

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

Chapter 15 - Yaxley

15 Yaxley Key Service Centre

- 15.1** Yaxley is located in the north of Huntingdonshire immediately south of recent development at the Hamptons in Peterborough and some five and a half miles from the city centre.

Landscape Setting

- 15.2** Yaxley is situated on a south facing slope rising above the northern edge of the Fen Margin Landscape Character Area. The village has strong historic and visual links with the wider fen landscape which characterises the southern edges of the village. There are expansive views south and south east across this open agricultural landscape from the residential areas in the south of the village. This link between the village and the surrounding landscape is reinforced in views toward the village from fens where the spire of St Peter's Church provides a notable landmark defining the western edge of the village.
- 15.3** To the north of the village the landscape is dominated by modern and ongoing development at the Hamptons within Peterborough on the former brickworks areas. It includes a country park which creates a degree of separation between Yaxley and the Hamptons. From the north western edge of the village there are glimpsed views to the higher ground and woodlands of the Central Claylands Landscape Character Area.

Edges and Visual Prominence

- 15.4** Yaxley is very prominent in views from the south given its ridgeline setting which gives clear views up to development along Main Street and Church Street in particular. Much of the southern edge of the village is softened by trees and hedging although rooftops can clearly be seen revealing the presence of the village.
- 15.5** The eastern part of Yaxley is cut through by the East Coast mainline railway which forms a distinct linear feature in the landscape with substantial planting, particularly on the eastern side of the railway. Beyond this sits the Broadway and Eagle Business Parks which present distinct edges to the village. Similarly, the northern edges of Yaxley are dominated by straight edges of residential estates directly adjoining fields and water bodies within the Hampton Country Park between them and recent development within Peterborough at the Hamptons.
- 15.6** The north western edges of Yaxley are shaped by the harsh line of the A15 (London Road). The south western edges are much softer with substantial mature trees reducing the visual impact of the buildings on the adjoining landscape. Open views from Church Street and Waterslade Lane across the immediate landscape provide a high quality setting to the church and to a number of large residential properties along the road.

Townscape Character

- 15.7** Residential development lines both sides of the B1091 corridor (Broadway) although the majority of older housing lies to the south of the road on slopes overlooking the lowland landscape of the Fen Margin to the east and south east. The B1091 (Broadway) links Yaxley with the A15 (London Road) to the west of the village and with the village of Farcet to the north east. The East Coast mainline railway defines the residential edge of the village to the east although land immediately east of the railway is dominated by industrial and employment development associated with the Broadway and Eagle Business Parks.
- 15.8** St Peter's Church provides a notable landmark in views from within the village and from footpath locations to the south and south west of the village edge. It is located on the site of the early medieval village which is partially visible as earthworks to the north west of the church and is on the south western edge of the current village. Over time, the village developed to the south and east along both sides of Main Street creating a distinctive historic core along the southern edge of the village which broadly follows the five-metre contour and which is still very much apparent. The original village core remains largely intact where there is a stronger physical and visual relationship with the agricultural landscape of the Fen Margin. The linear arrangement of historic buildings along Main Street and Church Street creates a strong sense of place

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which is more intimate in scale than the post war residential estates to the north. The historic land uses and agricultural past of the village are also apparent in the shape of plots facing onto Main Street and extending down to Yards End Dyke.

- 15.9** Yaxley has sixteen character areas (Figure 15.1 and can be viewed on the [interactive map](#)). Yaxley has seen considerable growth and change through post war residential and industrial development. This development has had a major impact on the character of the village which is now dominated by residential estates and the influences of heavy traffic along the B1091 (Broadway). The central areas of the village are, therefore, strongly suburban in character, those to the north of the village have no visual links to the fen landscape which dominates the southern edges of the village. The area to the east of the railway is industrial in character with the Broadway and Eagle Business Parks located here with large buildings in active use, external storage and parking areas. These areas provide important local employment opportunities.

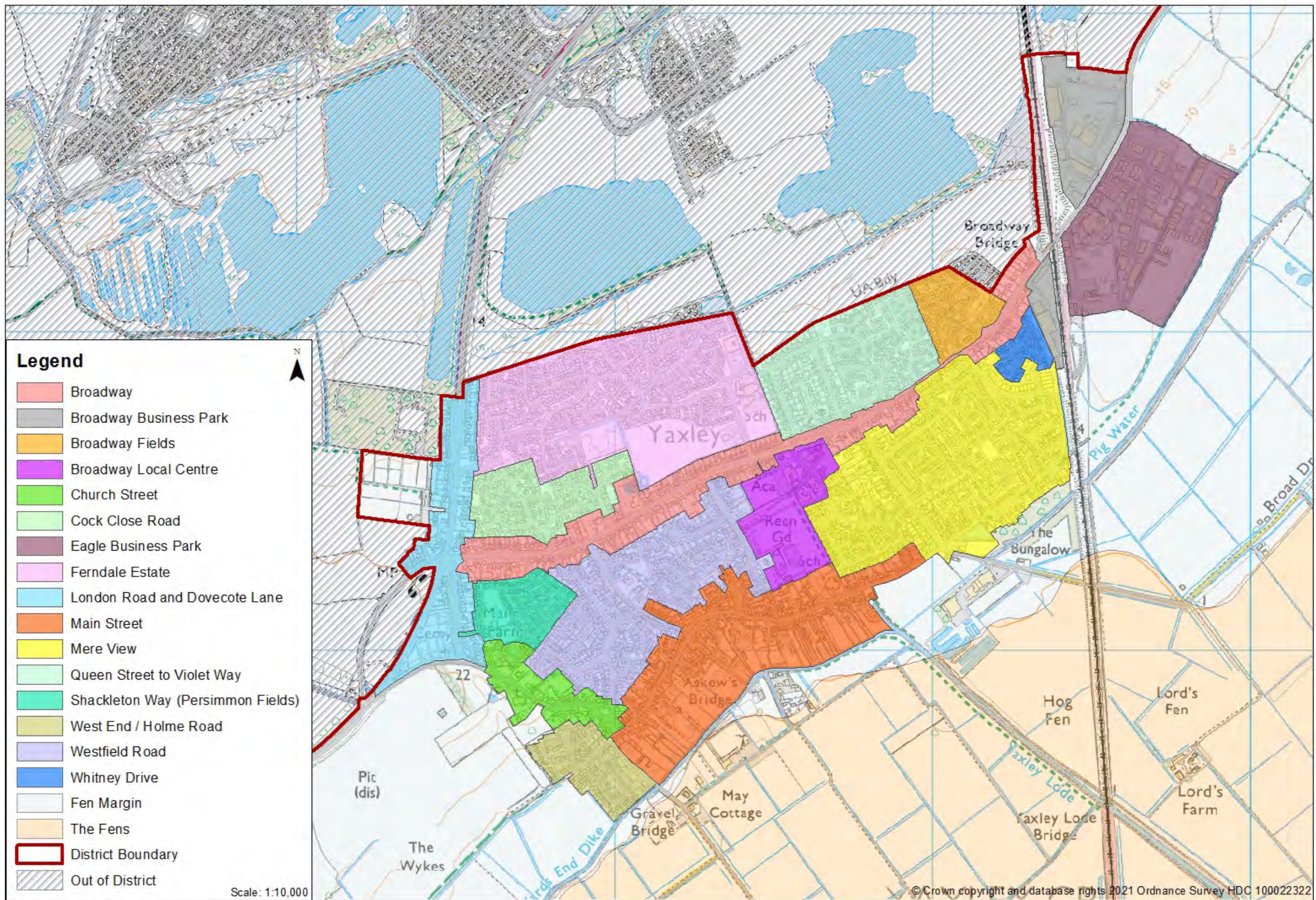


Figure 15.1 Yaxley Character Areas

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Key Features

Historic route	Church Street/Main Street
Historic gateway	Church Street/Main Street
Landmarks	St Peter's Church
Memorable areas	The Green, Main Street
Key views	South over the fen landscape and north toward Hampton Country Park



