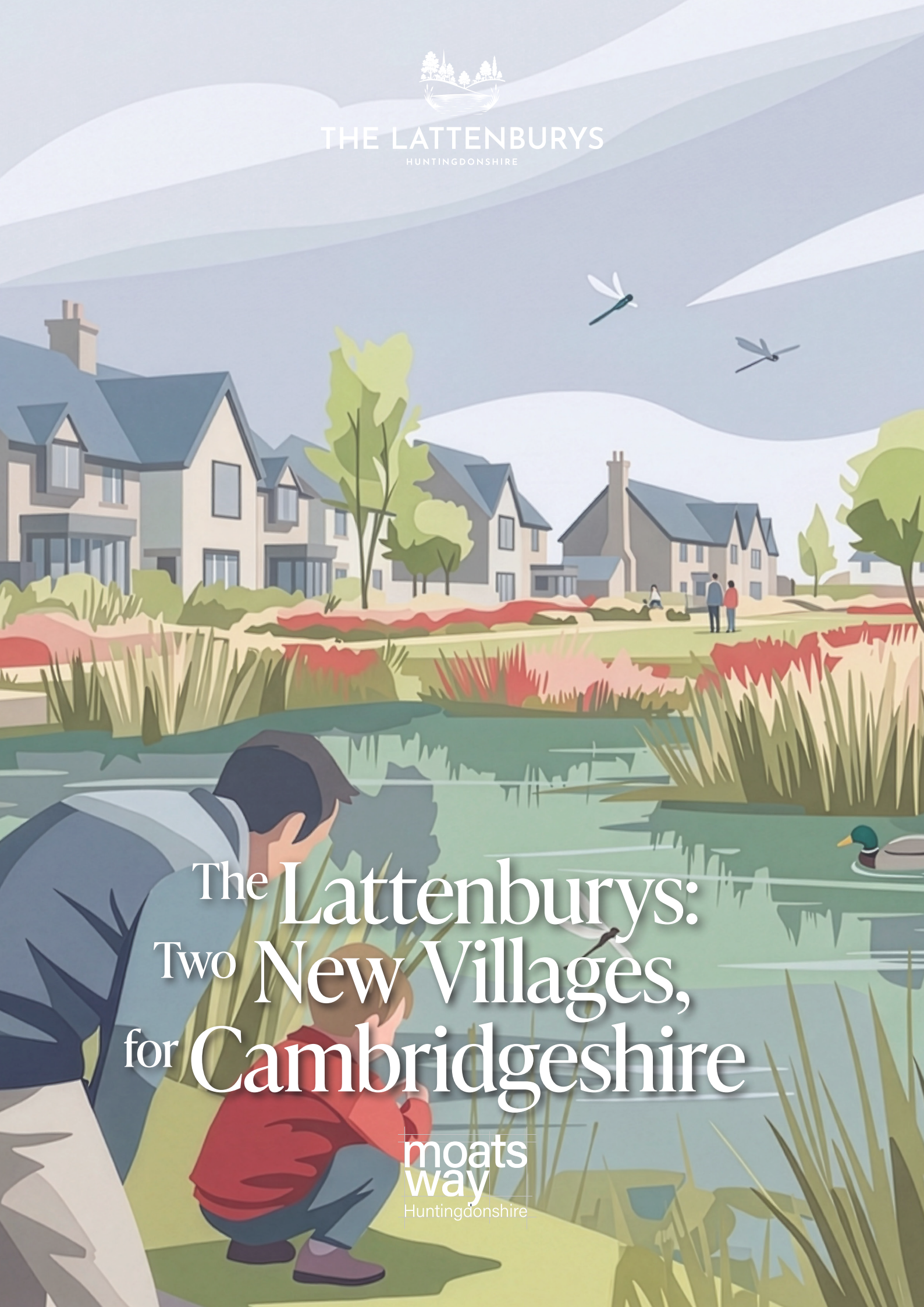
THE LATTENBURYS
HUNTINGDONSHIRE



The Lattenburys: Two New Villages, for Cambridgeshire

moats way
Huntingdonshire

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Illustration: Villages rooted in place

THE LATTENBURYS

HUNTINGDONSHIRE

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.

moats way Huntingdonshire

Issue Date: October 2026

Contents List

1. The Lattenburys

2. Why Here

3. The Site & Its Settings

4. The Proposal

5. Delivery & Stewardship

6. Strategic Objectives

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1. The Lattenburys



Illustration: The Weekend Market

The Opportunity

The Lattenburys will be:

- **Connected & Complementary**
- **Linked by Locality, Linked by Identity**
- **Centred around Community**

The Lattenburys present a rare and important opportunity: in a dynamic area that is embracing economic growth, this is a proposition to create places where people want to live, in the way that they want to live; new 21st-century villages that are complementary to, and close to, established places that can supplement village life.

Huntingdonshire District Council is planning ahead to meet housing need and to support growth in this forward-looking region; a region that will accommodate urban extensions, proposed new towns, and development of limited brownfield opportunities.

As an immediate neighbour to Huntingdon, The Lattenburys represents an opportunity for complementary growth, principally through the creation of new homes and neighbourhoods that embed the best characteristics of local villages large and small.

The proposal is big enough to contribute at a significant, strategic level to local needs, and to offer meaningful levels of self-sufficiency, reducing the reliance on the private car to travel.

The envisaged development form; that of two interlinked new villages, will ensure it is distinct, identifiably sitting within a wider landscape; compact enough to be appealing as familiarly village-scaled, with all the benefits of identity and character that can bring.

The Opportunity













Connected & Complementary

The Lattenburys will be created in a location that is ideally positioned to be within easy reach of large service-providing conurbations, while remaining distinct from them.

Connections north-westwards to Godmanchester and Huntingdon will be fast and frequent, such that their market town offer and national rail connections are within easy reach (bus services will be able to reach Huntingdon station in just 10 minutes from the northern gateway to the site).

To the south-east the site is readily accessible to Cambridge, one of Europe's leading centres for technology, life sciences and Artificial Intelligence, and home of the world leading University of Cambridge. The Lattenburys will not seek to replicate the amenities offered by these towns, but will provide their own complementary offer to residents, employees and visitors; facilities and outdoor spaces that allow the villages to serve day-to-day needs.

The Lattenburys will be supported by, and supportive of, neighbouring settlements. Their accessible location and mix of uses will be such that they are able to offer new opportunities and amenities for the network of surrounding smaller villages. By being within easy reach of those long-established places; places with varying and sometimes limited infrastructure to support their own communities. This will reduce car dependency and offer new active travel and public transport connections, as well as reducing private car journey times by those residents who currently have to travel further to access some of these simple amenities; parkland and substantial public open space, schools, cafes, and local retail, amenities that some of those villages do not offer themselves.

Linked by Locality, Linked by Identity

Villages in pairs - united by a name, proximate to each other but distinctly separate are seen in multiple places in Cambridgeshire, notably at Hemingford Grey and Hemingford Abbotts close to The Lattenburys.

Elsewhere, Great Eversden and Little Eversden, Great Abington and Little Abington, Offord Cluny and Offord Darcy, Great Paxton and Little Paxton, and Guilden Morden and Steeple Morden are just a few examples of a pattern seen in the county and to which The Lattenburys can respond as a contemporary settlement pattern.

Great Lattenbury and South Lattenbury will be linked to each other by routes and spaces, by shared infrastructure, but also by a shared identity.

In some ways they will be self-reliant, but in others they will rely on each other - significantly, in how they will be linked by learning and leisure. Their individual identity will be based on the creation of a 21st Century village charm - the features, spaces and characteristics that will be uniquely cherished by those who live there.

Centred around Community

To plan, design and then successfully deliver new Cambridgeshire villages will require the establishment of a strong sense of place from the arrival of the first residents; one that takes cues from local history, includes distinctive community spaces, and offers, early in the growth of The Lattenburys, the opportunity for shared ownership and pride in the assets of the place.

The masterplan will allow both villages to establish around a point or points of interaction and focus, and grow from them. New housing, facilities and public spaces will be carefully, but flexibly, planned to support relationships between generations, and to encourage residents to remain in the community as their circumstances change.

Key Objectives



Our key objectives establish a strong foundation for The Lattenburys, underpinned by the principles of the Future Place Strategy Journey and the Huntingdonshire Local Plan. This chapter outlines how our landscape-led vision, community infrastructure, and sustainable transport choices support the District's strategic goals for growth, housing delivery, and environmental improvement.



Key Objective 1

Prioritise Everyday Social Interaction

The masterplan will establish the roots for community growth. The Lattenburys will provide accessible, informal and adaptable spaces from the earliest stages of development to enable residents to meet and build relationships through everyday activity and special events. Temporary and permanent community spaces, gathering spaces, play areas and flexible-use facilities will be delivered progressively so that social infrastructure grows alongside the population rather than following it - meeting the day-to-day needs of residents, and supporting the needs of those who live nearby.



Key Objective 2

Invest in People as well as Place

The masterplan will support dedicated community leadership to animate shared spaces, welcome residents, connect people and establish a programme of activities and opportunities. Community facilities will be designed and managed with clear responsibility for their activation, ensuring that investment in physical infrastructure translates into sustained participation and social connection.



Key Objective 3

Design for Every Stage of Life

The masterplan will create a genuinely intergenerational community by providing housing, facilities, employment opportunities and social infrastructure that respond to the needs of children, young people, families and older residents. The design will enable different generations to participate in shared activities, develop mutually supportive relationships and remain within the community as their housing, care and social needs change.



Key Objective 4

Create Assets that Sustain the Community

The masterplan will treat community buildings, spaces and facilities as long-term community assets, capable of adapting to changing needs and generating resources for their continued operation. Meanwhile uses will provide early community value, while carefully integrated commercial and income-generating activities will contribute to the financial sustainability, management and maintenance of community infrastructure.

Key Objectives



Key Objective 5
Establish a Distinctive Identity from the Outset

The masterplan will establish a strong and recognisable sense of place from the arrival of the first residents, drawing on local character, history, landscape and community life to create an identity that strengthens as the village develops. Each phase of development will contribute to this identity and provide places and opportunities that encourage residents to establish long-term connections with the community and remain there through different stages of life.



Key Objective 6
Create an Intergenerational Living Village

The Lattenburys will be planned as an integrated intergenerational village in which homes, the school, church, community facilities, natural spaces and everyday services collectively support social connection and participation. The masterplan will create a place where people of all ages can live independently, contribute to community life, develop lasting relationships and experience a strong sense of belonging.



Key Objective 7
Integrate Ecology & Nature

The masterplan will create naturally permeable villages in which green and blue infrastructure is threaded through the neighbourhoods, connecting and creating habitats and fundamentally enriching the local nature network. The design will distinguish between areas of greater activity and community use and those where nature is prioritised - creating a balanced landscape that supports both people and wildlife.



Key Objective 8
Ensure That the New Villages are Intrinsically Linked

The masterplan will create two villages that are easy and appealing to move through and between, with complementary uses and shared destinations encouraging everyday movement and interaction. Shared community infrastructure, particularly the proposed secondary school and community park, will maximise benefits across both villages, while common characteristics will establish a coherent identity alongside distinct character for each village.



Key Objective 9
Create New Villages that settle into their Landscape

The masterplan will ensure that the new villages respond sensitively to their gently undulating landscape, with homes framed by new woodland, tree-lined ridges and a network of green spaces. From a distance, the villages will be seen as layered against the landscape rather than imposed upon it. Multifunctional landscape corridors will create a green and blue latticework that integrates habitats, movement, recreation and the conveyance and storage of rainwater.



