



The only significant visual impact arising from the development will be to users of the Midhurst Road as they pass a short section where it is proposed to build a road junction into the Site. This will result in the loss of some trees along the east side of the road but proposed tree and hedge planting will restore the enclosed character of the road once established.

On entering the Site the road will quickly turn north and climb the slope. Subtle earthworks and mitigation in the form of hedgebanks and parkland planting will ensure that the road quickly disappears from view; the aim is to establish the character of a country park or estate drive passing through parkland, with a visible Lodge house at the entrance which is pleasing to the eye.

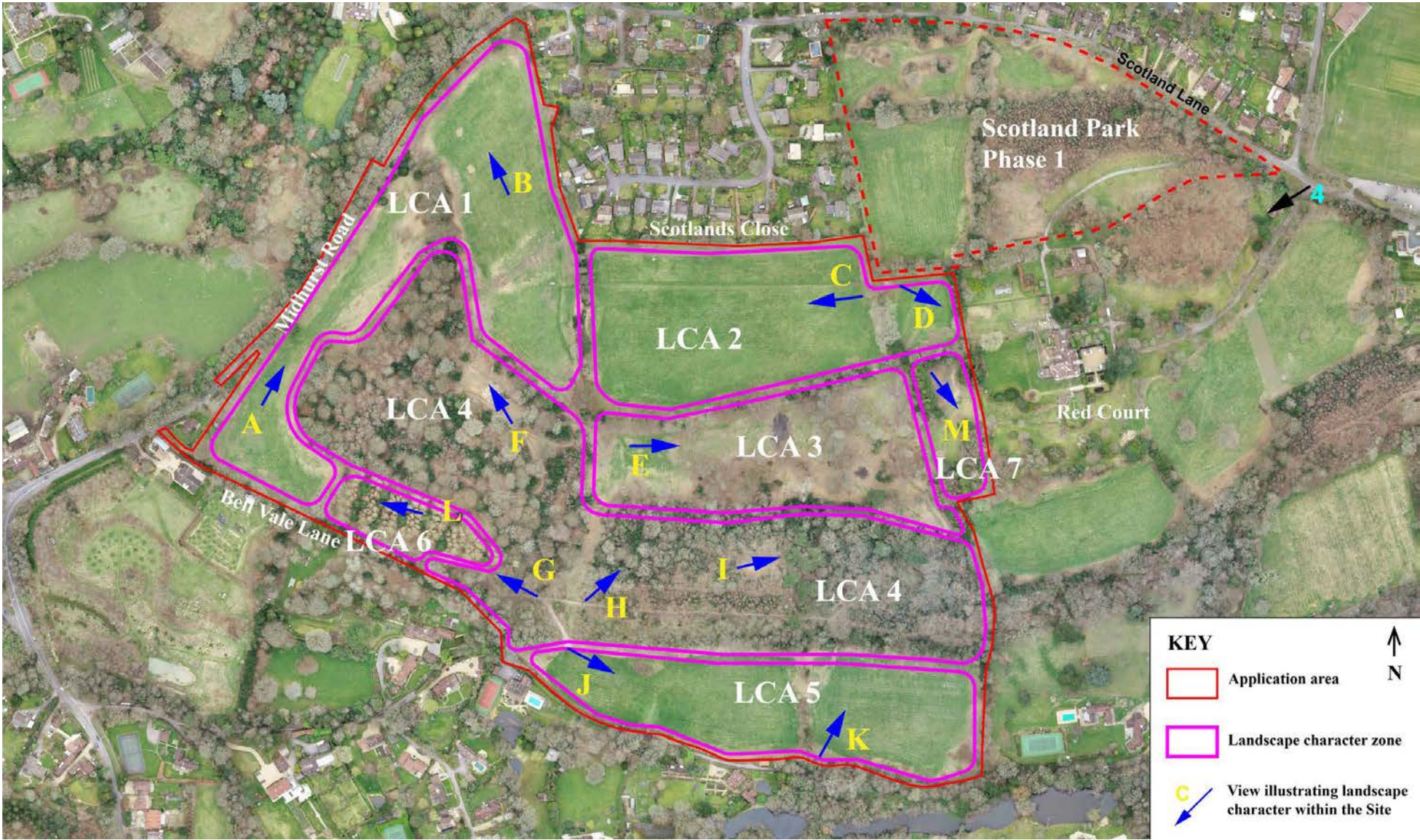
The proposed residential areas will lie beyond the top of the slope behind woodland. The section of the Midhurst Road which passes the north-west part of the Site (where development is proposed) passes in an existing cutting and so road users are unlikely to perceive the residential area, particularly once existing tree planting has established.

The people most affected by the proposed development will be users of the footpath which runs parallel to the Midhurst Road, particularly as they will have to cross the new junction. While the intention is to keep the definitive path on almost the same alignment, new informal paths will be created through the parkland landscape away from the road, offering a scenically more attractive alternative.

The Scouts and Forest School buildings will be set discreetly within the Red Court Woods and will not be visible from the wider landscape.

**Dark Skies**

The only significant impact will be to the residents within the twelve properties on the southside of Scotlands Close which currently overlook the Site. The intervening land between the proposed row of residential properties to the south will comprise the recently planted



Visual impact photo key map

tree belt and the rear gardens of the proposed dwellings which will filter the internal lights of the proposed dwellings. The first line of proposed dwellings will largely shield existing residents from the lights within the proposed streets beyond.

