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**COLDHAM**

Inset Proposals Map No. 5

**1. INTRODUCTION**

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

**2. LOCATION**

- 2.1. Coldham is situated some 4.5 miles north of March on the B1101. Friday Bridge is the nearest settlement, 2.5 miles to the north.

**3. HISTORY**

- 3.1. Coldham was originally a scattered rural settlement serving the populous of the surrounding rural hinterland. As the rural population declined with the changes in agricultural practices the village has lost many of its facilities including the school.

**4. POPULATION**

- 4.1. Coldham's population fell from 200 in 1981 to 170 in 1986 and has since remained stable at this figure.
- 4.2. In mid 1990 the housing stock numbered some 62 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 4 housing completions in Coldham.

**5. SERVICES AND FACILITIES****Shops and Associated Services**

- 5.1. Coldham has virtually no village services. The village has no shop. The Overstone Arms, formerly a public house, is now a restaurant.

**School**

- 5.2. The village school closed in 1978 and primary school children now go to Friday Bridge.

**Public Open Space**

- 5.3. The village has a playing field of some 1.8ha (4.5 acres) on Station Road run by the Community Playing Field Association. This adequately provides for the village. There is currently a proposal to construct a community centre on this site.

**Public Utilities**

- 5.4. The village has no mains drainage and no surface water system.

**6. KEY FEATURES OF FORM AND CHARACTER**

- 6.1. The main part of the village has developed around the Overstone Arms at the junction of Station Road and the B1101.

The church and former school are further to the south. North and west sides of the main road have been developed leaving a sweeping open frontage to the south.

## 7. DEVELOPMENT STRATEGY

### Constraints

- 7.1. The village has very limited facilities, but more importantly a form which makes consolidation of the village difficult. The village has no well defined centre and comprises a collection of dwellings, consolidated around the Overstone Arms by local authority development.

### Commitments (1. 7. 90)

- 7.2. The village currently has planning permission for two dwellings on individual plots.

### Policy

- 7.3. With its limited facilities and compact development form Coldham has been identified as a Group Settlement (Policy H9).

## 8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies for the District as a whole. This section identifies specific proposals for Coldham.
- 8.2. Despite the limited nature of the service base and physical form of Coldham, there is a local desire, supported by the Parish Council, to allocate further land for development. Due to the declining rural population many dwellings have been lost in Coldham's rural hinterland.

### Housing Allocations

**COL/H1 IT IS PROPOSED TO MAKE PROVISION FOR UP TO 10 DWELLINGS IN ACCORDANCE WITH POLICY H10. THESE SITES WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATION IS:**

	<b>HECTARE (ACRES)</b>	
<b>NORTH OF MARCH ROAD</b>	<b>0.8</b>	<b>(2.0)</b>

- 8.3. The proposed allocation east of Overstone Road is subject to the provision of an adequate access onto March Road. The site is on the edge of the village in a prominent location and therefore a relatively low density development would be most appropriate.

### Development Area Boundary

- 8.4. The proposed Development Area Boundary for Coldham is shown on the Inset Proposals Map attached. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3). Development within the defined Development Area boundary will be expected to comply with all other policies of the Plan.