1. The Lattenburys

The Offer

Godmanchester

A1307

Hemingford Abbots

A1198

Village Centre

Primary School

Community Park

Employment

Village Centre

Primary School

Sports and Recreation

Secondary School

Sports and Recreation

Employment

Employment

A14

- Up to **3,800** new homes
- Dedicated open space for nature and recreation
- On-site biodiversity net gain enhancements
- Support wider transport and connectivity improvements

2. Why Here



Illustration: Water in the landscape

Two New Villages for Cambridgeshire

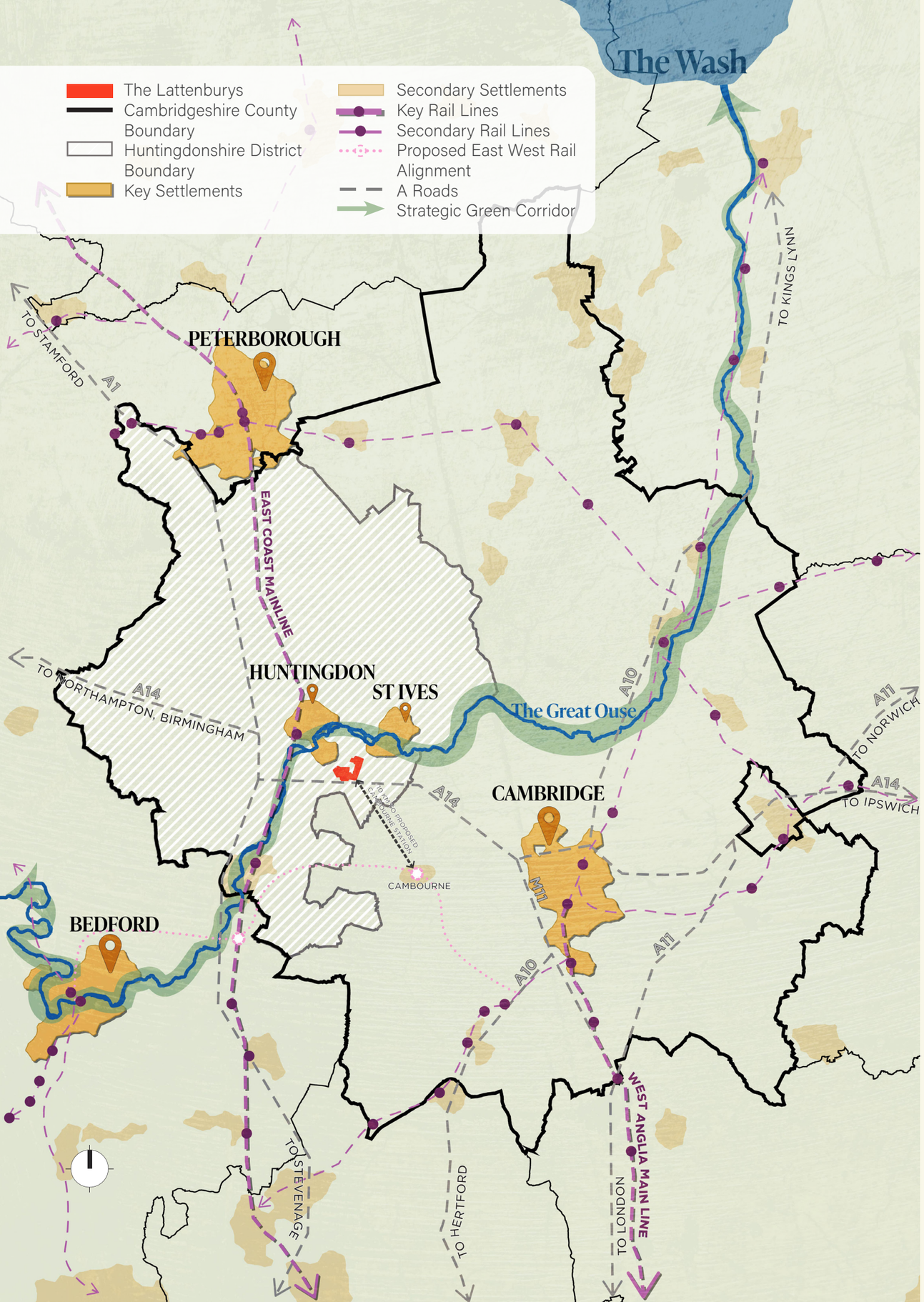
The Lattenburys represents a highly suitable, available, and immediately deliverable location that offers the most logical spatial choice for strategic growth in the Local Plan.

Positioned within the Oxford–Cambridge Arc, development of the site would play an important role in the wider Cambridgeshire economy; by capitalising on the legacy of the A14 upgrade, it would deliver crucial housing to support the county's high-growth clusters while directly relieving pressure on the Cambridge housing market.

Well-connected to Huntingdon, St Ives, and St Neots, the site is entirely in Flood Zone 1 and free from the environmental and heritage constraints that limit alternative options across the county.

Under single promotion with unanimous landowner support, the site can be brought forward without relying on complex, costly strategic infrastructure.

Allocating The Lattenburys would allow for the planning and delivery of two new self-sustaining villages that can reliably contribute to meeting local and county-wide growth needs from the outset of the plan period.



2. Why Here

Cambridgeshire & Huntingdonshire Context

Strategically, The Lattenburys acts as a vital bridge between the local needs of Huntingdonshire and the wider Cambridgeshire economy.

Locally, the site supports the vitality of Huntingdon, St Ives, and Godmanchester by concentrating growth in a highly sustainable location rather than dispersing it into sensitive rural villages.

Regionally, it provides high-quality housing to support the county's high-growth employment clusters, helping to relieve pressure on the Cambridge housing market.

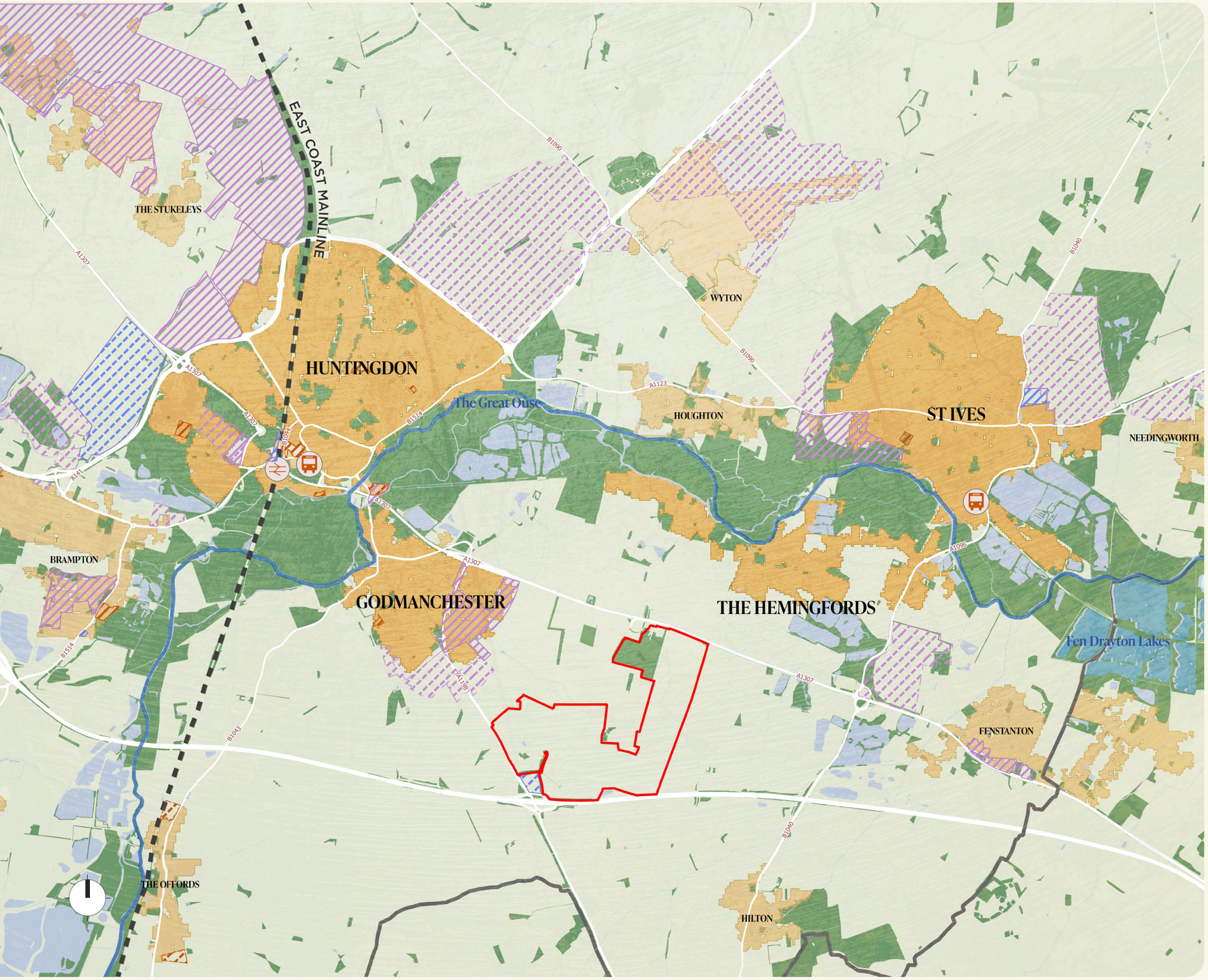
This dual role is directly enabled by the site's transport connections. Enclosed by the A14, A1198, and A1307, the site sits at a major infrastructure crossroads, enjoying rapid road access to major employment hubs in Cambridge, Peterborough, and Alconbury Weald.

Being located less than 5km from Huntingdon railway station ensures fast, direct rail connections to London and the wider region, integrating the site perfectly into Cambridgeshire's strategic transport network.



2. Why Here

Planning for Growth



While acknowledging and complementing other planned allocations across the wider area, planning for growth at The Lattenburys provides a key strategic opportunity to deliver two sustainable villages that address Huntingdonshire's long-term needs.

This approach allows the district to plan for up to 3,800 high-quality homes alongside dedicated employment and enterprise spaces, local village centres, schools, sports provision, and extensive green infrastructure.

Planning for growth at this exceptional scale avoids the pitfalls of fragmented, incremental expansions, which often strain existing local infrastructure.

Instead, this unified masterplan ensures that new housing, facilities, and green spaces are delivered within a coordinated, integrated framework, creating two distinct yet highly connected villages with a strong sense of identity, place, and community cohesion.

Ultimately, The Lattenburys demonstrates how planning for growth can be about more than just meeting housing targets; it is about creating a high-quality design, with early infrastructure delivery, and a lasting social, economic, and environmental legacy for the long-term wellbeing of Huntingdonshire.

