

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary
Planning Document 2022

Chapter 6 - St Neots SPA: Little Paxton

Little Paxton

- 6.113** The village of Little Paxton is situated approximately 1km north of St Neots on the western banks of the River Great Ouse, and east of the A1 and has maintained a separate identity from St Neots.

Landscape setting

- 6.114** Little Paxton is located within the Great Ouse Valley Landscape Character Area. The landscape to the west lies within the Southern Wolds and the South East Claylands lie to the east. It is constrained to the west by the A1 which has resulted in a limited physical and visual relationship between the village and the surrounding landscape to the west.
- 6.115** There has been considerable gravel extraction within the floodplain resulting in the creation of a number of lakes which have now been incorporated within the Paxton Pits Nature Reserve to the east and north of the village. The open river floodplain and countryside between the settlements of St Neots and Little Paxton, as well as the landscape between these settlements and Hail Weston, Duloe, Wyboston and Little Barford, performs an important function providing a landscape gap separating these separate settlements and ensuring that they each retain a clear and distinct identity.

Edges and Visual Prominence

- 6.116** Little Paxton is most visible from the south and east where it is seen from the surrounding valley sides within the Great Ouse Valley. Trees and shrubs to the north and north east of the village screen wider views across the landscape and the low ridge to the south west precludes longer distance views across the South East Claylands. The landscape to the north of the village has several nature conservation designations including a County Wildlife Site and a SSSI, and forms part of the wider Great Ouse Valley landscape. There is a clear boundary between this semi natural landscape and the urban area to the south.
- 6.117** The River Great Ouse runs along to the east and south of the village providing a high quality landscape setting of high ecological value. Immediately to the east of the river is the East Coast mainline railway which provides a harsh border to the landscape of the village. Additionally, the A1 frames the settlement along its western boundary, it meanders away from the village as it travels south. The landform here is generally flat and low lying, but rises toward a local high point to the south west corner. A field to the south east of the road comprises rough grassland and the redevelopment of former industrial buildings can be seen to the north of the area. This area is visually contained to the south by existing vegetation along the boundary with the golf course, which occupies the southern part of the area and is bordered by the river to the east.

Townscape Character

- 6.118** The village has a distinctive historic centre comprising of the High Street orientated around St James' Church, a grade II* building. Other notable buildings within the historic centre include Grove Farm and Paxton Hall (now a care home) with its large grounds and tree planting. The historic centre is relatively small when compared to the remainder of the village, which otherwise consists of modern residential estates. The exception is an area formerly used for mill and industrial buildings along the River Great Ouse on the south eastern edge of the village which has been redeveloped for housing. There is a peninsular of land that is bounded on either side by the River Great Ouse opposite these connected via Mill Lane which runs through the village and connects via the B1041 to St Neots .
- 6.119** A total of nine character areas have been identified for Little Paxton (Figure 6.2 and can be viewed on the [interactive map](#)). The largest of the character areas is the extensive residential development from the middle of the 20th century focused around the historic centre along Little Paxton Lane within the confines of the River Great Ouse, the Great North Road and Paxton Pits Nature Reserve. 21st century residential development has been focused along the riverside with the redevelopment of former mill and industrial buildings providing three storey properties with attractive views out across the Great Ouse Valley landscape.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Other development opportunities have occurred on former industrial sites within the main village. A small employment area consisting of Conservatory Village, Enterprise House and a Co-Op are located to the north of the village accessed from the B1041.

