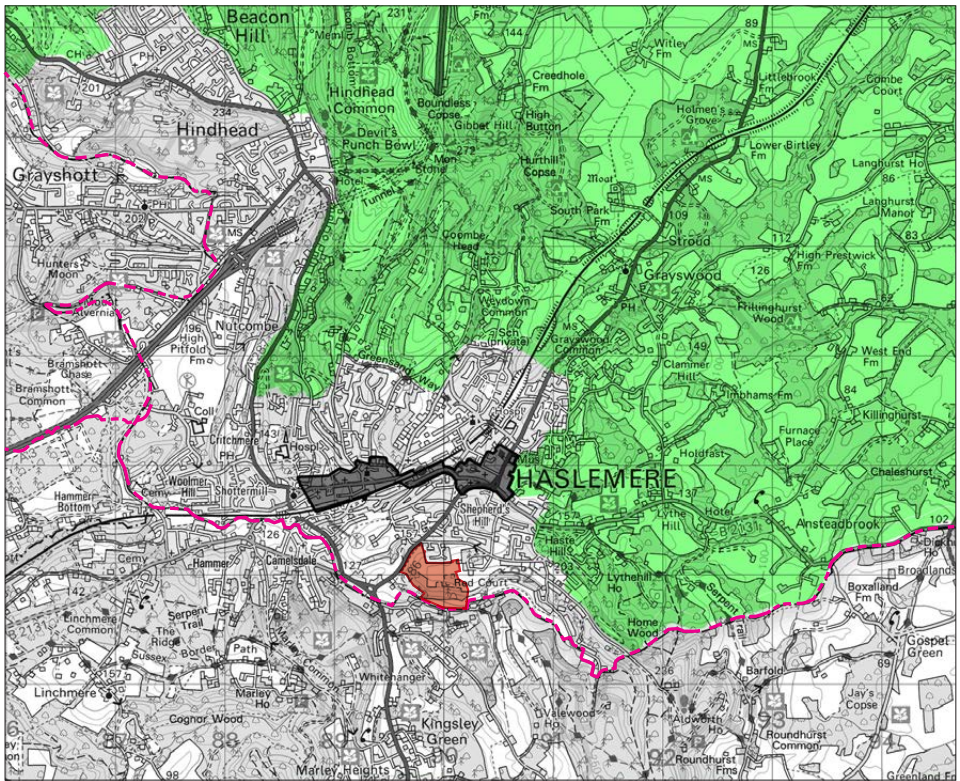
The Site is accessible to local bus stops, with services to a comprehensive range of local destinations, as outlined in the accompanying Transport Assessment. For travel by train, the Site is within a 1.5km walk/cycle distance of Haslemere railway station, from which there are excellent connections on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

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

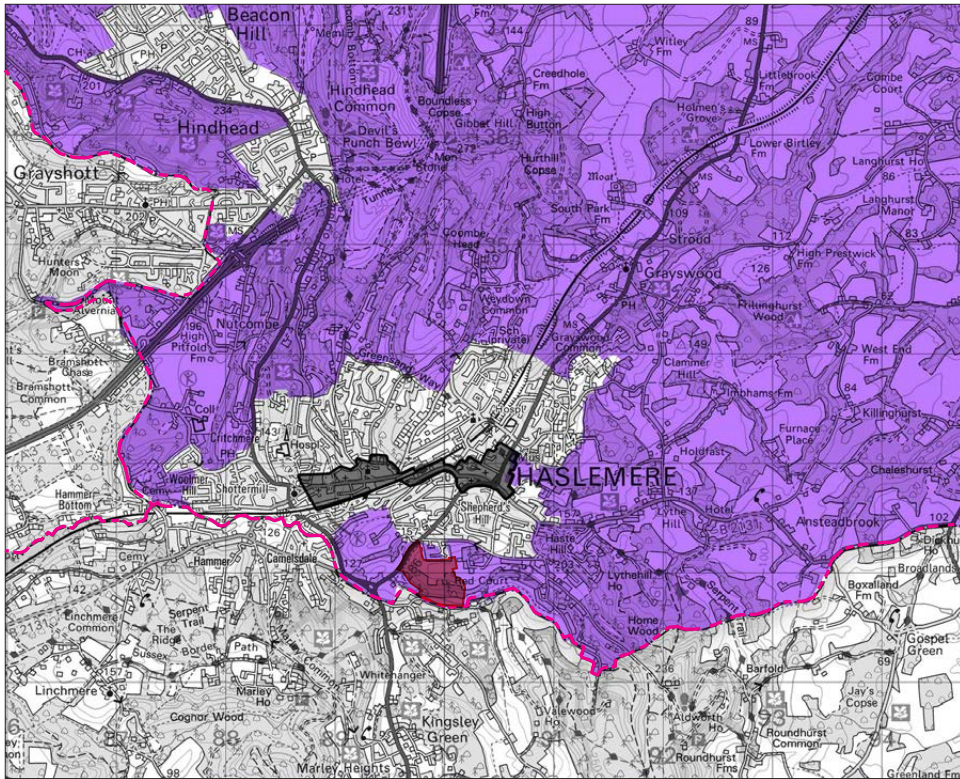
The Site is located outside the Green Belt, that constrains any growth or development of Haslemere to the north and east. Whilst areas of the Site are within either an AONB and or AGLV the Local Plan and policy statements acknowledge that development within such areas will be necessary to meet housing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