- Site Boundary
- Huntingdonshire District
- Roads
- Key Settlements
- RAF Bases
- Secondary Settlements
- Rail lines
- Train Station
- Bus Station

Adopted Allocations
- Mixed Use
- Residential
- Commercial

Draft Allocations
- Mixed Use
- Residential
- Commercial

- Existing Green Infrastructure

3. The Site & its Setting

Illustration: the wetlands

Location

This chapter defines the physical, environmental, and spatial baseline of The Lattenburys, exploring how its unique setting within the Huntingdonshire landscape has directly shaped the masterplan

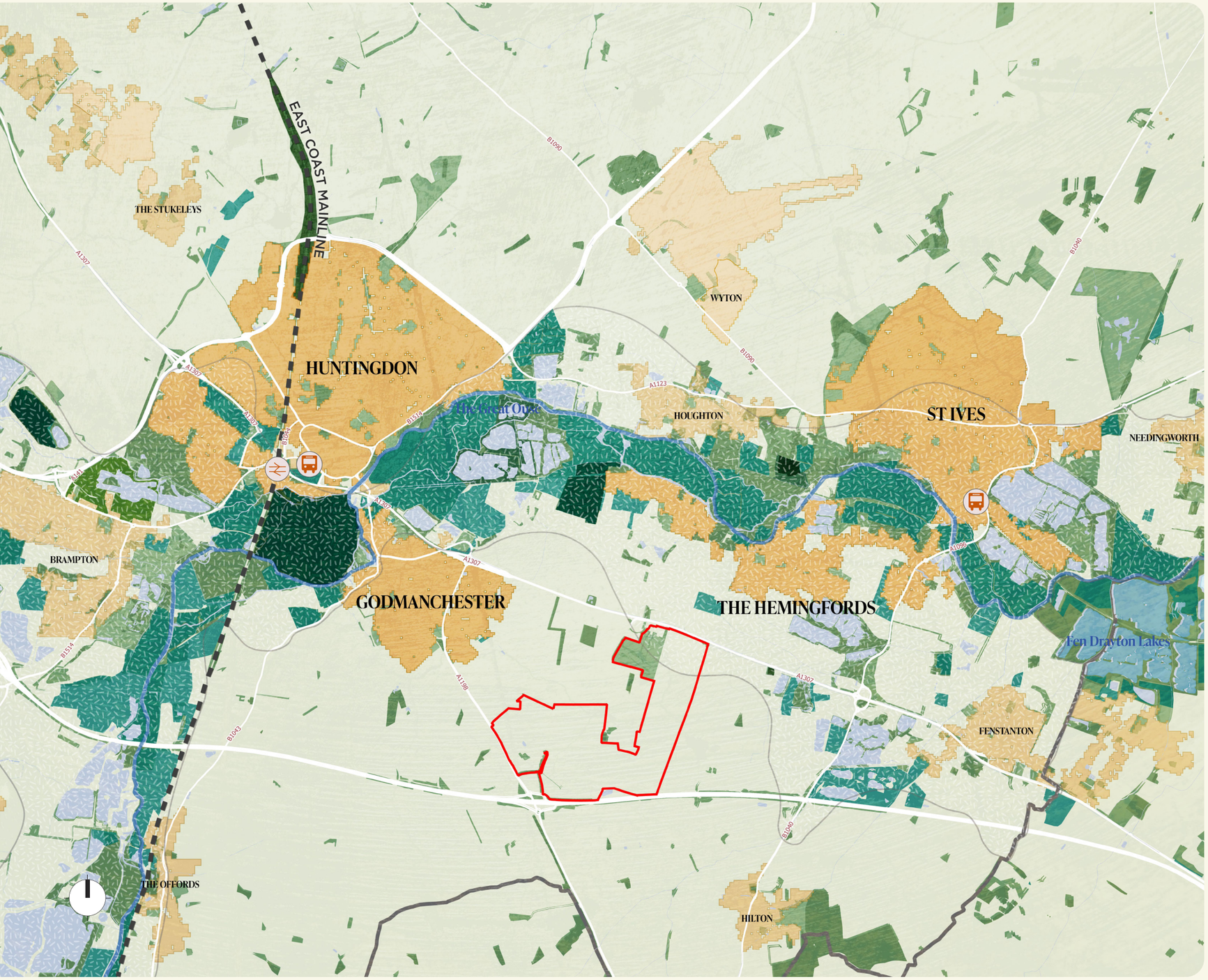
Located in a district defined by its historic market towns, agricultural claylands, and the sensitive river valleys of the Great Ouse catchment, the site occupies a highly distinct geographic position.

Bounded by the A14, A1198, and A1307, the site benefits from robust structural containment while remaining intrinsically connected to the nearby settlements of Huntingdon, Godmanchester, and St Ives.

Crucially, its position on the elevated clay plateau offers an environmentally resilient location for growth that avoids the severe flood constraints common to much of the wider district.

By examining the site's topography, existing green infrastructure, and local visual character, this section demonstrates how the natural assets of the land have guided a design that respects and enhances the unique rural and landscape identity of Huntingdonshire.

Wider Setting



The site presents as an open agricultural tract situated on the gently undulating plateau of the South East Claylands.

This topography serves as a transitional landscape, rising from the Great Ouse valley floor in the northeast up to an east-west ridge on the upper clay plateau in the southwest, where the high claylands begin their descent northward toward the Ouse Valley.

Its present state is uniquely defined by its physical and visual containment within a hard infrastructural envelope of major transport corridors, which cleanly separate the site's large-scale arable fields from the wider rural hinterland.

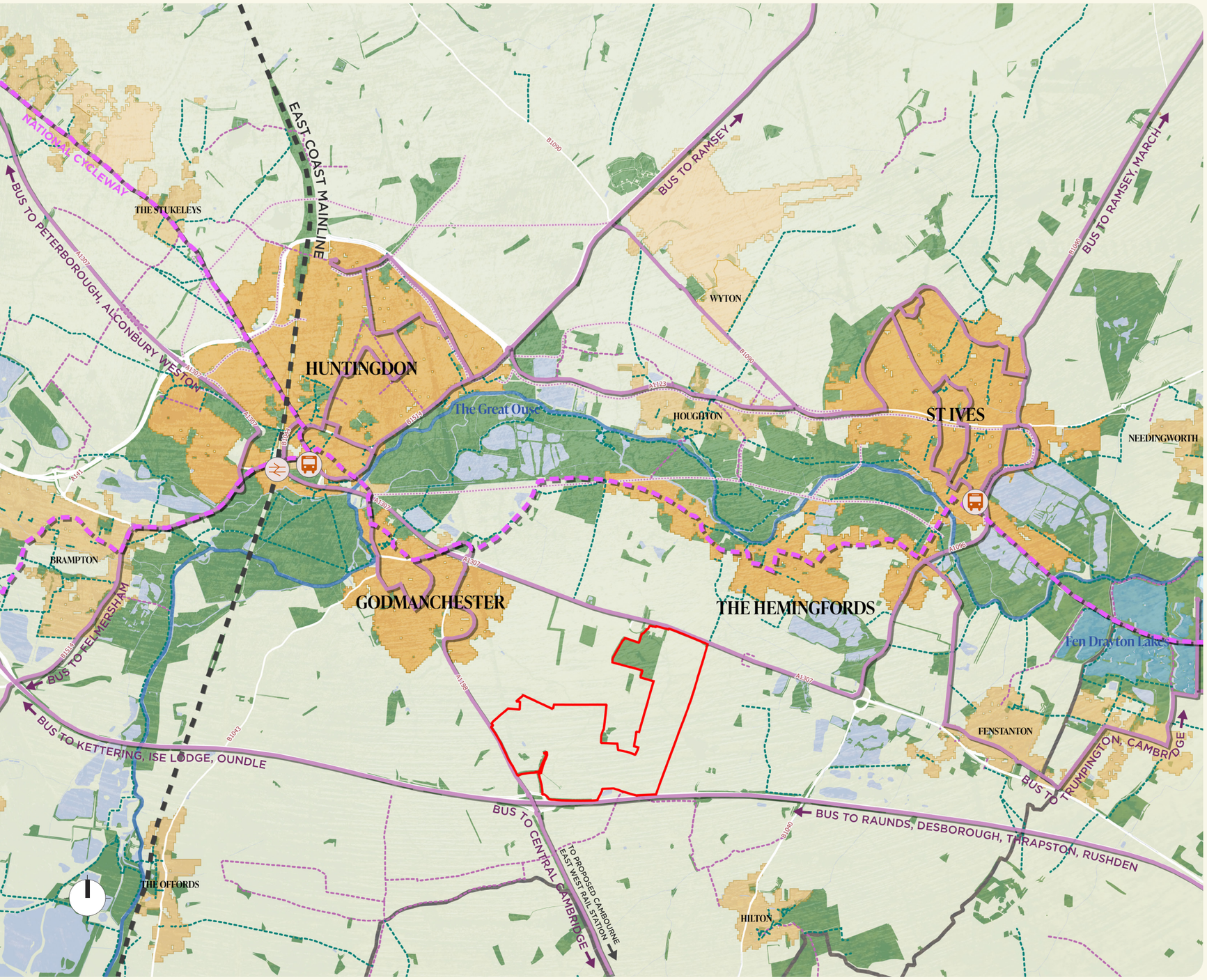
This plateau and its east-west ridge contribute to the wider landscape character and can be seen from some surrounding lowland areas, including locations associated with the Hemingfords and the Ouse Valley to the north.

Characterised by an open agricultural aspect with sparse woodland cover, the site is punctuated only by fragmented boundary hedgerows and drainage ditches.

This landscape reflects the characteristic large-scale farming patterns of the wider Bedfordshire Claylands, remaining relatively exposed before the topography falls away to meet the more intimate, vegetated slopes of the Great Ouse river valley.

- Site Boundary
- Huntingdonshire District
- Roads
- Urban Areas
- Meadow
- Woodland
- Open Green Space
- Priority Habitat
- Green Infrastructure Priority Area
- Wildlife Trust Sites
- Sites of Special Scientific Interest
- Hinchingbrooke Country Park
- Fen Drayton Lakes

Wider Setting



Spatially, the site sits at a strategic pivot point between the established urban centres of Huntingdon, Godmanchester, and St Ives, with the smaller, historic riverside villages of the Hemingfords situated to the north and Hilton to the south.

The site benefits from existing walking and cycling connectivity, with a number of rural footpaths running through the countryside and the Great Ouse Valley. Active travel is supported by the National Cycle Network (NCN) Route 51, which runs from Huntingdon to St Ives through the Hemingfords to the north of the A1307, continuing along the route of the Guided Busway to the east. Additionally, the National Byway provides a signposted leisure cycling route, while Route 24 connects NCN51 from south of St Ives to Fenstanton. The NCN also continues south from the site, along the eastern side of the A1198 south of the A14, providing a link on road onward to Papworth Everard and beyond to Cambourne.

Importantly, the site lies within a 20-minute cycle ride (approximately 5km as the crow flies) from both the Huntingdon railway station which provides direct access to the national rail network and the Guided Busway station at St Ives. Likewise, a direct 8km cycle route to Cambourne and the future EWR provides significant opportunity.

This proximity presents a considerable opportunity to enhance walking and cycling links between the site and these primary transport hubs.

The site is currently served by bus services running between Huntingdon, Godmanchester, and Cambridge in the form of the X2 and the X3. The existing Guided Busway provides frequent, well-connected transit between Cambridge, St Ives, and Huntingdon, with connections extending to Peterborough, Trumpington, and Royston.

Following the Strategic Bus Review and recent Combined Authority-led A141 scheme, there is clear potential to extend and enhance these routes via the site to provide fast, regular public transport services, further supported by the recently de-trunked A1307, which offers the opportunity to greatly improve the bus offering for Huntingdon and the proposed two new villages.