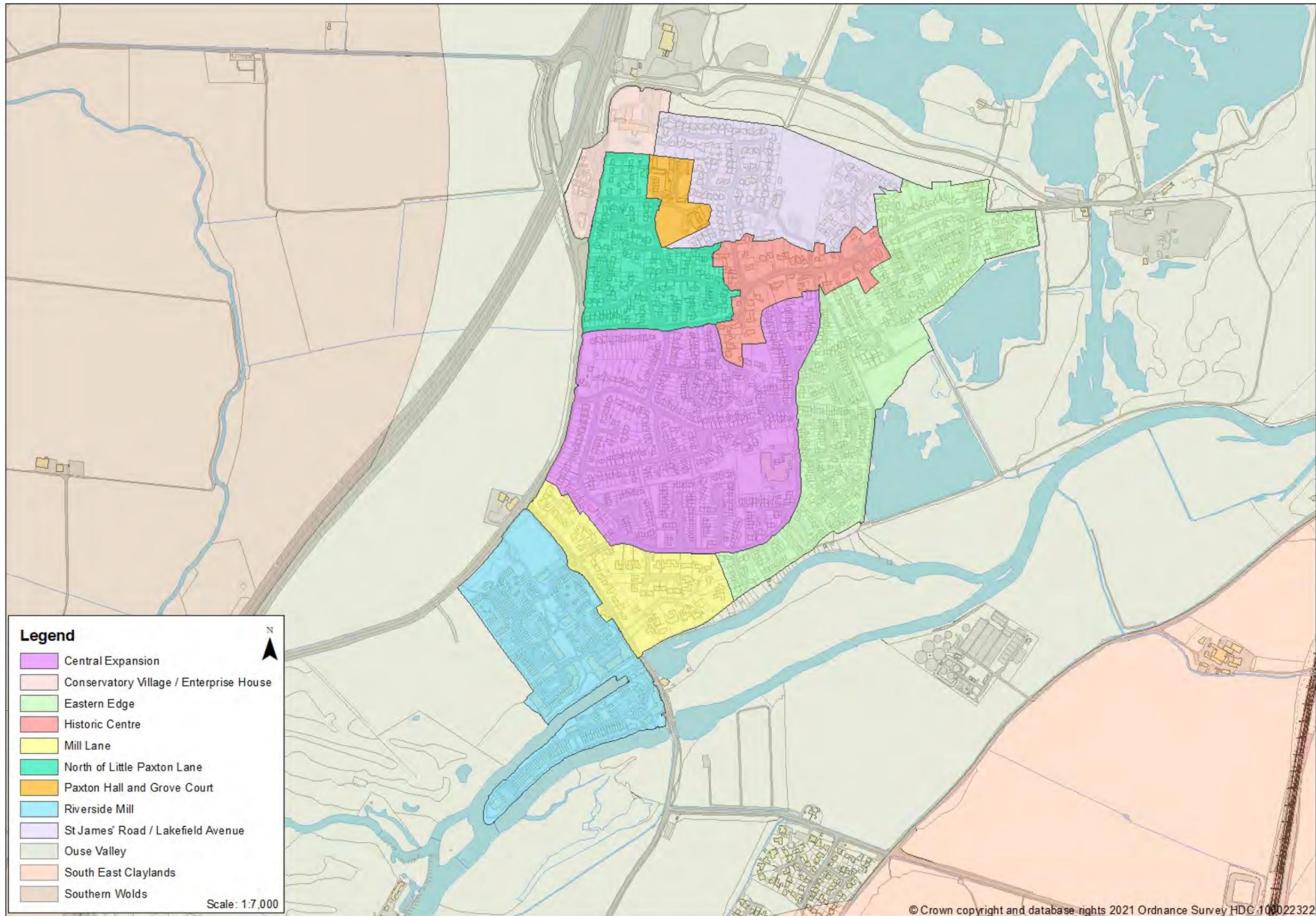


Figure 6.2 Little Paxton Character Areas

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Key Features

Historic routes	Little Paxton Lane, High Street and St James Road
Historic gateways	Great North Road
Landmarks	St James' Church and Paxton Hall
Memorable areas	The historic centre, Riverside Mill and Paxton Pits Nature Reserve
Key views	Views out onto Paxton Pits Nature Reserve and across the Great Ouse Valley



St James's Church is completely surrounded by the churchyard forming a tranquil green space in the centre of the village



The village expanded considerably around its historic centre in the 1950s, 60s and 70s with many properties facing onto areas of greenspace and mature planting. This example is Beeson Close



Lodge Drive exemplifies 21st century redevelopment of former industrial land within the centre of the village



Paxton Pits provides space for wildlife and recreation at the former gravel works

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 1: The Historic Centre



The junction between the High Street and St James' Road creates a spacious layout with mature trees forming an integral part of the character of the area



St James's Church

6.120 The Historic Centre is located to the east of the Great North Road and runs through the centre of the village along Little Paxton Lane, slightly south along Bydand Lane, along the High Street and slightly north along St James's Road. The area is distinguished by its listed buildings, extensive tree and hedge planting and low density housing with generous set backs from the road enabling on plot parking heightening its green and open feel. Many of the trees within the Historic Centre are protected with a Tree Preservation Order. The oldest properties in the village are located along the High Street, some dating to the 17th century. The character area has experienced some significant infill development with a mix of house styles and ages adding further diversity and interest demonstrating characteristics of house types 3D, 3E and some 3F. Most properties are detached including bungalows with brown brick or white painted bricks and larger two storey construction of red and buff brick.

