THE LATTENBURYS
HUNTINGDONSHIRE



Non Technical Summaries
Allocation Hemingford Abbots 1: The Lattenburys

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THE LATTENBURYS

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Moats Way Ltd is excited to share our vision for The Lattenburys, an exciting proposal for two linked villages to the south-east of Godmanchester.

All of the land is available and deliverable, with technical work undertaken to help inform the placemaking principles behind the proposals and deliver a sustainable community.

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Non Technical Summaries

Purpose of this document

This document provides a concise overview of the technical work undertaken to support the masterplan and the Regulation 19 consultation.

It summarises the submitted technical notes and reports, outlining their purpose, key findings and relevance to the proposals.

Together, these documents form part of the evidence base and explain how the masterplan responds to identified constraints and opportunities.

The summaries are intended as an accessible introduction; the individual notes and reports should be read in full for detailed methodology, analysis, assumptions and conclusions.

1. Green Infrastructure

Analysis of the green infrastructure context of the site for The Lattenburys has been undertaken to understand how the site sits within its wider environmental setting and how the proposals can contribute to nature recovery, climate resilience, recreation, active travel and local identity.

The site is located adjacent to the Great Ouse valley, which is rich in habitats, ecological designations and recreational spaces. Land to the south of the valley, including the site, presents an opportunity to create a variety of landscapes for people and nature that can act as stepping stones between existing assets contributing towards larger scale nature recovery objectives.

The site is located within a place of transitioning landscape character from the Great Ouse Valley to the north to the South-East Claylands in the south. The opportunity is for the villages to respond to these distinct characters to deliver locally appropriate mixes of habitats. The ridge located running through the centre of site provides natural separation between the two villages that also delivers the opportunity to restore a wooded skyline characteristic to South-East Claylands.

There is a notable gap in recreational connections between the A1307 and A14 in comparison to the large variety of routes and spaces located within the Great Ouse valley. The site presents an opportunity to extend and connect existing networks that improve access to key local destinations, as well as encouraging active travel within the site itself through a 'green loop' that connects the proposed villages and key green spaces.

The proposed green infrastructure framework that has been taken forward within the illustrative masterplan of The Lattenburys is as follows:

- A wooded ridge that delivers c. 34ha of new tree and woodland planting that not only restores a wooded skyline but will also help absorb carbon in the atmosphere and will be planted with climate change resilient species.
- Villages rooted in place with each village responding to the landscape character and associated habitats related to the area in which they are located creating a diversity of distinctive green spaces.
- A Green Loop that delivers c. 7km of new accessible recreation routes for the area that also delivers links to local destinations.
- Multi-functional open spaces will be delivered approximately 40% of the total site area for nature and formal leisure and recreation, including two new parks and sustainable drainage.

2. Landscape & Visual

Analysis of the landscape and visual context of the site for The Lattenburys has been undertaken to understand how the site sits within its landscape setting and how potential development will affect local views and character.

The site is located upon rising ground associated with the upper clay plateau that extends south of Godmanchester, forming a ridge that crosses the centre of the site in an east-west direction. The site is predominantly comprised of large-scale arable fields with occasional tree belts and hedgerow trees.

The site is located within Landscape Character Area 5 South-East Claylands identified within Huntingdonshire Landscape and Townscape Assessment (2022), which is considered to have a Medium-Low susceptibility to the proposed development. Relevant guidelines for development in Area 5 includes planting of tree and woodland belts to screen development that will strengthen one of its key characteristics for woodland cover.

Thirteen viewpoints have been identified within the 5km study area in a variety of distances and orientations to appreciate potential visual receptors that maybe affected by the proposed development. Key receptors include users of public rights of way network and long distance walks, users of Common Land (associated with Great Ouse valley), residents and visitors to Hemingford Grey, Hemingford Abbots, Godmanchester, Hilton and Papworth Everard, and users of A1307, A1198 and A14.

Mitigation of landscape and visual effects has been considered in the development of the illustrative masterplan, which is outlined in the landscape strategy below:

- Locate two new villages on lower-lying ground, one in the north of the site (Great Lattenbury) facing Great Ouse valley and the other (South Lattenbury) in the south of the site facing South-East Claylands.
- Localised ridge separating the two villages to be planted with tree belts and woodland to strengthen and enhance local landscape character for wooded ridges, that will also provide screening between the two villages.
- Woodland and tree belts located along the north-west of the site to maintain a perceived gap between Godmanchester and South Lattenbury.
- A Community Park located on the ridge between the two villages with a wooded character.
- Great Lattenbury to embrace a meadow character inspired by Great Ouse valley where existing field boundaries will be strengthened to provide a framework for development to sit within, viewed against a wooded back drop.
- South Lattenbury to embrace a wooded character responding to South-East Claylands. Ribbons of woodland to follow the contours of the site and along SuDS corridors providing the framework for softening views towards development.