If the lighting strategy is implemented, it will be possible to achieve a lit environment compatible with a Ib lighting zone as required by the Neighbourhood Plan and appropriate to the location of the Site near the SDNP. This strategy has been deemed acceptable for the consented Scotland Park Phase I.

The existing tree cover will shield light sources within the Proposed Development from the SDNP, when in leaf. In winter, to avoid the potential of light sources being seen through the leafless branches, it is proposed to reinforce the lines of holly which run along the historic hedge banks on the southside of the parkland and within the hedge along the Midhurst Road.

If the Ib zone lighting strategy is implemented, then the residual effect of the Proposed Development on obtrusive light and dark skies will be negligible.



Summary

The proposed development seeks to achieve numerous objectives, particularly in meeting a diverse range of local needs, not just in relation to housing but also to foster well-being, learning and adventure in young people, increase biodiversity in a sustainable way and provide new areas of public open space within walking distance of the town. This can largely be achieved without significantly adverse landscape and visual impacts, although it is recognised that the change to a part of the site from rural AONB to a residential extension to Haslemere is an intrinsic change in landscape character which is contrary to policy, unless the benefits outweigh the potential harm.



A: This character area, LCA 1, comprises sloping fields enclosed by tree cover, adjacent to the Midhurst Road, which passes through a fold in the landscape. It is proposed to build the access road for the Proposed Development from the Midhurst Road, entering at right angles at point where the site and road are at similar level. The access road will turn sharply north and head up the slope into the main proposed residential area, which will lie out of sight, screened by tree cover.



B: A view of the western field, also within LCA 1, illustrating the high level of visual enclosure. The landowner has undertaken tree planting along the western boundary to reinforce the screening along the Midhurst Road. It is proposed to build dwellings within this field.



C: A view of the central northern field which lies in LCA 2, characterised by fairly level fields with good enclosure and immediately adjacent to the urban edge of Haslemere. This field will accommodate the main urban area of the Proposed Development.



D: A view of the north eastern field which lies in LCA 2 and is also fairly level with good enclosure and will lie adjacent to the urban edge of Haslemere once Scotland Park Phase 1 is built out. It is proposed to allocate the field for a small group of self-build properties.





E: A view of the parkland area (LCA 3) from its western edge. The parkland lies to the south of the central field. This area will be largely retained as it is, as a recreational area within the Proposed Development. Some advance tree planting has already been undertaken to ensure a succession of tree cover within this area so that its screening function and biodiversity are maintained.



F: A view of a clearing in Red Court Woods, LCA 4, on the west side of the parkland, where it is proposed to build the Scout Hut.



G: Red Court Woods is highly suitable as a landscape to provide SANG, with extensive walking trails within a natural and tranquil environment.



H: Red Court Woods have not been positively managed for many years and there are substantial opportunities to improve its structure and biodiversity.





I: A second clearing deep within the woods which will for the perfect setting for the proposed Forest School, which can be built from natural materials with minimum impact on its sensitive setting.



J: A view over the central southern field which lies within LCA 5 and slopes gently down from Red Court Woods to Bell Vale Lane. It has an attractive setting and is overlooked by the Grade II listed Lowder Mill. A few trees are starting to colonise the field from the vegetated boundaries. It is proposed to increase the biodiversity of this area by creating a wetland in the western portion of the field. This wetland will form part of the SANGS and sustainable drainage scheme for the Proposed Development.



K: A view over the south-eastern field which will remain largely as it is apart from planting a community orchard in the north eastern corner. It will be part of the SANG, forming an open area for informal recreation including dog walking.



L: LCA 6 is a stand of conifers, planted as a timber crop. It comprises alternating rows of larch and Douglas Fir. It is proposed to clear fell the stand and plant native broadleaves to increase biodiversity and create successional structure to the wood.



M: A plot of ground, LCA 7, lies on the eastern edge of the parkland, adjacent to Red Court. It was formerly the tennis court to Red Court but had been unused for many years. A coniferous hedge planted around the court has been unmanaged for decades and now forms a line of tall trees which detract from the native broadleaf character of the woodland. An “Earth House” will be built into the raised ground of the tennis court and the remaining area will become part of the parkland public open space and include a storm water attenuation pond, designed as a naturalistic feature.



Blue Water (SuDS) Strategy

The Site provides an excellent opportunity to develop a Blue Water (SuDS) strategy for Scotland Park that effectively introducing a range of sustainable drainage techniques which will manage the surface water run-off from the Site. These will include ponds, swales, wetland scrapes, landscaped attenuation basins, tree planting and porous materials designed specifically to the Sites particular requirements and the volume of surface water run-off arising that needs to be attenuated.

The proposed SuDS measures are multifunctional and in addition to provide the required level of attenuation for the whole site will also form wildlife corridors and an integral part of the landscape and biodiversity enhancement strategy. These measures will also treat and remove contaminants along its route, thus ensuring that the water flowing through the development, forming wildlife corridors will be of excellent quality, enhancing its amenity to residents and visitors while maximising its habitat creation and biodiversity potential.



DI:The steeper slopes facing the SDNP comprise dense woodland which would benefit from positive woodland management such as removing the rhododendron and bamboo which is colonising the area and establish rotational coppicing and planting appropriate native species succession trees.



EI:The lower south facing slopes comprises open paddocks with the woodland forming an attractive backdrop, contributing to the setting of Bell Vale Lane.