6.121 64 High Street (Dial House, an 18th century former inn) is the first listed building when approaching the village from the west side and sits at the point where Little Paxton Lane merges onto the High Street. This sets the context for a small cluster of listed buildings focused around St James's Church and the historic route through the village. This demonstrates the characteristics of building type 1B with its painted red brick and plain tile roof, end chimney stacks and two flat roofed dormer windows. The north eastern section of Bydand Lane includes a collection of 19th and early 20th century large detached homes with prominent gables, buff brickwork with red brick detailing (building type 2B). These have been altered and extended over time. There has been some later 20th century bungalow infill development on Little Paxton Lane. Tree and hedges partially obscure these properties from public view. Fencing and gates provide a clear distinction between public and private space too with some green verges providing an open feel along Little Paxton Lane.



64 High Street

6.122 The grade II* listed St James's Church is a 12th century parish church representing building type 6A. Over the centuries, the church has been extended and altered including a 14th century west tower. A full restoration of the church was undertaken in 1849 where many original features were rebuilt and restored. The church is set back behind a low boundary wall on raised ground from the High Street with a surrounding church yard. Mature



North Lodge

tree planting creates an attractive and green setting to the church and village centre. Neighbouring the church is the grade II listed St James cottage (formerly two) with a thatched roof and painted white brick of building type 1B and several late 19th century and early 20th century properties.

6.123 The character area extends up to the grade II listed no. 24 High Street where planting follows the public footpath only breaking to allow access to properties which are set back from the road with generous front gardens. 24 High Street is a 17th century timber framed and plastered house with plain tiles and gabled former windows. Opposite is 19 to 25 High Street, an example of some of the semi-detached and terraced properties in the character area. These date to the 19th century and reflect building type 2B. Adjacent to these is the Anchor Inn, a public house with seating areas to the front and rear. It is a two storey building of painted brick with a sympathetic lean to extension and single storey side extension. It has a low boundary wall with car parking to the rear accessed along Hayling Avenue.



The Anchor Inn

6.124 Another point of interest is the Old Post Office located along St James Road just north of the parish church. It demonstrates different architectural characteristics from other properties in the road as it is built in Tudor style with white render and black timber framing with plain tiles, dormer windows and several outbuildings. Due to the contrast in materials and architecture it provides a distinctive focal point amongst the surrounding mid-20th century housing

6.125 The Historic Centre has undergone significant development over several decades. There is some capacity for infill development and extensions and alterations to existing properties which should carefully consider the impact on designated heritage assets and the overall character of the area.

Development proposals should:

- Conserve or where appropriate enhance the significance of heritage assets including any contribution made to significance by their settings.
- Promote high standards of design and architectural detailing to enhance the historic character of the area.
- Protect the existing mature trees and hedgerows where these contribute to the character of the street scene.
- Protect the setting of St James's Church.
- Reflect the existing materials and colour palette of red and buff brick, timber framing, white and pastel painted brickwork, render and plain tiles.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and maintain the areas of green space within this area to reinforce the general sense of openness of the area.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 2: Paxton Hall and Grove Court



Paxton Hall originates from the mid 17th century with 19th century additions and built of red brick with limestone dressings. It is set in substantial landscaped gardens and is now used as a care home.



Grove House is a red brick 18th century property originally a farmhouse with an attractive symmetrical facade and distinctive canted bay windows

- 6.126** This is a small but historically significant character area located to the north of the Historic Centre. It comprises Paxton Hall and Grove House and Grove Court.
- 6.127** Paxton Hall is a grade II* listed house built in the 17th century with subsequent alterations and extensions in the 18th and 19th centuries. This reflects building type 2E. Paxton Hall is a key landmark in the village set within spacious grounds and mature tree planting. It is a two storey property with attics built from predominately red brick, rendered brick with limestone dressings and plain tile. In the 1980s it was converted to a care home for the elderly. A red brick wall separates the site from the surrounding properties and creates a physical boundary which the character area boundary follows. Access to the Hall is from Rampley Lane.
- 6.128** Grove House, is a grade II listed 18th century red brick farm house formerly known as Grove Farm. It is a two storey property with a symmetrical facade with canted bay windows. A modern link extension was completed connecting Grove House with other buildings associated with the house. The main building is used as one residential property while the building to the rear is a group of flats. The other grade II listed buildings within this character area are the former barn and stable associated with Grove House which are now located within Grove Court. These date from the late 17th century or early 18th century, both are red brick and have been converted to flats.
- 6.129** The neighbouring Grove Court consists of mid-20th century bungalows and terraced houses. These reflect building type 3D. They are built of buff brick with tiled roofs, velux windows, short front gardens and are served by parking areas along the edge of the courtyard area and also on street parking. Between the two rows of terrace housing is a central green space and planting creating a focal point. Adjacent to the terraces in the north eastern corner of the character area, there are two rows of garages that serve these properties. The planting throughout the court creates a green and pleasant feel to this enclosed space.
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- 6.130** Grove House and Grove Court have limited connections to the rest of the village due to physical separation from Grove Road by a red brick wall positioned around the grounds of Paxton Hall with only pedestrian access connecting them. There is vehicular access along Rampley Lane which connects to the Great North Road. There is no access from the east or north as residential back gardens back onto the character