3. Ecology

Ecological assessments have been undertaken for The Lattenburys to demonstrate that ecology does not represent a constraint to the continued allocation and delivery of the emerging masterplan.

The findings draw upon the site-specific ecological surveys undertaken by Logika Consultants Ltd, together with relevant evidence prepared to support the Huntingdonshire Local Plan, including the Ecological Constraints Assessment, Habitats Regulations Assessment (HRA) and Interim Nature Recovery Network.

A comprehensive programme of ecological assessment has been completed, including a desk study, Preliminary Ecological Appraisal (PEA), UK Habitat Classification Survey, Habitat Condition Assessment, Preliminary Roost Assessment, Ground Level Tree Assessment, Great Crested Newt Habitat Suitability Index (HSI) Assessment and preliminary protected species appraisal.

The assessments confirm that the site is predominantly characterised by intensively managed arable farmland and modified grassland reflecting its long-established agricultural use. Ecological interest is principally associated with established landscape features including native hedgerows, woodland belts, mature trees, ponds and drainage ditches. These habitats form a connected ecological framework across the site and provide opportunities for retention and enhancement as part of the emerging masterplan.

No internationally, nationally or locally designated ecological sites are located within the site boundary. Whilst several statutory and non-statutory designated sites occur within the surrounding area, including Portholme Special Area Conservation (SAC) and Site of Special Scientific Interest (SSSI), Hemingford Grey Meadow SSSI and Godmanchester Eastside Common SSSI, ecological assessments indicate that these receptors can be appropriately safeguarded through the application of the mitigation hierarchy, strategic green infrastructure provision and project-level mitigation measures where required.

Habitats present within the site are suitable for a range of protected and notable species including bats, breeding and wintering birds, amphibians, badger, reptiles, hedgehog and brown hare. The presence of such species is typical of a site of this scale and character and does not represent an overriding constraint to development. Further species-specific surveys will be undertaken at the planning application stage where necessary to refine mitigation requirements and inform detailed design.

Importantly, the emerging masterplan has been informed by the ecological assessments undertaken to date and already incorporates substantial green infrastructure provision. This includes approximately 26ha of community park, strategic landscape buffers, habitat corridors, sustainable drainage features, open space, community orchards, allotments and retained Public Rights of Way.

These measures provide a strong framework for the protection, enhancement and long-term management of ecological resources across the site whilst supporting delivery of Biodiversity Net Gain and wider environmental objectives.

Non Technical Summaries - LOGIKA GROUP

3. Ecology con't

The conclusions of the site-specific ecological work are supported by the wider Local Plan evidence base. The Huntingdonshire Ecological Constraints Assessment identifies The Lattenburys as a site subject to low ecological constraints and concludes that development can be accommodated subject to appropriate mitigation and design measures2. Furthermore, the Regulation 19 Habitats Regulations Assessment concludes that implementation of the Huntingdonshire Local Plan will not result in adverse effects on the integrity of any European site, either alone or in combination with other plans or projects, following the incorporation of identified mitigation measures.

The Huntingdonshire Interim Nature Recovery Network identifies the Great Ouse Valley as a priority area for biodiversity enhancement, ecological connectivity and nature recovery. Through the delivery of extensive green infrastructure, habitat creation and long-term habitat management, The Lattenburys provides a significant opportunity to contribute positively towards these strategic environmental objectives whilst accommodating sustainable growth.

Overall, the ecological evidence demonstrates that The Lattenburys is a suitable and deliverable strategic allocation from an ecological perspective. No ecological constraints have been identified that would prevent delivery of the emerging Regulation 19 Masterplan. Ecological matters are well understood, manageable and capable of being satisfactorily addressed through future Environmental Impact Assessment, detailed design and the planning application process. The allocation also presents substantial opportunities for ecological enhancement, Biodiversity Net Gain and contribution towards wider nature recovery objectives.