SANG

1. There is a unique opportunity to enhance the Site's biodiversity through the creation and appropriate management of habitats for wildlife, and the inclusion of protected species enhancement features within the development design. These features can be built into the design by following the key principles of **Designing for Biodiversity**.
2. The proposals will ensure the provision of high quality multi-functional green infrastructure (including SuDS) and aid in the fulfilment of biodiversity commitments outline within the NPPF and Waverley Borough Local Plan Part I. These standards are based on the following aim to address four themes (core, wellbeing, water and wildlife).
3. The development at Scotland Park will meet the 'Building with Nature' principles and standards particularly with regards to the design of landscaping, lighting and new buildings. Connectivity through the new development will be maintained via the retention of tree networks and can be enhanced through new planting, appropriately managed public open space (and green spaces managed for amenity to a lesser extent) and the provision of wildlife corridors. "Stepping stone" features will ease wildlife movement through the landscape and will take a variety of forms including public open space designed and managed as parkland, play areas and the community potager and orchard.
4. New buildings have considerable potential to provide new habitats for wildlife with the inclusion of features such as in-built bat and bird boxes. These should be aimed at locally important target species for which these habitats are appropriate. At Scotland Park, these will include bats boxes designed specifically for pipistrelle species, which can be easily built into new buildings, and bird boxes designed to mimic hedgerow habitat for passerines such as dunnocks, finches and flycatchers.
5. Existing mature trees of high ecological value within the development footprint will be retained in the majority, with only low numbers potentially requiring removal to allow viable access routes. New tree planting will be implemented where appropriate with regards to future root spread and the soil types. Appropriate verge and amenity space planting will create green links and stepping stone habitat throughout and off the site. Where appropriate, community land and open space can be managed as wildflower meadow, with the consideration of natural regeneration or use of locally sourced seed mixes.
6. The enhancement and long-term management of retained woodland to the south of the Site will offset the removal of low quality trees required to allow viable development. Removal of non-native

species (such as bamboo and rhododendron) from the understory and the reintroduction of some forms of traditional management, such as coppicing and timber extraction will open up the dense canopy, reducing shade and allowing the regeneration of a richer ground-flora. In combination with appropriate understory planting, this can provide optimal habitat for reptiles, birds and dormice.

7. Enhancements and new habitat creation will target species that are either known to be using the Site or considered important in the local area. The installation of various species boxes will provide additional opportunities for nesting and roosting. Targeted species: include dormice, Bechstein's bats, barbastelles, hedgehogs, grass snakes and slow worms, as well as a number of bird species including swifts, woodpeckers and firecrests. Targeted and researched planting and management for grassland and woodland areas will be considered thoroughly to include larval food plants and appropriately managed habitat for locally important invertebrates, which will increase the suitability of the Site for these species and create a local stronghold.
8. There are good opportunities for community engagement and outreach with regards to biodiversity at the Site. Providing information packs to new homeowners, outlining the importance of retaining certain features that may otherwise be removed or damaged, can help residents to understand and appreciate the wildlife features throughout the site and create a sense of ownership in the community. Early engagement with local wildlife groups (including Surrey Nature Partnership and Surrey Wildlife Trust) aims to provide targeted advice and aid in the effective beneficial management of both newly created and existing enhanced habitat.
9. The creation of a high quality SuDS, which is multifunctional and provides corridors and habitat for wildlife through the Site will provide increased ecological value, specifically designed to support the protected species present at the Site (such as dormice, reptiles and bats) and species of interest as identified by Surrey Wildlife Trust and Surrey Nature Partnership in the targets and objectives of nearby Biodiversity Opportunity Areas.

Redwood has designed a purpose-built owl nesting box - 'The Scotland Park Owl Box', to encourage and provide nesting spaces for owls within our development. These boxes will be purpose-built within the roof spaces of houses along the edge of the development, with the exact number determined by ecology surveys on the level of food supplies available. The design of the boxes will allow for a small camera to be installed within the nesting area to enable the household to monitor the progress of the birds on computer screen or remotely by iPhone. This, it is hoped, will engender a genuine interest and enthusiasm for nature in young members of the household. Redwood also intends

to lobby Natural England and other relevant authorities to have The Scotland Park Owl Box adopted as a National Standard for all suitable developments in the UK. The Owl Boxes will be in addition to bird and bat boxes which will also be incorporated into houses and structures throughout the development.