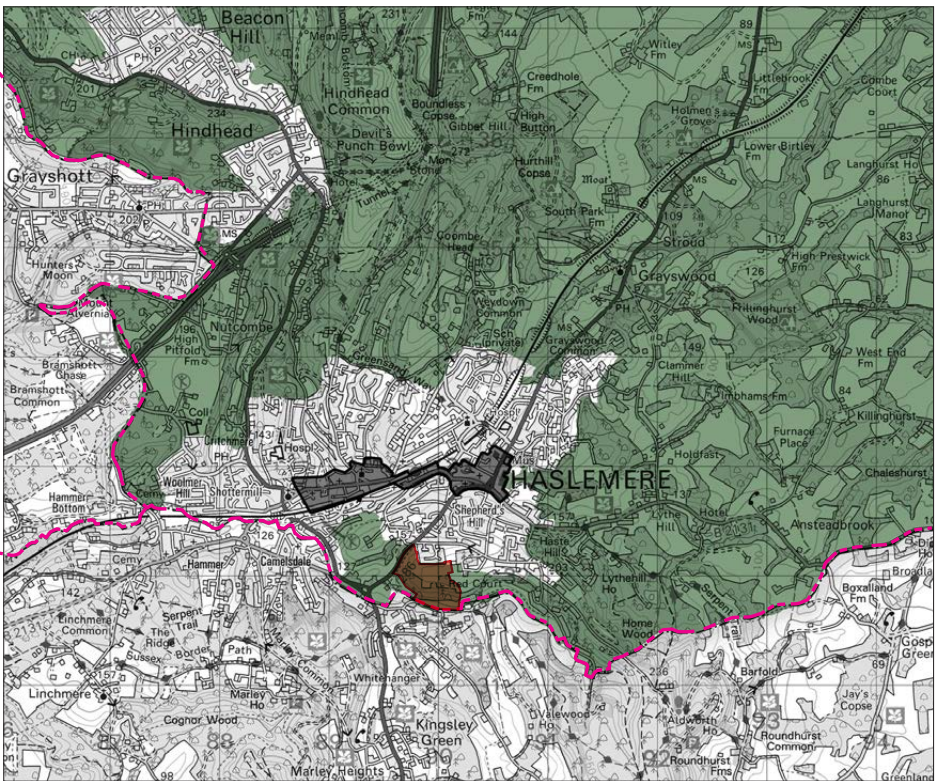
The Site



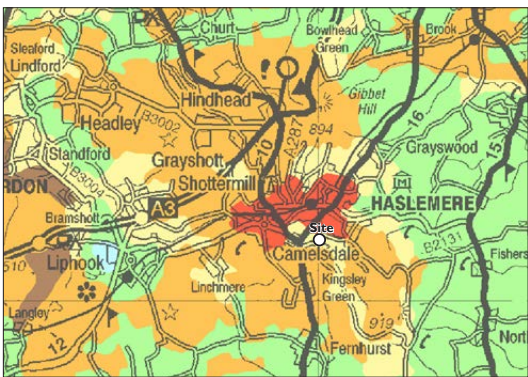
Greenbelt



Area of Great Landscape Value



Surrey Hills Area of Outstanding Natural Beauty (AONB)



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

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

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

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



4.1.1 THE SITE

The Site, as shown in more detail, comprises approximately 23.31 hectares (57.6 acres) of land adjacent to the southern edge of Haslemere.

