

## Scotland Park Notes. Colin Pullan. Design Evidence. 070425

### APP/R3650/W/23/3327643

#### SLIDE 1 COVER (2.5 mins)

The purpose of this presentation is to summarise the high-quality design of the scheme and its appropriateness to the surrounding context, particularly important given that the site is within the Surrey Hills AONB.

It addresses a point on design evidence made within the SofCG (CD NID 4.10).

#### *Design and Parameter Plans*

*4.10 Design does not form a Reason for Refusal. The Parties will seek to agree a suitable design code condition and will submit in evidence design matters insofar as relevant to their respective cases on Landscape.*

Given that the Council sought to submit design evidence, my instruction was to prepare a design proof of evidence to assist the Inquiry and to suggest the expanded wording of a design code condition to ensure the deliverability of this high-quality design.

This presentation is principally taken from my proof of evidence, but I also draw upon the application material, and where I do, I include references for these.

I note that the Council had no objection to design at the previous Inquiry, and in ID3, their closings, their case was summarised that:

*“The LPA accepts that the scheme would be capable of meeting design policies at the point where that falls to be assessed. But in any event, as Mr Collins accepted, Policy TD1 requires high quality design and Policy P3 of the AONB Management Plan is to the same effect.”*

That high quality design is a minimum requirement for the SHAONB I concur with. Further, I consider that compliance with this should be afforded weight in the planning balance, consistent with the requirements of NPPF 139 which states:

*§139: **significant weight** should be given to development which reflects local design policies and government guidance on design and/or development that helps raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The 'weight' as a matter of planning balance I leave to Charles Collins.

I would only add that from my experience of a greenfield outline development at Sarratt – a scheme I prepared and supported at appeal – as summarised within my evidence, the Inspector afforded the design 'moderate weight'. The Sarratt Appeal also was accompanied by design condition suggested by myself and similar to that proposed for the outline element of this appeal.

### **This presentation is in two parts**

I start with a summary of the context as principally described within the DAS and summarized within my evidence. Herein I draw out landscape and local character that has informed the design decisions made.

I also highlight the framework of 'design' guidance and policies which has informed my evidence and my assessment of the appeal scheme against the ten characteristics of the National Design Guide and illustrate the methodology I have applied to appraising the design quality.

I found that even though the greater part of the scheme was in outline, there was sufficient information provided to afford an appraisal of the character of the scheme and to inform the design code condition.

The second part of this presentation draws from my review of the appeal scheme, particularly with regard to the appropriateness of the design response to context.

### **NEXT SLIDE**

#### **SLIDE 2 (3 Mins)**

So what is the context of the site?

A full description of the appeal site is set out in the submitted application documents, specifically the DASs (CD2.14, 2.15), and the Landscape and Visual Impact Assessment (CD2.54). Collectively, these describe the surrounding context, the appeal site and appraise the effects of the appeal scheme upon it. These documents demonstrate that the appellant design team had a very good understanding of the local context to inform the design of the scheme.

From this figure here, taken from the DAS we can see that housing areas are an intrinsic part of the larger Surrey Hills AONB settlements. We can see from this figure the strands of built development to the edges of Haslemere. And, from this overall analysis we can

see the different housing typologies, pattern and grain such as at Scotlands Close to the immediate north of the appeal site.

**NEXT SLIDE**

**SLIDE 3 (1 mins) Character Scotland Close**

And from the DAS, here is an extract of Scotland Close. The development is typical of its time, the buildings are generic to developments across the country of the 1970s. It is one of six character areas the DAS looked at to inform the development approach, in addition to historic maps to further understand settlement growth.

And its relationship to the edge of the town is shown on the following slide.

**NEXT SLIDE**

**SLIDE 4: Scotland Close edge of village (1 min)**

As we can see from this extract from the DAS – page 25, the 'edge' to the village comprises the back gardens and boundaries typical to a housing estate of the 1970s.

**NEXT SLIDE**

**SLIDE 5: Haslemere materials and form (1 min)**

And, consistent with best design practice, to draw upon the positive elements of place the DAS identifies those built and material elements considered to be characteristic of Haslemere, and the landscape characteristics of the site.

**NEXT SLIDE**

**SLIDE 6: Aerial Photograph (1 mins)**

Which brings us to the site.

The site comprises approximately 23.31 hectares of land adjacent to the southern built edge of Haslemere.