Grove Court conversions

area. This accentuates the area's separate character and distinguishes it from the Historic Centre despite the several listed buildings within it. These listed buildings have been converted to residential use, predominantly flats and form part of an urban group of flats, terraces, bungalows and garage development.

- 6.131** This is a small but characterful area with some opportunity for further alterations and extensions to buildings. These must be carefully assessed in light of designated heritage assets and access limitations.

Development proposals should:

- Conserve or where appropriate enhance the significance of heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character.
- Protect the existing trees and vegetation where they contribute to the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Reflect the existing materials and colour palette of red and buff brick and plain tiles.
- Promote high standards of design and architectural detailing and the retention of original architectural features.
- Support and improve pedestrian access to the area and the rest of the village.
- Consider parking arrangements and capacity.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 3: Riverside Mill



New homes at Skipper Way benefit from attractive riverside views whilst ensuring public access



The three storey townhouses are typical of the increased focus in the early 21st century of making more efficient use of previously developed land

6.132 Industrial, storage and office buildings formerly associated with the Riverside Mill paper working mills were demolished and redeveloped for residential and community use in the 2000s. This formed a significant high density residential extension to the south west of the village along the River Great Ouse. The area is predominantly residential, however community facilities such as a community and leisure hall known as 'Little Paxton Hub' and playing fields are incorporated to the north of the site adjacent to the junction with Mill Lane and Gordan Road. The building types present are 3F and 7C.

6.133 The development has created an attractive and distinctive riverside frontage with a pleasant riverside walkway. This has improved the river gateway into the village from St Neots. Many properties are three storeys utilising local materials and colours of sand coloured brick and slate roofs with on plot parking and balconies looking out over the river. Garages form the ground floor for many properties to mitigate potential risk and harm of flooding in the area. Properties are arranged in either a series of terraces or blocks of flats providing a relatively high density development which maximised the brownfield land opportunity as well providing a design consistent with its historic land use as a mill. The centre of the site has a green corridor providing open space which helps create a sense of place. The landscaped boundaries of the site create an enclosed feel and screen properties from the Great North Road and Mill Lane.



Little Paxton Hub

6.134 Sharing these design features and architectural detailing is Skipper Way, another mixed residential development of flats and houses located on a small peninsula of land surrounding by the River Great Ouse on all sides. These high density developments have a different character to the rest of the village but are appropriate based on the historic use of the land and its location. Although within Little Paxton the peninsular is located within the St Neots Conservation Area and has numerous Tree Preservation Orders on site. This gives the area a natural and green feel closely related to its landscape and river setting.

6.135 This is a sensitive area that has undergone significant recent major redevelopment, there are very limited opportunities for further development and the conservation of its setting as a key river gateway and area of mature trees should be a conservation priority.

Development proposals should:

- Protect the existing trees and vegetation as a green backdrop to development, particularly those located within the conservation area and protected by a tree preservation order.
- Reflect the existing materials and colour palette from local materials of sand coloured brick and slate.
- Promote high standards of design and architectural detailing.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Maintain, and improve where possible, views to the Great Ouse Valley.
- Promote opportunities for the enhancement of green space to provide increased opportunities for wildlife and nature conservation.
- Consider the impact of potential flooding from the River Great Ouse in new development and how careful design can mitigate this.
- Where appropriate consider the impact of the development on the St Neots Conservation Area.
- Support and improve pedestrian access where necessary along the river frontage and to the main village.
- Support proposals for active modes of transport.
- Incorporate renewable energy generation where visually appropriate.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 4: Central Expansion



The semi-detached brick built houses with hanging tiles facing onto green open space in Booth Way typify 1960s homes growth in Little Paxton



Park Crescent contains a cluster of chalet style homes popular in the 1960s and 1970s with generous front gardens and low walls or hedges providing separation between private and public space

6.136 The village grew significantly as a result of residential development post the 1950s. This was initially focused around the Historic Centre and has spread outwards within the boundaries of the river and lakes. Little Paxton's location and history of quarrying work meant that many of the houses built during the 20th century were built from local resources. The majority of the residential expansion occurred during the 1960s and 1970s. Little Paxton Lane, Gordan Road, Park Side and Park Avenue forms the principal roads with numerous small residential roads and culs-de-sac diverging from them.