Non Technical Summaries - LOGIKA GROUP

4. Biodiversity Net Gain

An assessment has been prepared for the potential of The Lattenburys to meet its Biodiversity Net Gain (BNG) obligations in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), and to support the continued allocation of the site through the Huntingdonshire Pre-Submission Local Plan to 2046 (Regulation 19).

The assessment is based on the current iteration of the emerging masterplan. Whilst the Masterplan will continue to evolve through future design development and planning application stages, the assessment provides an outline appraisal of the site's ability to accommodate development whilst delivering the biodiversity gains sought by national legislation and emerging local planning policy.

The biodiversity baseline has been established using habitat survey information collected by Logika Consultants and assessed using the Statutory Biodiversity Metric. The site is currently dominated by large areas of intensively managed arable farmland and modified grassland, with biodiversity value principally associated with hedgerows, woodland belts, ponds, drainage features and other semi-natural habitats. These features provide an important ecological framework and opportunities for biodiversity enhancement through future masterplan refinement.

The emerging masterplan incorporates significant areas of strategic green infrastructure, including community parkland, open space, habitat corridors, woodland planting opportunities, community green spaces and sustainable drainage infrastructure. These elements provide a strong basis for habitat retention, enhancement and creation and demonstrate that biodiversity considerations have been incorporated into the evolving development framework.

The assessment identifies that, based on the current iteration of the Masterplan, additional habitat creation and enhancement measures will be required to achieve the biodiversity gains sought by national and emerging local policy. This is not unexpected for a strategic allocation being assessed at the Local Plan stage, where the Masterplan remains high-level and subject to further refinement.

Importantly, the assessment demonstrates that there is substantial flexibility within the allocation to increase biodiversity value through further habitat creation and enhancement measures. Opportunities exist to refine the green infrastructure network, enhance retained habitats and identify additional habitat creation areas as the Masterplan progresses through subsequent stages of design development. Where necessary, off-site provision could also contribute towards achieving the required biodiversity gains.

The assessment therefore demonstrates that Biodiversity Net Gain does not represent a constraint to the allocation or delivery of The Lattenburys. Whilst further masterplanning work will be required, there is a realistic prospect of achieving the statutory 10% Biodiversity Net Gain requirement through a combination of on-site habitat retention, enhancement and creation measures, alongside potential off-site provision where necessary.

Accordingly, the assessment concludes that The Lattenburys remains a suitable and deliverable strategic allocation from a Biodiversity Net Gain perspective and that BNG should not be regarded as a barrier to the allocation or future development of the site through the Regulation 19 Local Plan process.

Non Technical Summaries - Cambridge Archaeological Unit

5. Heritage & Archaeology

There are no scheduled monuments within the site or nearby. Grade II listed Rectory Farmhouse lies within the site, next to the A1307. The other listed buildings within 1km of the site are associated with Hemingford Park Hall, approximately 720m north of the site across open fields. The Hemingfords Conservation Area lies approximately 250m to the north of the site. There is a hedgerow at the Wood Green Animal shelter which would meet the criteria for a Historic Hedgerow.

The undesignated heritage assets identified within the site comprise:

- A cropmark of a square enclosure, possibly Roman (TL273689) in the northwest of the site
- Cropmarks of four areas of medieval ridge and furrow across the site
- A Royal Observer Corps monitoring post for aerial and nuclear attacks active between 1959 and 1991 in the eastern part of the site

Immediately east of the site, an Iron Age/Roman settlement is visible as cropmarks that may extend into the site (TL282685).

None of these is likely to prevent development within the site, although Historic England and the Cambridgeshire Historic Environment Team (CHET) are likely to require some level of mitigation.

Mitigation measures for Rectory Farmhouse and its immediate setting might include sympathetic renovation and conservation of the building, clearing the surrounding modern farm buildings and creating a landscaped buffer between the farmhouse and residential development. Careful masterplanning and structural landscaping could mitigate impacts of the development on the setting of the Conservation Area. The integrity of the historic hedgerow will be upheld if it is maintained and remains undisturbed.

Mitigation measures for the archaeological assets most likely to be recommended by CHET would involve geophysical survey and trial trenching which will inform any decisions about archaeological open area excavation which may be required as part of planning conditions.

A Heritage Impact Assessment supporting allocations in the local plan has been prepared by the HDC (HDC 2026). The Desk-Based Assessment (DBA) and technical note prepared by the CAU contains full details of previous work in and around the site, potential and known heritage assets, and possible mitigation strategies (Jones 2026). The DBA and technical note are informed by the records held by the Cambridgeshire Historic Environment Record (CHER) and Portable Antiquities Scheme (PAS), consultation of historic maps and documentary evidence, and aerial photographs.