- Site Boundary
- Huntingdonshire District
- Roads
- Urban Areas
- Rail lines
- Train Station
- Bus Station
- Green Infrastructure
- Bus Network
- National Cycle Way
- Footpath
- Bridleway
- Proposed Active Travel

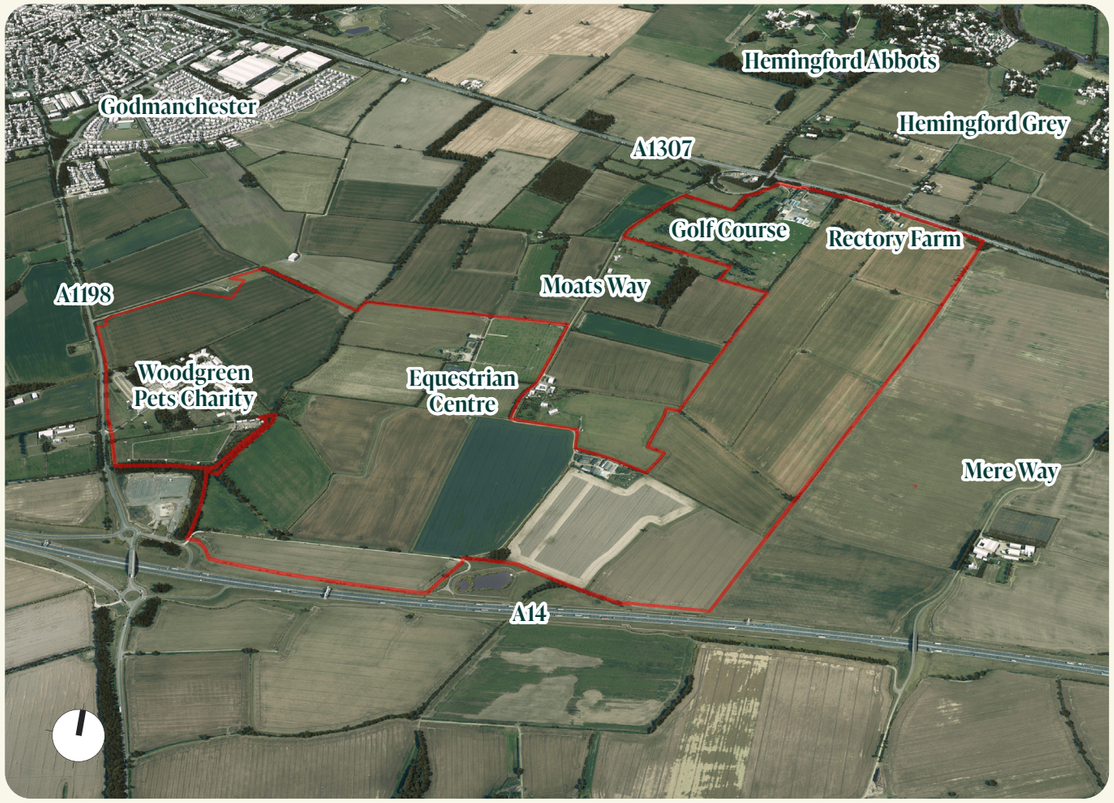
The Site

Comprising approximately 252 hectares of land, the site is positioned on a gentle northward-facing slope descending toward the southern edge of the Great Ouse Valley floor, defined by the A14 to the south and the A1307 to the north.

This descending landform is highly advantageous, providing a natural topography that allows new development to be integrated sensitively and discreetly within the wider landscape setting.

The site currently supports a mix of agricultural, recreational, and commercial uses, dominated by arable farmland and grassland alongside an established golf course, an equestrian center, and the Woodgreen Pets Charity facilities.

Reflecting these varied uses, the landscape character transitions across the site: the eastern portion is defined by large-scale, open arable fields bounded by drainage ditches, whereas the western area features more intimate, smaller-scale grassland paddocks enclosed by established native hedgerows.



While currently designated as open countryside and partially situated within the Great Ouse Valley Green Infrastructure Priority Area, the site is free from any overriding environmental or heritage designations that would preclude sustainable development.

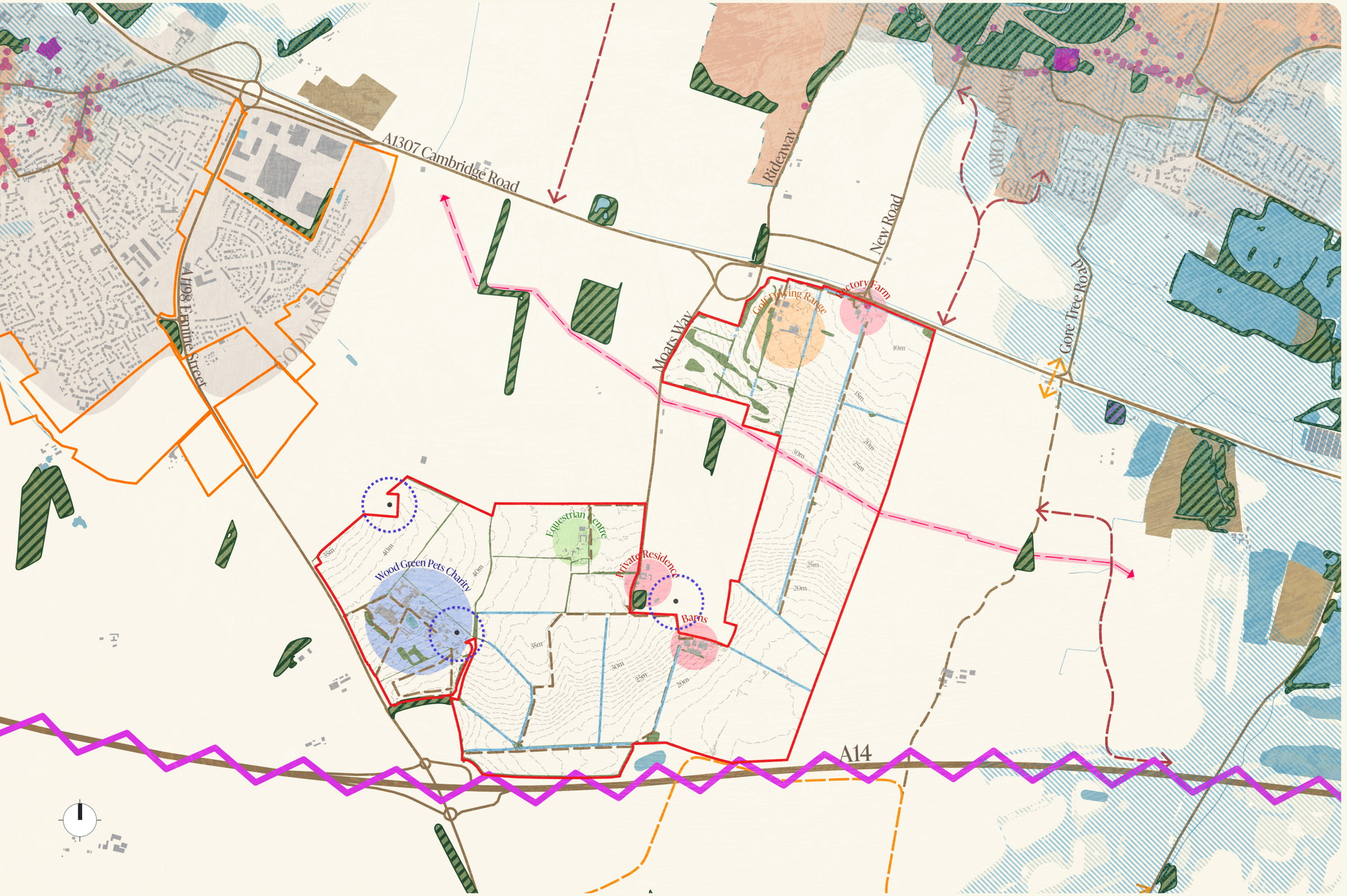
Rather than acting as a constraint, its position within the Green Infrastructure Priority Area presents a positive opportunity to deliver a landscape-led masterplan that restores ecological networks, enhances biodiversity, and strengthens the wider Great Ouse Valley corridor.







Site Characteristics



This plan draws together a number of site considerations and constraints which have informed the masterplanning process to date.



Site Photo - Existing Hedgelines

3. The Site & Its Setting

Site Characteristics

Topography

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 in the wider area. Wrapping around the north of this plateau is the valley of the River Great Ouse, located immediately north of the site.

The site is lowest in the north-east where it rises from the valley floor (5-10m Above the Ordnance Datum, AOD) to a ridge (40-45m AOD) running east-west across the site. This ridge provides the perceived horizon from views up to circa 1km from the site to the north and south. From the ridgeline, landform falls towards the south and the A14, with the lowest point in this area being in the south-east corner of the site (10-15m AOD).

Landscape

The site is located within Huntingdonshire's South East Clayland landscape character area. This is described 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". Restoring a wooded ridge within the site alongside strengthening existing hedgerows and field boundaries will enhance the key characteristics of the local landscape.

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 bounded by field drains, particularly in the east, creating an open landscape to views, exacerbated by rising ground.

Occasional tree belts, hedgerows and hedgerow trees, are generally found in the west of the site primarily associated with former golf course, Moats Way, A1198 and the A1307 providing greater screening to views from the wider landscape.

Opportunities to use landscape character associated with Great Ouse Valley in the north (e.g. meadows, hedgerows and wetlands) and South East Claylands in the south (woodlands and tree belts) should be used to help deliver local distinctiveness that stitches well into the surrounding area, as well as helping to create a rich and varied environment that also softens and screens potential built form.

Flood Risk and Drainage

The existing site contains a series of watercourses that run around the edges of the fields. During a rainfall event it is anticipated that these watercourses will help to drain surface water from the fields before discharging it offsite.

The GOV.UK flood map for planning shows the site is wholly within flood zone 1 meaning in any year land has a less than 0.1% chance of flooding from rivers or the sea. The GOV.UK surface water flood map shows the majority of the site is at low risk of flooding from surface water, however certain areas of the site are at high risk which appears to be associated with the network of watercourses, which could become inundated during peak rainfall events as they drain the surface water from the nearby fields.

A Sustainable Drainage System (SuDS) will be used that proposes to re-use and enhance the existing watercourses into a series of blue green corridors through the site. These corridors will provide surface water conveyance, attenuation, water quality treatment, biodiversity enhancement and amenity benefits, whilst retaining the function of the existing watercourses that provides conveyance to neighbouring land.

The site is not within a Groundwater Source Protection Zone.

Site Characteristics

Heritage and Archaeology

Several heritage assets have been identified within the site boundary. Designated assets include the late 17th century Grade II listed Rectory Farmhouse and a Historic Hedgerow. Undesignated heritage assets comprise: a cropmark of a square enclosure, possibly Roman; cropmarks of four areas of medieval ridge and furrow; a Royal Observer Corps monitoring post for aerial and nuclear attacks active between 1959 and 1991. Immediately east of the site boundary, an Iron Age/Roman settlement is visible as cropmarks that may extend into the site boundary. The Hemingfords Conservation Area lies 250m to the north of the site boundary.

The significance of the impact of the proposed development on these assets depends on the importance of the individual assets and the likely severity of the effect of different aspects of the development. The assets are deemed to be variously of District and Local importance. There are potential beneficial and negative impacts to the listed building and its setting, and potential negative impacts to the Conservation Area, Historic Hedgerow and undesignated heritage assets. None of these are likely to prevent development within the site boundary, although Historic England and the Cambridgeshire Historic Environment Team (CHET) are likely to require some level of mitigation.

Mitigation measures with a beneficial impact 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 negative 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.

Where preservation of archaeology is not practicable, an appropriate level of recording and interpretation would need to be undertaken before damage to archaeological remains occurs. Mitigation measures required by CHET are likely to include further evaluation and excavation of archaeological remains.

