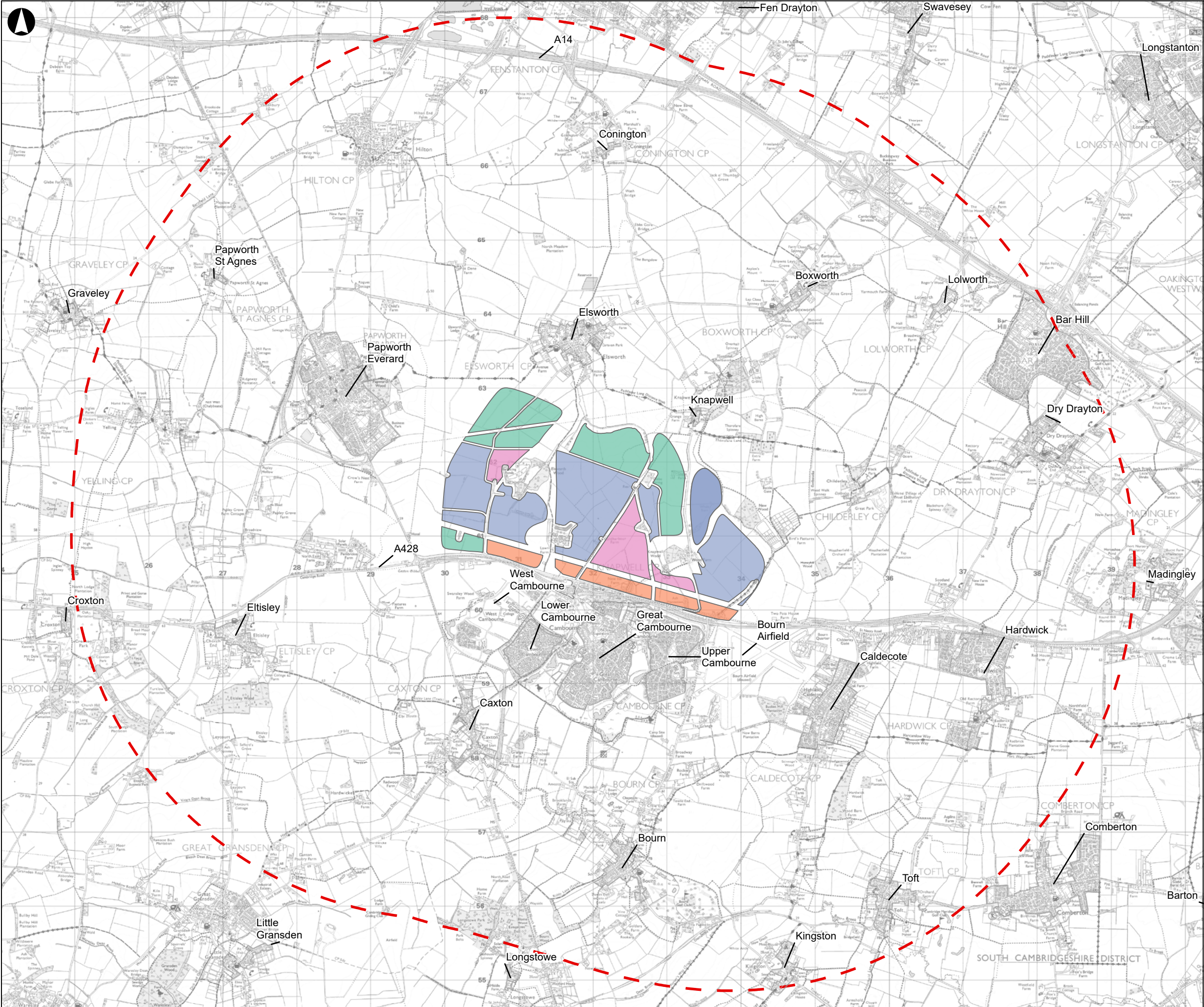




Legend

Superblocks

- Edge of development
- Employment corridor
- Residential along transport corridor
- Town centre / local centre