6. Flood Risk & Drainage

Assessment of all sources of flood risk to and from site has been undertaken. This has concluded that the site is located entirely within Flood Zone 1 and is therefore at low risk of fluvial flooding under both current conditions and future climate change scenarios. Flood risk from tidal, groundwater, sewer and artificial sources have also been assessed as low.

There are areas of surface water flood risk associated with existing ordinary watercourses, which have been considered in the emerging masterplan design by applying a sequential approach, ensuring the most vulnerable development is located within the areas of lowest flood risk, meaning the Sequential Test is considered to be passed and the Exception Test is not required.

The proposed drainage strategy adopts a Sustainable Drainage Systems (SuDS) led approach that integrates existing watercourses into a connected network of blue-green corridors providing surface water conveyance, attenuation, water quality treatment, biodiversity enhancement and recreational benefits. Existing watercourses serving wider catchments will be retained, while redundant field drainage ditches will be repurposed as attenuation and landscape features.

Surface water runoff will be managed through a combination of source control measures, swales, parcel-scale attenuation basins and controlled discharge to receiving watercourses. Runoff from the development will be restricted to a maximum rate of 3 l/s/ha in accordance with National SuDS standards and local guidance, and preliminary calculations demonstrate that sufficient on-site storage can be accommodated to manage the 1 in 100-year storm event including climate change allowances.

The full report demonstrates that The Lattenburys can be delivered safely and sustainably in accordance with national and local planning policy. Flood risk can be appropriately managed throughout the lifetime of the development, while providing wider environmental, ecological and community benefits through an integrated landscape-led drainage strategy. It is, therefore, suitable for allocation from a flood risk and surface water drainage perspective.

7. Sustainable Travel Strategy

This Sustainable Transport Strategy (STS) establishes the approach to supporting the delivery of The Lattenburys as a residential garden community.

The strategy is centred on creating sustainable, accessible and well-connected development that reduces reliance on private car travel, where possible, maximising opportunities for walking, wheeling, cycling and public transport use, whilst ensuring safe and efficient highway access is provided for.

The key elements of the strategy are:

- **Accessibility:** Centred around promoting Sustainable Transport accessibility within, through, and from the site with enhancements to complement the existing and proposed network.
- **Addressing Key Network Gaps**: Key gaps identified to be addressed to ensure sustainable connectivity to existing networks and destinations.
- **Reducing Reliance on Private Car Use:** Avoiding reliance on car travel is intrinsic, with a realistic but ambitious phased mode share strategy which goes beyond CPCA's current aspirations.
- **Supporting Public Transport use:** A Public Transport strategy which is deliverable, building on the established network of services to support early delivery with phased enhancements identified to support high public transport accessibility, supporting CPCA network aspirations.
- **Delivering Effective Highway Access:** Well served by highway access both from the A1307, with latent capacity following the delivery of the new A14 corridor, and the A1198 which connects Godmanchester with the A14. Both proposed access junctions are deliverable, designed to both accommodate future traffic growth. Dual highway network accessibility will support efficient distribution of development impacts.
- Where localised highway network constraints exist and they cannot be fully addressed through focussing on sustainable travel in the first instance, further assessment will be undertaken to inform mitigation needs through the Local Plan process in collaboration with Huntingdon District Council (HDC) and Cambridgeshire County Council (CCC).
- **Early Delivery:** This strategy is not reliant on the A141 scheme yet will complement and support the A141 by delivering early growth as the A141 scheme comes forward.
- **Employment Growth:** Located strategically between existing population and employment promoted under the Draft Local Plan (Fenstanton 1: Galley Hill) and recent planning applications (Newlands Park and Brampton Cross), there is significant opportunity for this residential growth to take advantage of and support the CCC / HDC planned sustainable transport provision for both active travel and PT modes.

In addition to the proposed strategy, a monitoring and evaluation framework for the site is proposed, centred on the ambition for sustainable transport mode share and through the use of a future Travel Plan which will promote sustainable travel behaviour and manage travel demand inclusive of parking demand monitoring, car sharing and delivery and service management plan.

Overall, this strategy supports The Lattenburys through the HDC Local Draft process, setting out the vision for sustainable mobility, connectivity and transport delivery in anticipation of Regulation 19 evidence base and consultation process.