To the north the two paddocks are open. South of these is woodland. There is a ridgeline along the woodland edge which extends east-west.

To the north east is 'Coppice Meadow' – Phase 1 of Scotland Park.

As described by the landscape and visual assessment and DAS, the site is very visually contained, enclosed by mature woodland and planting to most boundaries with new woodland planting to the north.

To the west, Midhurst Road has a well-defined landscape character, enclosed for the greater part by mature trees as it rises north up towards Scotland Lane from Bell Vale Lane to the south. It is a fast moving, arterial road and the character changes to suburban at Scotland Lane.

Along Scotland Lane the built character is one of low density, suburban ribbon and estate residential development (typically large-detached houses) set back from the road behind mature gardens with walled or hedgerow boundaries with filtered views through vegetation.

Some dwellings do draw upon local materials but are otherwise generic of their time.

**NEXT SLIDE.**

#### **SLIDE 7: COPPICE MEADOW – Site Layout (4 mins)**

This is a layout plan of the Phase 1 scheme. It is very familiar to that of Phase 2 – having been informed by the same guidance, policy and designed by the same architects. The award winning scheme (Surrey Property Awards) comprises a residential development of 50 units. It is under construction and provides a good indication of the design quality expected of the appeal scheme.

At the entrance to the Phase 1 scheme is The Lodge – Red Court.

What we can see is a layout structured by a series of connected spaces. At the entrance there is a small green and the access road leads west towards a larger green corridor.

The density of development is feathered to the edges of the scheme, and a perimeter block layout secures existing backs and ensures public spaces are addressed by, and overlooked by dwellings.

Commenting upon design matters for Phase 1 the Officer Report summarised:

*"Whilst Officers acknowledge that the proposed development would result in change to the site within the setting of the AONB, as a result of the landscape mitigation proposed and in considering the presence of existing residential development along the south of Scotland Lane, which would be seen in context with the proposed development..."*

*The layout and appearance of the proposed development would integrate well with its surroundings.”*

The OR went on to comment with regard to settlement growth:

*“Impact on Setting of the AONB*

*...the development would not form an unnatural residential extension to the adjacent settlement of Haslemere.”*

**NEXT SLIDE**

**SLIDE 8: COPPICE MEADOW – Photos (2 mins)**

This scheme was granted consent at appeal. With regard to design matters the Inspector’s Report for the appeal decision for Phase 1 stated:

*“128. The appeal scheme includes a variety of terraced, semi-detached and detached dwellings, with a range of architectural styles in keeping with the local area. The density is low with the proposed layout providing an overall spacious character. The materials are appropriate to the locality comprising red and orange facing bricks, clay tile hanging, render and timber boarding. The design and layout of the scheme would be appropriate in the local area causing no harm to character and appearance. In this regard the scheme would comply with Policy TD1 of LPP1 and saved Policies D1 and D4 of the Local Plan 2002 which seek to ensure that the character and amenity of the borough are protected.”*

The appeal scheme draws upon these same design characteristics, and I would recommend walking through this scheme as the architecture and layout reflects that proposed by the appeal scheme.

**NEXT SLIDE**

**SLIDE 9: Red Court The Lodge (1 mins)**

This is ‘The Lodge’ that marks the entrance to Phase 1 and the Red Court estate (cottages and listed house).

The Lodge is visible from Scotland Lane, the degree to which, depends upon the season, and it addresses the access road to Red Court House and Phase 1.

It’s bespoke, with distinctive gables and as I will explain later, it is a clear reference for the design of the lodge to the appeal scheme – a sensible approach should one look holistically at the overall setting of Phases 1 and 2 and the connections to the outside areas – Scotland Lane and Midhurst Road.

## **NEXT SLIDE**

### **SLIDE 10: The Policy Context: (20 seconds)**

I've included this slide to illustrate the framework of design policy and guidance that applies to design and which informed my review of the scheme.

Of particular relevance is the Surrey Hills AONB Management Plan and Environmental Design Guide, and also Surrey Design and the Haslemere Design Statement.

## **NEXT SLIDE**

### **SLIDE 11: Landscape framework: (20 seconds)**

Turning to the second part of the presentation, I start with the landscape analysis plan from the DAS. This plan sets the theme for the form of development and illustrates the following principal drivers of the design:

- The first is the ridge line conceptually shown but a well-defined natural boundary between the existing woodland and slopes to the south and the open paddocks to the north.
- The second are the existing landscape features of the site which are to be retained and enhanced
- And the third is the containment of the site, by woodland and screen planting.