5km Study Area Buffer

Existing Settlement Boundary

Coordinate System: British National Grid

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EWV Route and Stations: MWJV 2024 © OpenStreetMap contributors

Metres

0 650 1,300 2,600

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Drawing Title

**Figure 1 - Spatial Framework Block
Typologies**

Scale at A3

1:50,000

Role

GEN

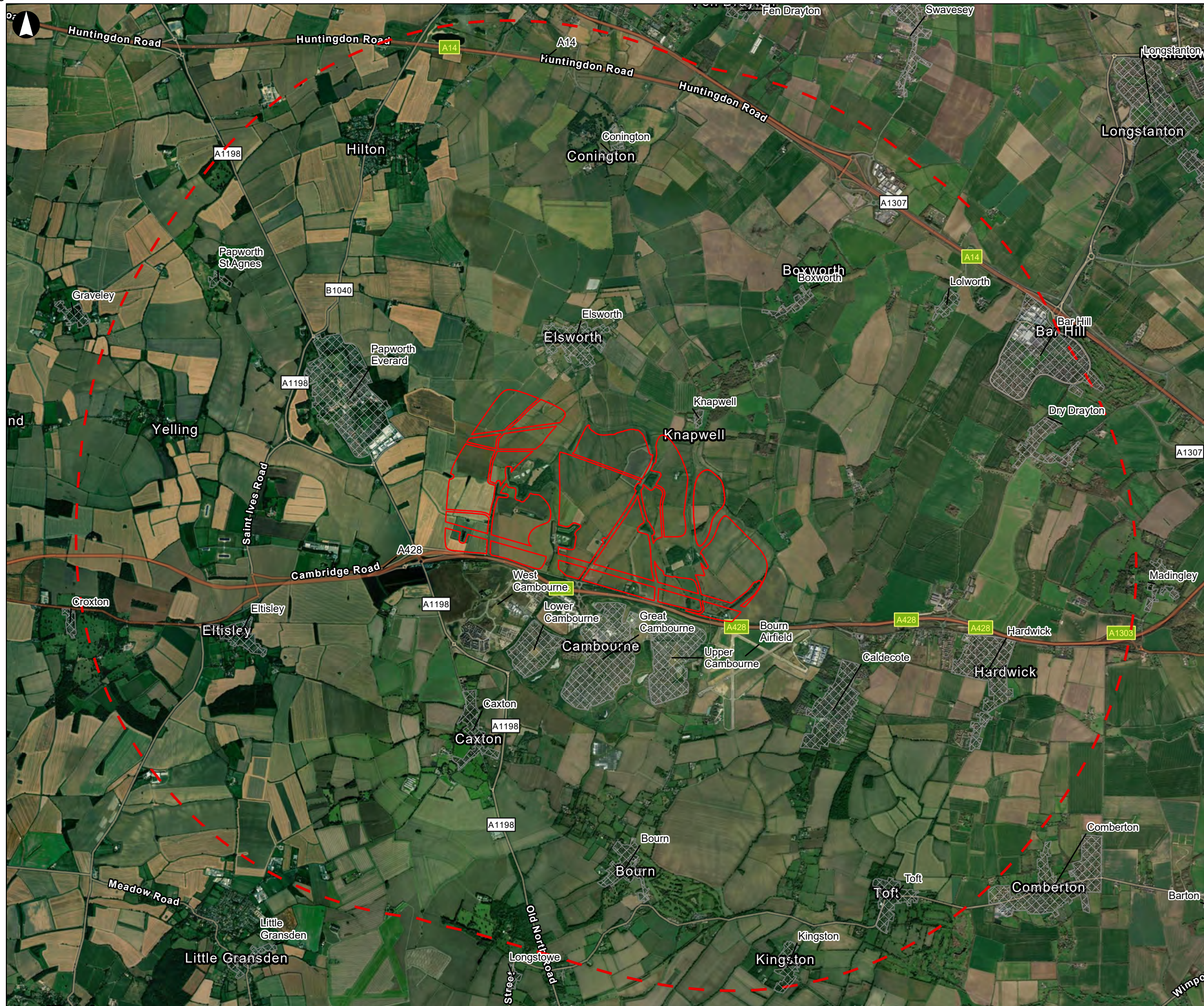
Suitability

Regulation 19 Local Plan consultation

Arup Job No
307292-00

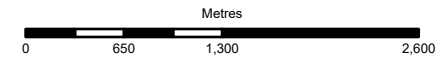
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P01