Importantly, the strategy is ambitious, deliverable and forward thinking in terms of facilitating CCC and HDC's wider plans for transport in the region – namely the plans set out under the A141 and St Ives Improvements Scheme.

8. Traffic Analysis

For assessment purposes, an upper limit of 4,000 dwellings has been tested along with employment land, two primary schools, a secondary school, and supporting community facilities, delivered as two sustainable linked villages to the south-east of Godmanchester and Hemingford Abbots. The assessment has been prepared in support of the Huntingdonshire District Council Local Plan 2046 process.

The traffic analysis and assessment set out in this report is focused specifically on demonstrating access arrangements are deliverable and achievable to support the proposed allocation. The report includes traffic analysis, modelling and capacity assessment underpinning proposed junction designs, however it is not intended to constitute a full traffic impact assessment or comprehensive traffic analysis of the wider highway network. The report is anticipated to be read alongside the wider Local Plan strategic traffic modelling submitted by HDC, the intention being that as the plan process progresses and ultimately a planning application is progressed a full Transport Assessment in support of the site will be developed in collaboration with the Local Highway Authority (LHA) and National Highways (NH).

Specifically, this report assesses the operational performance of the proposed highway access strategy at two principal junctions on the A1307 and A1198. Future traffic conditions have been evaluated for the 2046 assessment year under two scenarios:

- A Huntingdonshire Strategic Transport Strategy (HSTS) Do Minimum (DM) scenario derived from the Cambridgeshire and Peterborough Combined Authority Model (CaPCAM) strategic transport model.
- A HSTS Do Something (DS) scenario incorporating strategic transport interventions, including East West Rail (EWR) and inclusive of specific sustainable transport improvements.

In order to ensure a robust assessment at this stage of the process and given the various land uses proposed under this residential led development, the traffic volume outputs from the CaPCAM model are utilised alongside a trip generation exercise using TRICS, National Travel Survey data, and Census travel-to-work information, detailed further in this report. Under this approach, the development is forecast to generate approximately 1,800 two-way vehicular trips during the weekday AM peak hour and 2,000 two-way vehicular trips during the weekday PM peak hour. The largest proportion of forecast external vehicular trips is associated with access toward Huntingdon and Godmanchester, reflecting their role as the principal local employment, service and retail destinations.

The assessment does not assume any reductions associated with future travel planning measures, associated modal shift, trip internalisation / trip linking or the development's proposed sustainable transport strategy, thereby representing a robust and likely worst-case highway impact scenario. It is our intention however, as the project progresses through and beyond the plan process, to assess the positive implications of the sustainable transport strategy, resultant modal shift, trip internalisation and trip linking in greater detail to understand how this may possibly impact junction capacity and junction design.

8. Traffic Analysis con't

At Local Plan stage, the form of the junctions remains flexible. However, for the purposes of assessment and to illustrate deliverability of access to the site in terms of land take and physical constraints, the junctions have been assessed on the basis of a new signal-controlled junction on the A1307 serving the Northern Village and a new roundabout on the A1198 serving the Southern Village. Both junctions have been designed in accordance with current Design Manual for Roads and Bridges (DMRB) standards and incorporate active travel infrastructure, reduced speed limits and public transport enhancements. The strategy assumes no connection internally within the site between both junctions for private vehicular traffic – however a link for public transport and active modes is intended.

Operational traffic capacity assessments for the year up to 2046 (including all Local Plan growth) undertaken using industry-standard Junctions 11 and LinSig software demonstrate that both access junctions operate within desirable capacity thresholds during the AM and PM peak periods across all assessment scenarios. The worst-case roundabout performance records a Ratio of Flow to Capacity (RFC) of 0.76, which remains below the accepted threshold of 0.85. Similarly, the highest Degree of Saturation (DoS) recorded at the signal-controlled junction is 85.0%, below the accepted 90% threshold. Queue lengths are also forecast to remain at acceptable levels throughout the assessment period.

The assessment concludes that the proposed access strategy can successfully accommodate both background traffic growth and development-generated traffic associated with The Lattenburys up to 2046. The proposed A1307 signalised junction and A1198 roundabout are forecast to operate efficiently under all tested scenarios, with no severe highway impacts identified. As such, the proposed access arrangements provide a suitable and deliverable highway solution to support the allocation and delivery of The Lattenburys development. Importantly both junctions are designed to operate but not with vast levels of spare capacity that would undermine the important sustainable transport mobility solutions put forward under the Sustainable Transport Strategy. The ethos being to ensure that other modes other than the private car are provided for in a more efficient manner than simply using the private car to and from home.