### **SLIDE 12: The Scheme (2 mins)**

Moving onto the second part of this presentation I'm going to walk through the detailed and outline elements of the appeal scheme.

The area 'ghosted' is the outline element which is proposed to be subject to a design code that ties in future reserved matters applications to the outline DAS.

The darker part is the detailed element.

78% of the site would be left undeveloped (much of which being within the detailed application).

22% would be developed.

Evident from this plan is the extent of landscape which includes the SANG. As set out in the Landscape Design Strategy (CD2.23) this comprises large areas of grassland which would be retained and traditional grasses and herbs would be encouraged to thrive. The wetlands and meadow would create a more bio-diverse environment.

We can see from the plan a number of paths through the SANG and woodland that connect north towards Scotlands Lane and west towards Midhurst Road.

We can also see within the woodland the Scouts Hall and Forest School buildings which will be set discreetly within the Red Court Woods and will not generally be visible from the wider landscape.

**NEXT SLIDE**

### **SLIDE 13: Forest School (0.5 mins)**

#### **Forest School**

The design for the Forest School has been developed in consultation with the School and *Built by Artisans* who have experience of building similar hand crafted sustainable timber structures within the local area. It is bespoke in design and using wood, fits in well with the woodland setting.

**NEXT SLIDE**

### **SLIDE 14: Scout Headquarters (0.5 mins)**

#### **Scout Headquarters**

The design for the Scout Headquarters has been developed in consultation with the Scout Group. This is a larger structure but set at the edge of the woodland towards the proposed built area such that it is contained and the activity associated with arrivals, departures, servicing and events would be principally contained within the built area.

The building is of wood with a sedium roof to fit into the woodland setting to the south.

**NEXT SLIDE**

### **SLIDE 15: The proposed Access and Lodge (2 mins)**

The Lodge defines the entrance in the wider development and it provides a visual 'marker or keynote building'. One could also describe it as a 'gateway' building.

To the north, is a small parking area for visitors and users of FP597 / FP37 which is set behind landscape from the 'drive'. It would be passively overlooked from those entering the scheme along the drive and the cycle/footpath that runs alongside it.

Beyond the car park is the Spigot Mortar gun emplacement, a feature of the area that adds interest to the walk along the path.

The existing footpath FP597, running parallel to Midhurst Road, is to be realigned in part, upgraded and enhanced. From the path would be afforded access to the SANG circular walks and the new internal network of paths.

The separate pedestrian and cycle access retains the estate 'driveway' character to the access road. Whilst in plan form the paths and road are evident, the materials choice – gravel for the paths and cyclepath is low key and natural an alternative to macadam.

The planting, when mature, would further visually integrate the paths and parking into the wider landscape, such that from the retained footpath the new drive would most likely only be noticeably when being used as the levels are rising to the east and the routes are not seen from above.

## **NEXT SLIDE**

### **SLIDE 16 (1 min)**

#### **The Lodge design**

The detailed design of the lodge reflects the local Surrey vernacular, with red brick, upper floor tile hanging and clay roofs. – those details identified in Hazlemere taken from the DAS. This approach is consistent with the SHAONB EDG which states that development should:

*"3.4 Celebrate the detailing of buildings and architectural features Surrey buildings have a wide range of styles; new buildings should pick up local characteristics – forms of building, existing proportions (windows and doors), roof designs and elevational details.*

The Figures on this slide illustrate some of the local lodges for comparison to the proposed lodge. Common characteristics include: set piece design; prominent gables; focal feature; chimney/s; varied roof form; and a landscape setting.

The detailed design of the Lodge also appropriately draws upon the style, materiality and form of The Lodge at Red Court which addresses the entrance to Phase 1 Coppice Meadow.

The darker brick tones – as opposed to the lighter tones from some of the example lodges – provide a muted tonal contrast with its surroundings. This effect, especially noticeable when viewed at a distance, avoids instances where paler colours may stand out in stark contrast to a darker background landscape.

## **NEXT SLIDE**

### **SLIDE 17: Proposed Lodge from arriving towards Haslemere (0.5 mins)**

Keeping with the lodge, this image is a cgi view of the lodge from Midhurst Road heading towards Haslemere.

