
COATES

Inset Proposals Map No. 4

1. INTRODUCTION

- 1.1. This Section contains the detailed planning background, policies and proposals for Coates. It must be read in conjunction with the general policies set out in Part One of the Local Plan which applies throughout the District.

2. LOCATION

- 2.1. The village is situated two miles to the east of Whittlesey on the A605 which bisects the village.

3. POPULATION

- 3.1. The population of Coates has increased over the past decade rising from 980 in 1981 to 1040 in 1986 to the current level 1090.
- 3.2. In mid 1990 the housing stock numbered some 452 dwellings.
- 3.3. Between mid 1986 and mid 1990 there were 92 dwelling completions in Coates.

4. SERVICES AND FACILITIES

Shops and Associated Services

- 4.1. The village has a good range of shops, a post office, a church, a garage and two public houses.

School

- 4.2. The Coates C. P. School has a capacity of 180. The current roll stands at 171 (January 1990).

Public Open Space

- 4.3. In terms of NPFA standards there is an adequate provision of Public Open Space in Coates, but the field at Eldernell Lane which is used for football is in private ownership and some distance from the village. The cricket team now uses the Alderman Jacobs' playing field.

Public Utilities

- 4.4. The village is on mains drainage which connects into the Whittlesey Sewage Treatment Works. There is little or no surface water capacity in the village.

Other

- 4.5. The village has good public transport links with Whittlesey.

5. KEY FEATURES OF FORM AND CHARACTER

- 5.1. The village is centred around the North and South Greens which are bisected by the A605. This form gives an open and rural feel to the village. Mature trees, cenotaph, church and play areas all contribute to the Greens' character.

- 5.2. Development has spread out along the Main Road to the east and west. More recently estate development has occurred at South Green.
- 5.3. The sweeping open frontage on the eastern approach to the village is visually important.

6. DEVELOPMENT STRATEGY

Constraints

- 6.1. The village's development around the two Greens leaves little opportunity for sensitive infill or unobtrusive groups or estate development within its physical form. Linear development along the A605 should also be resisted not only to prevent encroachment into the countryside and protect the open frontages on approaches to the village, but also because the outer reaches of the village are already some distance from the village's centre.
- 6.2. Both North and South Green lie within a designated Conservation Area which contains some 7 listed buildings. Access across the Green, north and south, is restricted since any increase in the volume of traffic will be detrimental to the character of the green which is an important feature in the Conservation Area.

Commitments (1. 7. 90)

- 6.3. There are currently planning permissions for a further 68 dwellings in Coates. The principal sites are indicated on the Inset Proposals Map and listed below.

	Hectares	(Acres)
West of The Fold, North Green	1. 38	(3. 4)
North of 12 The Fold	0. 18	(0. 5)

Policy

- 6.4. The village has a good range of facilities and services which could accommodate some additional residential growth. There has been consistent pressure to release large areas of land in Coates for this purpose, though its physical form makes accommodating further development difficult. It is proposed, nevertheless, that Coates be designated a Limited Rural Growth Settlement (Policy H6).

7. SETTLEMENT PROPOSALS

- 7.1. Part One of the Local Plan sets out the general policies and proposals for the District. This section sets out the specific proposals for Coates.

Housing Allocations

COA/H1 IT IS PROPOSED TO MAKE PROVISION FOR 70 DWELLINGS IN COATES IN ACCORDANCE WITH POLICY H7. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS ARE SHOWN ON THE INSET PROPOSALS MAP.

- 7.2. There are no proposed new allocations at the present time. It is considered that the significant scale of growth in the early part of the Plan period added to the potential growth from the existing planning permissions is more than sufficient for Coates up to 2001.

Development Area Boundary

- 7.3. The proposed Development Area Boundary for Coates is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3) and this is particularly important to the east of the village, north of the March Road. Development further to the west on Coates Road, or further east along March Road, will also be resisted. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

Environment

- 7.4. Areas within the Development Area Boundary such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.

