THE LATTENBURYS
HUNTINGDONSHIRE



Landscape and Visual Technical Note
Allocation Hemingford Abbots 1: The Lattenburys

LDA
October 2026

moats way
Huntingdonshire

Issue Sheet

Report Prepared for: Moats Way Limited

Document Title

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1. Introduction

1.1.1. This note had been prepared on behalf of Moats Way Ltd (MWL) to support representations to Huntingdonshire District Council (HDC) in relation to Draft Policy Hemingford Abbots 1: The Lattenburys within Regulation 19 Local Plan, which is a proposed development for two new, sensitive and sustainable, linked villages to the east of Godmanchester between the A1307 to the north and the A14 to the south.

1.1.2. This note provides an overview of landscape and visual matters with regards to understanding contextual and site sensitivities, such as landscape character and visual receptors, in order to outline a response that aims to minimise adverse effects as well as increase benefits.

1.2. Location

1.2.1. The Lattenburys site is located within the Godmanchester and Hemingford Abbots Ward and is strategically situated within the Cambridgeshire and Peterborough Combined Authority Area and the Oxford-Cambridge growth corridor. The site comprises approximately 254ha of land, to the north of the A14 and to the south of the A1307. The site sits approximately 1-1.5km to the east of Godmanchester, approximately 0.7km to the south of Hemingford Grey and approximately 1km south of Hemingford Abbots.

1.2.2. The site is located upon a localised ridge that gently slopes towards the southern edge of the Great Ouse Valley floor to the north and to the A14 to the south. it predominantly comprises of existing uses such as arable farmland and grassland, with a golf complex, equestrian centre, farm buildings and Woodgreen Pets Charity uses located across the site. There are three wind turbines located in close proximity to the site boundary. The size and shape of existing field enclosures vary across the site, with large arable fields bounded by ditches in the east with smaller grassland and paddocks bound by hedgerows in the west.

1.2.3. At present, the site falls within the open countryside and partly within the Great Ouse Valley Green Infrastructure Priority Area. There are no other local and national policy designations associated with the site. A single Grade II listed building is located on site, within a farm complex, adjacent to the most northern site boundary.

1.3. Proposal

1.3.1. The Lattenburys is a proposal for two new sustainable linked villages, to the southeast of, but physically separated from, Godmanchester. The proposals are capable of delivering up to 3,800 market and affordable homes, employment land together with the necessary and important social, environmental and physical infrastructure to support these new communities. The site has been identified as a draft site allocation via 'Policy Hemingford Abbots 1: The Lattenburys' in the Regulation 19 Pre-Submission Local Plan to 2046. MWL are working with Huntingdonshire District Council and their key stakeholders to support the site's continued identification as an allocation in order to deliver the site as soon as practically possible in the new plan period.

1.4. Summary of Work to Date

1.4.1. LDA Design have provided landscape design and landscape planning services for MWL on The Lattenburys since 2019 supporting the emerging proposals and promotion of the site within HDC's Pre-Submission Local Plan to 2046. During this time, LDA Design have completed the following:

- Desk-based information gathering with regards to landscape planning policy and guidance at all levels to understand aspirations and concerns for landscape character, green infrastructure, views, landscape value etc within the 5km study area.
- Production of Zone of Theoretical Study (ZTV) that illustrates potential visibility of the proposed development at The Lattenburys within a 5km study area.
- Site visits to the site and within 5km study area to understand landscape character and actual visibility of the site and potential development.
- Identification of 13 representative viewpoints for future Landscape and Visual Impact Assessment (LVIA) to accompany a potential future planning application.
- Winter photography of 13 representative viewpoints for future LVIA.
- Input into emerging masterplan proposals through landscape strategy that responds to opportunities and constraints identified through desk-based analysis and site surveys.

2. Landscape & Visual Analysis

2.1. Topography

2.1.1. The site is located upon rising ground associated with the upper clay plateau that extends south of Godmanchester. Discernible ridges associated with this rising ground influence views and settlement pattern as illustrated on the topographic plan below. Wrapping around the north of the plateau is the valley of the River Great Ouse. The site is lowest in the north-east where it rises from the valley floor (10-15m AOD) to the ridge (40-45m AOD) running east-west across the site.