As seen there is an isolated and distinctive building, but not prominent.

And not uncommon as travelling north one would have passed the house adjacent to the southern boundary of the appeal site.

## **NEXT SLIDE**

### **SLIDE 18: House to south (0.5 mins)**

And this is the dwelling towards the end of the site, north of Bell Vale Lane and some 250m north of the sign on Midhurst Road that formally announces the edge of Haslemere.

It has a similar relationship to the landscape and road.

The image here is not in evidence – but experienced from a site visit.

### **SLIDE 19: Proposed Lodge from leaving Haslemere (2 mins)**

This image is a cgi view of the lodge from Midhurst Road leaving Haslemere –a view experienced from the rear view mirror of a passing car – as less would be seen from the other side of the carriageway.

From this view, one can make out the existing footpath behind the fence, but one cannot see the parking area behind which is suitably screened

If one was walking along the improved footpath the lodge would provide an attractive interesting focal point – the building's gable, and to the west the sloped open landscape and woodland. And beyond to the south west – a glimpse to the wider openness of the lower SANG area.

## **NEXT SLIDE**

### **SLIDE 20: Walking beyond lodge (0.5 mins)**

And a little way further south one will come across the same dwelling towards the end of the site, but outside of the boundary, which is of similar siting and relationship to the road.

The image here is not in evidence – but experienced from a site visit.

## **NEXT SLIDE**

### **SLIDE 21: Outline Element (2 mins)**

I'm now going to turn to the final part of this presentation which focuses upon the outline element.

The illustrative layout proposes a perimeter block framework of streets, lanes and shared spaces addressed by dwellings, nestled in landscape. There are variable building lines and a plot pattern shaped by density. Recognising the strong landscape setting, green corridors extend north from the retained woodland and through the development area. These green corridors retain and enhance three existing boundaries,

This will be an accessible and permeable layout, allowing for pedestrian east – west connections from the footpath adjacent to Midhurst Road to Scotland Lane through Phase 1.

## **NEXT SLIDE**

### **SLIDE 22 Parkland Picturesque (2 mins)**

The approach to the scheme draws heavily upon a picturesque parkland setting as illustrated in the EDG, such as that at Red Court. The proposed parkland estate character informs the detailing of boundary walls, fencing, form of the access road that travels north before turning into the scheme, and the larger areas of landscape.

The woodland largely screens the built development from the more open parkland spaces on the lower slopes and to the immediate edge of the built area.

A new resource for residents and visitors, the parkland would be primarily entered for visitors from the north, walking through the built areas, from Midhurst Road and the car park, footpaths FP 597 and 37).

The woodland edge provides a legible boundary to the open space. This and the approach to density described above is a coherent solution to the challenges of visually integrating new edge of settlement development into its surroundings.

One can also see from this image the similarities to Phase 1, the feathered edge of development to the parkland open space area, a contrast to the existing urban edge of Haslemere as explained with reference to Scotlands Close.

**NEXT SLIDE**

**SLIDE 23: Setting buildings in landscape (1 mins)**

As demonstrated within the DAS (CD2.16) where there are instances of steep slopes, such as to the north east corner at the entrance, the buildings are part set into the slope with retaining walls where appropriate. Dwellings set within sloping ground are characteristic of the locality.

From this distinctive building and space, heading towards the centre of the scheme, one passes east along the main street which is addressed by individual detached dwellings set into the topography.

**NEXT SLIDE**

**SLIDE 24: Built Form (2 mins)**

These final images from the DAS illustrate the proposed character and appearance of the development towards the centre of the scheme. Herein there are distinctive spaces, – connected by

‘serial’ views that reveal elements of the townscape and landscape. Working with the levels and slopes, linear streets and spaces are addressed by dwellings – set further back from the carriageway to the east and west and closer towards the centre – to create a legible sequence of views, of changing form and density, leading into the scheme.

The narrow block depths and east–west alignment of development along the principal street is such that the landscape is never far from view. North – south views along green corridors through the scheme and experienced from the principal street connect the built areas to the landscape to the south beyond the ridgeline.

We can also see from the development at the potager garden space the solar roof panels – the scheme will seek to achieve Passivhaus standard by condition.

**SLIDE 24: Design Code (2 mins)**

I conclude my evidence that this is a well–designed scheme and the DASs and a design code would secure the expected high quality of design.