ECOLOGICAL ENHANCEMENT OPPORTUNITIES

The Scotland Park Owl Box

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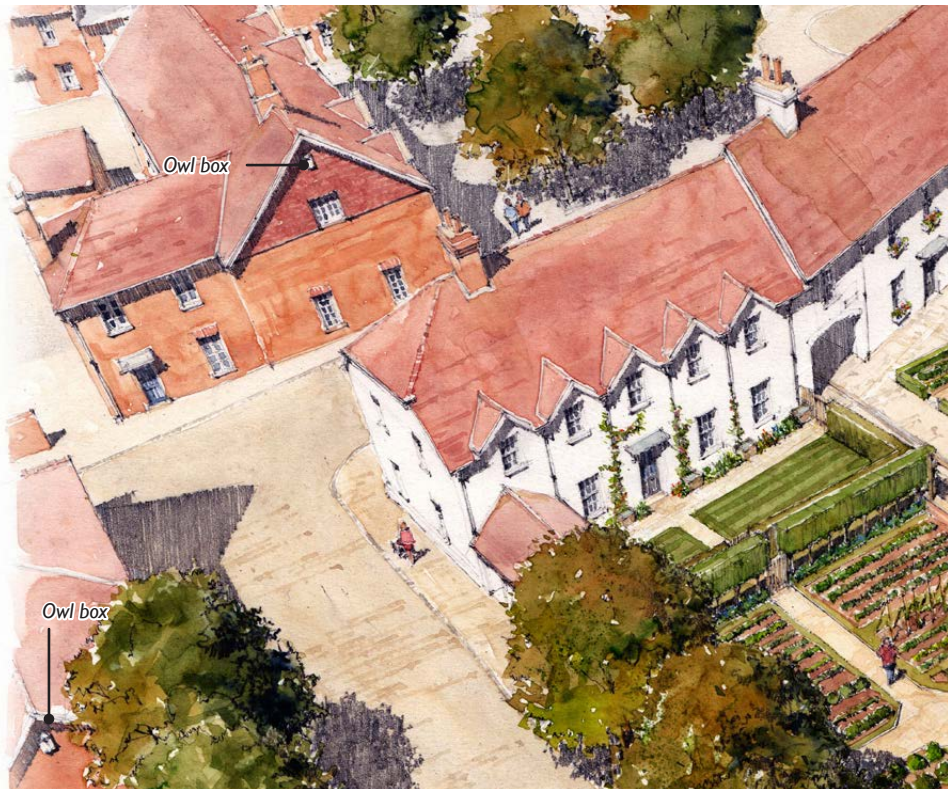
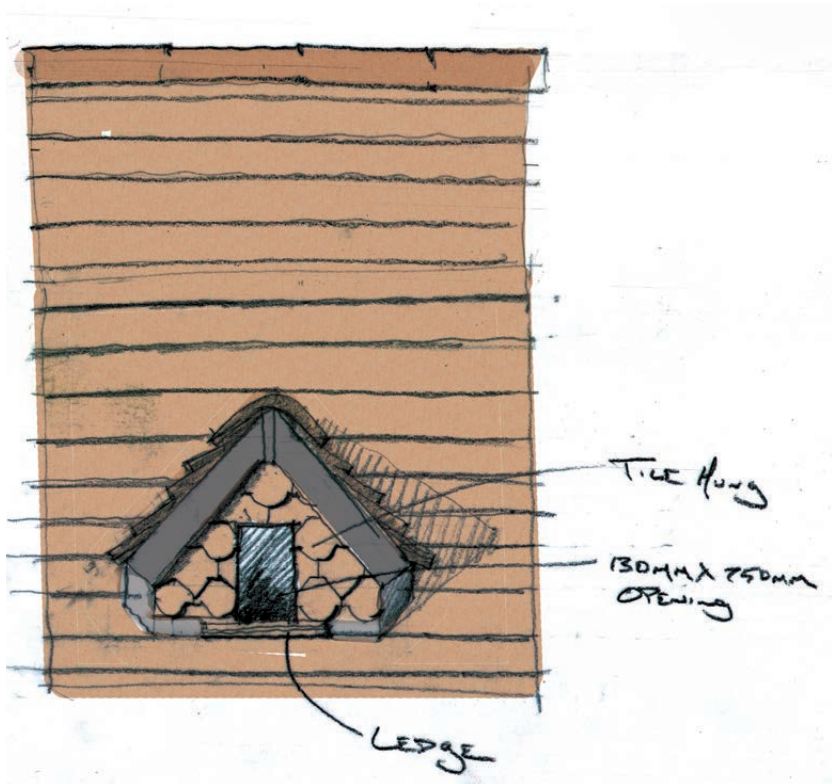
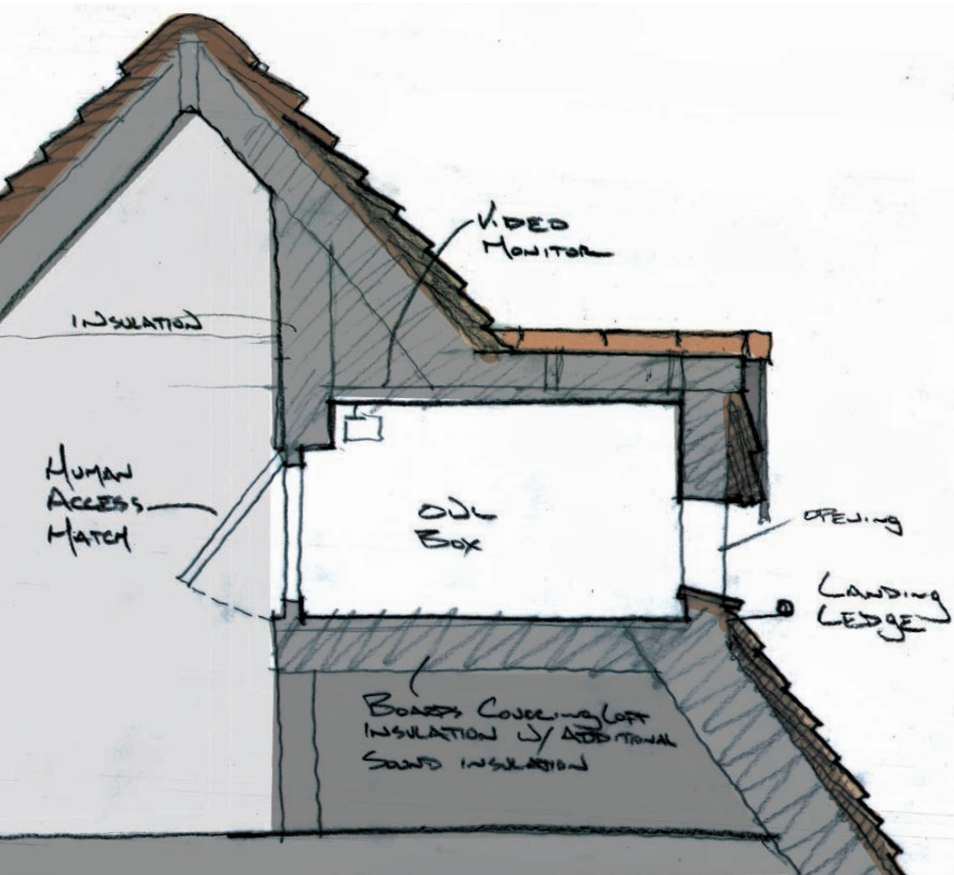