Main Street hosts the majority of listed buildings within Yaxley and is most closely associated with its Fens and agricultural heritage. Infill, redevelopments and additions over time have created an architecturally varied street scene.



The Fens landscape has strongly influenced the heritage and character of the village, particularly to the south. Views out across the Fens landscape can be enjoyed from Church Street and Main Street with public rights of way.



Yaxley has undergone considerable expansion over the last 25 years with some developments influenced by the abundance of arts and crafts and interwar housing found along key routes (e.g. Main Street, London Road and Broadway) as well as within new estates such as Telford Drive, Ferndale.



Yaxley has two Established Employment Areas, one of which is the Eagle Business Park with phase 2 of the park underway providing employment opportunities for Yaxley residents and those in nearby communities.

Yaxley Character Area 1: Main Street



The Green is a historically significant area along Main Street



197 Main Street is an example of a thatched vernacular cottage

15.10 Main Street has largely retained a village like feel and character. The character area is linear in form with Main Street running parallel to Yards End Dyke, a tributary of the River Nene. The community developed principally as a farming community with close ties to the Fens. Main Street has retained this connection much more so than the suburban character of the village to the north.

15.11 The vast majority of Yaxley's listed buildings and historic environment are located within this character area which has evolved over time. It also hosts the second largest range of uses outside of the Broadway Local Centre character area. The uses within the area include a place of worship, public houses, shops, opticians, an Amenity Centre housing the Parish Council offices, workshop, chambers and two public halls one of which is home to a pre-school, a fire and rescue station, Yaxley Infants School, restaurants, a dentist, offices and residential properties.



Three Horseshoes pub

15.12 This character area also provides the greatest variety of buildings types ranging from 1B, 2A, 2B, 2E, 3B, 3D, 3E, 3F, 6B and 7A. As such there is a mixture of building materials present including stone, brick, timber framing and rendering with traditional roofing materials such as slate and thatch. This is largely attributed to Yaxley's location on the southern periphery of the Peterborough brick-fields making brick a key material in the village. Local brick production started in the 16th century with large-sale manufacture commencing at the nearby Norman Cross and Beeby's Works in the Victorian age resulting in many properties that date to the 19th and early 20th century being constructed from local materials.

15.13 At the junction between Church Street and Main Street development is noticeably denser with a strongly linear character and a hard landscaped semi-urban environment with development on both sides although the footpaths are generally quite wide so there is a limited sense of enclosure. Properties opposite the junction form a strong terminal feature to long distance views across the Fens. Infill opportunities over time have reduced remaining views outside across the Fens landscape.

15.14 Main Street hosts some vernacular buildings dating to the 17th and 18th centuries which are dispersed throughout the character area representing building type 1B. The character area contains many examples of Victorian and Edwardian homes and institutional, educational and non-conformist buildings including the Owen Pooley Hall and Council Chambers, the Methodist Church and St Bartholomew's Hall, some of these structures have since been listed. There were several public houses however only The Duck and Drake and The Three Horseshoes are still operational. The Royal Oak is a grade II listed property which has since been converted into a house.



Victorian fire station building with a modern addition

15.15 The character area also has a triangular village green between Main Street, Middletons and The Green. It has two listed structures on it including the Victorian village pump and early 20th century post box. Neighbouring this is a larger island located between Main Street, The Green and Middletons Road. 88 Main Street (a red brick thatched cottage) forms a significant terminal building as the road forks and rises slightly between Main Street and Middletons Road. Here there are several examples of Victorian terraces and cottages. The open space in front of properties and increased tree and general planting in this part of the character area provide a particularly attractive village environment.

15.16 To the rear of properties on the southern side of Main Street, there are some long narrow strips of land which stretch toward Yards End Dyke. Some are overgrown and some have outbuildings and storage sheds. These narrow land parcels create the distinct break between the built environment of the village and the natural environment of the Fens. These land parcels represent the historic land tenure consequent on the necessities of subsistence and agriculture, coupled with the need to have a frontage onto Main Street. This historic form has largely been retained and has shaped the nature and evolution of the village. These parcels, particularly those that are vacant, offer the opportunity for some minor scale redevelopment which can enhance the conservation area and be positively integrated with the surrounding area, an example is Needham Court. Another opportunity to do this is on site allocation YX1 in the [Huntingdonshire Local Plan to 2036](#) which has since gained planning approval for nine properties.



View out across the Fens landscape from Main Street

15.17 From Holme Lane and Askew's Lane public rights of way follow Yards End Dyke and lead to isolated properties and outbuildings as well as a football ground and allotments.

15.18 Throughout the character area, there are abundant examples of 20th and 21st century infill development. Many have replicated key features found throughout the conservation area such as the materials, colour palette, dormer windows and the style and form of properties, however, some earlier examples from the middle of the 20th century have not integrated such features as successfully. As the character area extends northwards along Main Street, larger quantities of such development can be found alongside some Victorian terraces forming a transitional point with the wider suburban expansion the village underwent during the mid 20th century onwards. These are retained along Main Street as they reflect and continue the linear nature of the character area and a similar land ownership pattern extending to Yards End Dyke. At the very eastern edge of Main Street, development ceases on the southern side of Main Street providing views out over the flat fenland landscape to those properties on the northern side. This is important as these are the most extensive view of the Fens from Main Street and give a rural setting to this part of the village core.



161-163 sympathetic modern infill development

15.19 This is a characterful and historic area whose conservation is a priority. Development opportunities are limited to changes of use, small scale infill proposals, extensions and alterations to existing properties.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character, in particular its connections to its agricultural and Fenland heritage.
- Reflect the existing materials and colour palette of predominately brick and stone in particular those that can be sourced locally.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and reflect the features and characteristics of Main Street through the control of shopfront design and building renovations.
- Promote high standards of design and architectural detailing to enhance the historic character of the area and conservation area.
- Maintain and where possible promote opportunities for enhancement of open space and recreational facilities.
- Protect the existing mature trees and planting where these contribute to the character of the street scene.
- Conserve and maintain the village greens and open space within this area.
- Maintain and enhance physical and visual connections to key buildings and landscape views, particularly those over the Fen landscape.
- Not increase the amount of water that enters the Yards End Dyke drainage channel or encroach on the required 20m maintenance wide access strip to it. A flood risk assessment and drainage management plan will be required to assess this.
- Provide safe access onto Main Street, where access is particularly narrow it may be appropriate to demolish existing home(s) within the site area.
- Maintain and enhance where possible opportunities for public rights of way.