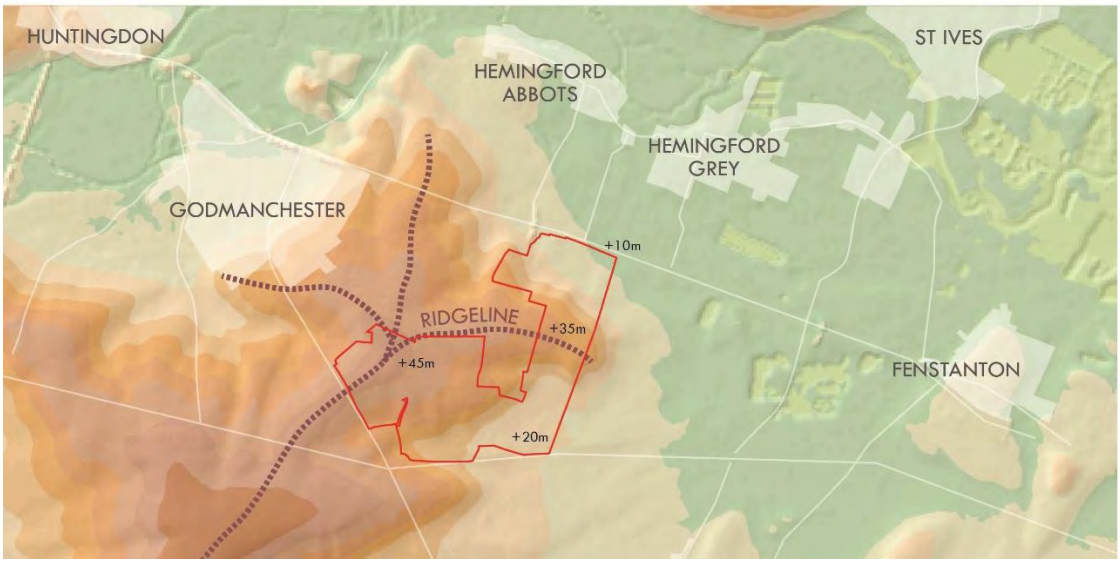


Figure 1 – Topographic plan of the site and its setting

2.2. Site Landscape Features

2.2.1. The site is located within an existing context of mature landscape features including hedgerows, tree belts and open space. The site has a variety of landscape features including woodland belts, hedgerows, grassland, arable farmland and a former golf course. Predominantly, the site comprises of large scale arable fields with occasional tree belts and hedgerow trees, largely found to the west of the site or associated with the A1307. Opportunities to restore historic hedgerows or strengthen existing field boundaries should be explored.

2.2.2. Wind turbines located within and immediately adjacent to the site upon higher ground in the south west of the site are visible from the wider landscape up to several kilometres away.

2.2.3. From within the site, upon higher ground, there are views towards the church spires of nearby villages including Hemingford Abbots and Fenstanton. Opportunities to create vistas to these local landmarks should be explored. In contrast, a positive landmark feature that contributes to the spire landscape setting could be delivered within the site.

2.3. Landscape Character

2.3.1. The site is located within the following landscape character areas from national, regional and local levels:

- National Character Area (NCA) 88: Bedfordshire Claylands of Natural England's Character of England
- Area 3: Western Claylands of Cambridgeshire Guidelines (Cambridgeshire County Council, 1991)
- Area 5: South East Claylands of Huntingdonshire Landscape and Townscape Assessment (HLTA) (HDC, 2022)

NCA 88: Bedfordshire Claylands

2.3.2. The key characteristics of national level landscape character outlined within NCA 88 of relevance to the site and 5km study area are as follows:

- Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.
- The River Great Ouse and its tributaries meander slowly across the landscape
- Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests
- Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows
- Diversity of building materials including brick, render, thatch and stone.
- Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.
- Major transport routes cross the area

Cambridgeshire Guidelines: Area 3 Western Claylands

2.3.3. The key characteristics of county level landscape character Area 3 outlined within the dated assessment for Cambridge Guidelines (1991) of relevance to the site and 5km study area are as follows:

- Gentle undulating landscape subdivided by the shallow Ouse Valley.

- Large scale arable farmland with open fields, sparse trimmed hedgerows and watercourses often cleared of bankside vegetation.
- Scattered woodlands, approximately half being ancient semi-natural woodlands of considerable importance in the County mainly focussed in south-west of County.
- Small villages and hamlets are scattered throughout the area, usually in sheltered places. Church spires and towers enliven the skyline.

2.3.4. Under 'Principles for Landscape Improvements and Management in the Western Claylands', of relevance to the site and the 5km study area, it states that the "*creation of...new landscape structure should be directed towards the following principles:*

- ***1. Creation of new woodlands:*** *ideally at least 2 hectares in size and located that they make a major impact in relation to:*
  - *Viewing points*
  - *Wildlife potential*
  - *Landform and skylines*

  The new woodland blocks may be planted to reflect landforms, thus developing a new character of wooded skylines, distinctve clumps and woodlands following the folds in the land.
- ***2. Planting of woodland belts:*** *probably based on existing hedgerows, linking woodlands blocks, the belts should be carefully aligned to reinforce ridgelines*
- ***10. Urban fringe:*** *where the claylands border the Ouse Valley towns (St Ives, Huntingdon, St Neots) a substantial increase in tree and hedge cover is needed with trees along road margins, and woodland belts alongside roads and edges of development."*

2.3.5. The following 'before and after' illustration extracted from the document outlines how the proposed improvements would deliver the vision of '*a fairly large-scale landscape with large rolling fields enclosed by and sweeping around blocks and belts of woodland and broad hedgerows*':

WESTERN CLAYLANDS Before

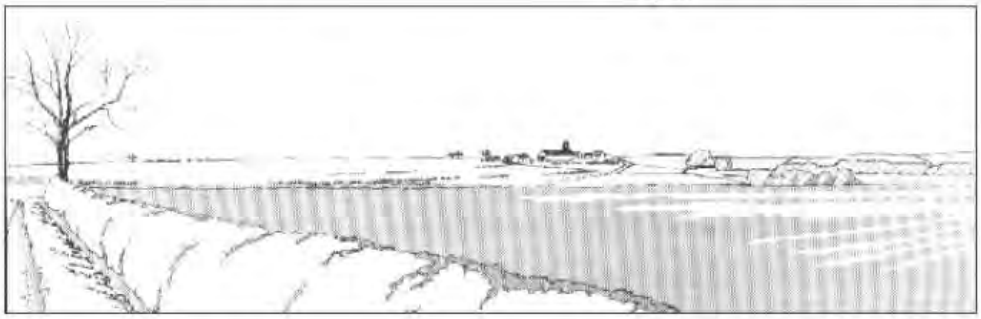
Dead tree

Very little sense of landform or enclosure.

