

March Road, Coates

Whittlesey Town Council Meeting

6th December 2023



A Joint Barratt and David Wilson Homes development



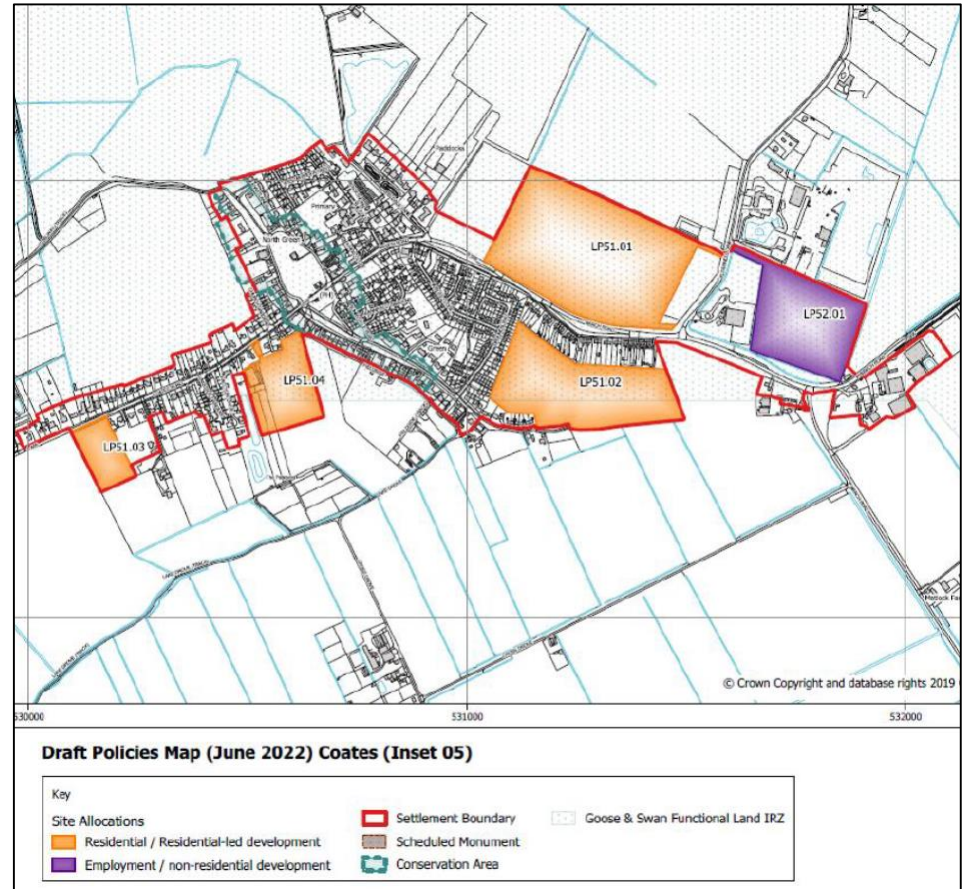
Introduction

- Barratt David Wilson (BDW) are pleased to present our emerging proposals for development at March Road, Coates.
- We are the nation's leading housebuilder, and our vision is to lead the future of housebuilding by putting local communities and sustainability at the heart of everything we do.
- This presentation sets out our initial design proposals as well as the technical and environmental considerations, and outlines our approach and timescales for delivering the site.
- We are fully committed to working with the Town Council, District Council and community to make this happen.



Planning Context

- Fenland District Council's emerging Local Plan seeks to deliver 10,500 new homes between 2021 and 2040.
- In the emerging plan, Coates is newly categorised as a “medium village” and the site is proposed as a draft allocation for residential development of some 232 dwellings.
- The draft policy also seeks to support new primary education infrastructure to support the village on the site.