Transport

The site is positioned strategically within the primary highway network of Central Huntingdonshire, bounded directly by major arterial strategic roads. Located east of Godmanchester and south of the Hemingfords, the site is defined geographically by its proximity to several high-capacity transport corridors. The site is bounded by / in close proximity to three major highways corridors that accommodate both local commuter and strategic traffic / freight:

- The A1307, forms the direct northern boundary of the site, it serves as a vital link connecting the area directly to Huntingdon and Cambridge.
- The A1198, borders the site to the west, it provides a critical north-south spine routing traffic toward Papworth Everard and Royston.
- A14 Trunk Road, runs adjacent to the southern boundary. This dual-carriageway supplies high-speed national connectivity to the Midlands and the East Coast ports. Whilst junction 23 provides direct access from the A14 northward to the A1198, it is restricted to an eastbound off-ramp and westbound on-ramp.

The Moats Way Intersection:
Moats Way itself exists as a minor, historic lane that forms a priority junction with Rideaway and the A1307. This junction currently handles low agricultural and local traffic volumes but requires geometric modifications to accommodate strategic growth.

Active Modes:

- Moats Way: Bisecting the local landscape, Moats Way is an ancient, early Medieval route designated as a Public Right of Way. It currently acts as a recreational walking and equestrian corridor. It offers unhindered sight lines into the core of the landholding.
- Mere Way: A separate public footpath aligns along the eastern boundary of the site. It accommodates north-south pedestrian movements and links the site visually to the outer edges of Hemingford Abbots.

Public Transport:
The X2/X3 Whippet bus Route between Huntingdon and Cambridge operate along the A1198 as a daily peak hour service.

Noise

The site benefits from generally low noise levels across most of the site, with the principal noise sources being traffic on the A14, A1307 (Cambridge Road) and A1198 (Ermine Street). Initial assessments indicate that suitable internal and external noise levels can be achieved across the majority of the site without specialist mitigation. Areas closest to these roads will require a sensitive design approach, incorporating appropriate setbacks, building orientation, enhanced glazing and localised acoustic screening where necessary. Separation distances and landscape buffers around Woodgreen Pets Charity will help minimise potential disturbance from barking dogs, subject to detailed assessment.

It is recognised that development in close proximity to the on site wind turbine at Woodgreen Pets Charity, and the Kings Bush Gardens turbine immediately adjoining the site's northern boundary, will require careful consideration. Both turbines fall within land owned by landowners who are part of the consortium promoting The Lattenburys, represented by MWL. If, on further assessment, either or both turbines are deemed to pose a technical constraint to development, then it may be necessary put in place arrangements between MWL and the owners of the turbines, to secure cessation of activity and their removal, prior to the relevant phased occupation of the development.

Utilities

The following existing infrastructure exists within the site. The masterplan will be designed around these constraints or they will be diverted if needed:

- The gas infrastructure on site is owned and operated by Cadent Gas Ltd and includes a local high pressure gas main which crosses the site from east to west and a medium pressure gas main which runs along Moats Way where it feeds into a gas governor close to the western site boundary.
- The electrical infrastructure on site is owned and operated by UKPN and includes a high voltage overhead cable running east to west through the middle of the site. Underground high voltage cables also serve the existing wind turbines across the site and the Hemingford Abbots Golf Complex and the warehouses in the north of the site. Local low voltage cables also serve the various dwellings and buildings across the site.
- The potable water infrastructure is owned and operated by Anglian Water and includes water mains within the A1198 to the south of the site and the A1307 to the north of the site. No further Anglian water mains are within the site boundary therefore all further mains serving the existing properties within the site boundary are private mains.
- The sewerage infrastructure is owned and operated by Anglian Water however there are no Anglian sewers within the site boundary, therefore all buildings and dwellings within the site will be served by their own private sewer systems such as septic tanks etc. Even though no Anglian Water sewers exist within the site boundary, Anglian Water will be responsible for ensuring there is capacity for foul water discharge from the future site.
- The telecoms infrastructure on site is owned and operated by BT Openreach and Virgin Media. BT and Virgin Media have cables within the A1198 to the south of the site. BT cables also exist along the southern edge of the A1307 serving the various buildings in the northern area of the site.

3. The Site & Its Setting

Site Characteristics

4. The Proposal

Illustration: the village green

Two New Villages for Cambridgeshire

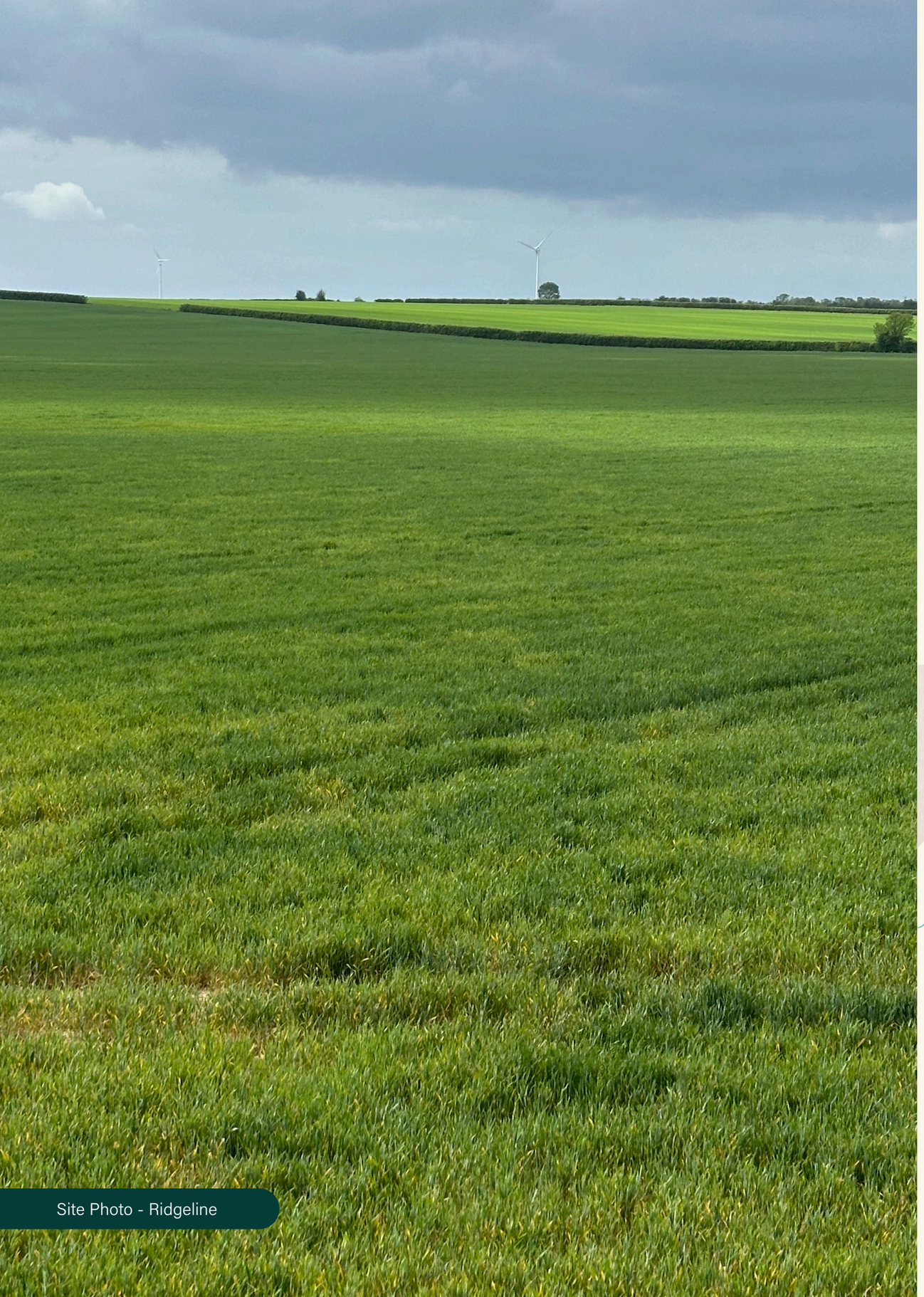
The emerging concept masterplan establishes the principles and strategic objectives for the Lattenburys, creating two new villages at Great Lattenbury and South Lattenbury.

The proposal provides up to 3,800 new homes alongside village centres, schools, employment and community facilities, supported by new access from the A1307 and A1198.

A landscape-led approach is central to the framework, with an integrated network of green infrastructure, a circa 26ha Community Park, sports hub and areas for biodiversity enhancement.

Together, these elements create a connected, sustainable and distinctive framework that responds to the site's landscape setting while establishing a strong sense of place and community.





Site Photo - Ridgeline

4. The Proposal

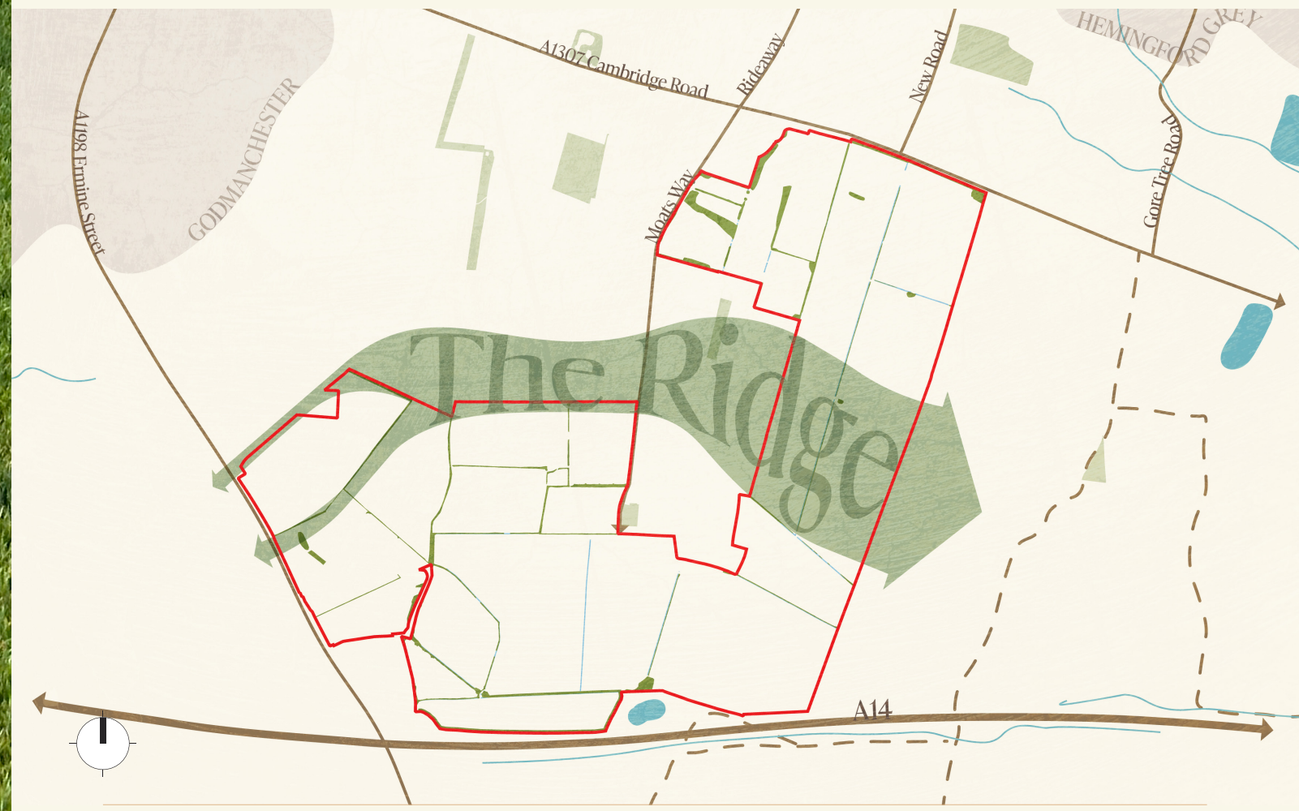
Design Principles



Settling into Landscape

The masterplan will respect and respond sensitively to the site's natural topography, ensuring the new villages nestle comfortably into the undulating terrain.