Poor, sparse hedgerows.

Large, modern farm buildings prominent on the skyline.

Small scrubland on land difficult to cultivate.



WESTERN CLAYLANDS After

Dead tree retained for hole-nesting birds. Saplings selected from hedge and allowed to grow untrimmed.

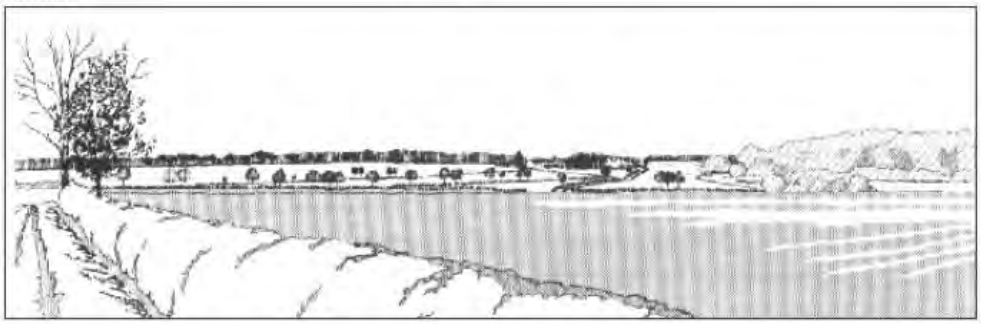
Tree line on horizon helps to tie features together and enclose the space.

Hedgerows emphasise landform and give character; tree planting in hedge.

Farm buildings well screened by planting.

Woodland on horizon provides good backdrop.

New woodland forms strong feature.



Huntingdonshire Landscape and Townscape Assessment (HLTA): Area 5 South East Claylands

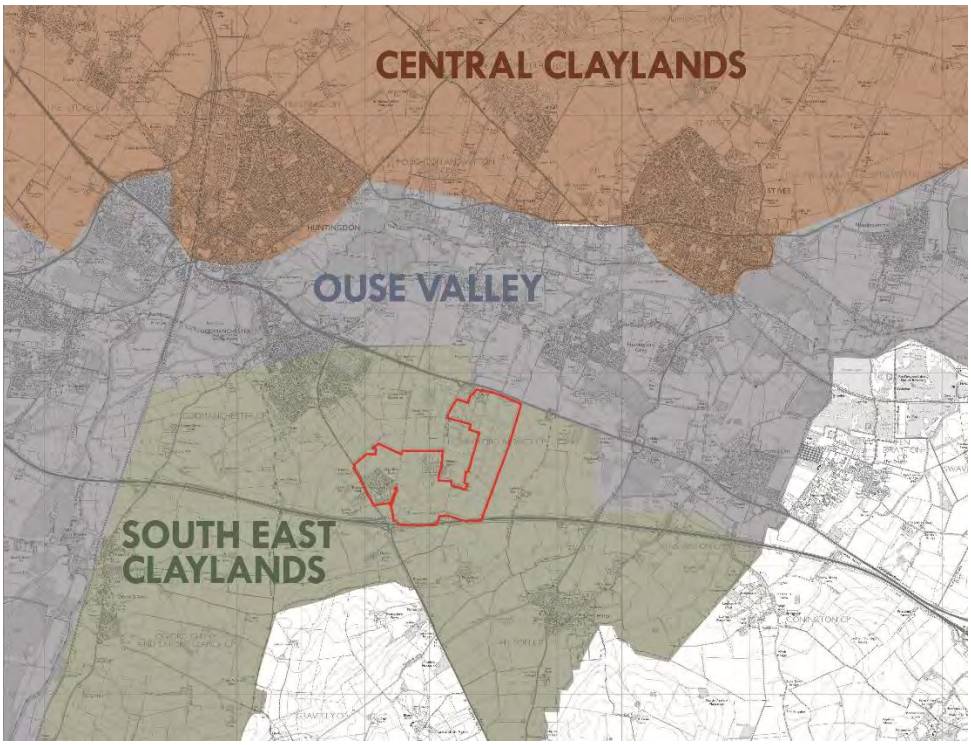


Figure 2 – Local landscape character areas within HLTA

2.3.6. The site is located in the north of Area 5 South East Claylands as illustrated on Figure 2 above. The key characteristics outlined within HLTA Area 5 of relevance to the site and 5km study area are as follows:

- Subtle variations in topography, including valley sides, gently undulating landform and plateaux.
- Tall hedgerows with frequent hedgerow trees are a distinctive feature in the central part of the area.
- Woodland cover increases towards the south.
- Sparsely settled with few villages.
- Village forms may be nucleated around village greens or linear. Buildings reflect the traditional vernacular.
- Heavy clay soils support cereal crops and arable production.