Opportunities



KEY	
	SITE LOCATION (10.75HA)
	POTENTIAL PRIMARY ACCESS POINT
	POTENTIAL EMERGENCY ACCESS POINT - PROVIDING ACCESS TO EMERGENCY VEHICLES, CYCLISTS AND PEDESTRIANS
	POTENTIAL SCHOOL ACCESS POINT
	POTENTIAL PEDESTRIAN / CYCLE LINK
	EXISTING BUS STOP
	POTENTIAL PRIMARY ROUTE
	POTENTIAL LINK FOR EMERGENCY VEHICLES, CYCLISTS AND PEDESTRIANS
	POTENTIAL RESIDENTIAL AREA
	POTENTIAL LOCATION FOR A SCHOOL (2 HA)
	EXISTING PLOTS BACKING ONTO THE SITE BOUNDARY
	POTENTIAL FRONTAGES ONTO SITE BOUNDARY
	SENSITIVE EDGE AT THE INTERFACE WITH THE RURAL CONTEXT
	SENSITIVE EDGE AT THE INTERFACE WITH EXISTING DWELLINGS AND THEIR REAR GARDENS
	POTENTIAL GREEN CORRIDOR
	POTENTIAL BUILDING LINE ALONG GREEN FRONTAGE (RESPECTING EXISTING ADJACENT BUILDING LINE)
	POTENTIAL LOCATION FOR AN ATTENUATION BASIN (SUBJECT TO TECHNICAL INPUT)
	POTENTIAL LOCATION FOR AN EQUIPPED CHILDREN'S PLAY AREA
	POTENTIAL LOCATION FOR A FOCAL PUBLIC OPEN SPACE / PARK
	DIRECTION OF THE LAND SLOPE (DOWN) AND A CONTOUR LINE
	EXISTING PUBLIC RIGHT OF WAY
	EXISTING VEGETATION AND ROOT PROTECTION AREA