6.137 This area of housing is bounded by the Great North Road to the west, Little Paxton Lane and the High Street to the north and Gordon Road to the south and east. This is a residential area built during the 1950s, 60s and 70s with some infill and rebuilding experienced over time adding further variation throughout. Building types are therefore 3D, 3E and 3F. It has relatively few community facilities with a small cluster of shops along Park Drive and Park Way. Little Paxton Primary School is also located within this area built in the early 1970s and opened in 1972. This is a large single storey building accessed from Gordon Road with fencing providing a clear boundary to the entrance of the school. It has a spacious setting with playing fields that are enclosed on three sides by residential development. This demonstrates building type 7B.



Modern home along Park Avenue

6.138 Most housing is semi-detached with some detached and terraced properties dispersed throughout representing building type 3D. While not all built at the same time and demonstrating variations in house types, design and materiality, the character area has a distinct nature and various points of interest. Many properties have weather boarding or tile hung frontages, constructed from red, buff or grey brick with large windows and moderate front gardens. There are some pastel rendered and painted properties adding diversity. There are a mixture of integrated garages, some to the side of the property and some arranged in garage courts to the side or rear of closes such as Sweeting Avenue, Booth Way and Rampley Close which demonstrate characteristics of building type 3C where the homes front onto footpaths and green space with vehicular access to the rear. The area also has numerous pockets of bungalows and chalet style homes, for example along Park Avenue, Park Crescent and Reynolds Drive. They are constructed from red and buff brick, tiles with a low brick boundary walls or hedging enclosing generous front gardens creating a clear distinction between public and private space.

6.139 The area has a significant amount of open space with tree planting creating an open and green setting. There are several footpaths between roads and areas of open space increasing the permeability of the area. Church Close and several such spaces are found near the primary school south of Park Drive. These are found between fairly regimented laid out streets, roads and closes. As well as these areas of amenity space, there are pockets of grassed areas to the side of properties and along the road which provide a spacious layout. These all complement the character of this predominantly residential area and are important to maintain.

6.140 Within this area, there have been several modern additions and redevelopments, the largest of which is Lodge Drive. This is a redevelopment of an industrial site in the centre of the village demonstrating building type 3F. The site had a mixture of single and two storey industrial/ warehouse buildings that were removed for a mixture of one, two and 2.5 storey detached, semi-detached and terraced properties arranged in a circular form with several dual aspect properties. Due to its location with established housing on all sides, design consideration was required on overlooking and neighbour amenity to successfully redevelop this brownfield site and improve the overall appearance and character of the area. There is access to the west via Dandby Close and to the north via Bydand Lane. Lodge Drive has a pedestrian route that follows the edge of the development round to a play area.



Lodge Drive

6.141 This is an established residential area with few remaining opportunities for major development with opportunities focused on extensions and alterations to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Maintain and enhance physical and visual connections to key buildings and open spaces and support permeability of the area.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Where possible incorporate renewable energy generation.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 5: North of Little Paxton Lane



Semi-detached properties along High Street with a spacious layout



Manor Close

6.142 This is a small 'L' shaped residential character area located on the north side of Little Paxton Lane, bounded by the Great North Road to the west and Grove House, Grove Court, Paxton Hall and the Historic Centre to the east. The High Street runs through the area creating an island of properties between it and Little Paxton Lane including the Sycamores and Dial Close. Grove Road runs to the north and extends the character area to Meadow Close, Manor Close, Rampley Lane and the Orchard.

6.143 Housing is either semi-detached or detached two storey properties representing building types 3D and 3E built during the very late 1970s through to mid 1990s. There are some variations in house types, design and materiality providing the character area with varying architectural styles. There are few examples of weather boarding or tile hung frontages as seen in earlier developments with most being of either red, buff or grey brick. Garages are typically on plot to the side of the property but a few garage courts can be found such as within the Sycamores, Hawthorn Close and Dial Close.

6.144 The area has a significant amount of open space with tree planting creating an open and green setting. There are several footpaths between roads and areas of open space increasing the permeability of the area. Chestnut Walk, Church Close, Meadow Close are examples with Manor Close an example of a central green with homes arranged around it. These add to the character of the area and reflect the spacious and green nature of housing development found throughout the village. Plots are typically set back from the road enabling on plot parking which reduces the impact of vehicles on the street scene and in turn creates more space for planting within front gardens. This in combination with limited hard boundary treatments such as low boundary fences or walls retains this sense of spaciousness.

