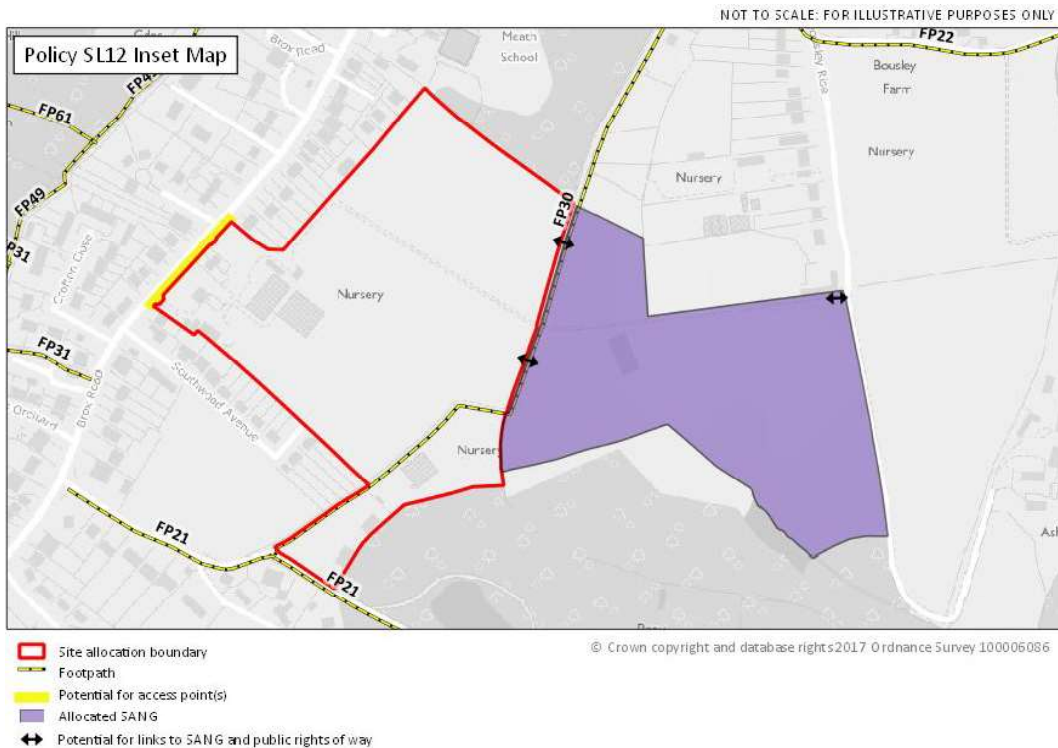


Policy SL12: Housing Allocation at Ottershaw East, Ottershaw



Site ref and name

Timing | 2019-2022

Development Requirements

This 14.1ha site is located to the south east of Ottershaw and will deliver a high quality development that will:

- a) Make provision for 230 C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches;
- b) Within the area shown purple on the plan above provide an area of SANG to avoid impacts to the Thames Basin Heaths Special Protection Area;
- c) 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 avoiding severance and re-routing;
- d) Take account of TPO 50, site boundary vegetation and the built development strategy for unit SS4 of the Surrey Landscape Character Assessment in the design and layout of the site and provide new boundary planting with native species where necessary; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- e) 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 cycle route and/or contribute towards schemes in the Infrastructure Delivery Plan;
- f) 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;