Non Technical Summaries - AECOM

9. Utilities

The report assesses the availability, capacity and infrastructure requirements for electricity, gas, potable water, wastewater and telecommunications to support the delivery of The Lattenburys.

This report has assessed existing utilities on site through review of statutory undertaker's utilities plans and identified existing electricity, gas, water and telecommunications infrastructure which is present within or adjacent to the site. These existing utilities can generally be accommodated within the Masterplan, with some diversions and protective easements required. In particular, an existing local high-pressure gas main crossing the site will remain in situ which has been reflected in the Masterplan layout through prescribed consultation and exclusion zones, while sections of the existing high-voltage electricity network may require diversion and undergrounding as the design progresses.

New utility supplies to serve the site have also been considered as initial supply strategies have been agreed with the incumbent utility companies. Indicative costs for new connections have been detailed where possible.

The report confirms that potable water can be supplied to the development, although off-site reinforcement works will be required, including a new connection to the Godmanchester Reservoir and installation of a dedicated booster pumping station.

With regard to foul drainage, Anglian Water have confirmed the existing Huntingdon (Godmanchester) Water Recycling Centre does not currently have sufficient capacity to accommodate the full development. However, following a thorough engagement process, Anglian Water has since confirmed that due to the strategic importance of the site, it does not object to the development in principle and will work through its Strategic Site process to ensure suitable wastewater infrastructure improvements are delivered in line with the development programme. The proposed development will require connection to the existing sewer network close to the existing Huntingdon (Godmanchester) Water Recycling Centre, likely via a new pumping station and rising main.

The report confirms that electricity supply to The Lattenburys can be provided via a connection to the Huntingdon Grid Substation. The proposed connection will require the installation of a new indoor switchboard at the existing grid substation, together with a new primary substation within the development site. The two substations would be linked by approximately 6.3km of new dual-circuit 33kV cable.

Full-fibre telecommunications infrastructure can be provided by BT Openreach, while future gas demand is expected to be limited due to the introduction of the Future Homes Standard and the transition away from gas heating in new residential development.

Overall, the report concludes that utility infrastructure can be provided to support The Lattenburys, subject to ongoing engagement with utility providers, completion of detailed investigations and surveys, and the implementation of the identified network reinforcement and connection works. The assessment therefore demonstrates that utilities provision does not represent a barrier to the allocation or delivery of the site.

Non Technical Summaries - LOGIKA GROUP

10. Noise & Acoustic

We have assessed the current conditions at the site and shaped the emerging masterplan for The Lattenburys.

It should be noted that, at this early stage, final details of the design and layout of The Lattenburys development are not finalised. The final design of the development, including any required noise reduction measures, will be developed further as part of future planning applications.

Logika Group's evidence indicates that the vast majority of The Lattenburys site is not subject to significant noise constraints and that any impacts can be effectively mitigated against through adopting a sensitive design approach and delivering specific mitigation measures at later stages of the planning process.

Internal noise levels are likely to be achievable using standard glazing and non-acoustic background ventilator specifications across the majority of the site. However, residential areas close to the A14, Cambridge Road, and Ermine Street are likely to require an acoustic building envelope to achieve the target internal noise levels. This would only apply to the properties closest to these roads, and while the precise specification of building envelope would be determined at a future stage of the project, appropriate internal noise levels are expected to be achievable within all proposed new residential properties.

External noise levels are likely to be within the target design range across the majority of the site without any noise mitigation. However, some residential areas close to Cambridge Road, and Ermine Street are likely to require localised boundary mitigation such as acoustic barriers or brick walls. The precise design of these boundary treatments will be determined at a future stage; however appropriate noise levels are expected to be achievable in all external amenity areas.

The Masterplan provides a sufficient setback distance between proposed residential uses and the Wood Green Pets Charity site. Adopting this sensitive design approach will ensure that future residents at The Lattenburys are not exposed to significant or unacceptable levels of noise. Noise constraints relating to the existing wind turbines are currently subject to further investigation and as stated earlier in this Note, MWL has a delivery and phasing strategy in place; and relationship with the relevant landowners to address any identified constraints.