6.145 The Orchard is located at the northernmost extent of the character area and consists of 8 properties all of which are oriented inwards. They are constructed from red brick and have brown tiled roofs. Several properties have been altered and extended utilising their large plots. These are accessed via the Great North Road with no access via Rampley Lane. As a result there is tree planting along the western boundary to mitigate the visual impact of the road. Their visual impact on the adjacent grade II listed Grove House is also screened via a tree belt along the boundary line. This makes this sub-area somewhat separate to the rest of the character area.



The Orchard

6.146 This is an established residential area with few remaining opportunities for major development with opportunities focused on extensions and alterations to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette of red, buff and grey brick.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Maintain and enhance physical and visual connections to key buildings and open spaces and support permeability of the area.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Where possible incorporate renewable energy generation.

6 St Neots Spatial Planning Area

Little Paxton Character Area 6: St James Road/ Lakefield Avenue



Little Paxton Village Hall



Elm Croft dates from the 1970s

6.147 This character area is located north of the High Street between Grove Court and Enterprise House to the west and the eastern edge character area. It is heavily screened from the lakes to the north due to tree planting. This is a mixed use area with residential properties dating from the 1970s, 80s and 90s focused around the principal roads of St James Road and Lakefield Avenue. It is also a key area for community and recreation facilities such as a playing field and play equipment, GP surgery and village hall. Building types are 3D, 3E, 7B and 7C. To the north there is access to Little Paxton Sailing Club and to the wider network of lakes within Paxton Pits.



Little Paxton sailing lake

6.148 St James Road is slightly earlier than Lakefield Avenue. Elm Croft, Field Close, Hall Close, the Rookery and Jubilee Close are very small clusters of homes that diverge from St James Road. Red and buff brick are the most frequently found materials throughout this area. Garages and on plot parking are key features to the front of these properties. The area has parcels of open and green space breaking up the building lines and creating a pleasant feel. Some homes such as those within Elm Croft are slightly earlier from the 1970s. The most variety in features are found at the western end of St James Road where mock Tudor homes are located and the neo-Georgian homes in Jubilee Close. These are large detached homes with a mixture of gabled and hipped roofs with canopies, decorative arches, dormers creating a varied street scene which reflect the changes in housebuilding in the 1980s.

6.149 Homes in Lakefield Avenue contain a mixture of red brick, buff brick and white rendering, have some decorative tile hung and weather boarding to the front elevation and some have double garages. Properties are typically gable ended with some small gables adding decorative features to the front elevation alongside some dormer windows. These are large detached homes within spacious plots enabling on plot parking, planting and grassed areas between homes. Some have been altered and extended over time.



St James Road Mock Tudor design

6.150 Between these two residential roads are the recreation ground, sports pavilion, sports courts, doctor's surgery and village hall which have vehicular access via the High Street and a footpath from the Rookery. This patch has an open character with some fencing around areas of play equipment and car parking area. A tree belt runs along the edge of the recreation ground so views out across the lakes are limited, however, it borders the Little Paxton Pits non-SSSI County Wildlife Site. The village hall is a single storey, flat roof, grey brick building which opened in 1975. The GP surgery was built in the mid 2000s and is single storey brick clad exterior and tile roof

located next to the Scout Hut; their low level and contained nature means the visual impact on the street scene is minimal. These mix of uses and additions over time have reinforced this part of the village as being a centre for the local community.

- 6.151** A further small expansion of this area is allocated within the [Huntingdonshire Local Plan to 2036](#) under site allocation SN5 for approximately 35 homes. As the development is not under construction it has been excluded from the boundary of the character area but once developed will result in a boundary amendment in a future review. This is an established area where further opportunities will mainly be for alterations and extensions to existing properties and to community facilities.

Development proposals should:

- Reflect appropriate architectural detailing, materials and colour palette in the design of new buildings.
- Protect the existing open space and grass verges that provide the spacious setting to development and retain trees and planting where they contribute to the street scene.
- Support and retain the current uses in the character area through renovation, refurbishment or extensions to buildings.
- Ensure that development responds positively to the specific opportunities available to reinforce the community, recreational and leisure uses in the area.
- Utilise existing access provision and not cause a detrimental impact on the local transport network or on the amenity of neighbouring properties, particularly for proposals for community or leisure uses.
- Minimise the visual impact of development through additional tree and hedge planting and the retention of existing planting.
- Provide, where appropriate, an ecological assessment and enhancement scheme for the site that addresses its impact on Paxton Pits Nature Reserve and SSSI, including the County Wildlife Site.
- Support provision of renewable energy where visually appropriate.
- Support provision of facilities which encourage active modes of transport.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 7: Eastern Edge



Weedy Lake within Paxton Pits Nature Reserve. The network of lakes around the eastern edge of Little Paxton are a key influencer on the character of the village but especially those properties located on the eastern edge.