Drawing Number



 Spatial Framework Development Plot Boundaries (Stage 1)
 5km Study Area Buffer
 Existing Settlement Boundary

Coordinate System: British National Grid
Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
World Imagery: Microsoft
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Figure 2 - The Site and Study Area Illustration

Scale at A3

1:50,000

Role

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Suitability

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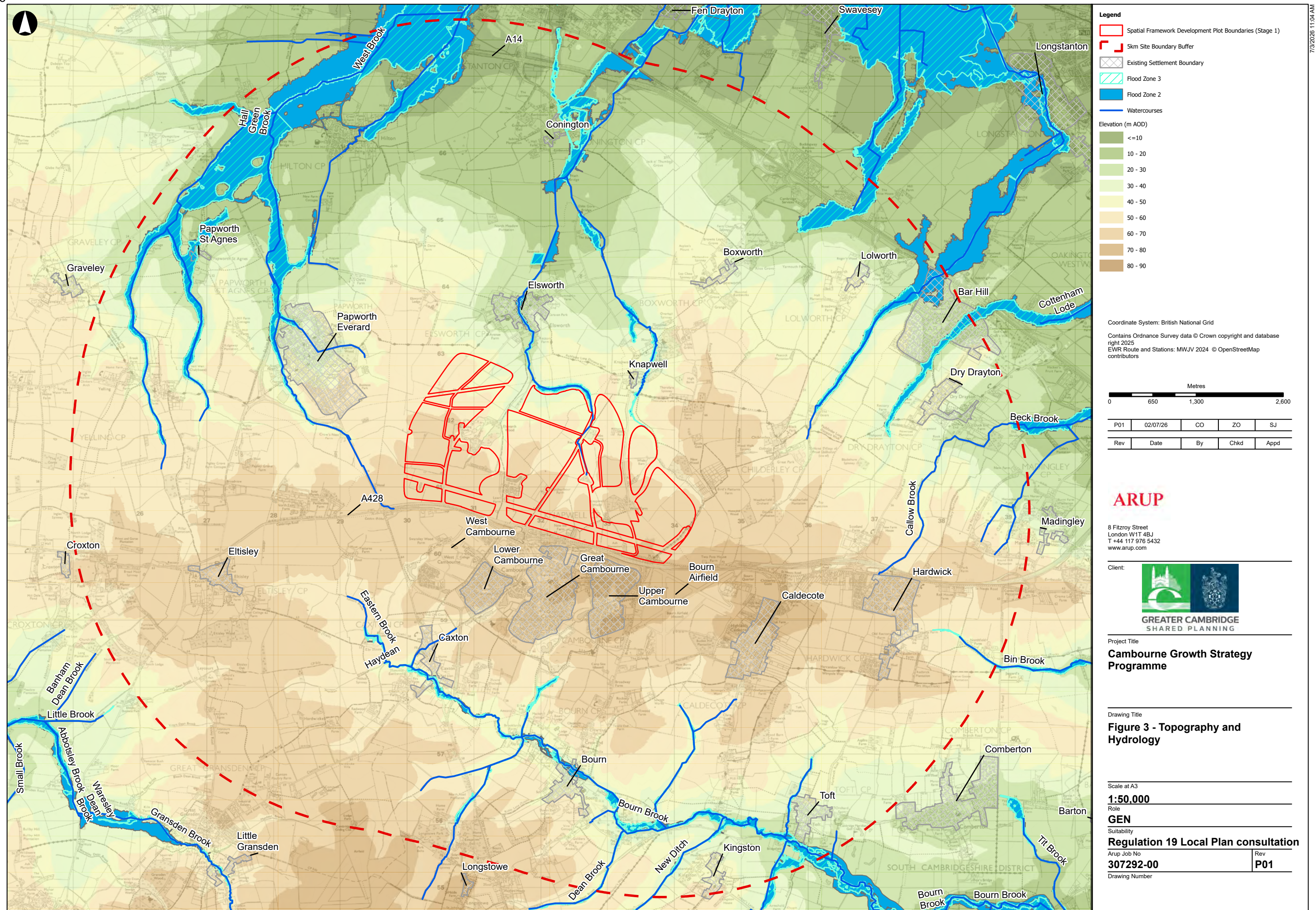
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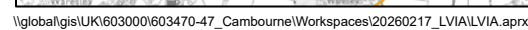
Drawing Number