2.3.7. The HLTA describes Area 5 as containing "*relatively few villages*" but also contains "*part of the towns of …Godmanchester which have expanded from the Ouse Valley up the surrounding valley sides*". A key positive feature in the centre of the area is "*woodland on the tops of…hills enhances undulating topography*" whereas "*The shallow gently sloped landscape abutting the Great Ouse Valley is the least wooded part of the area*". Relevant guidelines for development proposals within Area 5 are as follows:

- *"Increased planting and soft landscaping around the edges of towns to screen visually intrusive development; particularly through planting of tree and woodland belts.*
- *Avoid ribbon development…*
- *Protect tall hedgerows and hedgerow trees…"*

2.3.8. It is judged that the susceptibility of HLTA Area 5 to the type of development proposed associated with the Lattenburys within the study area is **Medium-Low**. This is considered given that the northern part of Area 5 has '*had a more significant impac*t' through '*effects of urban development at St Neots and Godmanchester…with large scale industrial buildings and residential estates dominating views in places*' (HLTA para 3.79), which is atypical of the general area that is '*sparsely settled*'. Consequently, it is judged that HLTA Area 5 has a Medium-Low susceptibility to development within The Lattenburys.

Settlement Pattern

2.3.9. Figure 3 below illustrates in broad terms how the site transitions from valley floor from the north-east up to elevated clay plateau in the south-west of the study area. The majority of settlements in proximity to the site are associated with the valley or valley sides of the River Great Ouse, including Huntingdon, Godmanchester, the Hemingfords and St Ives. There are three relatively large towns in close proximity to the site: Huntingdon, St Ives and Godmanchester with smaller villages of the Hemingfords and Hilton located to the north and south. In terms of delivering new settlement within the site, it is considered that two smaller 'villages' located upon the lower lying ground to the north and south of the ridge, close to the A14 and A1307, would be a suitable addition to existing settlement pattern, taking into account landscape character descriptions above.

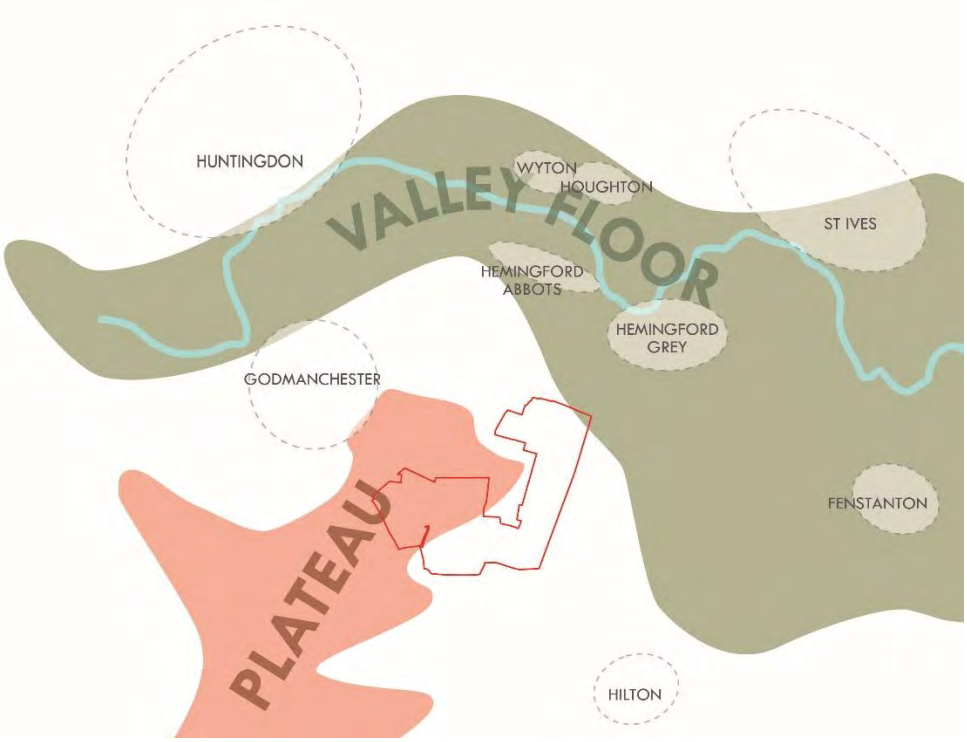


Figure 3 – Settlement pattern in relation to landform

2.3.10. In addition to the settlement pattern outlined above, the proximity of the site to Godmanchester is a key consideration in order to avoid the perception of proposed development being a significant urban extension to the town. Extant permissions and proposals for urban extensions to the east of the town climb up the slopes of the plateau reducing the gap between the edge of the site to Godmanchester. Consequently, the masterplan for The Lattenburys aims to mitigate this by creating a series of tree belts upon the ridgeline that will avoid views between the proposed edge of Godmanchester to the southern proposed village (see Figure 4), therefore maintaining a clear perception of the edge of Godmanchester and the edge of the new village within The Lattenburys.



Figure 4 – Diagrammatic section from Godmanchester through to recommended treatment to south-western edge of site

Landscape Character and Settlement Pattern Summary

2.3.11. From the above, the key points that have been taken forward within the proposed masterplan of The Lattenburys are as follows:

- Keeping proposed built form on lower lying ground, associated with valley sides, that are also located along major road corridors, such as A14 and A1307.
- Locating woodland upon the ridge within the site to restore the wooded character in the north of Area 5: South East Claylands, in particular aiming to create a wooded skyline and enclosure to views.
- Use existing field patterns to enhance woodland and tree planting that will not only enhance tree cover in the area but will also soften and screen views to built form with the wider landscape.
- Reflecting the transitioning landscape character from Claylands in the south through to Ouse Valley in the north through proposed settlement pattern and landscape features (i.e. higher proportion of woodland/tree cover in the south, with a greater proportion of meadows and hedgerows to the north).
- Locating woodland/tree belts along the ridge in the south-west of the site boundary to enhance the landform, screen intervisibility between The Lattenburys and Godmanchester and provide a physical gap between the town and the proposed village in the south-west of the Site.

