

# Land South of Coles Lane, Ockley

Bewley Homes have acquired Land South of Coles Lane, Ockley which has outline planning permission. This permission has established the principle of development for up to 60 new homes and public open space. A reserved matters planning application is now being prepared, which will present the detail of the proposed development, including the layout of the scheme and the appearance of the new homes.

This leaflet briefly presents the draft proposals for the site (outlined in red on plan below) and invites feedback. Feedback received will be taken into account by Bewley Homes as it finalises the reserved matters planning application and develops the proposals with Mole Valley District Council.



## The Site

The Site is located on the southern side of Coles Lane and is not within the Green Belt. It sits between the railway line to the west and North Lodge to the east, with Peter's Wood to the south.

The site slopes down from its edges to a small valley which cuts through the middle of the site.

There is woodland abutting the southern site boundary and a small area of woodland in the northwest corner of the site. There are also several individual mature trees within the site, which are to be retained.

## Proposed New Homes

The development will comprise 60 new homes, including 24 affordable homes. A mix of homes will be proposed, with a range of terraced, semi-detached and detached houses. The new homes will be 2-storey with their design seeking to reflect the local character.

The proposal incorporates swales to manage surface water drainage, and a 15-metre buffer to protect the adjacent ancient woodland. The development will include new areas of public open space.

Access from Coles Lane into the site will be via a simple T-junction, the details of which have already been approved as part of the outline planning permission.

## Draft Proposed Layout



## Bewley Homes

Since 1991, Bewley Homes has been creating stunning developments which in turn form exciting new communities. Each street scene, open space or play area has been designed to open up the possibility of lifelong friendships with neighbours and giving families an environment in which they can relax and thrive.

We think carefully about each location and how our homes will settle into the surrounding area.

**housebuilder** HIGHLY COMMENDED  
**AWARDS 2023**



## Your Thoughts

We would welcome any comments or suggestions on the proposals by Friday 4<sup>th</sup> April 2025. Comments should be sent to our planning consultant, either by e-mail – [ian.gillespie@iglooplanning.com](mailto:ian.gillespie@iglooplanning.com) or by post – Igloo Planning, 'The Garage', 41 Oak Tree Road, Marlow SL7 3ED.

Any comments received will be taken into account by Bewley Homes. Once the application has been submitted to Mole Valley District Council there will be a further opportunity to provide comments to the Council.

Sending an email or letter to the addresses above constitutes your explicit consent for Igloo Planning to process your data for the purpose outlined. Your responses will be analysed by Igloo Planning on behalf of Bewley Homes Limited. Igloo Planning will use your personal information for the purpose of collating feedback made in response to this leaflet. Responses to this consultation may be made publicly available, but any personal information will be kept confidential and not shared outside Igloo Planning. Your personal information will be properly safeguarded and processed in accordance with the requirements of privacy and data protection legislation. Your personal data will be deleted at the conclusion of the project. You have the right to: withdraw your consent at any time; request to see what information is held about you; have inaccurate information about you corrected; have your personal information removed from our system (unless we are required by law or a statutory purpose to keep it); or complain to the Data Protection Officer where you believe your data has not been handled in accordance with the law. You can do this by contacting the Data Protection Officer by email: [ian.gillespie@iglooplanning.com](mailto:ian.gillespie@iglooplanning.com).