Willow Close with a central greenspace and walkway

6.152 This residential character area is a linear area located on the eastern side of Gordon Road. The majority of the housing found within this area dates to the middle of the 20th century with most occurring from the 1970s with some later additions and it continues the layout, building styles and materiality found within the central expansion character area. Consequently, the area includes building types 3D, 3E and 3F. An example of infill development is 6A and 6B High Street which has been sensitively integrated into the style and form of development found within the surrounding area.



6, 6A and 6B High Street

6.153 There is an established tree line which separates properties from the lakes to the east and mitigates the impact of housing development on the surrounding landscape setting. There are several footpaths from the character area which extend out toward the lakes and the wider public rights of way network. Located to the south of Lakeside Close is an allotment area. Properties located to the north of the High Street within this character area are bounded by the Little Paxton Pits non-SSSI County Wildlife Site. Due to their location in relation to the network of lakes, properties and land adjoining along very eastern edge of the area are at a higher risk of flooding.

6.154 The principal roads throughout the area are Gordon Road and Hayling Avenue which loops round with access into and out onto the High Street. Hayling Avenue contains a mixture of bungalows and two storey properties. Properties are a mix of red and grey brick, rendering, weatherboarding and tile hung frontages. Most have flat roof porches and flat roof garages to the side. This style is found throughout the character area along Gordon Road and within Davis Close. Variations of these materials are found within Beeson Close and Wantage Gardens with predominantly either brick or rendered properties. Greater variation in housing types are found in slightly later development within School Lane with higher density flatted development and semi-detached homes, then the Crofts and Willow Close with detached properties.



Hayling Avenue

6.155 There are several garage courts found throughout the area including at Paxton Court, Beeson Close, Gordon Close and Lakeside Close. From Gordon Road in the south of the character area, there are several clusters of properties which are oriented around a central green space with the rear of the properties facing a central parking and garage area demonstrating characteristics of building type 3C.

6.156 This area includes Kingfisher Close, a further example within the village of a modern redevelopment of an industrial site. This is a small easterly extension located in the northernmost corner of this area built in the early 2000s to the north of Rudd Lake. It predominantly comprises large detached houses with some smaller terraced and semi-detached properties. Properties demonstrate characteristics of building type 3F with white render, buff brick, symmetrical window placements, some dormer windows and a mixture of on plot parking and on street parking. There is dense tree planting along the southern and eastern edges screening the surrounding landscape from the redevelopment minimising its landscape impacts.



Kingfisher Close

6.157 Remaining development opportunities are limited, with most opportunities arising from alterations or extensions to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity.
- Reflect the existing built forms and relationship with the street in the immediate locality.
- Support provision of renewable energy where visually appropriate.
- Protect the existing areas of green spaces and mature trees and promote opportunities for wildlife and nature conservation initiatives to enhance the area's ecological value, particularly those areas nearest to Paxton Pits Nature Reserve and Little Paxton Pits Non-SSSI County Wildlife Site.
- Minimise the visual impact of development through additional tree and hedge planting and the retention of existing planting.
- Maintain and enhance physical and visual connections to key buildings and open spaces and support permeability of the area.
- Maintain and enhance where possible opportunities for public rights of way.
- Support and enhance where possible community areas such as the allotment grounds.
- Consider the impact of potential flooding from the surrounding lakes on the and how careful design can mitigate this.

6 St Neots Spatial Planning Area

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Little Paxton Character Area 8: Mill Lane



Mill Lane - boundary markers, planting and set back screen properties from the traffic of the road