Yaxley Character Area 2: Church Street



View of the Church spire and wall along Church Street. Tree planting contributes heavily to the character of this area



Terraced development on raised ground along Church Street

15.20 Church Street is located to the north west of Main Street and has a much more open and rural feel than Main Street with established hedgerows. Properties are generally located on its western side when travelling toward Main Street where the road also slightly descends resulting in some properties being raised from the roadside. These properties have views out across agricultural fields and the natural landscape with St Peter's Church forming a dominant landmark.

15.21 The character area has several listed buildings with building types varying from 2A, 2B, 2E, 3B, 3D, 3E, 3F and 6A. Within Yaxley the greatest concentration of stone is found around St Peter's Church (a grade I listed building) whose walls are constructed from roughly coursed rubble limestone and Barnack stone ashlar. This is due to the village's close location to the Nene Valley which contains the main concentration of historic stone buildings in Huntingdonshire.

15.22 Church Street is set in a slight cutting and is bordered by a grassy bank which contributes to its rural feel with established trees and hedgerows which almost completely obscure some properties. Most properties along here date from the 18th and 19th centuries and are set in substantial grounds with walling, railings and hedgerows along the street frontage. Examples include Manor Farm, the Vicarage, Church Farm and The Laurels. These are not of uniform age or materials but in combination provide a rich street scene. Of these, only Manor Farm is listed and is stone built with a Collyweston stone slate roof. Its farmyard had a traditional courtyard built of stone which has since been converted to residential use with further detached homes built around the central pond in a similar style. Some infill development has taken place along Church Street which has generally been sensitively integrated.



15 and 15a Church street sympathetic infill development

15.23 There is a right of way connection from Church Street to Vicarage Way across some natural grassland complementing the surrounding built environment and providing amenity space for residents. Continuing this theme is Laurel Close, a series of 20th century houses arranged around a central greenspace with planting. This widens the street scene on the approach to Main Street.

15.24 This is a sensitive area with landscape and heritage being key considerations.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets along Church Street including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character, in particular its connections to its agricultural and Fenland heritage.
- Reflect the existing materials and colour palette of predominately brick and stone in particular those that can be sourced locally.
- Promote high standards of design and architectural detailing to enhance the historic character of the area and conservation area.
- Protect the existing mature trees and hedgerows where these contribute to the character of the street scene.
- Conserve and maintain the village greens and open space within this area.
- Maintain and enhance physical and visual connections to key buildings and landscape views, particularly those over the Fen landscape.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.

Yaxley Character Area 3: West End/ Holme Road



Wykes Road



Cookson Close central greenspace with homes around it

- 15.25** This is a small character area located to the south west corner of the village adjoining Main Street and with a strong relationship with the fen landscape. West End links to Main Street to the east. The properties found within West End are arranged around two main roads: Wykes Close and Cookson Close. The character area also includes a small area of industrial and employment uses facing Holme Road to the south of Main Street and adjoining the rear boundary of properties along Cookson Walk.
- 15.26** Properties along Wykes Close representing building type 3D constructed of brown brick with hanging tiles and weatherboarding used as decorative cladding. There are a mixture of two storey homes and bungalows with a reasonable set back to the road enabling pockets of green space throughout. Garages are typically to the side or in garage courts. Where building heights are lower, the distinctive landmark of St Peter's Church can be seen.
- 15.27** Properties within Cookson Close and Abbots Road date to the 1980s/90s and demonstrate building type 3E. They are typically larger detached homes with some semi-detached and terraced homes providing variety. Many are constructed from red brick with dark roof tiles while other properties include a greater mix of red, buff and brown brick, mock Tudor panelling and rendering. They have on plot garages and fewer areas of green space throughout but instead have a central green area around Cookson Walk providing a strong focal point.
- 15.28** The industrial workshops facing Holme Road are mostly single storey constructed from brick with some cladding. They are separated via metal fencing from Holme Road, trees and planting within the rear gardens of adjoining properties providing some screening from these industrial uses. There is a considerable amount of hardstanding for parking. The building type these buildings most closely relate to is type 5B.
- 15.29** At the end of West End there is a public right of way enabling routes out across the countryside. The southern most corner of the area running to the east and west follows that of the drainage channel of Yards End Dyke. The right of way leads onto Holme Road over Gravel Bridge and northwards to the allotment ground and football ground. Holme Road carries on in a south easterly direction where sporadic homes, farm buildings and industrial buildings are located throughout the fen landscape.
- 15.30** This is a sensitive area due to its location on the edge of the village and the closer association it has with the fenland landscape. Development proposals are therefore limited to extensions and alterations to existing properties.

Development proposals should:

- Enhance screening and adequately mitigate amenity issues arising from proposals within the industrial uses along Holme Road.
- Encourage and retain tree and hedge planting on the boundary edges of the area to reduce the impact on the wider countryside in particular the Great Fen Landscape and Visual Setting and long distance views to the south.
- Maintain and enhance physical and visual connections to key buildings and landscape views, particularly those over the Fen landscape.
- Not increase the amount of water that enters the Yards End Dyke drainage channel.
- 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.
- Be sympathetic to the materials and colour palette including red and buff brick, dark roof tiles and where possible provide increased architectural detailing.
- 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.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation.
- Maintain and enhance where possible opportunities for public rights of way out across the Fens.

Yaxley Character Area 4: London Road and Dovecote Lane



Semi-detached properties along London Road



At the point where London Road, Broadway and Dovecote Lane meet are a series of traffic lights and the road widens

15.31 This is a linear character area focused around London Road (A15). It extends northwards towards Peterborough and to the Norman Cross roundabout to the southwest. The open countryside lies to the west. Buildings in this character area are predominantly residential with a filling station and cemetery and chapel located to the south. The character area is dominated by the road and its associated signage and traffic lights. Residential development is located on either side of London Road and is of mixed ages, there is some in depth development. Building types in this character area are therefore mixed ranging from 3A, 3B, 3D, 3E and 3F.

15.32 Examples of interwar housing (building type 3B) are common with a few arts and crafts style properties (type 3A). Many are designed with double bay windows with rendered or tile hung panels which are defining features for this development type. They are also either detached or in semi-detached pairs with a central chimney stack in rectangular plots with generous front and rear garden space creating a low to medium density form of housing.



2 London Road

15.33 Later forms of development have replicated the rectangular plots and medium density form and range from two storey detached properties to semi-detached, chalet style and single storey properties. Infill development during the latter part of the 20th century and into the 21st have further diversified the housing in this area. Examples of modern additions can be found on the site of the former Anglian Water pumping station on London Road at the junction with the Broadway. These properties have reflected the wider style of the area as well as positively reused a disused site.

