

# Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

## Chapter 12 - Sawtry



## 12 Sawtry Key Service Centre

- 12.1** Sawtry is situated on the western edge of the Fen Margin Landscape Character Area midway between Peterborough and Huntingdon.

### Landscape Setting

- 12.2** Sawtry is situated at the junction of the Fen Margin and the Central Claylands Landscape Character Areas. The village itself and land immediately to the south lies within the Fen Margin area and is influenced by the Fenland landscape. However, the A1(M) cuts through the landscape immediately to the east of Sawtry giving a sense of physical and visual separation from this wider context. To the south east, the landscape is flat, relatively open and typical of the Fen Margin and the views out across the open agricultural landscape of the Fen Margin.
- 12.3** The landscape surrounding the village on the western side lies within the Central Claylands Landscape Character Area. It has more undulating topography and contains open fields interspersed with ancient woodlands such as Aversley Wood. Immediately to the south west the landform rises up significantly towards the local ridgeline at High Holborn Hill. The Northern Wolds approach close to the western side of Sawtry and the relatively high hills within this visually contain the wider landscape.

### Edges and Visual Prominence

- 12.4** Overall Sawtry is visually well contained to the east and west due to the nature of the surrounding landform and screening along highways. Unlike many villages in the district, All Saints parish church has no tower and there are no other prominent landmarks within the village to announce the presence of the village in the landscape.
- 12.5** The north western edge of Sawtry comprises land that rises steadily to the north west and is separated from the village by Sawtry Brook which forms a prominent linear feature in the landscape having been artificially straightened and deepened with trees and hedgerows along much of its length. To the north the fields are relatively large and there are long distance views across the agricultural landscape. To the east the land starts to rise forming a low ridge between the northern part of the village and the A1(M).
- 12.6** The eastern edge of the village is closely contained by the A1(M) where the planted road embankments and noise barriers along Bill Hall Way and the A1(M) screen the majority of views toward the village. The area contains a network of hedgerows and in part forms the setting of All Saints Church. The south eastern part of this area comprises rough grassland and is visually very well contained.
- 12.7** A open agricultural landscape forms the southern edge of Sawtry which is typical of the Fen Margin area. Again an artificially straightened watercourse runs close to existing properties forming the immediate edge with open views across the area from Coppingford Road and St Judith's Lane. To the south west of the village on the lower slopes of High Holborn Hill are allotments, a recreation ground and arable fields. The landform rises steeply from the edge of the village to form a locally prominent ridge line providing a strong sense of containment to the landscape and longer distance views. The landscape on the south western edge of the village comprises a mixture of arable and pastoral fields interspersed with some hedgerows.

### Townscape Character

- 12.8** Archaeological evidence points to a settlement around Sawtry from pre-Roman times, including an Iron Age farmstead, Roman field systems complemented by a medieval village and church, and a possible civil war gun battery. The site of the medieval village, now protected as a Scheduled Monument, lies to the north east of the village. The reasons for abandonment of the medieval village are not clear, but for some reason, the settlement relocated to the west.

## 12 Sawtry Key Service Centre

- 12.9** The historic core of the village, which is defined by historic buildings along the High Street and at The Green, is designated a conservation area. Other notable historic buildings, including Manor House Farm, can be found to the southern edge of the village at Green End. The parish church is a modest Victorian building, situated on rising land to the eastern edge of the village. Within the historic core, Sawtry retains a strong village character, created by the arrangement of terraced brick cottages and town houses along the High Street and surrounding The Green. Within the historic core, Sawtry retains a strong village character, created by the arrangement of terraced brick cottages and town houses along the High Street and surrounding The Green. A number of roads within the village, for example Chapel End, have retained their distinctive rural character but in general, the character of the village is dominated by post 1950s development comprising a variety of architectural styles and materials.
- 12.10** Twelve character areas have been identified (Figure 12.1 and can be viewed on the [interactive map](#)). The village has expanded considerably over recent years though post war residential development. Large residential estates dominate the southern approaches to the village and development has extended to Sawtry Brook to the north west, and the rising landform of High Holborn Hill to the south west. School playing fields form large green spaces in the centre of the village and a small industrial estate has developed at its northern end.
- 12.11** Unlike other settlements on the Great North Road such as Buckden and Stilton, the coaching trade had relatively little impact on the form of the village and there are no coaching inns or Georgian town houses within the historic core. The present A1 (and the associated link road at Bill Hall Way) now provide a strong eastern edge to the village although areas of open land currently separate the urban edge from these roads. To east of the A1 is the Blackhorse Business Park.