2.4. Visual Analysis

2.4.1. To understand the potential visibility of the site and proposed development, desk-based analysis and site surveys have been undertaken. A Zone of Theoretical Visibility (ZTV) has been produced to test built form up to 12m high within the proposed two villages of The Lattenburys to understand where potential visibility across the landscape within a 5km study area is found. ZTV was generated to illustrate where theoretical visibility is created by either the north or the south village, or where the two may be visible together. See Figure 5 below. The ZTV was produced using Nextmap 25 digital surface data.

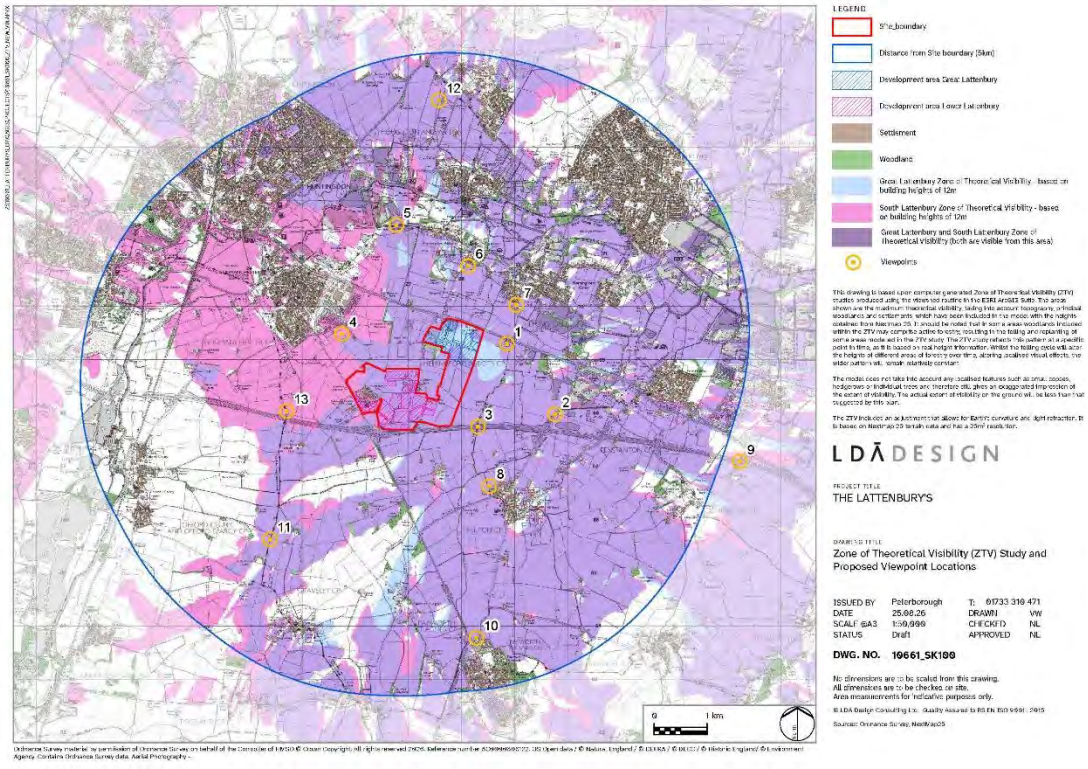


Figure 5 – Zone of Theoretical Visibility (ZTV) Study and Proposed Viewpoint Locations

2.4.2. The ZTV illustrates that there would be significant theoretical visibility across a large majority of the 5km study area with exception to the south-west within the Great Ouse Valley. Other exceptions also include more intimate localised valleys that are tributaries to the Great Ouse River to the south and north-east of the study area. It is notable that both proposed villages have theoretical visibility across the central and eastern areas of the study area but only the southern village (South Lattenbury) may be visible in the east of the study area around Godmanchester up to Huntingdon. Whereas the northern village (Great Lattenbury) may only be visible on its own in close proximity to the site in the north-east and in small pockets within the Great Ouse valley north of the site.

2.4.3. Site surveys have been carried out within the 5km study area of the site to understand actual visibility towards the site from potential visual receptors based on the ZTV. As a result, thirteen representative viewpoints have been identified illustrating a range of visual receptors at a variety of distances and orientations towards the site. Locations of these representative viewpoints are illustrated on the ZTV, which is provided at the appendix on drawing 10661_SK100. A schedule of viewpoints is also provided at the appendix. Both of these documents have been forwarded to HDC for review and agreement should an LVIA be progressed.

