

Policy SL2: Housing Allocation at Brox End Nursery, Ottershaw

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Site ref and name

Timing | Between 2019-2021

Development Requirements

This 1.4ha site is located to the south of Ottershaw and will deliver a high quality development that will:

- Make provision for a minimum of 40 net additional C3 dwellings;
- Take account of Tree Preservation Order 384, site boundary vegetation and the built development strategy for unit SS4 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network in the locality of the site, especially FP21 and FP30 avoiding severance and re-routing;
- Through provision of landscaping and boundary planting provide net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment including exploring opportunities for the site to link with or contribute to links to the A320 off-road cycle route;
- Make a financial contribution(s) either through S106 or CIL (or its successor) towards the expansion of early years and primary school infrastructure at Marshfields CofE Infant and Ottershaw CofE Junior Schools and a financial contribution towards secondary school infrastructure;