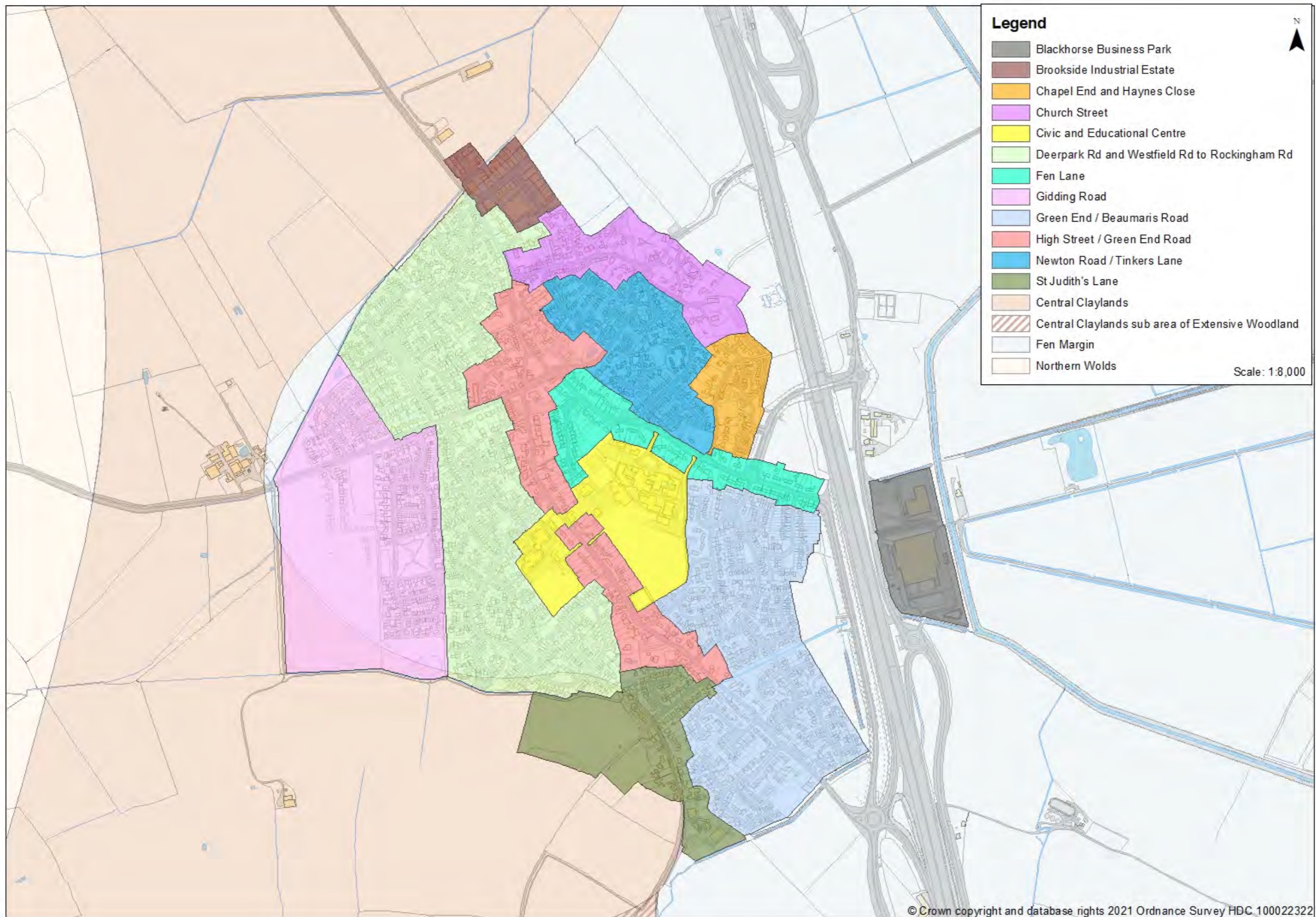


Figure 12.1 Sawtry Character Areas

**Page left intentionally blank**



## Key Features

Historic route	The High Street, Green End Road
Historic gateway	Gidding Road, Green End Road
Landmarks	Manor House Farm, All Saints Church
Memorable areas	The Green, All Saints Church, St Judith's recreation ground
Key views	South towards High Holborn Hill and north-east over the Scheduled Monument



The Green forms a distinctive central point in the village



Sawtry experienced significant growth during the 20th century



View from the end of St Judith's Lane over the Central Claylands landscape character area with public rights of way to Aversley Woods



All Saints Church

# 12 Sawtry Key Service Centre

## Sawtry Character Area 1: High Street/Green End Road



The junction between Gidding Road, High Street, Green End Road, Fen Lane and Tinkers Lane form a distinctive village centre



Early to mid 20th century housing, typically semi-detached with generous front gardens are found along Green End Road

**12.12** This character area includes the historic route into and out of the village and includes most of the village's Conservation Area designation. It extends along the key route through the village along Green End Road which becomes the High Street at the centrally located triangular green, the Sawtry Civic and Educational Centre character area splits this character area into two. Building types within the character area vary greatly with types 1B, 2A, 2B, 2D, 2E, 3A, 3B, 3D, 3E, 3F and 5D present. This reflects many additions made over time which have reflected varying materials, styles and designs creating an interesting historic route into the centre of the village.



Parade of shops on Greenways

**12.13** The main area is focused around The Green which forms a junction between Green End Road, Gidding Road, Fen Lane, Tinkers Lane and High Street forming its distinctive centre. It has a strong village character with a mix of house types, shops, services and facilities including a dentist, surgery, food shops, public house, takeaways, fire station, women's institute and working men's club. These are dispersed along the character area with a cluster of these found within a parade of units along Greenway, these are set back from the road allowing space for car parking and grassed areas, the land also rises up slightly here. The centre is however strongly influenced by roads, traffic and signage.