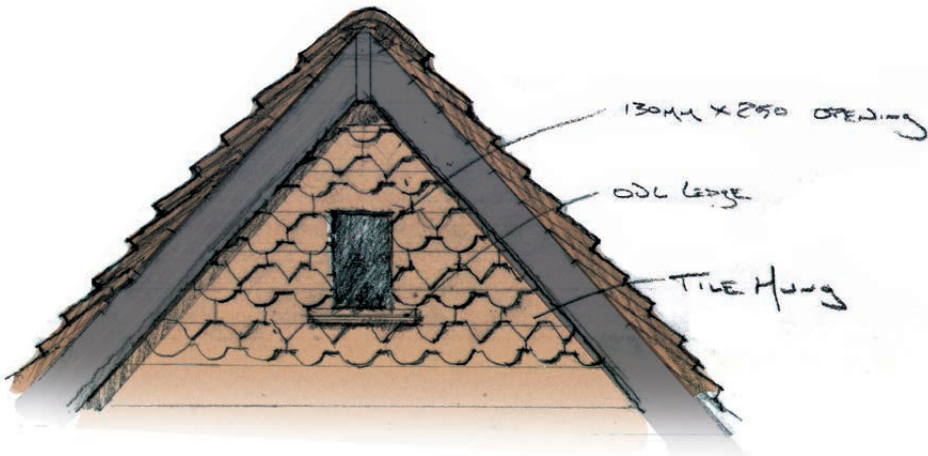
Illustration of The Potager Garden showing location of owl boxes