2.4.4. The following provides a visual analysis of visibility towards the Site:

- **North of site upon valley floor–** From close to middle distance views upon the floor of the Ouse Valley, rising land associated with the ridge that crosses through the site is generally visible providing the perceived horizon to views facing south. The ridgeline crossing through the site is generally open and exposed through lack of vegetation. Wind turbines in the north of the site are visible punctuating the skyline. Direct views into rising ground associated with the north of the site are available with views to the south of the site screened by intervening ridgeline topography in the centre of the site. Views from this location include public rights of way and public areas south of Hemingford Abbots and Hemingford Grey (viewpoints 6 & 7). Views north of the Great Ouse River within the valley floor facing south are generally screened by vegetation associated with the river and flood plain, as well as vegetation and built form associated with the Hemingfords. Views further west along valley floor have partial views towards the north of the Site due to intervening vegetation along the valley floor, as well as vegetation within a more intimate field pattern immediately north-west of the Site (viewpoint 5).
- **North of site upon south facing valley slope** - visibility from public locations are limited to public footpath south of Wyton (viewpoint 12) where there is an elevated panoramic view across Great Ouse valley facing south to undulating landscape of claylands beyond. Direct views into north of site are available with south screened by intervening ridge.
- **East of site** – visibility from public locations are largely limited to roads and lanes where roadside vegetation allows, generally perpendicular to direction of travel (viewpoints 2 & 9). Views from Mere Way are available along the full length running parallel to the Site (viewpoints 1 & 3). These visual receptors perceive the ridge rising in the centre of the site with land falling to north and south either side, therefore have the greatest potential visibility of both proposed villages. Views to Godmanchester are screened by ridge within site. The A14 and A1307 influence tranquillity of views.
- **South of site** – direct views into the site are generally available from public rights of way up to the northern edge of Hilton (viewpoint 8). These views perceive the site rising up to a localised ridge, which is generally open and exposed with wind turbines clearly visible punctuating the skyline. Views into the north of the site are screened by this intervening landform. Most distant views south are generally limited to more elevated locations where gaps in vegetation allow such as northern edge of Papworth Everard (viewpoint 10) and upon Pathfinder Long Distance Walk which follows a ridge within the clayland plateau (viewpoint 11). These locations perceive partial views of the site at distance along the wide panoramic horizon.
- **West of Site** – From the edge of Godmanchester facing east (viewpoint 4), rising ground towards the localised ridge in the direction of the site limits

direct views into the site, along with intervening hedgerows along fields boundaries. The open, undeveloped ridge provides the perceived horizon to views. From Pathfinder Long Distance Footpath near A14, the view is from a more elevated location (viewpoint 13) equal to the site where there are panoramic views across the ridgeline and down towards Godmanchester. From this location there are direct views into the south-west of the site, including vegetation, built form and turbine associated with Woodgreen Animal Shelter off A1198. Views into the north of the site are screened by intervening ridgeline within the centre of the site.

- **North-west of Site** – there are limited to no views of site from the north-west close to Huntingdon and within Godmanchester due to intervening vegetation and built form associated with the latter as well as vegetation associated with Great Ouse valley. This is further screened by field boundary vegetation associated with a more intimate scale of fields located immediately north-west of site.

2.4.5. From this visual analysis, the following have been key to developing The Lattenburys masterplan:

- The north and south settlements have been designed so that they are only generally visible to the landscapes they share in terms of aspect. For instance, the northern settlement should generally only be visible to landscape in the north of the site and the southern settlement should generally only be visible to south.
- Woodland planting located upon the ridge of the site to not only enhance the wooded character of South East Claylands and provide a wooded horizon for local views, but also provide screening of proposed settlements to limit combined visibility (see Figure 6 below).
- Built form pulled back from the south-western edge of the site with tree and woodland planting proposed to screen views of development from the western urban extensions of Godmanchester.



Figure 6 - Diagrammatic section north-south through site illustrating how ridge and associated woodland planting provides separation and visual screening to new villages

2.4.6. Further detailed analysis and assessment of viewpoints will be progressed at the next stage of the project.

3. Landscape Strategy

3.1.1. The landscape strategy for the site has been informed by the analysis outlined earlier in this document in relation to landscape character, settlement pattern and visibility in order to limit adverse effects to potential receptors, maximise benefits and ultimately aim to create a distinctive and beautiful place to live, work and play. This has led to a proposal for two new villages located in the north and south of the site separated by a new woodland upon the ridge that will comprise a local landmark and Community Park for the new settlements and wider local communities.

3.1.2. The strategy for the site is broadly to provide three distinct landscape areas (see fig 6):

- geometric fields of meadow enclosed by hedgerow inspired by the River Great Ouse valley in the north
- woodland community park along the ridge in the centre of the site providing a wooded horizon to local views
- ribbons of tree belts associated with South East Claylands in the south.

3.1.3. These landscapes will be used to inform the character of the villages within the site, creating distinct and unique responses to open space and settlement pattern. In lower areas of the site, opportunities to create a variety of waterbodies (seasonal and permanent) and wetland can be delivered as part of a sustainable drainage strategy.



Figure 7 – Landscape and Green Infrastructure Strategy

3.2. Key Landscape Strategy/Mitigation Features:

- Great Lattenbury (north village) will embrace a meadow character rising up the valley side where existing field boundaries will be strengthened to provide a framework for development to sit within, viewed against a wooded back drop.
- South Lattenbury (south village) will embrace a wooded character responding to its proximity to the wooded ridgeline. Ribbons of woodland will aim to follow the contours of the site and along SuDS corridors providing the framework for softening views towards development.
- Lattenbury Community Park located between the village upon the ridge will bring together the two above landscapes of the villages promoting sustainability along with health and wellbeing. This park will generally comprise of woodland to restore the North-West Claylands, enhance the wooded ridgeline, provide nature conservation and deliver an open space that is unique within the local context.
- Green Loop will be a super-highway for non-vehicular traffic that provides links to the two villages as well as beyond the site such as St Ives, the

Hemingfords, Hilton and Godmanchester. As the green loop passes through the villages, users will experience the meadow and woodland environments.