Scotland Lane in the vicinity of the Site is characterised by smaller terraces from the early twentieth century or larger detached houses from the latter part of that century; whilst the houses on Scotlands Close are typical of recent suburban type development. Any development on the Site would integrate and complement the existing built form of the town. It would also provide a strong edge of settlement boundary which fronts public open space and the SANG which will remain in-perpetuity.

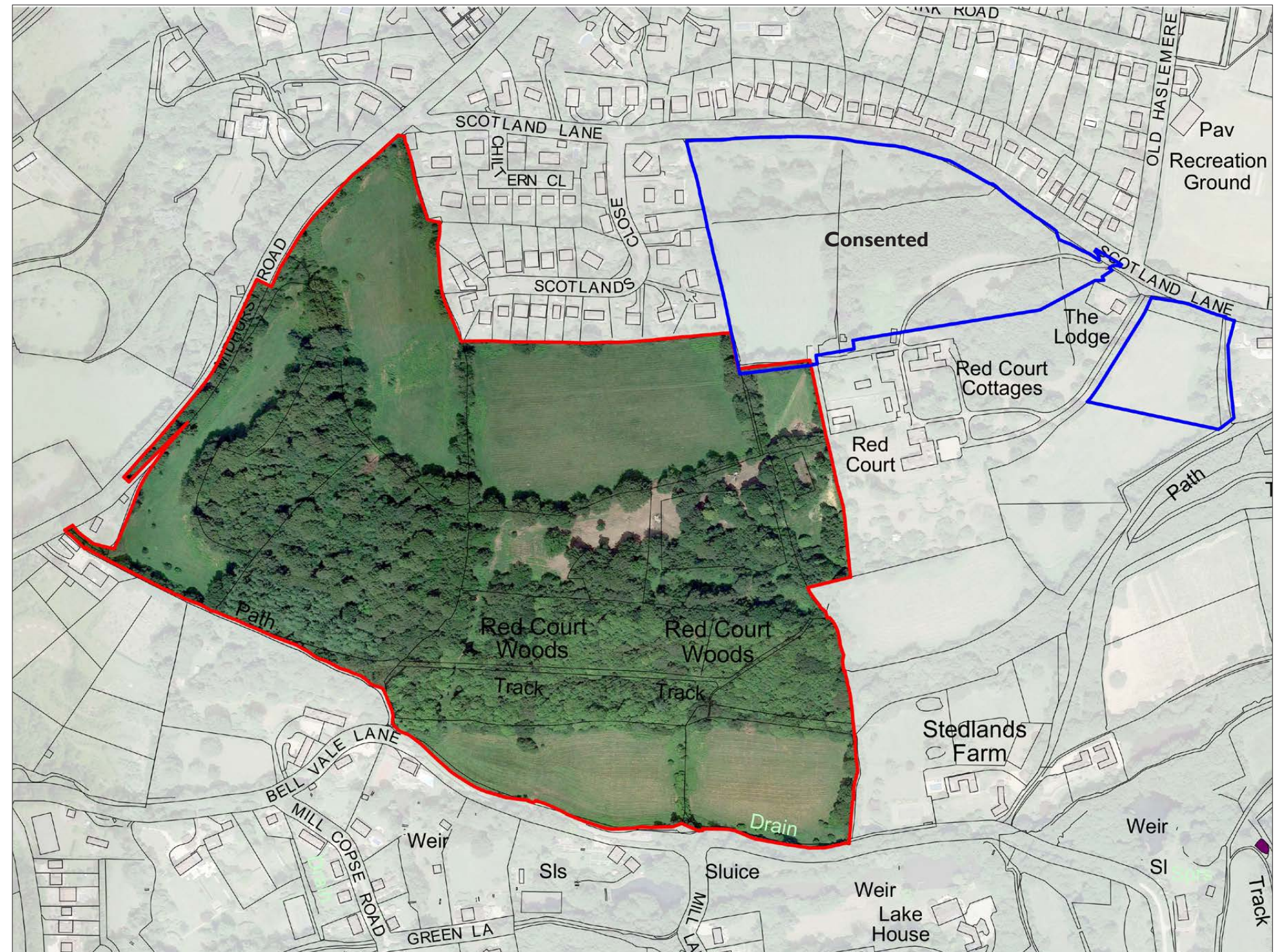
To the west, the Site is bound by the A286 Midhurst Road, which connects the centre of Haslemere to a number of towns and villages to the south.