Dormer Owl Box



Dormer Owl Box Section View



Gable end Roof Owl Box



ECOLOGICAL ENHANCEMENT OPPORTUNITIES

The Scotland Park Potager Bee Hives



Bee Hives



Illustration of The Potager Garden

Potager Orchard Bee Hives

Bee Bricks

Potager Community Orchard



Bee Bricks



Bug Boxes



ECOLOGICAL ENHANCEMENT OPPORTUNITIES

The Scotland Park Potager Bird Boxes

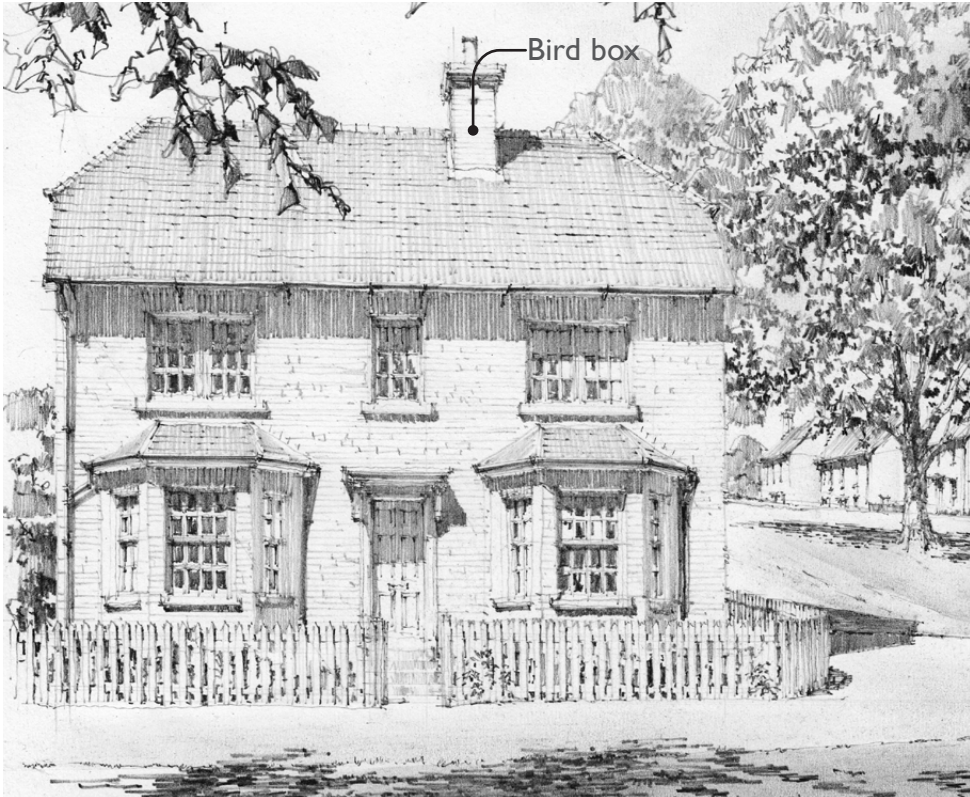


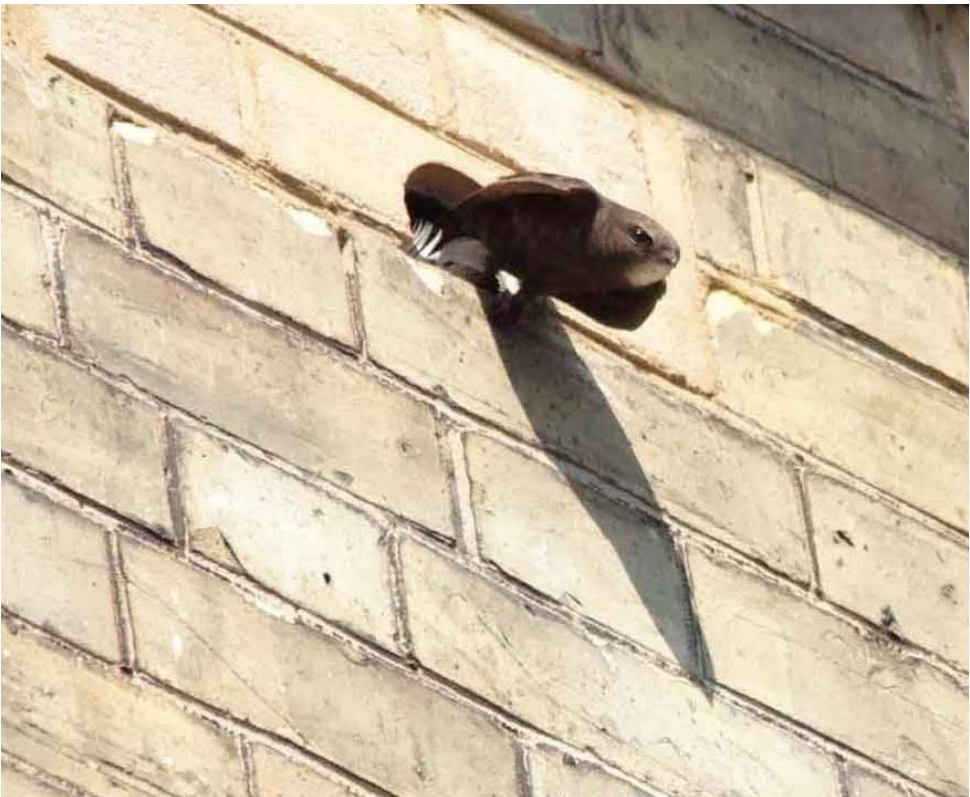
Illustration of home within The Scotland Park Character Area with a chimney bird box



Illustration of Home with a bird box



Bird Box example

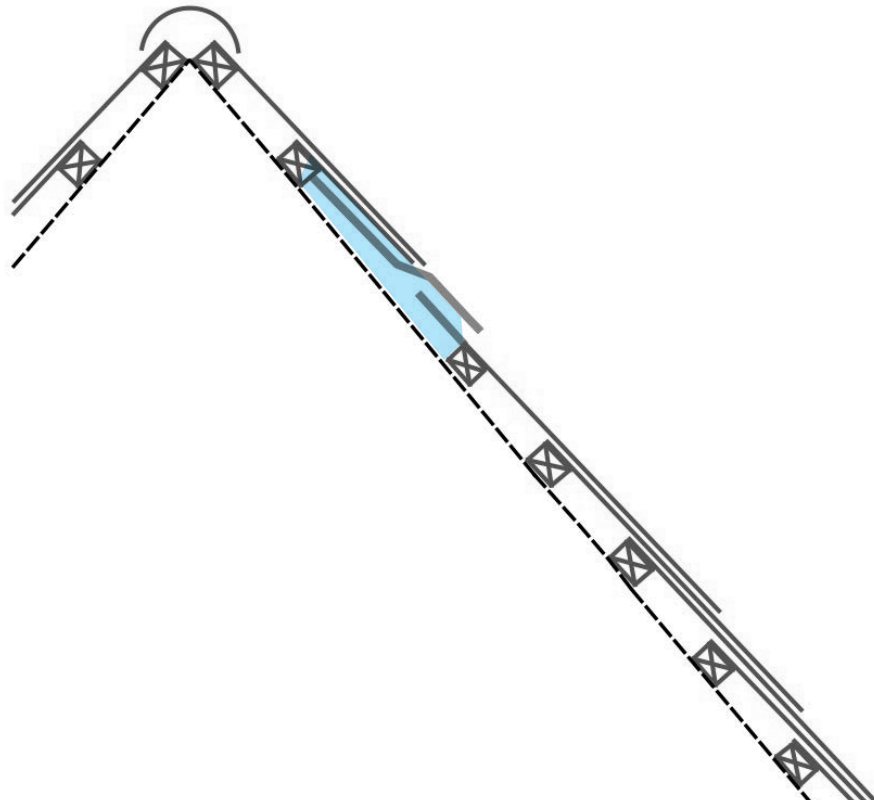
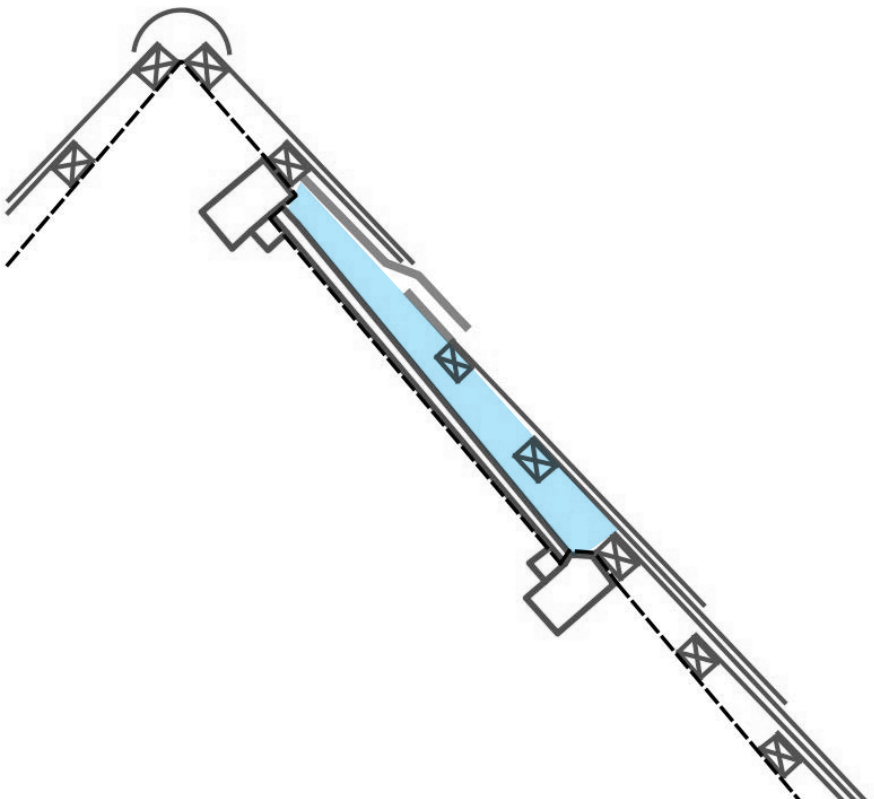