**12.14** There is a more enclosed feel around The Green, some Victorian and Edwardian terraced properties have no set back from the pavement or short front gardens. This area also has the greatest concentration of the oldest buildings in the village and many of Sawtry's listed buildings. A notable example is the Greystones public house which faces onto The Green. This is a grade II listed building formerly a house but now a public house. It dates to the early 19th century, is limestone ashlar faced, with modern interlocking roof tiles and three modern dormer windows added. It is an example of building 2E. A listed 19th century single storey village-lock is located here highlighting this area's historical and social significance as the village centre.



Greystones public house

**12.15** Tinkers Lane provides a contrast to this with its narrow village lane quality. A boundary wall and dense tree planting shields the listed no.1 Tinkers Lane from view and provides a green edge to the character area with the adjacent mid-20th century bungalow development on the other side of Tinkers Lane.



- 12.16** To the north of this area is the grade II listed Manor House. It was built in 1795 of local gault brick, flemish bond with paler bricks to the front wall and a plain tiled, mansard roof. It is set in large grounds behind a low boundary wall running along the footpath. Extensive tree planting screen it from view and add to the village like feel of the area. Opposite is Mellors Court which contrasts with the general character of the area as it is a 1970s building of 22 flats used as sheltered housing. It has a large set back from Glatton Road allowing space for parking. Its only access is via the historic centre hence its inclusion within the character area.
- 12.17** The area south of the Civic and Educational character area consists of a collection of properties dating to the early and mid 20th century along Green End Road. Most are semi-detached pairs with a central chimney stack arranged regularly in long rectangular plots with modest front gardens. Materials include white and pastel colour render and dark roof tiles. There has been some infill development utilising spare land over time. Many properties have spacious front gardens with low hedges which separate public and private space without enclosing the street scene.
- 12.18** Within this area are some community facilities such as a vets, garage, shops and the Bell Inn. The Bell Inn is a two-storey building, with a rendered and painted brick façade under a slate tiled roof with sash windows decorating the external elevations of the building. The pub also has an associated outbuilding to the rear as well as an enclosed pub garden. Properties within this area are generally set in larger irregular plots. No. 32 Green End Road (the White Cottage) is grade II listed and is a notable building on the street scene. It is a late 17th century/ early 18th century timber framed building which is rendered and has long straw thatch. It contrasts with the general pattern of development which has developed around it and is a local landmark on the approach into the village due to the openness of the school playing field located to the south of it.
- 12.19** This is a varied character area with scope to alter and extend existing properties with some limited opportunities for infill development.



The Bell Inn

#### 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 and its central location within the village.
- Reflect the existing materials and colour palette of the immediate vicinity.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Consider the impact on the street scene of shopfront design and building renovations.
- Promote high standards of design and architectural detailing to enhance the historic character of the area.
- Protect the existing mature trees where these contribute to the character of the street scene.
- 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.
- Maintain and enhance physical and visual connections to key buildings and open spaces and support permeability of the area.

## 12 Sawtry Key Service Centre

### Sawtry Character Area 2: Civic and Educational Centre



Sawtry Village Academy



The Old School House now used by the Parish Council for meetings along Green End Road

- 12.20** The Sawtry Civic and Educational Area is a centrally based character area located on either side of Green End Road. It contains a mix of uses including Sawtry Village Academy and sports grounds, Sawtry Junior Academy and Infant school, library, children's nurseries, youth/community centre, leisure centre, sports courts and a bowling green. The concentration of educational and leisure uses as well as the modern school buildings and sports facilities situated in fairly large grounds to accommodate car parking and playing fields and equipment justify splitting this area into its own character area. Whilst the built edges of the village have expanded over time, the civic and educational uses in the centre of the village ties them and the growing population together.
- 12.21** The buildings within this character area predominantly demonstrate building type 7B and are set back from the immediate street scene so they do not overpower it. The street scene along Green End Road is heavily influenced by traffic, road signs and crossings. The Old School House is an example of type 7A and is a building of note within the street scene contrasting with the mix of residential houses and bungalows found along Green End Road. The Old School House is now used as a village hall and by the Parish Council.
- 12.22** Most of these facilities are accessed from Green End Road with Sawtry Village Academy (a secondary school and sixth form) being accessed from Fen Lane. The various school grounds and sports facilities provide a fairly open character with some areas of hardstanding for car parking and other areas of greenspace. It is a fairly well contained space with hedging and fencing in part due to safety as these facilities are located along a central route in and out of Sawtry and also due to the residential growth around them where boundary fences to residential properties have further enclosed these sites.
- 12.23** There are limited development opportunities in this character area, apart from small scale proposals for enhanced or new sports facilities and play equipment or additional school rooms.

### **Development proposals should:**

- Ensure that development responds positively to the specific opportunities available to reinforce the educational and leisure 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.
- 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 Green End Road.
- Support provision of renewable energy where visually appropriate.
- Support provision of facilities which encourage active modes of transport.