The northern part of the Site comprises three paddocks which abut the urban edge of Haslemere and are highly suitable as an urban extension to the town. To the south the land slopes down to Bell Vale Lane and the northern edge of the SDNP. This landscape of parkland, woodland (Red Court Woods) and fields is more suitable for greenspaces and biodiversity enhancement opportunities.

Red Court lies to the east of the Site, visually separated by intervening trees. Red Court is a large two storey house, Grade II listed, built in the late nineteenth century set within large gardens. There are some separate ancillary buildings at Red Court, including a Grade II listed lodge at the entrance of the drive.

The Site is not agriculturally productive, and the soils have been subject to physical analysis by Reading Agricultural Consultants Ltd, which has determined that the flat central field is Agricultural Grade 3A and the sloping fields to the west are a mix of 3B and 4.

All parts of the Site are located within Flood Zone I.



Site Plan with Aerial Photograph

4.1.2 FACILITIES PLAN

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

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

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

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

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

Education

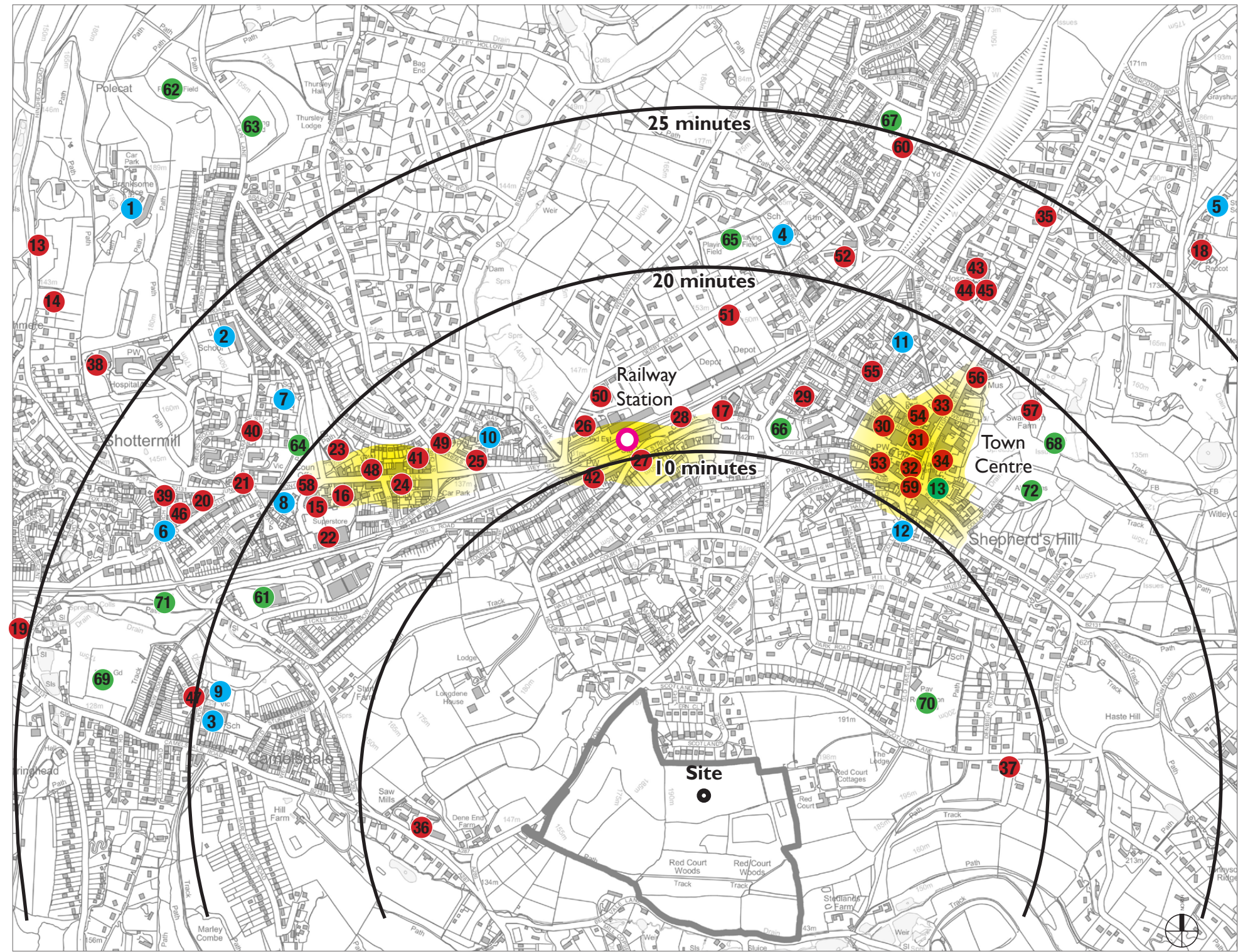
- 1 College
- 2 to 6 Primary, Junior Schools
- 7 to 12 Nursery