Bird Box example



ECOLOGICAL ENHANCEMENT OPPORTUNITIES

The Scotland Park Potager Bat Boxes



Provision of 'bat boxes' between tiles



Brown long-eared bat



Pipistrelle bat



Bat boxes



Bat boxes





6.8 ACCESS AND MOVEMENT

The access and movement strategy has been developed taking into account the travel needs of all users and recognising any local restrictions. The approach ensures the integration of the Site into the existing network and to ensure safe movement to all users.

Highways

The Site benefits from having a frontage onto the A286 Midhurst Road to the west. Midhurst Road is a regional distributor road and forms part of the principal road network.

The access framework plan shows how a comprehensive strategy, to promote journeys by walking and cycling, as well as accommodating cars and other vehicles, can be achieved. There would be a new access from the A286 Midhurst Road, to serve a primary east-west route through the Site. A restricted emergency access will be provided to Phase I Scotland Lane with removable bollards.

On Midhurst Road, the junction would be a priority one with a ghosted right turn lane facility.

Within the Site, a number of secondary roads would provide access to the built residential areas.

Vision Transport Planning Ltd has assessed the transport implications of the development proposals and has advised that the transport impacts associated with the development can be absolutely accommodated or mitigated. Vision Transport Planning Ltd has engaged in discussions with the Highway Authority to inform the access strategy and the design of highway mitigation measures.

Street Design

The design philosophy for the streets within the Site will be to provide places primarily for people, not just conduits for the efficient movement of vehicles. A high priority is therefore placed on meeting the needs of pedestrians and cyclists. The objective of the street design will be to create a connected, safe, convenient and attractive environment, that encourages people to use the public realm and so enriches the experience of living and working in the area.

Tree planting within the streets and adjacent gardens will create the green, tree lined character which guidance in the NPPF recommends.

The carriageway layout will be designed to control traffic speeds naturally and will respond to the layout of the built form so that it appears to be a natural consequence of it. This will reinforce the vision that this is a place for people, not just for cars.

Overall the principles of ‘Manual for Streets’ (2007) will inform the street design.

Improving Connections

The proposed development is designed to provide good pedestrian and cycle links within the site and connections to the existing network.

There are two public rights of way that run through the Site which provide an attractive and convenient route to access Haslemere from the south, avoiding the need to walk along Midhurst Road. The existing footpath FP597, running alongside Midhurst Road, will be modified to accommodate the Site’s access to Midhurst Road. The existing footpath FP37 links Midhurst Road with Bell Vale Lane. This will be extended along the northern side of Bell Vale Lane providing a connection to the National Trust Black Down Park and SDNP footpath network.

Footways within Midhurst Road will be enhanced to provided improved pedestrian access to Haslemere town centre and rail station.

Pedestrian circulation routes will be designed to maximise these wider connections including a new permissive route through the centre of the Site, on a north-south alignment, will be provided as a requirement of Phase I, and SANG.

Car Parking

Car parking will be designed to comply with Waverley Borough Council’s standards, including disabled provision. It is proposed that residential car parking is accommodated through a mix of on-street, on-plot and private courtyard solutions.

The proposals will include a car park, adjacent to Midhurst Road, access for ramblers and walkers.



Photo view - existing sensitive residential accesses





Access Framework



7.0 CHARACTER AREAS

To enhance the overall sense of place, the Illustrative masterplan development includes the creation of broad Character Areas, each with their own distinctive qualities. These form a series of linked and distinctive spaces. Their character is derived both from the natural attributes of each part of the Site and also from the vision to create a coherent place that responds to the surrounding context. Emphasis has been placed on reflecting the architectural vernacular and formal/classical forms of Haslemere and neighbouring small towns and villages. The future architecture, whether traditional or more contemporary, should make reference to the precedent images.