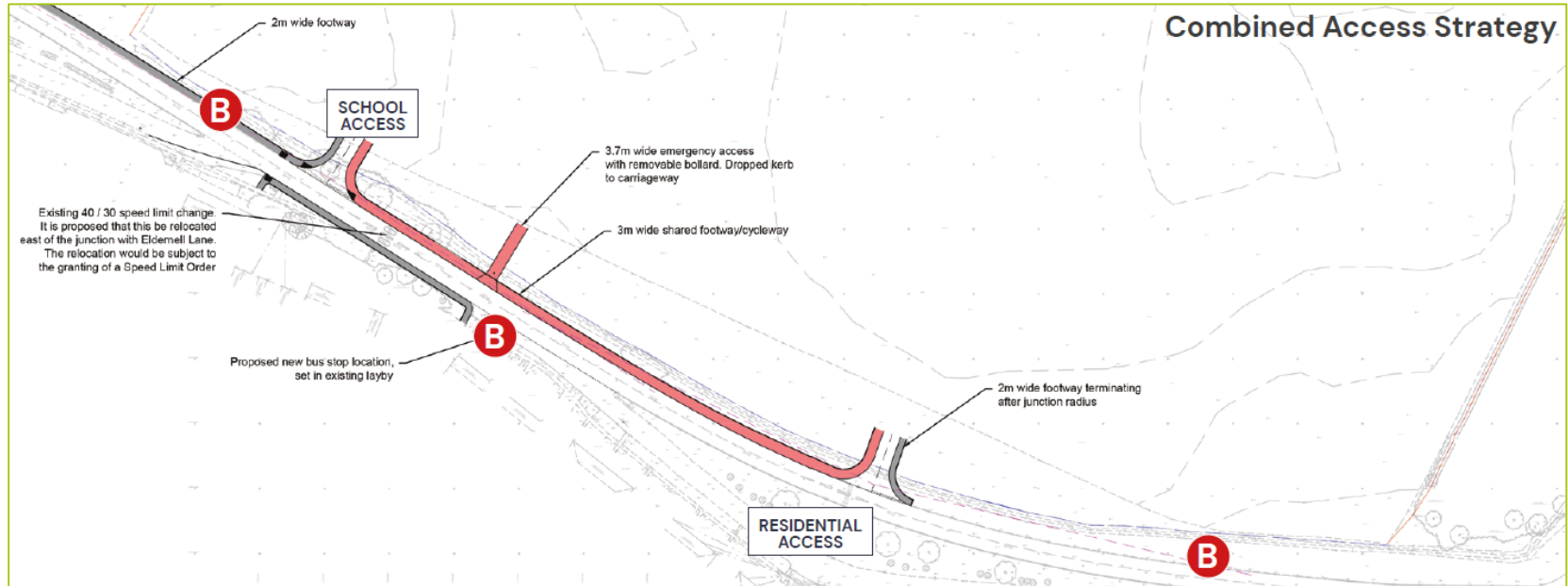
Concept Masterplan



- KEY**
-  SITE LOCATION (10.75HA)
 -  RESIDENTIAL DEVELOPMENT AREA (5.76 HA)
UP TO 200 DWELLINGS AT 35 DPH, OR
UP TO 173 DWELLINGS AT 30 DPH
 -  PRIMARY ACCESS POINT
 -  SCHOOL-DEDICATED ACCESS
 -  EMERGENCY ACCESS - LINK FOR EMERGENCY
VEHICLES, CYCLISTS AND PEDESTRIANS
 -  PEDESTRIAN / CYCLE LINK
 -  INDICATIVE LOCATION FOR A LANDMARK
BUILDING
 -  PROPOSED CYCLE / FOOT PATH
 -  PRIMARY ROUTE -
TREE LINED, WITH GREEN VERGES
 -  SAFEGUARDED PRIMARY EDUCATION LAND
(2.0 HA)
 -  PROPOSED EQUIPPED CHILDREN PLAY AREA
 -  INDICATIVE ATTENUATION BASIN AND LINEAR
SWALE (SUBJECT TO SPECIALIST INPUT)
 -  PROPOSED PUBLIC OPEN SPACE -
INCORPORATING FORMAL AND INFORMAL
PLAY AREAS, NATURAL GREENSPACE,
SUSTAINABLE DRAINAGE SYSTEMS, GREEN
CORRIDORS, LANDSCAPE BUFFERS AND
RECREATIONAL ROUTES FOR CYCLISTS AND
PEDESTRIANS
 -  STRUCTURAL PLANTING - ENHANCEMENT OF
EXISTING BOUNDARY HEDGEROW AND/OR
NEW PLANTING



Access Strategy



Site Proposals



Delivering much needed market and affordable housing at a site identified as suitable, available and achievable by the Council;



A mix of house types and sizes, catering for varied needs and creating sustainable community, including 20% affordable housing;



2ha of land safeguarded for future primary education use. This land is of a size capable of providing a new larger village school;



Delivering safe accessible and high quality landscaped open spaces, including equipped children's play area(s), natural green space and other recreation opportunities for both new and existing residents;



Creating biodiversity enhancement through landscaping, new tree planting, Sustainable Drainage Systems and the introduction of substantial areas of public open spaces;



Enhancements to existing bus services through new/replacement shelters with real-time passenger information boards; and



Delivering strong foot and cycle connections, including a new footway along the site frontage and a clear foot/cycle route between the village and the employment land off Eldernell Lane.



Community Engagement

- We are fully committed to engaging with the local community, and recently held an exhibition event at Coates village hall (22nd November).
- 53 local residents attended, with key themes raised below:
 - School – increasing school capacity is required, and new provision would be beneficial for the village
 - Traffic speed and volumes along the A605 and a need for a Whittlesey relief road
 - Local demand for bungalows and smaller housing for downsizers and young families
 - Limited capacity at GPs and dentists locally
 - Limited public transport offering across Fenland
 - Some concerns around proposed new Co-Op in Coates
- Our consultation website is still live, with all information presented on the following website: www.coatesconsultation.co.uk
- Additional engagement also ongoing with FDC, CCC's education and highways departments and the drainage board



Biodiversity Strategy

- Barratt David Wilson is the only national housebuilder already committed to providing 10% Biodiversity Net Gain on-site (a year ahead of the mandatory requirement).
- Use of a suite of ecological solutions, already being rolled out nationally, including swift bricks, bat boxes and hedgehog highways.
- Strategic partnership with the RSPB, and last year alone we delivered 372 hectares of new landscape open space (equivalent to 532 football pitches).