From a noise perspective the Masterplan provides a sufficient basis to promote and allocate The Lattenburys for the land uses identified. All technical matters identified can be sufficiently addressed at later stages of the planning process.

Non Technical Summaries - LOGIKA GROUP

11. Air Quality

A high-level review of baseline air quality conditions has been carried out to identify potential constraints and opportunities for the proposed development at The Lattenburys.

Air quality monitoring in the surrounding area shows that concentrations of key traffic-related pollutants; nitrogen dioxide ( ) and fine particulate matter (and), are well below UK air quality objectives. There are currently no active AQMAs declared across Huntingdonshire, as previous designations have been revoked following sustained improvements in air quality.

A review of public registers found no major industrial installations, waste management facilities, or significant odour sources nearby that would adversely affect future residents.

Future residents and visitors will experience good air quality. While the site is bounded by major roads (the A1307 and A14), pollution levels decrease rapidly with distance from the road corridor. Given the good local baseline and progressive improvements in vehicle emissions technology over time, air quality across the site will be suitable for residential and community uses.

Construction activities could generate dust that might affect nearby homes or the neighbouring Wood Green Animal Shelter. However, standard, well-established control measures, managed through a formal Dust Management Plan (DMP), will prevent significant nuisance or impacts on local amenity.

The scheme will generate additional vehicle movements once occupied.

Although full traffic details are yet to be finalised, appropriate design measures can encourage sustainable travel, and detailed modelling will be undertaken at the formal planning stage.

As a result, there are no major air quality constraints that would preclude the allocation of residential-led development of the site. The proposal is consistent with the environmental requirements of local and national planning policy (including the National Planning Policy Framework).

A detailed Air Quality Assessment will be prepared to accompany any future planning application once transport and energy strategies are finalised.

Non Technical Summaries - AECOM

12. Net Zero & Sustainability

The Lattenburys can deliver a sustainable, climate resilient and net zero carbon ready new community in accordance with national policy, and the emerging Huntingdonshire Local Plan. The proposals are capable of delivering up to 3,800 homes, employment opportunities and supporting infrastructure within a landscape-led masterplan that integrates biodiversity enhancement, sustainable transport and low-carbon development.

The site occupies a sustainable location between Godmanchester, Hemingford Grey and Hemingford Abbots, with access to existing transport networks and significant opportunities to enhance walking, cycling and public transport connectivity. The scale of development enables homes, employment, schools, community facilities and open space to be delivered within a single development, helping to reduce the need to travel and supporting sustainable lifestyles.

The Lattenburys adopts a landscape-led approach and provides a significant opportunity to strengthen the green and blue infrastructure network associated with the Great Ouse Valley. Existing landscape features and watercourses integrated and enhanced through the creation of interconnected green corridors, woodland, meadow and wetland habitats, supporting biodiversity enhancement, ecological connectivity, recreation and climate resilience.

The site is wholly within Flood Zone 1 and benefits from the opportunity to incorporate sustainable drainage measures within an integrated blue-green infrastructure network. Preliminary assessments indicate sufficient capacity exists to manage surface water runoff, including an allowance for climate change, without increasing flood risk on or off site.

The Lattenburys will be designed to meet Building Regulations Part L 2026 and will deliver net-zero carbon-ready homes and buildings through a combination of passive design, high-performance building fabric, low-carbon heat pumps and on-site renewable energy generation through roof mounted photovoltaic panels on all new dwellings.

Climate resilience is embedded throughout the Masterplan through extensive landscaping, shading, green infrastructure and passive design measures that respond to overheating risk and a changing climate. The development will also support responsible resource use through ambitious water efficiency measures, targeting 90 litres per person per day for homes, and through the adoption of embodied carbon reduction and circular economy principles including material reuse, sustainable sourcing and consideration of modern methods of construction.

In summary, the proposed sustainability strategy demonstrates that The Lattenburys can successfully deliver a net zero ready, climate resilient and resource efficient new community. The measures identified are considered deliverable at the scale proposed and demonstrate that The Lattenburys is capable of meeting the requirements of national planning policy and the energy and sustainability objectives of the draft Regulation 19 Huntingdonshire Local Plan.

Non Technical Summaries - Appendix

Concept Masterplan

Godmanchester

A1307

A1198

Village Centre

Primary School

Community Park

Employment

Village Centre

Primary School

Sports and Recreation

Secondary School

Sports and Recreation

Employment

Employment

A14



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