15.34 Development is generally well separated from the road with a footpath running on the eastern side of the road and generous front gardens which are mostly paved and serve as on plot parking. Hedges and trees form an important visual separation from the road as well as provide a green feel to the area. On the western side, a verge separates properties from the road with an access route from the A15 to these properties, an example is Folly Close.



New builds on the former Anglian Water station

15.35 At the southern end of the character area on land between the fork in the road layout between London Road and Waterslade Road is a chapel and cemetery. North on Waterslade Road is Dovecote Lane. Heading north on Dovecote Lane, there is a junction back onto London Road and also access onto Broadway, green spaces provide

additional separation from this busy junction. Dovecote Lane demonstrates a more peaceful nature than that of London Road as a result of the cemetery grounds, however it shares its general pattern of development with its northern most part connecting to the junction with London Road which justifies extending the character area to include this part. It also hosts building types 3B, 3D, 3E and 3F. The Yaxley Cemetery Chapel located at the very south of the area at the junction with Waterslade Road/Church Street and Dovecote Lane dates to the 1880s (building type 7A) and is set in a large grounds behind a fence with tree planting largely obscuring it from view providing a more tranquil feel.

15.36 This is a sensitive area due to its connections to the transport network and the open countryside. Development opportunities are limited but include small scale infill development and extensions and alterations to existing properties.

Development proposals should:

- Provide safe access onto London Road (A15) and not adversely impact the highway network.
- Protect the existing trees and vegetation where they contribute to the street scene and reinforce the separation of traffic noise and visual impact on residential amenity.
- 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.
- Be sympathetic to surrounding existing materials and colour palette.
- Support provision of renewable energy where visually appropriate.
- Promote high standards of design and architectural detailing.
- Provide screening and tree/hedge planting to mitigate the impact on development on the wider countryside.
- Respect the quieter nature at Waterslade Road/Church Street and Dovecote Lane area.

Yaxley Character Area 5: Broadway



Variation in housing design and styles found along Broadway including bungalows



Mixed terraces along Broadway

15.37 This is a linear character area with its western edge extending from the junction with London Road (A15) and up to the East Coast mainline railway at its eastern edge. It includes development immediately fronting Broadway (B1091) which is continuously developed with occasionally breaks in the street scene. Building types are varied ranging from types 2A, 3A, 3B, 3D, 3E and 3F. While the housing types are not solely found within this part of the village, their relationship and character is greatly influenced by their proximity to Broadway. This is a busy road with high levels of traffic moving through this area.

15.38 Development is predominantly residential and is some of the oldest outside of Main Street with numerous examples of interwar housing and arts and crafts housing as well as Victorian/Edwardian terraced housing. Plot sizes are fairly regular with rectangular plots, the terraced housing has the most extreme example of very narrow and long plots with little degree of separation from the footpaths along Broadway. The later more suburban styles of properties are more spacious with a larger set back from the road and grouped in semi-detached pairs providing more medium density housing and space for on plot parking behind a mixture of low hedges and low boundary walls and fencing. Infill development over the latter half of the 20th century and into the 21st century have diversified the housing types. Throughout the area there is a mixture of detached, semi-detached and terraced properties mostly of two storeys but some bungalows. Materials in this area vary with red and buff brickwork, render and rough cast render and some mock Tudor panelling. Design features include single and double bay windows, central chimney stacks on semi-detached properties and shallow pitched roofs.



Modern extension to property

15.39 Other uses within this area include a filling station, shops, offices, children's nurseries, hairdressers, clubhouse, bowling green, Wiles Haulage Company and the Farmers Carvery and Grill. Some shops and offices operate from the ground floor of residential properties. The mixture of building types and their operational requirements such as car parking areas and signage provide variations in the street scene. Those not operating from a residential type property are most closely related to building type 7B.



The Farmers Carvery and Grill

15.40 The street scene is dominated by the road, signage and traffic lights. There is some planting throughout providing some greenery and screening to residential properties. The largest green space within this area is located between Broadway and Speechly

Road opposite the Broadway Shopping Centre where traffic lights and a crossing point is located. This island is a mixture of grass and pavement with areas to sit with tree planting. This provides a somewhat calmer space within this generally busy area as well as a break in the street scene.

15.41 This is sensitive area due to the busy B1091. Development proposals are therefore limited with highways safety being a key consideration.

Development proposals should:

- Provide safe access onto Broadway (B1091) and not adversely impact the highways network.
- Protect the existing trees and vegetation where they contribute to the street scene and reinforce the separation of traffic noise and visual impact on residential amenity.
- 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.
- Be sympathetic to surrounding existing materials and colour palette.
- Increase resident amenity by incorporating screening and physical separation between new properties and road potentially through boundary walls/fencing and hedge planting.
- Promote high standards of design and architectural detailing.
- Support initiatives for the retention of existing services and community facilities.
- Ensure signage does not adversely impact highways safety.
- Ensure that shopfront designs are appropriate within the street scene.
- Protect existing planting where it contributes to the street scene.
- Support provision of renewable energy where visually appropriate.

Yaxley Character Area 6: Broadway Local Centre



Broadway Shopping Centre



Recreational grounds within this area which are centrally located within the village with numerous points of access for residents

15.42 Broadway Local Centre is a centrally located character area on the south side of Broadway and adjoins extensive areas of residential development to the south and east. After Main Street it has the most diverse range of uses that are important to local residents for day to day living and employment. The community facilities and services found here include the Broadway Shopping Centre, a library, William de Yaxley Primary School, Yaxley health centre and recreation grounds with synthetic turf pitches. These fall within building types 5D and 7B. Due to the range of uses and the need for open and play space as well as car parking, the character area has a generally open feel to it albeit there is also extensive amounts of fencing and boundary markers differentiating the various operational requirements of each facility.

15.43 The Broadway Shopping Centre in Malting Square opened in the mid-1960s. It is a covered area consisting of 19 units occupied by local and national operators for shops, takeaways, convenience stores and banking machines with residential flats over some premises. Extensions over time have increased the capacity of the shopping centre and have assisted in reinforcing the street frontage with large areas of glazing to the frontage that add interest and provide an active frontage. Around the centre is hardstanding used for car parking, a low boundary wall provides some separation between Malting Square and the street scene. An additional building to the south also provides shops, services and flats within this area. Both buildings are constructed of red brick and have a variety of building heights.



Green grocers

15.44 The William de Yaxley Junior School is a large single storey building set behind fencing. It has large amounts of open space around it with access from Lansdowne Road. Playing fields are located to the west with a tree belt separating it from the larger public recreational ground to the south. The recreational ground is a large centrally located piece of open space with access from Lansdowne Road, from Main Street to the south and Middletons Road from the west. It has two adult football pitches, a 3G pitch, an outdoor gym, toddler and junior play areas, a floodlit multi activity area, skate ramps, community orchard and a pavilion which is the home to the Yaxley Community Fridge. Trees are planted along its boundaries and within the grounds, many are protected with tree preservation orders.