Community Facilities

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

Open Space

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



Facilities Plan

4.2 URBAN CONTEXT

The Applicant is keen to respect the character and heritage of Haslemere and the surrounding area. ADAM Architecture has researched how the area has grown in respect of the character of individual neighbourhoods, the different housing types and densities.

4.2.1 HISTORIC BACKGROUND AND DEVELOPMENT OF HASLEMERE

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

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

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



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

from this period was that there was a small pond, a causeway and an old market house approximately on the site of what is now the Swan

Inn. The wide High Street was used as a market area. Much of its prosperity at this time was related to agriculture, iron ore smelting, glass making and leather curing industries, which in turn, resulted in a growing population.

Elizabeth I confirmed a new charter in 1596, permitting a market and two annual fairs. The town still commemorates this by holding the ‘Charter Fair’, every other year in the High Street. Elizabeth also enfranchised the town in 1584, creating it as a Borough with the right to elect two members to Parliament.

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



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

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



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



The 1806 Ordnance Surveyor’s drawing showing Haslemere and the wider area.

The opening of the London to Portsmouth railway in 1859 was an important landmark in Haslemere’s history. It gradually became a fashionable place to live, offering workers healthy living in the countryside, but with the benefit of easy access to the city by rail. A small Arts and Crafts movement developed during the late-nineteenth and early-twentieth centuries and affluent people built substantial detached family homes on the hills around the centre.

Among these residents were famous artists, writers and scientists such as Alfred Lord Tennyson, Conan Doyle, George Bernard Shaw, George Eliot and Professor Tyndall.