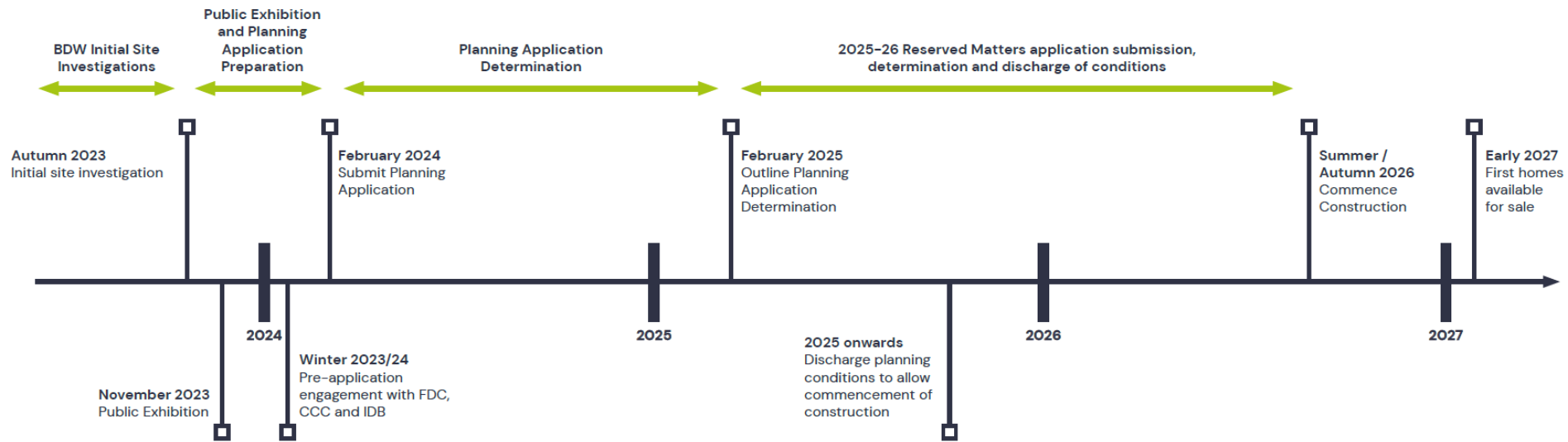


Sustainability Strategy

- Location of site inherently sustainable, with convenient access to existing services/facilities, and proposed facilities on-site.
- Site layout makes efficient use of land whilst incorporating active travel measures and encouraging healthy, active lifestyles.
- Ecological enhancements and SUDS facilities designed in, managing surface-water run-off and promoting biodiversity.
- All new dwellings to be provided with sustainable infrastructure such as air source heat pumps and EV charging points to reduce carbon footprint.
- Barratt's approach to sustainability at forefront of construction industry.



Timescales



Summary

- BDW are promoting this fantastic opportunity to support the sustainable growth of Coates.
- The scheme will bring forward much needed new housing and safeguarded primary education land to deliver the aspirations set out in the emerging Fenland Local Plan.
- We are fully committed to working with the Town Council, District Council and the community to make this happen.
- We are currently in the early stages of preparing an Outline Planning Application for the land under our control for up to 200 dwellings, including;
 - 20% affordable housing;
 - Approx 2ha land safeguarded for future primary education;
 - New footway along north side of March Road; and
 - Significant new planting and landscaping.
- We welcome your feedback now, or via our public consultation website page: www.coatesconsultation.co.uk

Romans Edge, Godmanchester



Hampton Water, Peterborough



Whittlesey Lakeside