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Drawing Number



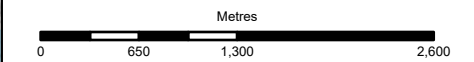


-  Spatial Framework Development Plot Boundaries (Stage 1)
-  5km Study Area Buffer
-  Existing Settlement Boundary
- Landscape Character
 -  Cambourne Claylands Ridge
 -  Claylands Valleys and Villages
 -  Croxton to Conington Wooded Claylands
 -  Lolworth to Longstowe Wooded Claylands
 -  South East Claylands

Coordinate System: British National Grid

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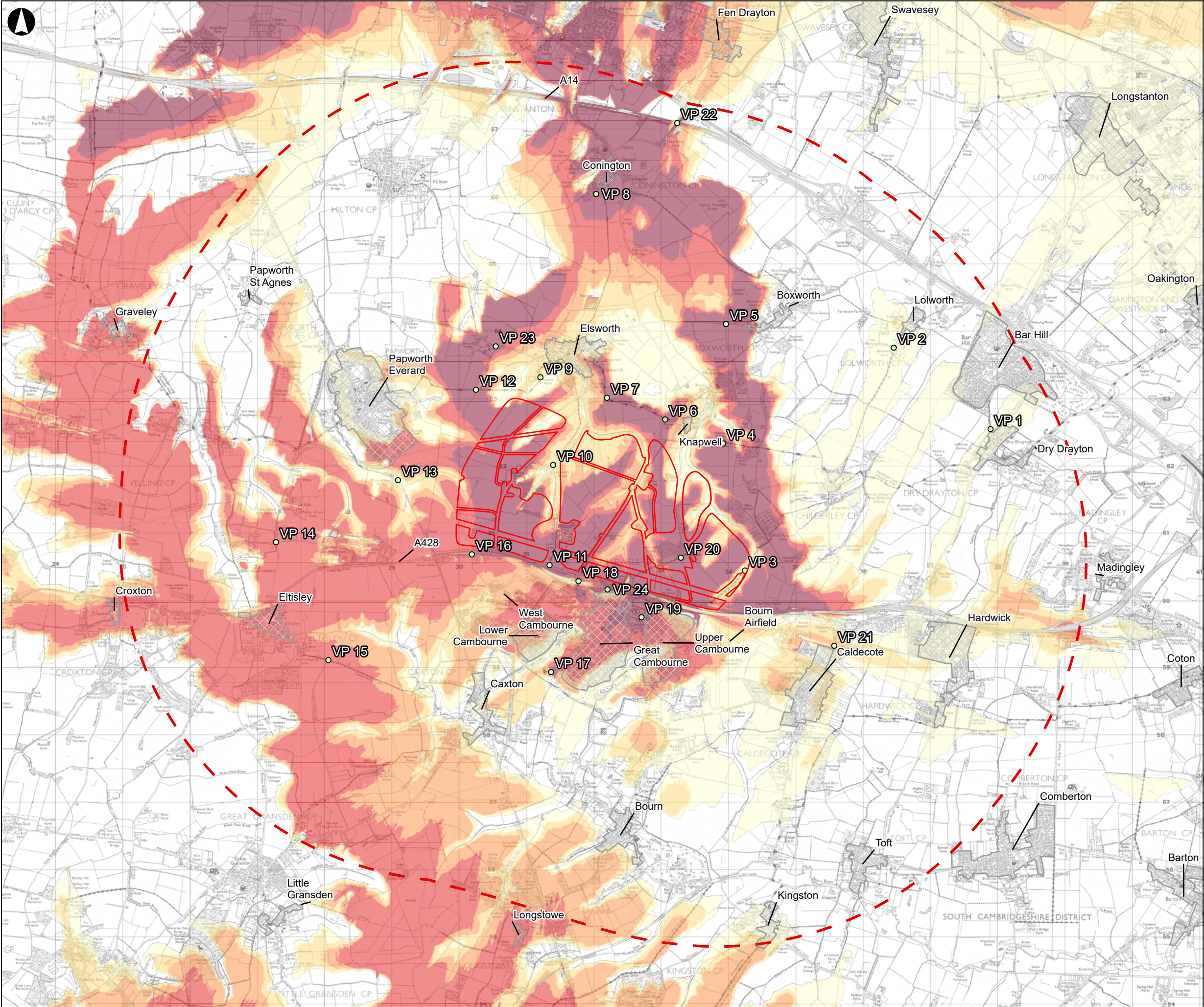
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Figure 4 - Landscape Character Areas