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15.45 The Health Centre is a large building with the majority at single-storey and an octagonal form for as the two-storey element. The existing building is unconventional in appearance. There is a small car park within the curtilage to the front with hedging and planting along its access from Lansdowne Road adding greenery and softening the impact of the facility with the adjoining residential properties. An additional care facility has recently been built to the west of the existing Health Centre facing onto the recreation grounds.



Health Centre

15.46 This an important area for Yaxley residents, there is scope for extensions to existing services and facilities to create additional school rooms, consultation rooms and small retail units as well as proposals that enhance the existing provision in this area.

Development proposals should:

- Ensure that development responds positively to the specific opportunities available to reinforce the educational, health, retail and recreational uses in the area.
- Support and retain the current uses in the character area through renovation, refurbishment or extensions to buildings.
- Reflect appropriate architectural detailing, materials and colour palette in the design of new buildings and provide where possible active frontages.
- Ensure that there is adequate car parking provided with any extension to the health centre and shopping centre.
- Consider and mitigate any potential harmful increase in vehicular movements from Broadway (B1091) and on the wider local transport and highway network.
- Protect the existing open space and grass verges that provide the spacious setting to development.
- Maintain and enhance where possible hedge planting along boundaries and along Lansdowne Road to reduce harm to resident amenity.
- Support provision of renewable energy where visually appropriate and potentially electric vehicle charging points.
- Support provision of facilities which encourage active modes of transport and increased permeability within the area and adjoining residential area.
- Provide appropriate non-illuminated signage to protect neighbouring resident amenity and highway safety.
- 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.

Yaxley Character Area 7: Shackleton Way (Persimmon Fields)



A mixture of homes along Shackleton Way looking toward the green and play space



A larger detached home with some decorative weatherboarding looking onto greenspace

- 15.47** This is a small character area accessed via Broadway with a footpath from Dovecote Lane. To the east it abuts rear gardens of properties along Field Rise and Vicarage Way and to the west it abuts gardens of properties along Dovecote Lane. While surrounded by earlier development, it has been split out into this character area due to the contrast in style and the clear difference in character within the area. Its principal road is Shackleton Way, however the area was developed under the name Persimmon Fields.
- 15.48** Shackleton Way is a major infill development with properties arranged around a loop road. It contains 125 homes demonstrating building type 3F. The main materials and colour palette of the area consist of red and buff brick, render, grey and red roof tiles with some coloured weatherboarding. Housing is typically denser with most arranged in a series of short terraces with several examples of flats built over garages and coach house style over access routes to rear parking courts. The development consists of a mix of 2-5 bedroomed properties with detached properties located around the periphery of the site looking over the greenspace.
- 15.49** The greenspace incorporates a village green with a public walk way linking though it to Dovecote Lane. It also has a pond and play area and is a key area of open space for residents. Its location on the western site of the character area also provides a stronger link to the character of the adjoining conservation area and the residential development at Manor Farm.
- 15.50** Development opportunities are limited to extensions and alterations to existing properties.

Development proposals should:

- 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.
- Be sympathetic to surrounding existing materials and colour palette of buff or red brick and grey or red roof tiles.
- Ensure that new development responds positively to the specific opportunities available within the area.
- 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.

Yaxley Character Area 8: Westfield Road



Vicarage Way bungalows



Raised properties with a considerable set back from Westfield Road creating a wide street scene

- 15.51** This is a residential character area located to the west of the Broadway Local Centre and south of Broadway. To the south and west it borders the Main Street and Church Street character areas. The majority of development within this character area dates to the 1970s and 80s with some earlier terraced and interwar properties found at the northern ends of Chapel Street and Middletons Road. Therefore, building types are somewhat mixed with 3B predominating but with some 2A, 3B, 3E and 3F. Uses within the area are mainly residential complemented by several care facilities.
- 15.52** Throughout the area there is a mix of two storey and single storey properties, however there is a much greater proportion of bungalows found within this character area than any other within Yaxley. Lee Road and Stonehouse Road are examples of streets mostly consisting of bungalows. This has reduced the visual impact of 20th century development on the historic built and landscape features as heading north along Westfield Road the gradient of the road slopes upwards. Therefore, the area is more closely related to the conservation area, Main Street and Church Street to the south and west. The influence of these can be seen in Vicarage Way for example where the spire of St Peter's Church shows in between and above the existing building line. This is reinforced by a footpath connecting Vicarage Way and Church Street.
- 15.53** The area has several individual and blanket tree preservation orders, most examples are found along Chapel Street and Blenheim Way. These in combination with other planting provides a green and natural feel to the area complementing the residential and care uses of the area. Some properties are obscured or partially obscured from view.
- 15.54** Hillcrest Avenue is a collection of semi-detached homes of simple red brick design with a central green providing a tranquil setting. Properties have a large set back from the road enabling on plot parking accentuating the sense of space. They also have a mixture of low boundary walls and low hedges which clearly mark out public and private space and add additional greenery to this residential road.
- 15.55** Materials within the area include buff, red and grey brickwork, red and dark roof tiles with some examples of coloured weatherboarding and textured materials to provide variation to front elevations. Design details include gabled roofs, smaller gables to front elevations, canopies and small porches. Some properties have been altered



Hill Crest Avenue

and extended. Some boundary features and planting within front gardens clearly define public and private space and provide some greenery and planting to the street scene. This set back also provides a more spacious and wider street scene complementing the residential nature of the area.

15.56 While the general layout and form of the area is consistent, there are several exceptions which contrast this, namely Snowhills on Blenheim Road/ Middletons Road and Spinney House along Chapel Street. Both are over 55s retirement housing. Snowhills consists of 41 one bedroom flats built in 1981 while Spinney House has 14 one and two bedroom flats for over 55's built in 2011.



Spinney House

15.57 Development opportunities are limited to extensions and alterations to existing properties.

Development proposals should:

- 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.
- Be sympathetic to the materials and colour palette of buff, red and grey brickwork, red and dark roof tiles.
- Promote high standards of design and architectural detailing.
- Support provision of renewable energy where visually appropriate.
- Protect the existing mature trees and hedgerows (in particular those protected by a Tree Preservation Order) where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Enhance and increase where possible pedestrian walkways and the permeability of the area and to local facilities and services.
- 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.

Yaxley Character Area 9: Mere View



Windsor Road has a collection of properties including some dating to the early part of the 20th century



Ashbridge Walk is one example of properties facing onto amenity space

15.58 This is a large character area located to the east of the Broadway Local Centre area and south of Broadway. Mere View wraps around the eastern and southern sides of the character area. Only properties in the south of the character area have a close physical or visual connection to the Fenland landscape and the traditional agricultural heritage associated with the south of the village.

15.59 It consists of development from the 1950s, 60s and 70s with a handful of interwar properties at the northern end of Windsor Road (building type 3B). Therefore, the building type found in greatest abundance is type 3D. Some of the earlier properties to be built in this area are along Dundee Crest and Lancaster Way toward Broadway. Formerly Dundee House had been located here but was demolished to enable development of predominantly chalet bungalows. These bungalows have access via Broadway however have been included within this character area as they relate more closely to the development to the south. Minor infill development and expansions to these areas have seen further diversification in house types with building types 3E and 3F also found sporadically throughout this area such as at Lancaster Court. Generally these have been sensitively integrated.