# 12 Sawtry Key Service Centre

## Sawtry Character Area 3: Church Street



All Saints Church



Terraces along Church Street

**12.24** This is a characterful and historically influenced area which wraps around the north eastern part of the village. Church Street is the principal street with several roads and lanes diverging from it. It has a distinctly more village like nature with several narrow lanes and significant amounts of tree planting within the area and along its edge to screen the visual impact of the A1(M) to the east. Also, the Sawtry moat and shrunken medieval village Scheduled Monument lies to the north of the character area and contributes to the area's setting and historic significance as it was historically the village centre before it was relocated to the west (see the High Street/ Green End Road character area).

**12.25** Church Street is a residential area with properties from various ages, they are predominately two storeys but there are several bungalows. There are several older properties, Victorian and Edwardian properties demonstrating building types 1B, 2A and 2B. There has been infill development over time which has been sensitively integrated by broadly reflecting the style and materials of existing buildings which has reinforced the area's character. These reflect building types 3D, 3E and 3F. Warren Croft is an example of modern in-depth development from Church Street further diversifying the housing found within the character area.



Warren Croft

**12.26** Church Street continues up to a small junction with Tort Hill, Tinkers Lane and Church Causeway. At this point properties on the south side of Church Street have a much shorter set back from the road while those on the northern side have very deep set backs creating a varied and open feel. Tort Hill extends into the countryside with only a handful of properties. Rectory Close is another example of modern in-depth development from Tort Hill which has infilled the land north of the Rectory and the Old Rectory. It has several large detached properties set in large plots, generous open space and double garages. A footpath connects to Church Causeway.



Tort Hill

**12.27** Church Causeway has high hedges and dense planting which obscure many homes from public view and contribute to the area's green character. Also on Church Causeway is the Old Rectory, a mid-Victorian property with many original features (building type 2E). It has a driveway with trees and vegetation obscuring it from public view.



**12.28** A key landmark of this area is the grade II listed All Saints Church located at the end of Church Causeway. It is situated on fairly high ground making it noticeable across the village. All Saints Church is the only one still standing of the three original parish churches within Sawtry. The existing Church is a fairly new church built on the site of the original All Saints Church in 1879/80. At this time the other parish church, St Andrews was also demolished but not rebuilt. There are windows and memorials from St Andrews in the church and its construction incorporates 13th century material such as reused coursed limestone with parapetted plain tiled roofs. This demonstrates building type 6A. There are two public rights of way leading out onto the site of the Scheduled Monument.

**12.29** This is a sensitive area whose historic and countryside setting are key considerations.

**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
- Mitigate harm to the countryside particularly to the north and eastern edges of the character area.
- 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.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Protect the existing areas of open space and tree planting which contribute to the character of the area and those that assist in screening the noise and visual prominence of the A1(M).
- Maintain and enhance where possible opportunities for public rights of way.

## Sawtry Character Area 4: Chapel End and Haynes Close



Chapel End terraces



Detached homes within Haynes Close with open space

**12.30** This is a small but character area located to the south of the Church Street character area on the eastern edge of the village. It consists of two roads Chapel End and Haynes Close which are connected via a walkway. It has a closer association in feel to Church Causeway located to the north and has limited permeability to the Newton Road/ Tinkers Lane character area.

**12.31** In the east of the character area is Chapel End, a narrow country lane without a footpath. It has a collection of mixed-aged housing typically large and detached. 25 Chapel End is a grade II listed late 17th century cottage of timber frame part exposed, on brick plinth with long straw thatch. As well as detached homes are Victorian terraces of building type 2A which add additional variety to the character area.

**12.32** Recent additions and extensions have been made to Chapel End including extending existing properties within their spacious plots. Infill development has also taken place, for example between 8 and 18 Chapel End with new dwellings which have a mix of traditional and contemporary design features including external side chimneys on both properties which is also reflected on existing dwellings in their vicinity. More contemporary features include partial cladding to the front elevation with the use of render and contemporary fenestration.



Chapel End modern house

**12.33** To the east of Chapel End and connected via a walkway is a cluster of modern development in Haynes Close completed in 2019 located between St Andrews Way and Chapel End. The homes are building type 3F with a mixture of large detached homes, terraces and semi-detached homes. Some terraces turn with the road to create a continuous frontage. The landscaping throughout the area reinforces a village like nature with areas of green space with a dense tree belt forming a boundary with St Andrews Way and two ponds surrounded by vegetation and trees. This also assists in screening the area from the nearby A1(M).



Walkway between Chapel End and Haynes Close

**12.34** Development opportunities are limited following recent additions to the character area, however there may be opportunities for alterations and extensions 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.
- Mitigate harm to the countryside particularly to the north and eastern edges of the character area.
- 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.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Protect the existing mature trees and hedges where these contribute to the character of the area.
- Protect the existing areas of open space and tree planting which contribute to the character of the area and those that assist in screening the noise and visual prominence of the A1(M).

## Sawtry Character Area 5: Newton Road/Tinkers Lane



Newton Road



Manor Close

**12.35** This character area is located to the south of Church Street and Church Causeway and north of Fen Lane. It consists of predominantly infill developments since the 1980s but there are areas of older development. Development is mixed with building types 3D, 3E and 3F present.