Rather than imposing upon the land, the villages will appear layered within their setting, framed by new woodland and tree-lined ridges that seamlessly embed them within the distinct, historic Huntingdonshire landscape.



Design Principles



Integrate Nature and Water

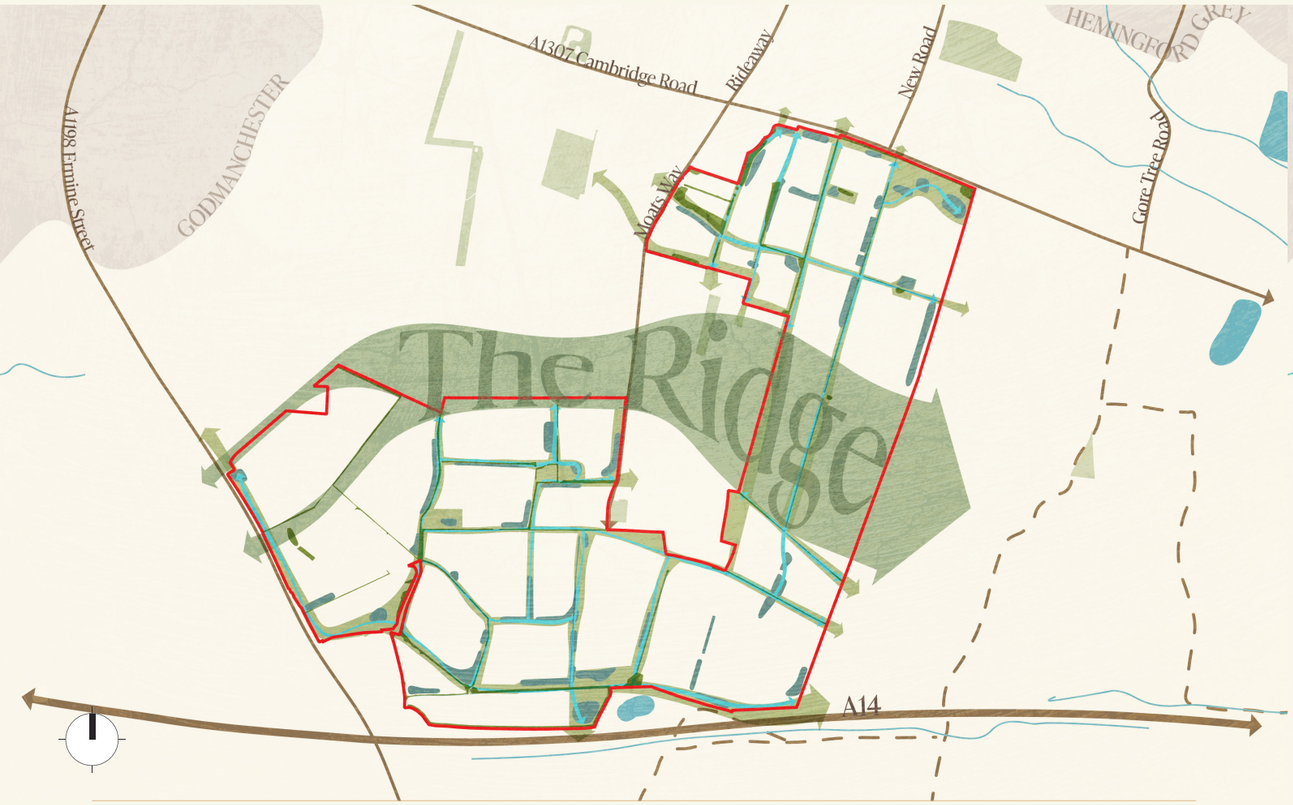
By retaining and enhancing existing natural assets including mature trees, hedgerows and established habitats, the masterplan ensures that nature is close at hand from day one.

This landscape-led approach will give the new villages an organic identity, helping them feel immediately rooted in their surroundings and creating a strong sense of home.

Green infrastructure will be woven seamlessly throughout the development, creating naturally permeable villages that connect and expand vital habitats while enriching the ecological network.

Rainwater will be managed sustainably through a natural network of basins, swales and planted corridors, forming water-rich spaces that support wildlife and provide tranquil, sensory settings for village life.

Together, these multifunctional landscape corridors will create an integrated green and blue grid across the site combining ecological habitats, active movement, recreation and community life with the natural conveyance, attenuation and storage of rainwater.



Design Principles



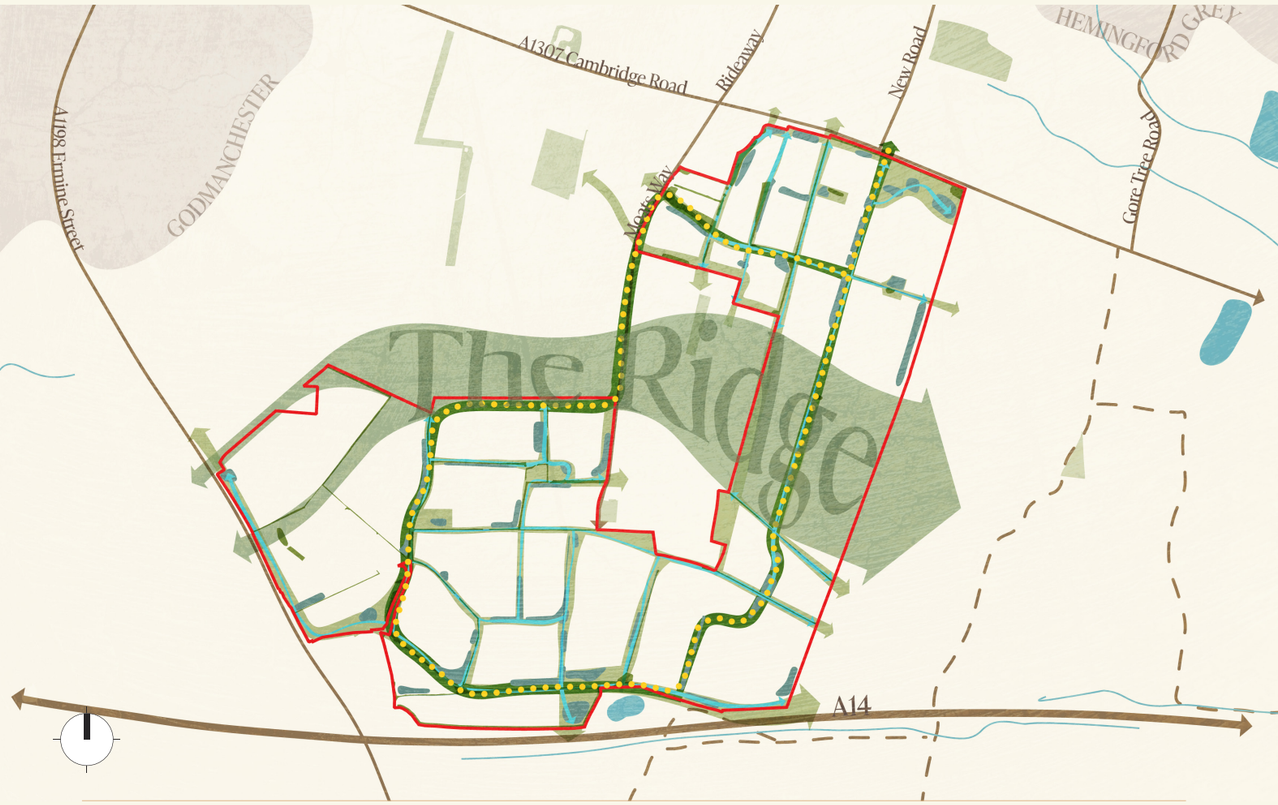
The Green Loop

The connected network of green spaces, habitats, ponds and swales will form a continuous Green Loop around and through the new villages.

Designed as an attractive, accessible walking route, the loop will make it easy for people to move through the landscape, connecting homes with community facilities, play spaces, nature areas and the wider countryside.

The Green Loop along Moats Way is envisaged as a retained quiet lane serving existing properties and promoting walking and cycling to and from The Lattenburys.

By combining everyday movement with recreation and contact with nature, the Green Loop will provide a healthy, legible and enjoyable way to explore.



Design Principles



Intergenerational Living Villages

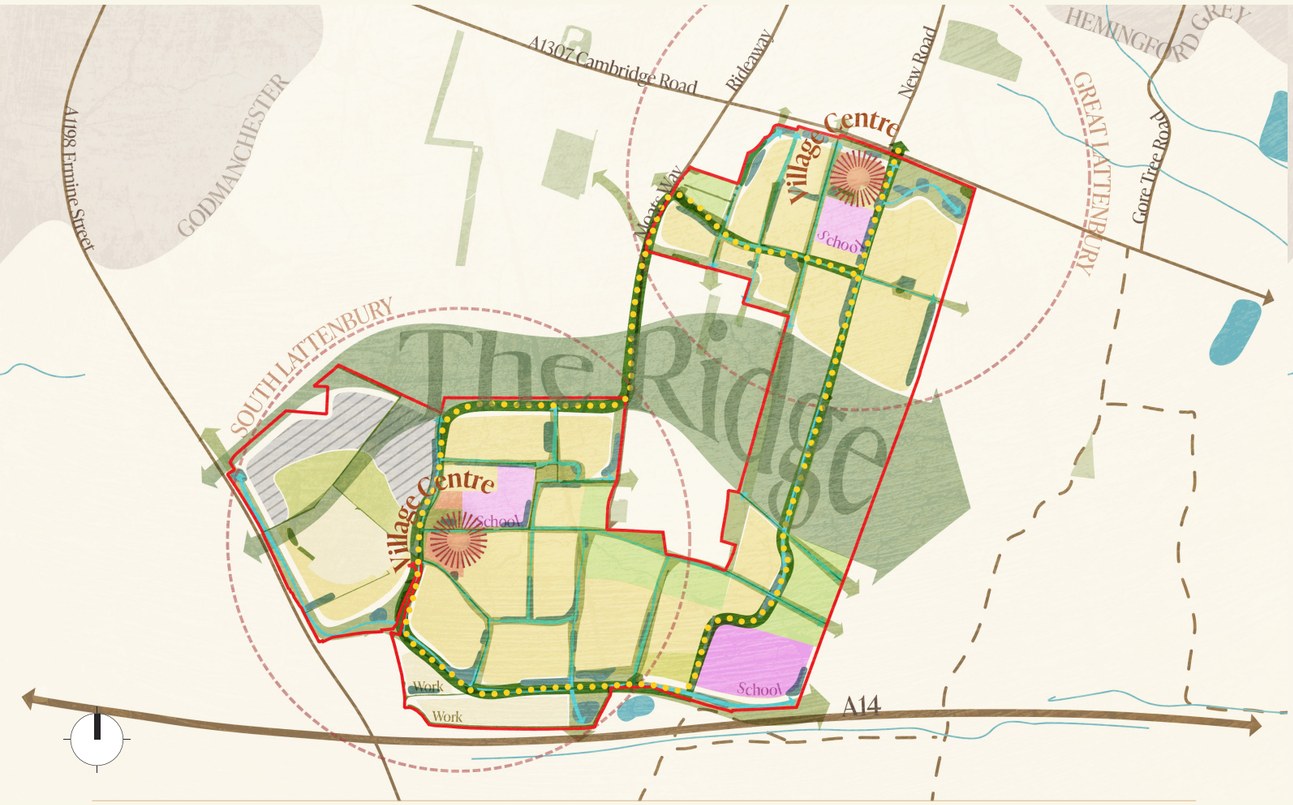
More than just housing, these are two distinct, intergenerational ‘living villages’ where people, nature, and architecture are woven together.