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

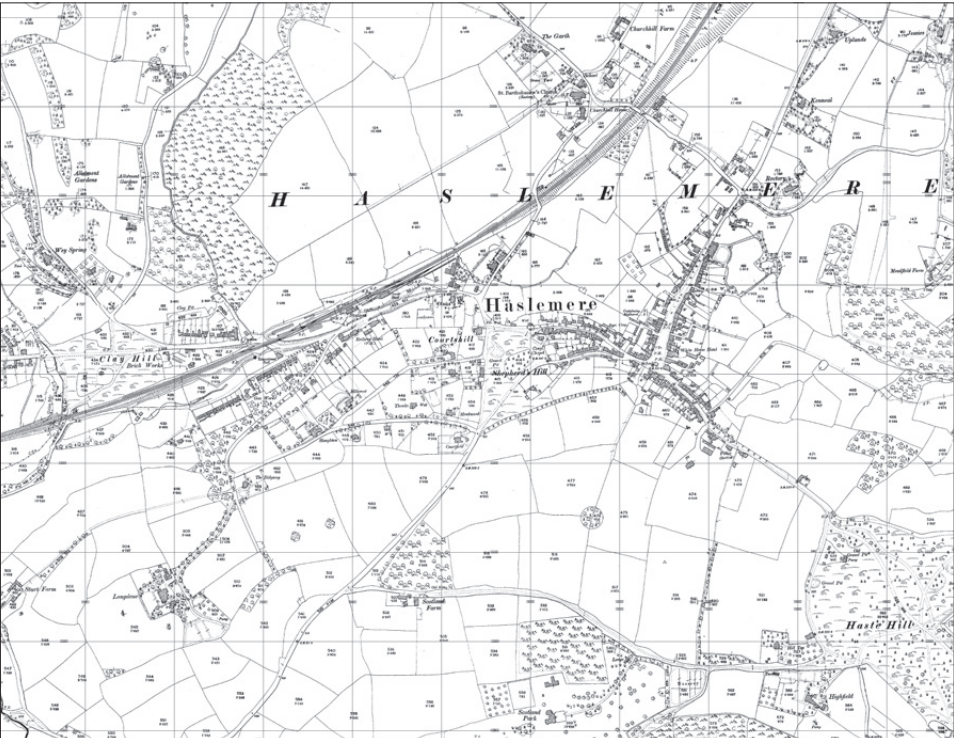
The earliest map to show the town after the construction of the railway is the first edition Ordnance Survey Map of 1871. This shows the hamlet of Shottermill to the west on the northern side of the railway and Hammer, a similar distance to the south of the railway line. Development was still focused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



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

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

During the first decades of the twentieth century, Haslemere began to grow further to the north, to the south of Shepherd's Hill and to East Street along Hill Road. Development also began to occur along Scotland



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



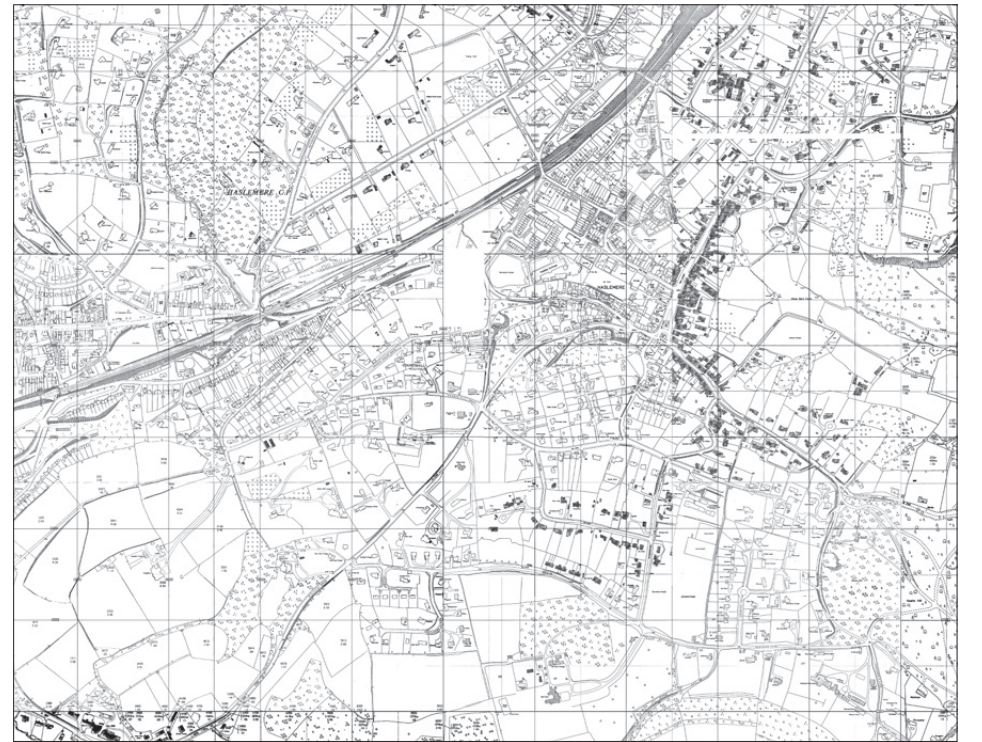
The 1913 Ordnance Survey map of Haslemere showing its growth after the construction of the railway.