Lancaster Way chalet bungalows

15.60 Development is typically more uniform in terms of plot sizes and property design than those built later. Roads are also designed with central spine road such as Landsdowne Road, Lancaster Way, Mere View and Windsor Road with smaller residential roads diverging from them. The area consists of predominantly two storey properties with a handful of bungalows. Homes are a mixture of semi-detached and detached, most set in rectangular plots apart from corner properties where slightly more irregular plots have been created to utilise space. Many have small square porches to the front with garages typically to the side creating space for on plot parking. These provide opportunities for some extensions. Some parking is located in separate garage courts. The space for on plot parking and the consistent set back from the roads provides these areas with a relatively spacious feel and greater opportunities for planting and green space. Some properties such as those along Lancaster Way have very steep rooflines similar to chalet style bungalows adding some diversity to the area. The dominant materials and colour palette are buff brick, grey brick, red brick, grey tiles and some rendering and weatherboarding.



Landsdowne Road

15.61 There are pockets of open and green space throughout the character area. The area within Lancaster Way and Mereside has various small footpaths with grassed areas breaking up the streetscape where houses are laid out in a Radburn style pattern representing building type 3C. Examples include Ashbridge Walk, Orchard Walk, Silverwood Walk and Silverwood Walk. Within this area is also a play area with pedestrian access linking to surrounding residential areas along Peartree Walk and Highfield Walk. These serve to break up this extensive residential area and form important areas of open and play space as well as a green setting in some points. In these areas, the front elevation faces other houses with a central amenity space and footpath between them which can make distinguishing between public and private space difficult. Their rear gardens and fences dominate the street scene to the back where there is vehicular access to these properties.

15.62 Also within this character area are examples of other land uses important to the local community such as the Olive Mede care home, Yaxley Scout and Guide Centre and Mere View industrial area. The Mere View industrial area consists of 22 or so units used for light industrial factories, workshops, offices and shops. The buildings along Mere View are terraced and give a more residential impression being constructed from brick, render and UPVC windows (building type 5B). They have distinctive flat roofs. These have some set back from the footpath with some trees which provide some greenery to the area and increases the separation with neighbouring residential properties. The grassed area at Hillside Walk provides increased separation between the industrial area and residential properties. The rear garden fences of properties opposite the industrial area also provide visual separation. Within the industrial area, there are several blocks to the rear where more traditional industrial units are located with shallow pitched roofs and constructed from a mixture of brick and corrugated metal. Here there is limited tree planting, instead it is dominated by hard surfacing, car parking and storage areas.



Mere View industrial units

15.63 There are limited infill opportunities remaining with greater opportunities to alter or extend existing properties or for redevelopment.

Development proposals should:

- 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.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Promote high standards of design and architectural detailing.
- 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.
- Enhance and increase where possible pedestrian footpaths and the permeability of the area.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support provision of renewable energy where visually appropriate.
- Enhance screening and adequately mitigate amenity issues arising from proposals within the Mere View industrial area.

Yaxley Character Area 10: Cock Close Road



Tree planting between Cock Close Road and the Ferndale Estate separate them but a walkway connects them



Properties with steeply pitched roofs on Pheasant Way

- 15.64** This character area is located to the north of Broadway and south of the 21st century Ferndale Estate. It consists of housing built in the 1970s and 80s around the principal route of Cock Close Road. All road names are different types of bird: Pheasant Way, Owl End Walk, Nightingale Drive, Partridge Close and Kingfisher Close. Adjoining the area within character area 11, there is a large area of green space and tree belt referred to as "Green Park", this is located off Seaton Close and Pooley Way with a path connecting this area with Allard Close.
- 15.65** Housing is mixed with most being either detached or terraced with some semi-detached. Materials are somewhat varied with grey and red brick used with dark roof tiles. Some have weatherboarding to front elevations adding variety. Some properties have very steeply pitched roofs adding local distinctiveness. These homes also have dormer windows giving additional external features as well as making extra roof space. There is a handful of three storey properties.
- 15.66** The layout of development within the area is less regimented than earlier examples of housing, plots are of a more varied size with verges and wide road layouts which in addition to the variation of front garden space create a fairly spacious street scene with planting and greenery. Also, the area has a network of footpaths connecting streets to one another including access to the Ferndale Estate via Brunel Drive and to community facilities and greenspace such as Queen's Park recreation ground and playing pitches.
- 15.67** Development opportunities are limited with the greatest opportunities being for alterations or extensions existing properties.

Development proposals should:

- 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.
- Be sympathetic to surrounding materials and colour palette of buff or red brick and dark roof tiles.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Protect the existing trees and planting where these contribute to the character of the street scene.
- Maintain and enhance where possible walkways connecting to other residential areas and areas where community services and facilities are located.



Yaxley Urban Character Area 11: Ferndale Estate



Mixed housing types, colours and materials along Ferndale Road. Trees and hedges form a key element of the character of this area



Telford Drive has several examples of houses influenced by arts and crafts and interwar style

15.68 The Ferndale Estate is a large character area located to the north of Broadway. It was built during the early 2000s on the site of the former Co-op Farm. This area extends northwards to the boundary with Peterborough City Council and in the north east corner have crossed the boundary. Only those elements that fall within Huntingdonshire District Council are included in this assessment.

15.69 The building type found within this area is 3F with a cul-de-sac layout predominating resulting in a more irregular pattern of plot layout and sizes than in earlier forms of development. The principal road throughout the area is Ferndale with access to the west from London Road via Brunel Way and to the south from Broadway via Daimer Avenue. Street names are grouped into the themes of automobiles and engineering, for example Ford Close, Royce Close, Morris Court and Edison Drive.

15.70 The land uses within the area are mixed. To accompany the approximately 600 or so homes, there is a superstore and Fourfields Community Primary School. These complement the neighbouring residential use and provide additional services to support the growth of Yaxley. Both are located on the eastern side of the development accessed via a roundabout on Daimer Avenue. These demonstrate building type 5D and 7C and add diversity to the materials and colours. The school is a collection of single storey buildings, play equipment and play space while the superstore has a substantial car park set behind some boundary planting. The developments north of Broadway also provide various play areas and amenity spaces for residents. The largest is Queen's Park recreation ground with a pavilion and several playing pitches. Adjoining this is also a substantial grouping of tree planting providing a natural and green setting and a break amongst the extensive residential development in this area. Throughout the area, trees and hedges form a key element of the street scene.



Co-Operative on Bentley Avenue

15.71 Housing is typically large detached family homes with on plot parking and either low boundary walls or hedges clearly separating public and private space. The materials and colour palette vary from red and buff brick, pantiles, grey tiles, some mock Tudor panel designs and rendering. Some have attempted to reflect the interwar and arts and crafts style rooflines and characteristics into their design to provide a sense of place and linkage to the earlier examples of development found on Broadway. This provides diversity to the housing stock within the area and local landmarks. The road layout is in a cul-de-sac style with connections made to earlier development to increase permeability and integrate these developments.