3.2.1. The strategy will also aim to enhance habitat creation and connectivity to boost biodiversity significantly, in line with legislation, planning policy and guidance.

4. Conclusion

4.1.1. Analysis of the landscape and visual context of the site has been undertaken to understand how the site sits within its landscape setting and how potential development will affect local views and character. This high-level understanding has shaped and influenced the proposals within the site to minimise harm and maximise benefits to landscape character, views and settlement pattern.

4.1.2. The proposal for two distinct new villages separated by Lattenbury Community Park has been designed with a landscape-led approach, as outlined within the accompanying masterplan and vision document. Proposals will continue to be refined and developed as the project progresses but notwithstanding this, it is considered that the site is suitable for development proposed at The Lattenburys from a landscape and visual perspective with the landscape strategy and mitigation outlined.

Appendix: Correspondence with HDC re: scope for LVIA related to The Lattenburys

LDĀDESIGN

Huntingdonshire District Council

Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

15 July 2026

10661/NL

The Lattenburys – LVIA Scope Agreement

To Whom It May Concern

LDA Design are providing landscape design and landscape planning advice for draft allocation site at Hemingford Abbots 1: The Lattenburys, on behalf of Moats Way Limited.

We are contacting you to agree on a scope for the proposed LVIA that will accompany the outline planning application anticipated for submission next year.

Please find attached an initial Zone of Theoretical Visibility (ZTV) Study and Proposed Representative Viewpoints (10661_SK100), along with a schedule of viewpoints for your information that outline the visual receptors represented at each viewpoint and associated sensitivity.

It is proposed that the study area for the LVIA is up to 5km from the site boundary based upon the theoretical visibility of both Great Lattenbury and Lower Lattenbury proposed villages. It is proposed that there are thirteen representative viewpoints to support the LVIA following a site survey of the local area taking into account anticipated visibility of the proposed development, variety of distances, variety of visual receptors and orientations towards the Site. We have already undertaken winter photography of the viewpoints proposed. Please let me know if you consider additional viewpoints are required.

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United Kingdom
01733 310471

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www.lda-design.co.uk

It is proposed that middle distance viewpoints 2, 5, 7, 8 and 13 are progressed to Type 3 Photowire visuals based on parameters of the scheme at Year 1 and Year 15 after completion.

I look forward to receiving your comments.