Homes are nestled in green landscape designed to support every stage of life; from safe spaces for children to play, to options for older residents to downsize.

The Lattenburys will be planned as an integrated intergenerational village in which homes, the school, community facilities, natural spaces and everyday services collectively support social connection and participation.

A significant part of the site is owned by the Diocese of Ely, and a key commitment is to provide a church and vicarage within or adjoining one of the village centres, to ensure faith provision is integral to community building from the earliest occupations.

The masterplan will create a place where people of all ages can live independently, contribute to community life, develop lasting relationships and experience a strong sense of belonging.



Design Principles

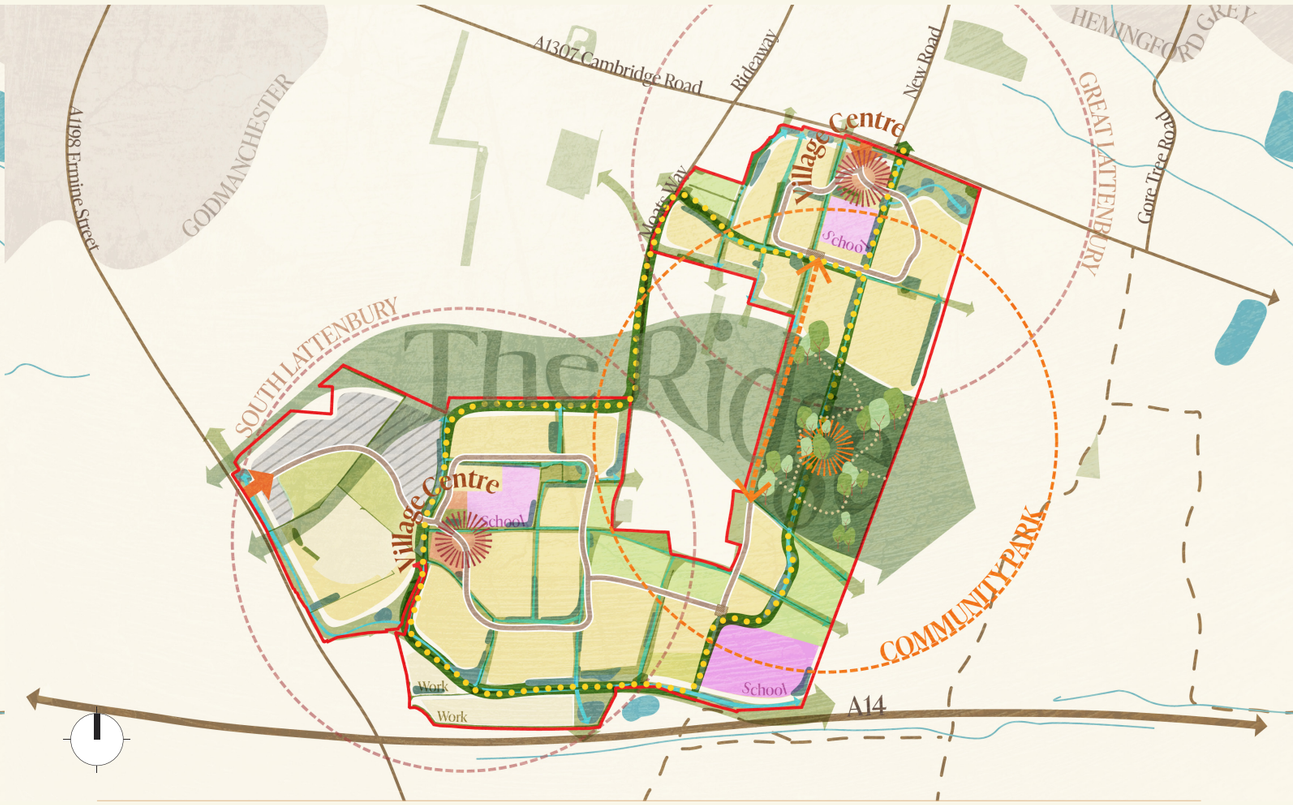


Intrinsically Linked

The masterplan links the two villages by anchoring them around a centrally located community park that serves as a shared green bridge and recreational heart.

This central parkland functions as a primary active travel corridor and social space, drawing residents from both Great and South Lattenbury into a shared natural setting.

While each village retains its own localised character, they are unified by a vibrant, shared green heart that fosters a cohesive, well-connected community.



4. Proposal

Concept Masterplan

Godmanchester

A1307

A1198

A14

Moats Way

Access

1. Great Lattenbury: Entrance from A1307
2. South Lattenbury: Entrance from A1198
3. Sustainable Transport Corridor (STC)
4. Public Transport and Active Travel only

Uses

5. Land within wider strategic allocation for infrastructure delivery including access, drainage, strategic planting, and areas under further investigation and assessment
6. Village Centre(s)
7. Primary School(s)
8. Secondary School
9. Employment
10. Mobility Hub(s)
11. Existing Woodgreen Pets Charity
12. Existing Rectory Farm Building

Green and Blue Infrastructure

13. Community Park
14. Sports and Recreation
15. Food Growing Areas
16. Attenuation Ponds

Concept Masterplan - Land Uses

	Draft Local Plan Checklist	Our Proposal
1-2	*About 3,800 homes, to include a diverse range of tenures to support the establishment of an inclusive community. Provision of care home bedspaces (Use Class C2) that reflects an up-to-date assessment of private and public sector bed needs, to be undertaken prior to the submission of applications for reserved matters on each phase of development.*	Up to 3,800 homes total: A mix of both private and affordable homes to meet local need. Homes will be at varied densities throughout the masterplan. Homes will range between 1-Bedroom to 5-Bedroom homes to ensure multi-generational living within the new villages.
3-4	*About 6.0 ha for employment use within Use Classes E(g)(i–iii) and B2. Retention of Woodgreen Pets Charity and about 10 ha of additional land to meet future expansion needs.*	Continued integration of Woodgreen Pets Charity including appropriate buffers to new development, and improved access/egress.
5	*Two local centres to include local shops, a neighbourhood health facility, and other community facilities appropriate to the scale of development.*	Two village hearts: retail, local workspaces, and amenities centred around village greens. Great Lattenbury will feature a larger village centre to serve nearby areas such as the Hemingfords.
6	*Educational facilities, including a secondary school, two primary schools, and associated early years nursery facilities.*	Two primary schools with early years (both villages). A secondary school (located in South Lattenbury).
7	*Indoor and outdoor sports and recreation facilities appropriate to the scale of development.*	Policy compliant sports facilities to serve all homes.
8	*Green infrastructure appropriate to the scale of development, to include a mixture of strategic green space, accessible natural green space, amenity green space, flood mitigation areas, and land for biodiversity net gain, including about 26 ha to be established as a country park.*	A central, circa 26-hectare community park forms part of the overall strategic open space provision. Green space accounts for approximately 40% of the site area. The landscape strategy includes preservation of existing trees/hedgerows where appropriate, integrated sustainable drainage, and dedicated biodiversity gain areas. Strategic planting included along ridgelines and a southern buffer to mitigate A14 traffic impact.
9	*Transport infrastructure improvements necessary to provide safe and appropriate vehicular access, public transport infrastructure, and active travel routes appropriate to the scale of the development.*	Access Points: Northern junction off the A1307 (Great Lattenbury) and southern junction off the A1198 (South Lattenbury). A Primary strategic mobility hub in Great Lattenbury with Secondary Residential Mobility Hubs in South Lattenbury near the village centre and the site entrance. A Sustainable Transport Link is proposed through the Community Park linking both villages.



- Site Boundary
- Land within wider strategic allocation for infrastructure delivery including access, drainage, strategic planting, and areas under further investigation and assessment
- Primary Street
- Indicative Footpaths/Cyclepaths
- Public Transport and Active Travel only
- Residential
- Mixed-Uses
- Existing Buildings
- Employment, including WGPC
- Primary Schools
- Secondary School
- Community Park
- Formal Sports
- Allotments, Community Gardens, Orchards
- Indicative Attenuations Basins
- Strategic Tree-Belt / Woodland Planting
- Green Open Space
- Village Green
- Informal Green

Sustainable Movement Interventions

The Lattenburys will be two connected villages forming one sustainable community, where everyday needs can be met locally and walking, wheeling, cycling and public transport are convenient, attractive choices.

A connected movement network will link the villages with Godmanchester, Huntingdon, St Ives and employment at other key local plan allocations such as Godmanchester 3, Fenstanton 1: Galley Hill, supporting a healthy, inclusive and net zero carbon-ready community.

Sustainable travel provision will develop alongside new homes, establishing positive travel habits from the earliest occupations.

Guiding Principles

- Live locally: Locate everyday services, schools, employment and recreation within accessible neighbourhoods, supported by homeworking and high-quality digital connectivity.
- Prioritise sustainable movement: Design streets and routes around walking, wheeling and cycling first, followed by public transport, while maintaining appropriate access for servicing, emergency vehicles and private cars.
- Connect people and places: Provide safe, direct and attractive links within and between the villages and to surrounding communities, employment and transport networks.
- Design for everyone: Create accessible routes, crossings, stops and interchange facilities that accommodate different ages, abilities and mobility needs.
- Deliver progressively: Phase infrastructure and services with development, monitor travel behaviour and adapt provision to support increasing sustainable travel.

A Sustainable Spine Connecting Both Villages

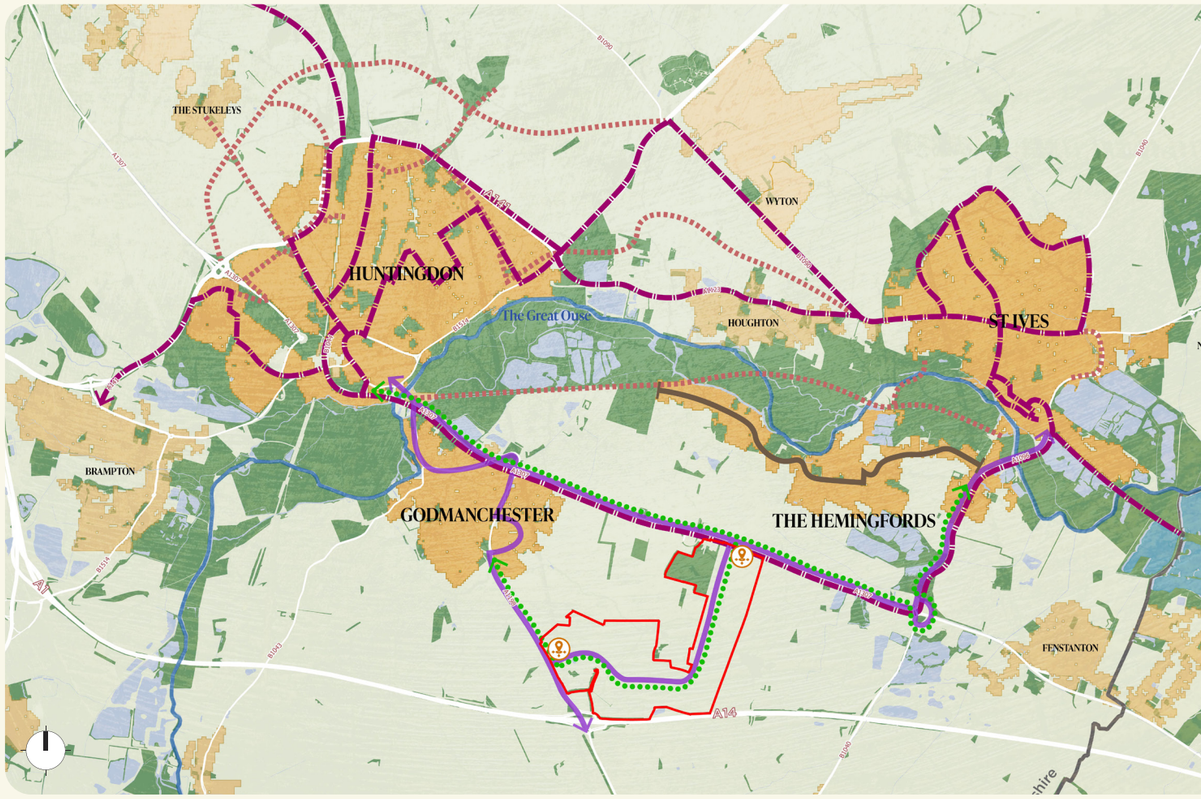
An internal Sustainable Transport Corridor will connect homes, local centres, schools and employment. Dedicated walking and cycling infrastructure and priority for buses will make sustainable journeys direct and convenient. Restrictions on private cars through its central section will prevent the corridor becoming a through-route between the A1198 and A1307, while retaining necessary emergency access.