15.72 Development proposals are limited to extensions and alterations to existing properties.

Development proposals should:

- Reflect the principles, materials and detailing in the agreed design codes.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Maintain footpaths and landscaped areas and wherever possible promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Retain and 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.
- Support initiatives for additional services and community facilities.
- Support and enhance pedestrian and cycle routes to link to existing services and networks throughout the village.
- Support initiatives that provide public rights of way or routes to the Hampton Country Park to the north of Yaxley.
- Incorporate renewable energy options where they are visually appropriate.
- Ensure signage is in an appropriate location and does not impact road safety.

Yaxley Character Area 12: Queen Street to Violet Way



Speechly Road properties with green space fronting onto Broadway



Freesia Way

15.73 This is a residential character area located to the north of Broadway and east of the Ferndale Estate. A small convenience shop is located on the corner of Queen Street and Broadway. It has two sub areas and is closely linked with the Broadway Fields character area to the east.

15.74 The first sub area is focused around the older Queen Street and Crane Avenue. These properties were built first in the early 1970s and have a very regimented pattern to their development with all plots being rectangular and homes semi-detached. Materials and colour palette consist of a red or buff brick or a combination of different coloured brick or brick and coloured render. Two storeys predominate with some bungalows, all have gabled roofs. Several properties have been altered or extended over time. Queen Street is horseshoe shape with Crane Avenue located within it. There is a walkway at the north western corner of the character area connecting to the Ferndale Estate and Fourfields Primary School.



Queen Street

15.75 In the south of the character area is Speechly Road which consists of a series of four terraced groups with access to Crane Avenue in the middle. These overlook amenity space and tree planting providing additional set back and screening from Broadway. To the east of Speechly Road is a modern redevelopment on the site of the former Ashton House (demolished in 2008). This redevelopment has provided 13 new homes on the site, four of which face directly onto Broadway (as these have a greater relationship with Broadway they have been included within the Broadway character area). These while of modern design and materials, have been influenced by the style of surrounding development incorporating gabled roofs, a combination of brick and render to the external appearance of the properties and most being semi-detached.

15.76 These homes are located at the point where the two sub areas meet, with Laburnum Avenue to the north of them linking through from Queen Street. The second sub area is an extension to Queen Street, to north via Crocus Way and to the south by Laburnum Way both linking to Freesia Way and then Violet Way built in the 1980s. These properties are less regimented in terms of their plot layout and how they are arranged, most are style semi-detached or terraced with very limited examples of detached homes. The plots are typically smaller and narrower resulting in this area being at a higher density.



Larch Close

The materials used are similar to those within the first sub area, however there is some additional detailing in brickwork and more variation in housing types. Laburnum has two block of flats which add some diversity to the types of homes in the area.

15.77 Play space with views northwards to Hampton Country Park and the ongoing development of the Hamptons in Peterborough. There are other amenity spaces such as Lilac Walk with houses arranged around in looking in on the space. Throughout the area are walkways connecting roads to one another and increasing permeability to nearby community services and facilities.

15.78 Development proposals are limited to extensions and alterations to existing properties.

Development proposals should:

- 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.
- Be sympathetic to surrounding existing materials and colour palette found within the immediate vicinity.
- Ensure that new development responds positively to the specific opportunities available within the area.
- 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.
- Support provision of renewable energy where visually appropriate.
- Maintain and enhance where possible walkways connecting to other residential areas and areas where community services and facilities are located.

15 Yaxley Key Service Centre

Yaxley Character Area 13: Broadway Fields



Within Broadway Fields are several examples of flatted development adding diversity in design and scale throughout, this example is along Violet Way



Foxglove Way arches round a greenspace with play equipment and tree planting

15.79 This is a small character area located north of Broadway extending Violet Way. It is an residential extension of Violet Way built in the 2000s as Broadway Fields. The area is a cohesive consisting wholly of building type 3F. Some of the development crosses over the boundary with Peterborough City Council, only those elements that fall within Huntingdonshire District Council are included in this assessment.

15.80 Although it is connected to the Queen Street to Violet Way character area and continuing on the theme of plants for road names, the development is considerably different from the adjoining area, thus justifying its own character area. This is seen in the materiality, style and layout of properties which include higher density flatted development (up to three storeys), terraced properties providing a stronger link to the older types of housing found along Broadway and Main Street as well as examples of properties located on bends in the road to 'turn' creating a continuous building frontage and flats over garages or coach ways with access to parking courts. Several properties also have additional architectural features such as dormer windows which provides a further link to the historic buildings found along Main Street.

15.81 The development has several play spaces, these are along Foxglove Way, Daffodil Court and Rose Court with the first being the largest. These are key areas areas most properties are short terraces with limited space at the front apart from some hedge planting which contribute to the street scene by providing some green all year round. The limited front space also limits on plot parking resulting in on street parking but the majority of parking spaces are found in parking courts throughout the development located behind properties. The Parish Council has highlighted that on street parking is becoming more common and that some amenity space is being used as car parking.



Violet Way short terraces

15.82 Development proposals are limited to extensions and alterations to existing properties.

Development proposals should:

- 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.
- Be sympathetic to surrounding existing materials and colour palette of white render, buff/brown or red brick and red or grey roof tiles.
- Ensure that new development responds positively to the specific opportunities available within the area.
- 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.
- Support provision of renewable energy where visually appropriate.
- Retain areas of areas of amenity space for their original purpose and limit car parking in these area.

15 Yaxley Key Service Centre

Yaxley Character Area 14: Whitney Drive



Terraces within Whitney Drive overlooking a central green space and areas of parking



Variation in design and materials along Whitney Drive

- 15.83** Whitney Drive is on the site of the former Snowcap mushroom site is a further example of later infill development. It is an irregular shaped piece of land located on the far eastern edge of the village adjoining the Clark Drain site (Broadway Business Park area) to the north and Mereside industrial area within the Mere View character area. The ground falls gently towards the south of the site and rises up steeply to Broadway in the northwest. The area is accessed off a single point of access from Broadway.
- 15.84** It consists of a cohesive group of properties, almost all of which are two storey properties ranging from 1-4 bedrooms. The scheme has a palette of materials which include red and buff bricks, render, and red and grey tiles. Most properties are short terraced, with some detached and semi-detached. The redevelopment of the area has improved its appearance through changes in the road alignment, the use of double fronted houses and enhanced elevation treatment alongside extensive landscaped areas associated with the public open space to the east. The site was completed in 2018.
- 15.85** This is a cohesive development with opportunities only remaining for alterations or extensions to existing properties.

Development proposals should:

- 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.
- Be sympathetic to surrounding existing materials and colour palette of red and buff bricks, render, and red and grey tiles.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support provision of renewable energy where visually appropriate.