Yours sincerely,



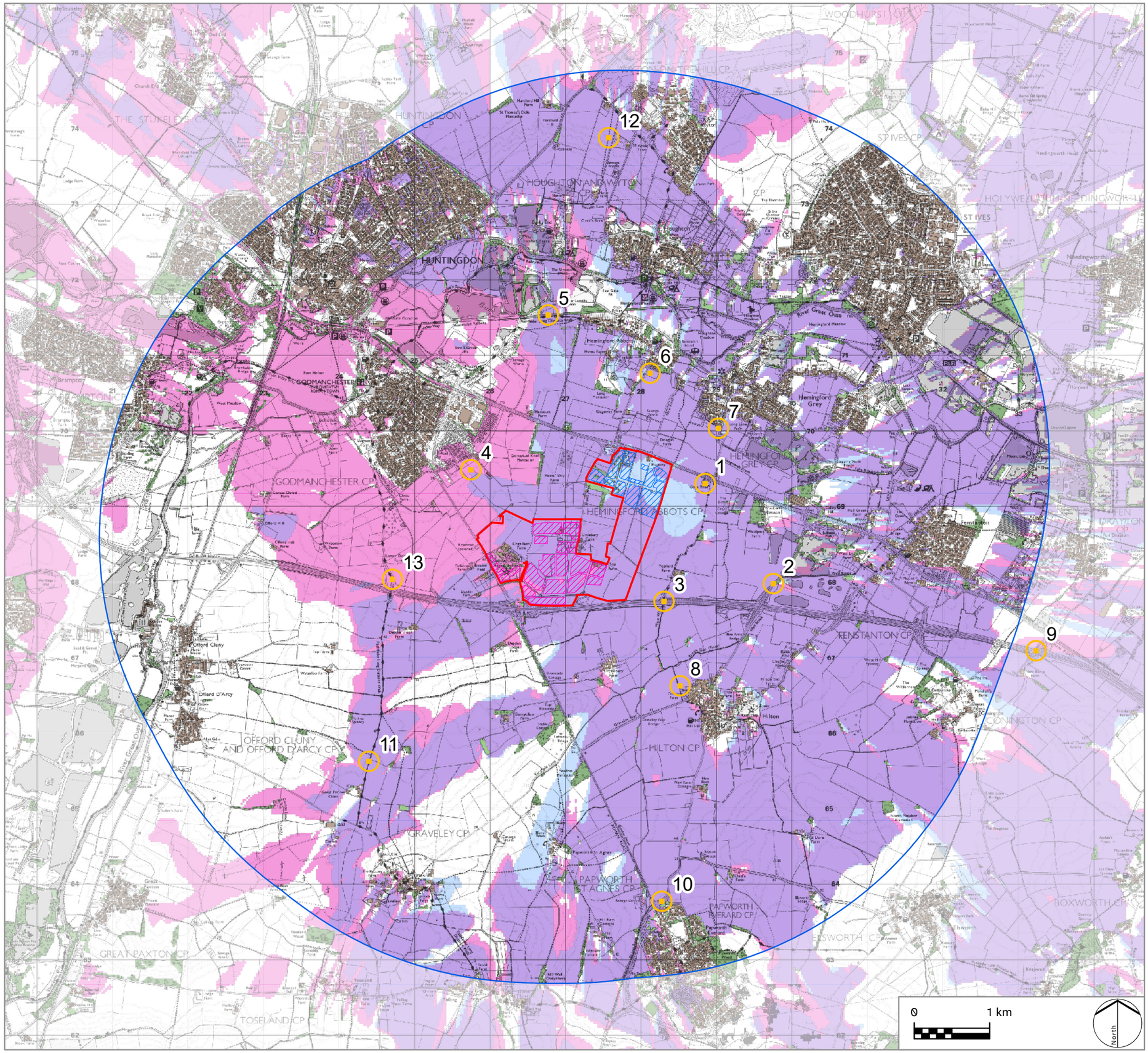
Nicola Longland

Director
nicola.longland@lda-design.co.uk

Encs:

- 10661_SK100 – Zone of Theoretical Visibility Study and Proposed Representative Viewpoints
- Schedule of Proposed Representative Viewpoints

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LEGEND

- Site_boundary
- Distance from Site boundary (5km)
- Development area Great Lattenbury
- Development area Lower Lattenbury
- Settlement
- Woodland
- Great Lattenbury Zone of Theoretical Visibility - based on building heights of 12m
- South Lattenbury Zone of Theoretical Visibility - based on building heights of 12m
- Great Lattenbury and South Lattenbury Zone of Theoretical Visibility (both are visible from this area)
- Viewpoints

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m^2 resolution.

LDĀDESIGN

PROJECT TITLE

THE LATTENBURY'S

DRAWING TITLE

Zone of Theoretical Visibility (ZTV) Study and Proposed Viewpoint Locations

ISSUED BY	Peterborough	T:	01733 310 471
DATE	25.08.26	DRAWN	VW
SCALE @A3	1:50,000	CHECKED	NL
STATUS	Draft	APPROVED	NL

DWG. NO. 10661_SK100

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey, NextMap25

LDĀDESIGN

THE LATTENBURYS

Schedule of Proposed Representative Viewpoints

15 July 2026

Proposed list of Representative Viewpoints for Landscape and Visual Impact Assessment (LVIA) within 5km study area in relation to proposed mixed use development at draft allocation Hemingford Abbots 1: The Lattenburys below. Please refer to drawing 10661_SK_100 for Zone of Theoretical Visibility Study and Proposed Viewpoint Locations alongside this document.

No.	Description/Location	Distance and direction from site (to nearest site boundary)	Approximate location (N,E)	Visual receptors	Visual Receptor Sensitivity
1	Mere Way public bridleway 122/16, near Gore Tree Farm/A1307	460m, east	528832, 269332	Users of public right of way	High-medium
2	St Ives Road (B1040)	1.75km, south-east	529712, 267924	Users of B-road and local cycle route	Medium
3	Mere Way (route with public access) over A14	470m, south-east	528295, 267779	Users of public right of way	High-Medium
4	Godley Green Park, Godmanchester	780m, south-east	525691, 269534	Users of public open space, residents and visitors to Godmanchester	Medium
5	Pathfinder Long Distance Walk, Public bridleway 102/5, Godmanchester Eastside Common	1.9km, north-west	526684, 271504	Users of public right of way, long distance route and common land	High-Medium
6	Rideaway, Hemingford Abbots	1.00km, north	528065, 270742	Residents and visitors to Hemingford Abbots, local road users	High-Medium

No.	Description/Location	Distance and direction from site (to nearest site boundary)	Approximate location (N,E)	Visual receptors	Visual Receptor Sensitivity
7	Public footpath 122/1, Hemingford Grey	795m, north-east	529013, 270069	Users of public footpath, residents and visitors to Hemingford Grey	High-Medium
8	Public bridleway 125/1, Hilton	1.35km, south-east	528503, 266617	Users of public footpath, residents and visitors to Hilton	High-Medium
9	New Barns Lane over A14, near Fen Drayton	5.5km, east	533260, 267117	Users of local road	Medium
10	Papworth Everard, off St Ives Road (B1040)	4.00km, south	528278, 263752	Residents and visitors to Papworth Everard, local road users	High-Medium
11	Pathfinder Long Distance Walk, Public bridleway 282/10 (north of Graveley)	2.9km, south-west	524419, 265661	Users of public right of way and long distance route	High-Medium
12	Public footpath 132/24, south of RAF Wyton	4.00km, north	527574, 273880	Users of public right of way	High-Medium
13	Pathfinder Long Distance Walk, Silver Street (south of Godmanchester)	1.20km, south-west	524709, 268035	Users of public right of way and long distance route	High-Medium

It is proposed that the above representative viewpoints would be photographed and illustrated to Landscape Institute guidance 'TGN 06/19 Visual Representation of development proposals' represented as Type 1 Annotated Photograph Panels. It is recommended that viewpoints 2, 5, 7, 8 and 13 are taken through to Type 3 Photowire visuals (TGN 06/19) at Year 1 and Year 15 following completion using proposed

parameters to assist understanding of the effects of the proposed development to landscape and visual receptors.

10661/NL
15 July 2026