**12.36** Due to pockets of infill development, varying designs and architectural detailing can be found throughout the character area. Annesley Close is an example of this with its steep roof lines incorporating integrated garages with velux windows. Another is the mock Tudor detailing found along Newton Road particularly on its northern end closest to Church Causeway. There are few other examples of such housing within the village. Other detached modern homes are found in infill development along Tinkers Lane. Materials throughout the character area are varied with red, buff and grey brick, mock Tudor detailing, dark and red roof tiles and white render.



Tinkers Lane

**12.37** A cul-de-sac style is present with varying set backs from the road with a range boundary treatments such as low boundary walls and hedges. There are also some small verges which contribute to the character of the area however, the character area has a more compact feel than other residential character areas within the village. The exception to this is in the east of the character area at Chapel End and Haynes Close which are sensitively located on the edge of the village.

**12.38** Densities vary, with areas of lower density housing such as clusters of higher density terraced housing such as in Annesley Close and the Granary and semi-detached properties within Park Road. As such, plots sizes vary throughout the area with generally larger detached homes on more varied shaped than areas of semi-detached and terraced housing.



Park Road

**12.39** There are limited opportunities for further major development with remaining opportunities for 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.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Support provision of renewable energy where visually appropriate.
- Where necessary, consider and not cause harm to the character of a listed building or the nearby Conservation Area or their setting.
- 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 and nature conservation and to help provide distinctive local landmarks.
- Maintain and enhance physical connections to nearby shops and community facilities and support permeability of the area.
- Retain, maintain and enhance where possible tree and hedge planting, particularly along the A1(M) and to the wider open countryside.

## Sawtry Character Area 6: Fen Lane



Semi-detached weatherboarded homes along Fen Lane located on raised ground



The Maltings is accessed from Fen Lane and provides diversity in housing design and types

**12.40** This is a linear character area located to the north east of the High Street/Green End Road character area and adjoins the Sawtry Civic and Educational character area. It extends eastwards towards the built edge of the village up to Bill Hall Way and connections to the A1(M).

**12.41** Its character is defined by its relationship to Fen Lane and the low density semi-detached (with some detached) properties dating from the 1920s. The Maltings is the only example of in depth development within the character area. Building types include 3B, 3D and 3E. The character area is residential but there is also a day care and butchers. The spacious nature of plots means there have been opportunities for some infill development. While of varying designs the layout and relationship with the road and wider area have been incorporated and buff brick frequently used.

**12.42** Properties along Fen Lane are typically semi-detached and mixed between single storey and two storey properties. Materials include red brick, white and pastel render and weatherboarding. Some rendered properties have alternating brickwork design on the edges of the property adding further diversity. Properties are set within long rectangular plots with those on the northern side of Fen Lane having particularly spacious front gardens. There are several verges and hedges. Properties that border Sawtry Village Academy are on raised ground with low fencing clearly marking out public and private space. These factors provide the character area with a green feel with increased opportunities for tree and hedge planting.



Pastel rendered properties

**12.43** The Maltings consists of 28 properties built in the late 1990s, most are detached. It has a more enclosed feel due to spacing and size of plots. There is a fairly central green space. The design of these properties contrasts with those along Fen Lane as they have gables to front elevations, bay windows, porches, side or integrated garages and some dormer windows. The colour palette is varied but consists of a set pattern of a main brick colour (buff or red brick) or white render and then alternating brickwork within to contrast.

**12.44** This is an established residential area with opportunities for 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.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Support provision of renewable energy where visually appropriate.
- 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 and nature conservation and to help provide distinctive local landmarks.
- Maintain and enhance physical connections to nearby shops and community facilities and support permeability of the area.

## Sawtry Character Area 7: Deerpark Road and Westfield Road to Rockingham Road



Deerpark Road with its spacious layout, green spaces and lower density housing



Rockingham Way with Green End Road in the background

**12.45** The village has grown significantly as a result of residential development post the second world war. This area is roughly 'L' shaped and is bordered by 21st century development to the west, the Civic Centre and the High Street/Green End Road area to the east. Its southern most edge looks over St Judith's Field. It consists of development south and north of Gidding Road. The majority of the housing in the character area dates to 1960s and 1970s, however there have been pockets of infill development and expansion in the 1980s and 1990s and later minor single infill developments. The most notable of these include the Briars and north along Deerpark Road which has extended the built environment of this character area to Glatton Road in the east with some properties facing onto the road. Opposite these along Glatton road a several bungalows and Chapman Grove, a small modern development of detached homes.



Later house type on Deerpark Road

**12.46** Properties demonstrate variations in design and materials but all share a consistent character representing building type 3D, with a pocket of 3E around the Briars. While not all built at the same time, properties demonstrate variations in design and materials that share a consistent character. This provides the character area with many varying architectural styles creating various points of interest. There are several arterial roads (Deerpark Road, Westfield Road, Middlefield Road and Rockingham Road) with many small residential roads, streets and lanes diverging.