Lane and to the west of the High Street, development extended towards the railway line. To the north of the railway, development

was strengthened along Wey Hill to Shottermill, with some ribbon development along Lion Lane heading north. The population had increased from 840 in 1842 to 3864 in 1921 and the physical size of the town more than doubled between 1871 and 1921.

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

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



The 1982 map of Haslemere showing expansion of the town during the twentieth century.

along the Graywood Road. Ribbon development also extended east along Petworth Road.

The development of Scotlands Close and Chilton Close provides an isolated pocket of development on the southern side of Scotland Lane. The consented Scotland Park Phase 1 and the proposed Scotland Park Phase 2 provides an opportunity to consolidate this edge and provide a new southern urban edge defined by existing natural landscape along the ridgeline. An edge, that can be secured by the retention of green infrastructure in-perpetuity.

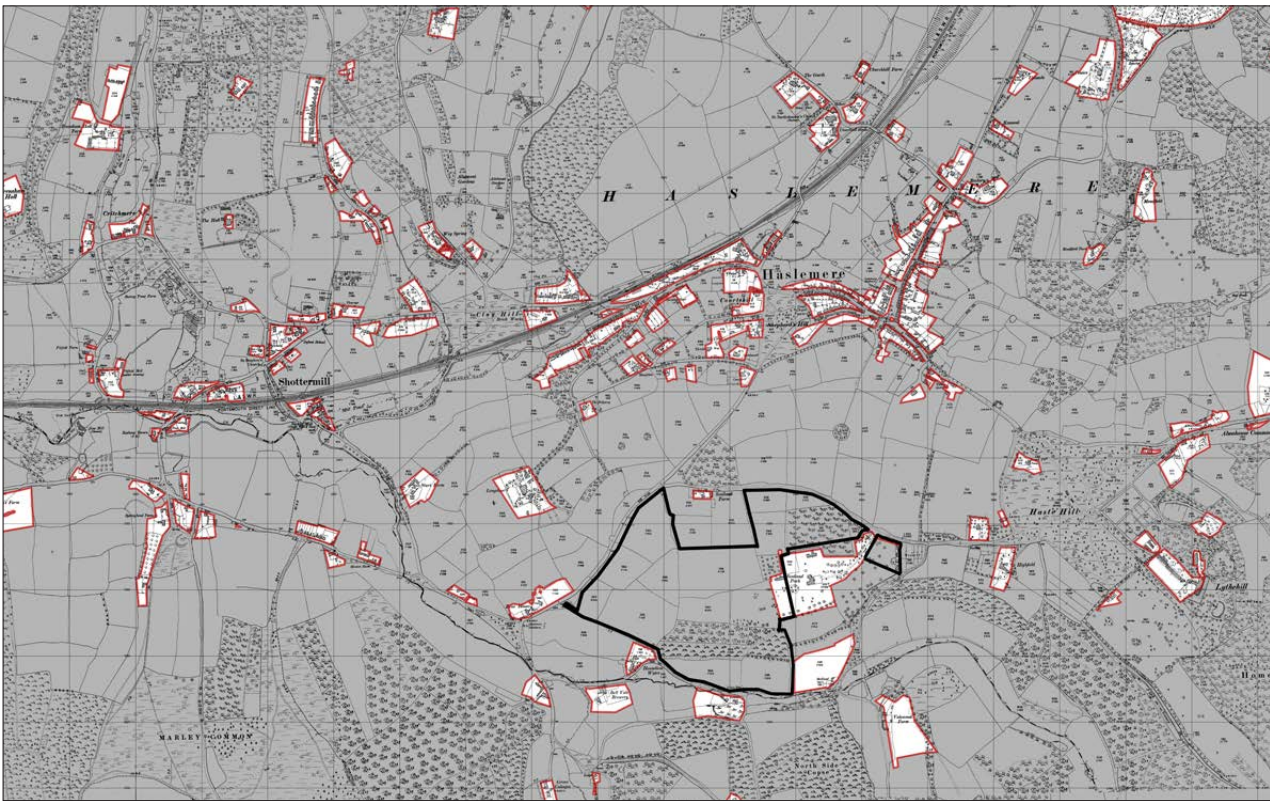
SEQUENTIAL GROWTH DIAGRAMS OF HASLEMERE



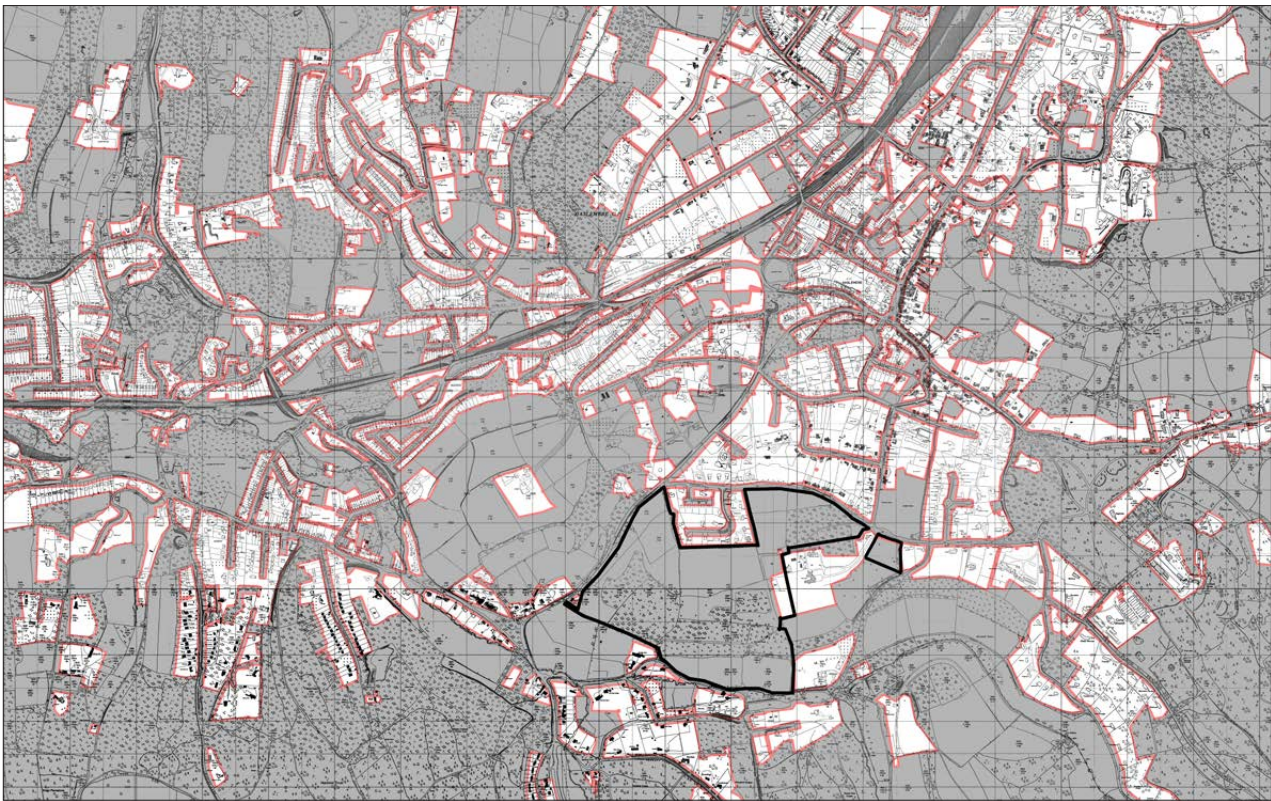
Growth Pre-1871 - 1890



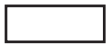
Growth 1891 - 1897



Growth 1898 - 1912



Growth 1913 - 1969



Site