Scale at A3	
1:50,000	
Role	
GEN	
Suitability	
Regulation 19 Local Plan consultation	
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307292-00	P01
Drawing Number	



Legend

- Spatial Framework Development Plot Boundaries (Stage 1)
- 5km Study Area Buffer
- Existing Settlement Boundary
- Representative Viewpoints

Zone of Theoretical Visibility (ZTV)

- 1 - 17
- 18 - 37
- 38 - 57
- 58 - 76
- 77 - 91

Note: The values above indicate the number of reference points within the model that could be visible from a given location. Where the map is white, this indicates that there would be no visibility of the Proposed Development.

This viewshed analysis was conducted using the EA 1m Digital Terrain Model (DTM) along with an initial building masterplan.

To streamline processing, the centre-point of each parcel was used as a proxy location for groups of buildings. While this approach reduces the amount of processing and analysis required it may not accurately represent the true position of structures within each parcel. The analysis is based on 1-meter resolution data, which provides a general representation of terrain and surface features but may exclude finer details.

Given these assumptions and simplifications, the viewshed results should be considered indicative rather than definitive. This analysis is intended for general planning and visualisation purposes only and should not be used as a substitute for detailed, site-specific assessments or engineering-grade evaluations. Further Landscape Visual Assessments and Landscape Impact Assessments are recommended to enhance these findings.

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Metres

0 700 1,400 2,800

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**Figure 5 - Zone of Theoretical
Visibility (bare earth)**