**12.47** Throughout the character area there is a mix of property types including two storey, bungalows, chalet style bungalows and a handful of 2.5/3 storey properties within Windsor Road. Some roads are exclusively bungalows and chalet style bungalows such as Mill View, Abbey Close and Glebe Road. These are dispersed throughout the area providing greater variety in the housing stock of the village. The dominant materials and colour palette are buff brick, grey brick, red brick, grey tiles and weatherboarding of varying colours. Plots are generally regular in shape with varying sized front gardens, on-plot parking and garages (there are some garage blocks for those properties without one). Later development is less regimented with plot sizes varying, however, materials are typically less varied consisting of predominately brick.



Windsor Road



**12.48** Some properties have low boundary walls clearly marking out public and private space, while others have large front gardens which merge with public space and verges creating an open feel and increasing opportunities for tree planting as well as places for children to play. Jubilee Walk is also an example of a walkway between residential streets increasing the permeability of the area. These break up development and create a more open and peaceful character complementing the residential use.

**12.49** Properties within Bramble End, Monks Way and Rockingham Road have a greater relationship with the Central Claylands landscape. Properties benefit from views out across the countryside and across St Judith's Field and being of single storey have a limited impact on the rising wider countryside and High Holborn Hill.



Monks Way

**12.50** There are limited infill opportunities remaining with greater opportunities to alter or extend 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.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- 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 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 provision of renewable energy where visually appropriate.

# 12 Sawtry Key Service Centre

## Sawtry Character Area 8: Gidding Road



Rowell Way development has a central play space with houses looking onto it creating a strong focal point to the development



Jackson Avenue detached house

**12.51** This character area is located on the western side of the village along Gidding Road. It includes most of the largescale 21st century extensions to the village. They can be split into three developments (in chronological order): Rowell Way, Bowlands Place and Judith Gardens. As these are major developments the design and construction of each provide a consistent character within them and a strong sense of place. All developments demonstrate building type 3F and are predominantly two storey houses, there are some single storey properties and maisonettes dispersed throughout to provide diversity in the housing provided.

**12.52** The oldest buildings within the character area are Mill Cottage and the Old Mill located on the south side of Gidding Road enclosed by Rowell Way and Judith Gardens. The Old Mill provides a notable local landmark in this part of the village and the white exterior of Mill Cottage contrasts with the 21st century development it is surrounded by. The site to the west has potential for redevelopment since the closure of a motor vehicle garage on the site.



Mill Cottage and the Old Mill

**12.53** The first major addition was Rowell Way built in the early 2010s. It has a central play area and allotment grounds providing a distinctive green and open centre with the Rowell Way spine road looping through the site. The development is typified by a variety of materials including red brick with render to key facades or focal buildings. Houses are mixed with lower density detached villas and higher density semi-detached and terraced properties set within a mews. These provide a variety of parking opportunities with a mix of planting and seating. Building setbacks and varying roof angles add variety in the character and openness of the development. There is pedestrian access to Windsor Road in the adjoining Deerpark Road and Westfield Road to Rockingham Road character area, this access point also links to a public right of way path which heads south along the site's borders to wider countryside routes. To the south of the houses along Woollard Walk is a Primary Newt Habitat which creates an environment which is rich in biodiversity whilst providing a new home for the Great Crested Newts which inhabited the site. These properties are also mostly bungalows which limits the visual impact of the development.



Woollard Walk bungalows

**12.54** The second is Bowlands Place, a development on a triangular site bounded to the east by existing residential properties, to the west and north-west by Sawtry Brook and to the south by Gidding Road where Parrot Drive and Jackson Avenue link from. The south-western corner is marked by the Glebe Farm complex. No. 56 Gidding Road is an existing property which the development now encloses. There is open space located along the boundary with Sawtry Brook including an attenuation bund and hedging which provides a transition to the countryside. This development also demonstrates building type 3F but has been inspired by the wider colour palette, materiality and architectural styles within the village. Materials include buff brown facing brickwork, dark tiles to roofs and some white render adding variety.

**12.55** The third is Judith Gardens located to the south of Gidding Road adjoining the Rowell Way development to the east, under construction as of September 2021. It transitions into/from the countryside to the west and south where there is an extensive tract of public open space. Lower density housing is proposed along the western boundary to soften the impact of the new development on the surrounding countryside. The individual house types exhibit formal, arts and crafts, cottage vernacular design, which will include decorative brickwork around windows, stone gable features and decorative brick banding. Home will be finished mainly in brick or render. An equipped play area is proposed in the centre of the development. Soft landscaping within the scheme identifies that trees, shrubs, grasses and wildflowers will be provided within the site to enhance its visual appearance and ecological potential. Proposed street trees and trees within parking courts will provide visual interest and character to the development. There will be a range of boundary treatments including metal estate railings, low level timber fencing and post and wire fencing.



Judith Gardens house type

**12.56** Development is relatively new or ongoing so further proposals are limited to alterations and extensions of existing properties that reinforce the character and sense of place these developments provide.