Yaxley Character Area 15: Broadway Business Park



Broadway Business Park



Further units within the Broadway Business Park

- 15.86** The character area includes the Broadway Business Park as well as a small industrial area on a triangular site on the other side of Broadway and the railway line in operation as Clark Drains.
- 15.87** The Broadway Business Park is an Established Employment Area in the [Huntingdonshire Local Plan to 2036](#). It is located to the east of the railway line and the northern side of the B1091 opposite the Eagle Business Park. Its northern boundary runs along the boundary with Peterborough City Council. It hosts several large units occupied by warehousing and industrial businesses. There are two access points from the B1091, one route links to the northern part of the park to Station Bridge, another links to a route along the front of the business park to a large car parking area. There is some separation from the site and the road via roadside verges and metal fencing running along the frontage of the site. At the entrances to the area there are several adverts and signage.
- 15.88** Buildings date to the middle of the 20th century with some additional units built over time, all demonstrate building type 5B. Most are large expansive buildings of steel framed construction, clad with buff and red brickwork and plastic coated profiled sheeting. Most roofs are low pitched, there are some flat roofs and curved roofs adding diversity throughout. The area is dominated with large buildings and expansive areas of hard standing to accommodate car and truck parking as well as metal fencing. There are limited soft landscaping features within the business park and car parking areas, most planting is present along the eastern edge and to the south eastern corner of the area where it is closest to the railway line. Other planting can be seen along its northern and north eastern boundary assisting in obscuring its impact on the wider countryside. This is important to mitigate any potential harmful impacts on the Great Fen Landscape and Visual Setting Boundary as identified in the [Local Plan to 2036 policies map](#).
- 15.89** The site operated by Clark Drain has been grouped within this character area as it most closely relates in terms of land uses and structures to those within the Broadway Business Park. The site has one large industrial building and various operational structures such as silos throughout the site. It is mostly hard surfaced for lorry parking and storage with security fencing around the site. It is accessed via the B1091 on a slight decline and border residential development to the south and west.
- 15.90** There is some capacity for new units, extensions, change of use to other appropriate land uses and the renovation of units.



Clark Drain site

Development proposals should:

- Reinforce the use of the area as one of Yaxley's employment locations.
- Be sensitively designed to limit visual impacts on the surrounding countryside in particular the Great Fen Landscape and Visual Setting.
- Consider and mitigate any potential impacts on the B1091 and wider highways network.
- Promote high standards of design and support creativity in architectural detailing within the business park.
- Reduce the impact on nearby residential amenity in terms of sight, light, noise, pollution and odour.
- Encourage and retain tree and hedge planting within the business park and along its boundaries.
- Reduce the visual dominance of cars by promoting enhanced boundary landscaping and planting.
- Support proposals where they encourage active modes of transport and improve opportunities for walking and cycling through footpaths and cycleways to the main village.
- Incorporate renewable energy options where they are appropriate and electric vehicle charging points.
- Ensure signage is in an appropriate location and does not impact road safety.

Yaxley Character Area 16: Eagle Business Park



Peregrine Court within the Eagle Business Park



Enterprise Court within the Eagle Business Park

15.91 This character area includes the land identified as an Established Employment Area in the [Huntingdonshire Local Plan to 2036](#) as well as land adjoining it that has planning approval to extend the business park. It is located on the south side of the B0191 opposite the Broadway Business Park and is also on the eastern side of the railway line. The area can be split into two sub areas, the first incorporates the existing and expanding Eagle Business Park as well as the smaller Discovery Business Park, the other sub group is located to the south west which provides further redevelopment opportunities.

15.92 Phase 1 of the business park gained planning approval in 2001 and built the majority of units over the subsequent five years located along Imperial Way, Falcon Way and including Venture Court and Enterprise Court. The uses included here are light and heavy industrial including small factory type units, medium sized factory units and stand alone buildings for individual occupiers. Following the occupation of these units and the establishment of the business park, a phase 2 gained planning approval in 2017 for an extension of the business park of some 7.44ha (equating to 20 plots) on land to the south east up to a drainage channel. The uses approved are the same as those within phase 1 with additional storage and warehousing. Access is via the existing business park through the commercial area with the B1091 serving the business park to the north. Reserved matters are still being approved for various parcels within the phase 2 element of the business park, however many units are now occupied, for example those within Peregrine Court, Harrier Court and Heron Court. All units within the Eagle Business Park demonstrate building type 5B. Landscaping is essential to reduce the prominence of the development in particular in respect to the Great Fen Landscape and Visual Setting Boundary as identified in the [Local Plan to 2036 policies map](#).



Falcon Way

15.93 Adjacent to the Eagle Business Park is the small Discovery Business Park. This was the redevelopment of brownfield land for four buildings of the same uses but including some trade counters arranged in a horseshoe formation providing for 12 units. It is located immediately along the B1091 with a separate vehicular access to the larger Eagle Business Park. Again the buildings reflect building type 5B constructed of steel frames with composite panelled elevations roofs. Grey is the dominate colour with signage coordinated in terms of colour and location with the front elevations of buildings. The buildings at the front of the site have mono pitch roofs that are lower on the outer edge. The entrances of these buildings face Broadway and add interest and detailing to the end gables that present to the main road. Some units have incorporated solar panels.



Discovery Business Park

15 Yaxley Key Service Centre

- 15.94** To the west of the Eagle and Discovery Business Parks is the potential for major redevelopment. It includes the Local Plan site allocation YX2 (Yax Pak) which has been derelict for some years and was used for mushroom production and the manufacture of mushroom compost. The remainder of the site was occupied by Sylvan as a Mushroom Research Laboratories and production centre. The site has now been cleared. The inclusion of the Sylvan land (north eastern sector of the overall site) provides the opportunity to provide improved access to the whole of the land and provide a more comprehensive redevelopment of the area. The site is sensitive to increased surface water/ treated effluent discharges, therefore appropriate flood and drainage assessments will be required to support any development proposals.
- 15.95** There are still some opportunities for redevelopment within this employment area, impacts on the landscape and the highway network are key considerations. Within the built and approved employment area the scope of development proposals is limited to change of uses, changes and alterations to buildings.

Development proposals should:

- Reinforce the use of the area as one of Yaxley's employment locations.
- Ensure that any infill opportunities or amendments to units are consistent with the design of the wider business park.
- Consider and mitigate any potential impacts on the B1091 and wider highways network.
- For further extensions to the business area permeability and access routes should be sought where possible.
- For the redevelopment of Yax Pak and any wider area of land adjoining the Local Plan allocation, a flood risk and drainage management plan will be required.
- Promote high standards of design and support creativity in architectural detailing.
- Encourage and retain tree and hedge planting within the business park and along its boundaries to reduce its impact on the wider countryside in particular the Great Fen Landscape and Visual Setting and long distance views to the south.
- Reduce the visual dominance of cars by promoting enhanced boundary landscaping and planting.
- Support proposals where they encourage active modes of transport and improve opportunities for walking and cycling through footpaths and cycleways to the main village.
- Incorporate renewable energy options where they are appropriate such as solar panels and potentially electric vehicle charging points.
- Ensure signage is in an appropriate location and does not impact road safety.