River Close

- 6.158** This character area is located to the south of the village adjacent to the Riverside Mill character area on the eastern side of Mill Lane (B1041). It extends up to the Great North Road and is bounded to the east by Mill Lane, Gordon Road to the north and by the River Great Ouse to the south. Its character is heavily influenced by its relationship to the river, the adjacent higher density Riverside Mill redevelopment and its close association with the lower density form of the historic Mill Lane route.
- 6.159** It is a residential area with linear development facing onto Mill Lane with in depth development along Silvan Close, Hayling Walk and River Close. Properties are typically detached with a handful of semi-detached ones. There are two storey houses but the majority of properties are bungalows and chalet bungalows. Most date to the middle of the 20th century with a handful pre-dating this period. These are set in more spacious plots than properties in the adjoining Central Expansion and Eastern Edge character areas which allows for more scope for extensions to properties. Materials are generally consistent with red and buff brick and dark roof tiles but there are some rendered properties. Features such as dormer windows are found throughout.
- 6.160** Properties facing along Mill Lane are largely obscured from view by tree planting and hedges, some have low boundary walls separating private space from the footpath. The set back of properties is quite generous allowing for on plot parking. There has been several examples of infill development within the gardens of existing properties, these have generally been sensitively integrated into the street scene by reflecting the scale, style and materiality of pre-existing properties.
- 6.161** Properties along Hayling Walk face onto the river and are the largest plots in the area and have a closer association with river. These are accessed from a private road which has extensive tree planting providing an enclosed feel. Several trees within the plot of the bungalow 'Byways' are protected by a Tree Preservation Order. The back gardens of these properties go up to the banks of the river and therefore lie adjacent to the St Neots Conservation Area.
- 6.162** This is sensitive area with close associations with Mill Lane and the River Great Ouse. Development proposals are limited to alterations and extensions to existing properties.

Development proposals should:

- Provide safe access onto Mill Lane (B1041) and not adversely impact the highways network.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Reflect the dominant materials and colour palette within the immediate vicinity.
- Minimise the visual impact of development through additional tree and hedge planting and the retention of existing planting.
- Avoid the loss of trees and planting where these contribute to the street scene and recreation ground, particularly those protected by a Tree Preservation Order.
- Consider the impact of potential flooding from the surrounding lakes on the and how careful design can mitigate this.
- Where appropriate consider the impact of the development on the nearby St Neots Conservation Area.

6 St Neots Spatial Planning Area

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Little Paxton Character Area 9: Conservatory Village and Enterprise House



Enterprise House provides significant employment opportunities within a spacious laid out office complex



Conservatory Village is well screened by trees and shrubs from Great North Road although the parking area is more visible

6.163 This character area consists of two distinct areas of employment uses with access to the transportation links via the A1 southwards to St Neots and northwards to Huntingdon. A grass verge helps to screen the A1 from the village with further pockets of green space located within the existing road network where it turns off on to the B1041 and Great North Road.

6.164 Conservatory Village is a collection of buildings for small and medium sized businesses ranging from commercial shops, restaurants, retailers and offices. It has been in use since the mid 1990s. It is located to the west of the Great North Road segregated between that and the A1 and B1041. It is generally well screened from residential properties opposite within the Orchard and Rampley Lane, however, its car parking facilities are more visible. This collection of buildings demonstrate characteristics of building type 5B with many units being of single storey buff brick, plain tile construction with conservatory extensions while some units have steel cladding. A recent addition



Co-op shop

to the area is a Co-Op food store located to the south of the character area where an elevated section of the B1041 connects to the village enhancing the community facilities within the village. This demonstrates building type 5D.

6.165 Enterprise House is a spacious laid out office complex located to the east of the Great North Road surrounded on two sides by residential development. It is set within large grounds with a pond and mature trees, several of which have Tree Preservation Orders, which provide separation between it and properties within the Orchard and Grove Court. The north of the site consists of green space and a car parking area. Due to its layout and tree planting along all of its boundaries, it is well screened from the adjoining residential properties. The complex is a two storey pitched roof building constructed from a mixture of buff brick and darker coloured brick with dark roof tiles. Window placements are typically square with a large central window and triangular detailing at the entrance. The building form has several wings set at different angles which with the pitched roof creates variation in the roof line. Architectural detailing, such as painting the end of the roof line white and adding white gables, break up the roof line. Enterprise House is most closely reflective of building type 5C.

6.166 This is an established area used for employment with few further opportunities for major development. There is capacity for extensions, alterations and the change of use of units although access and highways safety must be considered.

Development proposals should:

- Support initiatives for the creation of additional services and community facilities possibly through conversion or redevelopment.
- Promote high standards of design and support creativity in architectural detailing.
- Reflect the materials and colour palette of immediately surrounding buildings.
- Carefully consider their visual impact on nearby residential properties.
- Maintain and reinforce the planting and landscaping around car parking areas to minimise their visual dominance.
- Conserve trees protected by a Tree Preservation Order and retain and maintain other existing tree and hedge planting, particularly those within the grounds of Enterprise House.
- Support proposals for renewable energy where they are appropriate.
- Support active modes of transport and connectivity to the rest of the village.
- Ensure highway safety and capacity is not compromised with any new development.