#### 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.
- Be high quality and consider impacts on the wider landscape setting.
- Promote opportunities for the introduction and maintenance of tree and hedge planting where it contributes to the street scene and where they form important screens to the wider surrounding countryside.
- Maintain footpaths and landscaped areas and wherever possible promote opportunities for enhancement of amenity green spaces and equipped play areas to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support initiatives for additional or enhanced services and community facilities such as allotment grounds.
- Maintain and enhance where possible opportunities for public rights of way.
- Support provision of renewable energy where visually appropriate.

# 12 Sawtry Key Service Centre

## Sawtry Character Area 9: St Judith's Lane



St Judith's recreation ground



St Judith's Lane streetscene

**12.57** This is a small character area located on the south western edge of the village accessed from Green End Road. It is heavily influenced by the open countryside and the rising topography and the Central Claylands landscape. Uses within this area are mixed with mixed residential properties along St Judith's Lane, Scotney Way and Holborn View; Hill View residential care home; a farm and riding school; community facilities; and recreational opportunities such as St Judith's Field and allotment grounds.



Scotney Way

**12.58** St Judith's Field is a public recreation ground with play equipment, play park, and picnic tables with an associated car parking and dog training facilities. The land increases significantly with allotment grounds adjoining it and a car park. A stream runs along its northern boundary with residential properties along Rockingham Way, the impact of these properties are reduced as they are single storey. This is also seen in Holborn View, a very small development of bungalows along the edge adjoining the playing field and car park. A public right of way extends from the car park toward Aversley Wood (a site of special scientific interest) past High Holborn Hill.

**12.59** Properties are mixed aged and vary in type between bungalows, chalet bungalows and two storey houses, some have been altered and extended over time. Scotney Way is solely bungalows apart from the grade II listed no. 15 which is a late 17th century cottage with access only via Scotney Way. They are generally more sparsely and at lower density, particularly where St Judith's Lane turns southward heading toward the countryside. Building types range from 1A, 1B, 3D, 3E, 3F and 4 as a result of some infill development over time. The oldest properties within the character area are the grade II\* Manor Farmhouse located to the very south of the character area within an large irregularly shaped plot. The farmhouse dates to the late 16th century, is of timber-framed construction with plaster rendering, red brick, thatch and plain tiles. It also has a listed barn. Another is no. 38 St Judith's Lane (St Bosworths House), a grade II listed late 17th century cottage of timber frame, plaster rendered and thatch with a late 20th century extension.



St Bosworths House

**12.60** Hill View residential care home has 16 rooms with car parking to the front behind a low boundary wall. Originally a bungalow it was expanded and converted into a care home in 1995. It has a distinctive circular front room adding interest to the streetscene. Hedgerows add to the natural feel of this area. St Judith's Lane continues southwards toward Archers Wood a Cambridgeshire Wildlife Site and to the Scheduled Monument of the former Sawtry Abbey.



**12.61** This is a sensitive area with a strong connection to the surrounding countryside.

**Development proposals should:**

- Reduce harmful impacts on the landscape setting of the area.
- Protect the existing trees and vegetation where they contribute to the area's character.
- 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.
- Promote high standards of design and architectural detailing.
- Not cause harm to the character of a listed building or its setting.
- Reflect the existing spacious layouts and relationship with the countryside.
- Support and enhance where possible community facilities and recreational opportunities such as St Judith's Field and allotments.
- Maintain and enhance where possible opportunities for public rights of way and access points to nearby Aversley Wood and around the village.

# 12 Sawtry Key Service Centre

## Sawtry Character Area 10: Green End Road/ Beaumaris Road



Aversley Road



Gloucester Road

**12.62** This is an 'L' shaped residential character located to the south of Fen Lane. It consists of housing from the 1960s and 1970s, mostly found in the area closest to Fen Lane with substantial development throughout the 1980s and 1990s. It is split into two areas by a drainage channel which also has some tree planting. Along the eastern edge of the character area is a tree belt and open space which provide screening and buffers to the A1(M). Properties along the southern edge of the character area around Aversley Road, Buckingham Way and Cotton Close have a close association with the Central Claylands landscape.

**12.63** There is variation in designs and materials but overall the area shares a consistent character. Buildings types include 3D, 3E and some 3F. A cul-de-sac layout predominates with main roads including Beaumaris Road, Gloucester Road, Ermine Way and Aversley Road. Along these many small residential roads, streets and lanes diverge. Properties are mixed with most being two stories (detached, semi-detached and terraced), although there are bungalows found throughout, some roads such as Chesham Road are exclusively bungalows. The dominant materials and colour palette are buff brick, grey brick, red brick, grey tiles and weatherboarding of varying colours. Some homes have recessed entrances and archway.



Beaumaris Road

**12.64** The northern parts of the character area have a more regular layout to plots and are also some of the oldest within the area such as those on Ermine Way. Housing within Ermine Way, Moyne Road and Cavendish Close consist of a series of semi-detached properties with terraces within the Leys. Later development has more irregular plots. A higher proportion of detached houses are located such as within Aversley Road and along Buckingham Way and Gloucester Road.