The following pages illustrate how each of the character areas might be developed:

1.

Entrance
2.

Approach
3.

Main Street
4.

Minor Streets
5.

The Square
6.

The Potager Garden
7.

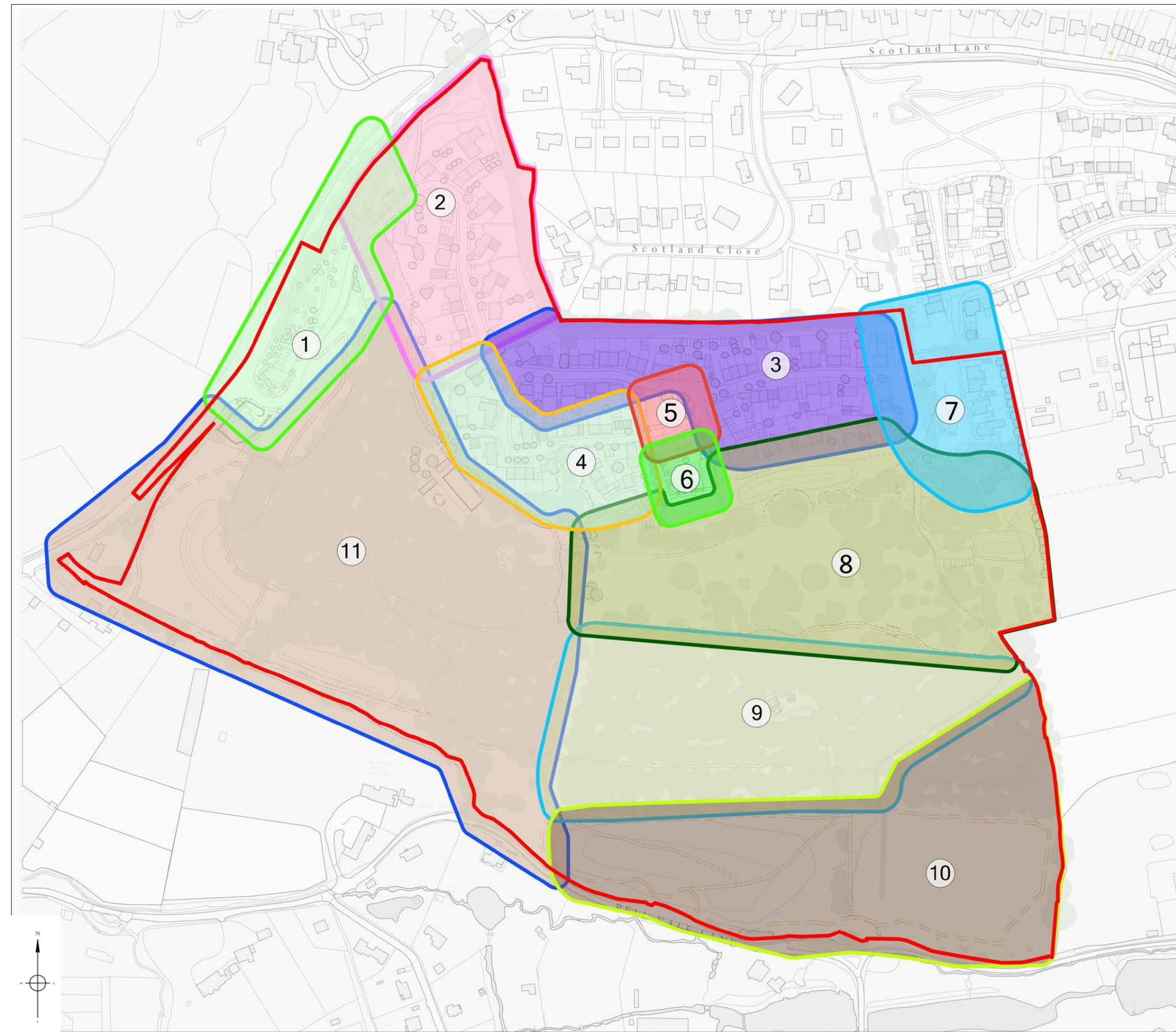
The Green
8.

Parkland
9.

Middle Woodland and Forest School
10.

Southern Fields SANG
11.

Western Woodland and Scouts



Character area plan



7.1 ENTRANCE

- This area is defined by the changes in levels. The new country park or estate drive climbs the slope quickly from the Midhurst Road entrance as it moves north within the broad valley with the woodland along its eastern edge;
- Gate Lodge at the proposed Site access onto Midhurst Road provides a visual 'Gateway' to the development;
- West Lodge forms a focal point on the upper eastern slope on the edge of the approach;
- The lodges reflect the local Surrey vernacular, with red brick, upper floor tile hanging and clay roofs;
- A new car park for walkers is also provided to the north of the Midhurst Road entrance;
- The restoration of the Spigot Mortar gun emplacement will secure the future of this structure of historical interest and enable the public access to it;
- The existing footpath FP597, running parallel to Midhurst Road, is to be realigned in part, upgraded and enhanced to provide improved access to Haslemere to the north, and the existing footpath FP37 to the south; and
- A footpath from the car park provides a connection to the southern section of the SANG circular walk and the new internal network, and to Main Street in the north.



Early sketch for Gate Lodge



The Entrance Character Area