Connected Walking, Wheeling And Cycling Routes

A comprehensive internal network will connect neighbourhoods, green spaces and key destinations. Future ambitions include the possibility for external improvements including approximately a 1.5km route alongside the A1198 towards Godmanchester, a 2.5km route along the A1307 towards Galley Hill, and a longer-term 5km route connection towards Huntingdon and Pathfinder Link Road. Quietways and Public Rights of Way will provide important connections towards surrounding villages (Hemingford Abbots) and the proposed Huntingdon–St Ives strategic active travel route.

New Junctions

- A consolidated roundabout access / egress from the A1198, to the site. With the ability to remove the existing active vehicular access / egresses to Woodgreen Pet Centre, as a result.
- A1307 – signalised junction delivering vehicular access, along with the active modes connectivity through the junction north-south and east-west as well as the ability to deliver bus priority through the junction.



Mobility Hubs And Shared Travel

Strategic and neighbourhood mobility hubs will bring together bus stops, secure cycle parking, cycle hire, travel information, car clubs and parcel collection. Located close to local centres and the sustainable corridor, they will simplify interchange and support access without owning a car. The mobility hubs will support a wider future-ready expansion of existing and new bus routes and services. Streets and services that reinforce sustainable choices, walkable neighbourhoods, managed parking, electric vehicle charging, co-working opportunities and consolidated deliveries will complement the movement network. Travel information, introductory incentives and personalised travel planning will help residents use the available alternatives.

- Site Boundary
- Cambridgeshire CC Improvement Scheme:
- Public Transport
- Active Travel
- Proposed Transport Improvements:
- Bus Routes
- Active Travel Routes
- Traffic Calming
- Mobility Hub

5. Delivery & Stewardship



Illustration: set within landscape

Delivery Strategy

A key strength of The Lattenburys is its ability to be delivered without major strategic infrastructure investments, given it is readily accessible to the current transport network, and through modest active travel and public transport interventions, is well placed to promote sustainable travel choices.

Subject to adoption of the Local Plan, The Lattenburys is scheduled to deliver 50 dwellings in 2031/32, rising to 100 dwellings in 2032/33 and then 200 dwellings per annum throughout the rest of the Plan period.

Early delivery is supported by the relatively limited infrastructure required to establish access points and service the initial phases, ensuring that the site can make an early and meaningful contribution to housing supply.

The scheme therefore offers a significant opportunity to deliver housing and economic growth early in the plan period, without reliance on substantial upfront infrastructure investment. It aligns with both local and regional growth objectives, particularly in relation to sustainable movement and connectivity.

The delivery of approximately 2,900 homes would be expected in the Plan period up to 2045/46.

Long-Term Community Stewardship

Long-Term Community Stewardship

The development is envisaged as two new villages forming a combined community. Long-term stewardship is a fundamental part of the delivery approach, with an emphasis on local accountability, resident participation and long-term community benefit.

A Stewardship Policy is anticipated to provide a framework for those involved in delivering and managing the development. As master developer, Moats Way Limited (MWL), working in conjunction with major landowners, including the Ely Diocese, are committed to upholding the agreed vision and stewardship principles and maintaining continuity as the villages evolve over time.

Parish Council and Resident-led Stewardship

The long-term stewardship model is envisaged as being rooted in a Parish Council structure, with residents taking an increasing role as the villages become established. Over time, the Parish Council and residents could assume oversight and corporate control of the stewardship arrangements and community assets.

The governance and legal arrangements would be expected to include appropriate safeguards to protect community assets and the corporate control of the stewardship body for the long-term benefit of both villages. Any sale or transfer to external parties would be subject to appropriate community and public oversight and would need to demonstrate clear long-term benefits for the communities.

Estate Management Company

The community park, community buildings, public realm, green infrastructure and other shared assets are anticipated to require professional management and maintenance. An EMC can be used as a mechanism for undertaking these functions during the establishment and early occupation of the villages. It is envisaged that MWL would act as master developer working with housebuilders of individual phases or parcels. MWL would retain control over the EMC during the initial delivery period, enabling the assets and services to become properly established and managed. This control would be transitional and guided by the Stewardship Policy, with transparent budgets, accounts, service standards and appropriate involvement from residents and the Parish Council.

A clear process for the progressive involvement of residents and the Parish Council in the EMC is fundamental. Over time, control could transfer to the Parish Council and residents, subject to the establishment of appropriate governance arrangements and community capacity. This would support a managed transition from developer-led establishment to Parish Council- and resident-led stewardship.

Community Development and Meanwhile uses

Community development will begin from the earliest stages of delivery, supporting resident groups, local networks, community organisations and events that help build relationships and establish a strong sense of place.

This would include community development officers, or an equivalent professional resource. The aim would be to build community capacity and enable residents to take an increasing role in stewardship.

The EMC would support meanwhile uses, such as temporary community, cultural, faith, recreational, environmental and enterprise activities. Developed with residents and local partners, these uses would help create activity, identity and community cohesion for early residents, ahead of the delivery of more permanent facilities and amenities.



Illustration:
A community hub for all seasons

6. Strategic Objectives



Illustration: space for reflection

Checklist

The Huntingdonshire Futures Place Strategy 2050 provides the district's long-term vision, structured around five journeys: Pride in Place, Inclusive Economy, Health Embedded, Environmental Innovation and Travel Transformed. The Local Plan to 2046 is a key mechanism for delivering these ambitions through its strategic objectives, planning policies and site allocations. The Lattenburys responds to both documents by integrating homes, jobs, community facilities, transport, open space and ecology as part of two new villages, rather than delivering housing in isolation.

Themes	The Lattenburys Response
1. All new development will be built to a high standard of sustainable design and construction to mitigate and adapt to the impacts of climate change and reduce energy use through improving energy efficiency and ensuring a 'fabric first' approach to reducing carbon emissions.	The landscape-led masterplan provides a framework for energy-efficient, climate-resilient development. Detailed fabric-first and construction standards will be established through subsequent design stages.
2. Strategic and local infrastructure is facilitated that supports new sustainable and resilient growth and thriving communities through adequate water supply, waste water and flood management, energy infrastructure, social infrastructure such as health and education and green infrastructure to provide open space.	The proposals integrate schools, community facilities, transport, open space and green and blue infrastructure, including multifunctional corridors for drainage and rainwater management.
3. Our communities are actively involved in supporting each other with physical and digital infrastructure available to help them achieve this.	Community facilities, gathering spaces, shared infrastructure, community leadership and a programme of activities will support social connection and participation.



Illustration: space for social interaction

Strategic Objectives

Checklist

Themes	The Lattenburys Response
4. Promote the diversification of our rural and urban local economy to be competitive, resilient and create high value, inspiring job opportunities to contribute positively to the wider Cambridgeshire and Peterborough area.	Promote the diversification of our local economy to be competitive, resilient and create high value, inspiring job opportunities to contribute positively to the wider Cambridgeshire area.
5. The advantages offered by Huntingdonshire's strategic location are maximised to develop sector specialisms and supply chains that complement local growth sectors.	Connections to Huntingdon, Godmanchester and Cambridge will provide access to employment, education, markets and rail services, while the villages provide a complementary local offer.
6. Our high streets are vibrant, diverse places that can rapidly evolve to meet changing expectations so they attract and retain locals and visitors throughout the daytime and evenings.	Community facilities, gathering spaces, shared infrastructure, community leadership and a programme of activities will support social connection and participation.
7. New development works towards creating sustainable, well-designed, distinctive places which facilitate improving health, wellbeing, and social interaction to reduce inequalities, promote inclusivity and support a sense of community.	Great Lattenbury and South Lattenbury will be distinctive but connected villages, with accessible public spaces, community facilities and opportunities for everyday interaction.
8. Support is given to establish enough high quality new homes that meet their needs of all sectors of our community. They will enhance the well-being of residents through a choice of homes that are affordable to rent or buy, and different kinds of homes to meet the needs of our communities, including older people, those with care needs and younger people getting their first home.	The intergenerational approach will provide homes and facilities for children, families, young people and older residents. The detailed housing mix, affordability and specialist housing provision will be confirmed through later design stages.
9. Investment in new or improved healthcare, public open spaces, community buildings and active travel infrastructure makes healthier lifestyles achievable by all residents.	Parks, play areas, walking and cycling routes, natural spaces and community facilities will support physical activity, social connection and healthier lifestyles.



Illustration: village life

Strategic Objectives

Checklist

Themes	The Lattenburys Response
10. The natural, built and historic environment will be protected and enhanced, including biodiversity, landscape, green infrastructure, waterways and heritage assets and their settings, by ensuring new development contributes to biodiversity and reflects local character and distinctiveness.	New woodland, tree-lined ridges, connected habitats and landscape-sensitive design will help the villages reflect local character and settle into their surroundings.
11. An extensive network of green infrastructure, green corridors, wildlife habitats and open spaces will exist, contributing to resilient towns, villages and countryside areas with enhanced biodiversity and improved connectivity to increase their value for people and wildlife.	A connected green and blue infrastructure network will link habitats, open spaces, recreation, movement and water management across both villages.
12. Renewable energy generation is embedded through all new developments, and innovative community and wider renewable energy production schemes are supported where they are complementary to agricultural practices.	The masterplan provides an opportunity to incorporate renewable energy and community energy infrastructure. Specific proposals will need to be developed at the detailed design stage.
13. Provision of high quality digital infrastructure and co-locating homes, jobs, and local services will reduce the need to travel.	Homes, employment, education, retail, services and community facilities will be planned together.
14. Realistic alternatives to private car use will exist to encourage walking, cycling, wheeling and use of public transport.	Bus connections to Huntingdon and Godmanchester, access to Cambridge, and connected walking and cycling routes will provide alternatives to private car use.
15. Any essential highway improvement schemes will support safe, reliable journeys and be accompanied by sustainable drainage and green infrastructure which supports biodiversity.	The connected movement network will support safe journeys, while green and blue infrastructure will provide sustainable drainage, flood management and biodiversity benefits.



THE LATTENBURYS

HUNTINGDONSHIRE

moats way

Huntingdonshire