Ermine Way and green space

**12.65** Set backs are enough to allow for on plot parking and provide a semi-spacious feel throughout with opportunities for additional planting and shrubbery. There are some examples of boundary markers such as fencing and hedging but most do not which reinforces a sense of semi-spaciousness. Garages are either integrated or to the side. Where on plot parking is not possible, there are several garage courts. There are several areas of green space such as in Gloucester Road, Ermine Way and Beaumaris Road as well as verges throughout. These add to the character of the area and help to break up residential development.

- 12.66** There are limited infill opportunities remaining with greater opportunities to alter or extend existing properties.

**Development proposals should:**

- Consider how small scale infill or redevelopment opportunities can add diversity in design and positively balance their surroundings.
- 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.
- Ensure that new development responds positively to the specific opportunities available within 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.
- 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 areas of open space and tree planting which contribute to the character of the area and those that assist in screening the noise and visual prominence of the A1(M).
- Support provision of renewable energy where visually appropriate.

## 12 Sawtry Key Service Centre

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

### Sawtry Character Area 11: Brookside Industrial Estate



Brookside Industrial Estate general arrangement with terraced units



Co-Op food store along Glatton Road

- 12.67** This is a small character area located to the north of the village along Glatton Road. Brookside Industrial Estate is an Established Employment Area within the [Huntingdonshire Local Plan to 2036](#) and provides the village and surrounding communities with local employment opportunities. Sawtry Brook runs through the area separating a small cluster of buildings with access from Glatton Road. The character area includes the Co-op food store. While outside the Established Employment Area, the form of the building relates more to this character area than the surrounding residential properties to the south and west. There are views out across the Fen Margin landscape character area to the east and north.
- 12.68** The character area is rectangular with buildings on the north side of Brookside grouped into blocks of terraces and arranged in rows with car parking in between. Those to the south of Brookside are arranged around a larger central industrial unit. Most units have some set back from the footpath which provides some greenery to the area. There is limited tree planting within the industrial area, instead it is dominated by roads, security fencing, car parking and storage areas. The boundary of the Co-op food store along Glatton Road has a low fence and planting. The food store represents building type 5D. Industrial buildings uses vary from warehousing, workshops, factories and some office space. The industrial buildings have flat roofs and are constructed from red brick and white rendering/ cladding demonstrating building type 5B. The food store also has a flat roof and uses brick and metal panelling with green advertisements located on the shop frontage and a free standing sign at the access from Glatton Road.
- 12.69** This area of employment is well established, there is capacity for extensions, change of use to other appropriate land uses or the renovation of vacant properties.



### **Development proposals should:**

- Reinforce the use of the area as one of Sawtry's employment locations.
- Reflect the colour palette of surrounding properties whilst endeavouring to enhance the visual qualities of the area by inclusion of greater architectural detailing.
- Ensure signage is in an appropriate location and does not impact road safety.
- Reduce the visual dominance of cars by promoting enhanced boundary landscaping and planting.
- Incorporate renewable energy options and electric vehicle charging points where they are appropriate.
- Support proposals where they encourage active modes of transport.
- Maintain and reinforce the tree and landscape planting to screen the area from the wider countryside.
- Ensure they do not have a detrimental impact on resident amenity.

## 12 Sawtry Key Service Centre

### Sawtry Character Area 12: Blackhorse Business Park



Nordic House



Large factory/industrial unit to the north of Nordic House

- 12.70** This is a small character area located to the east of the village separated by the A1(M) and the B1043 (Old Great North Road). Blackhorse Business Park is also an Established Employment Area within the [Huntingdonshire Local Plan to 2036](#) and supports the village and surrounding communities with local employment opportunities. Playing fields are located to the east of the area. The open agricultural landscape surrounding the character area is clearly visible from the elevated A1(M) and is the beginning of the Fen Margin Landscape Character Area.
- 12.71** The area consists of two large modern industrial factory buildings one north of Straight Drove (an 'L' shaped building of brick and cladding) and one south known as Nordic House which has a rectangular form and an approximate overall height of 12.6m. They were constructed in the 2000s and demonstrate building types 5B. They are both set within landscaped grounds, fencing and with substantial amounts of car parking. The eastern boundary follows the Middle Level Catchwater drain forming a clear boundary edge. Along here is significant planting which screens the impact of development and its operations from the wider countryside. Plant screening is also apparent along the area's western and southern edges following the transport network.
- 12.72** Development proposals within the identified character area area limited to change of use, however, there is capacity for expansion as demonstrated by recent planning permissions to the north of this character area. The impact on the wider countryside and safe access are key considerations.

### Development proposals should:

- Reinforce the use of the area as one of Sawtry's employment locations.
- Promote high standards of design and support creativity in architectural detailing.
- Reflect the materials of and colour palette of immediately surrounding buildings.
- Maintain and reinforce the planting and landscaping around car parking areas to minimise their visual dominance.
- Retain and maintain existing tree and hedge planting, particularly along the A1(M) and to the wider open countryside.
- Investigate and mitigate any potential impacts to local wildlife and water courses/ drains.
- Support provision of renewable energy where visually appropriate and potentially electric vehicle charging points.
- Support provision of facilities which encourage active modes of transport.
- Carefully consider their visual impact on the Fen Margin landscape character area in determining the potential for any expansion of the Blackhorse Business Park to the north.