Scale at A3

1:55,000

Role

GEN

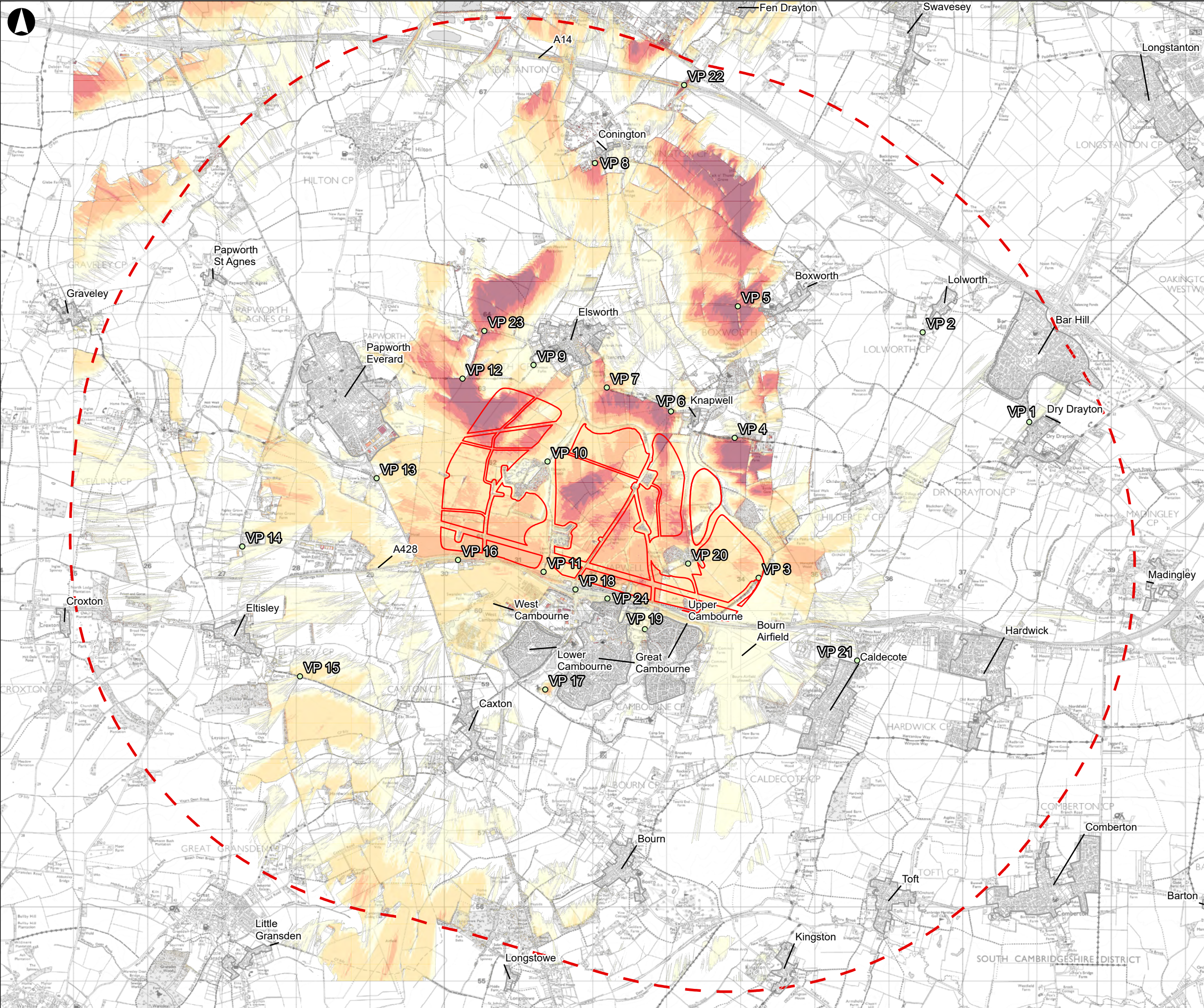
Suitability

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Drawing Number



Legend

- Spatial Framework Development Plot Boundaries (Stage 1)
- 5km Study Area Buffer
- Existing Settlement Boundary
- Representative Viewpoints

Zone of Theoretical Visibility (ZTV)

- 1 - 7
- 8 - 22
- 23 - 36
- 37 - 51
- 52 - 85

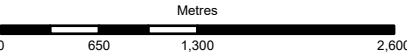
Note: The values above indicate the number of reference points within the model that could be visible from a given location. Where the map is white, this indicates that there would be no visibility of the Proposed Development.

This viewshed analysis was conducted using the EA 1m Digital Surface Model (DSM) along with an initial building masterplan.

To streamline processing, the centre-point of each parcel was used as a proxy location for groups of buildings. While this approach reduces the amount of processing and analysis required it may not accurately represent the true position of structures within each parcel. The analysis is based on 1-meter resolution data, which provides a general representation of terrain and surface features but may exclude finer details.

Given these assumptions and simplifications, the viewshed results should be considered indicative rather than definitive. This analysis is intended for general planning and visualisation purposes only and should not be used as a substitute for detailed, site-specific assessments or engineering-grade evaluations. Further Landscape Visual Assessments and Landscape Visual Impact Assessments are recommended to enhance these findings.

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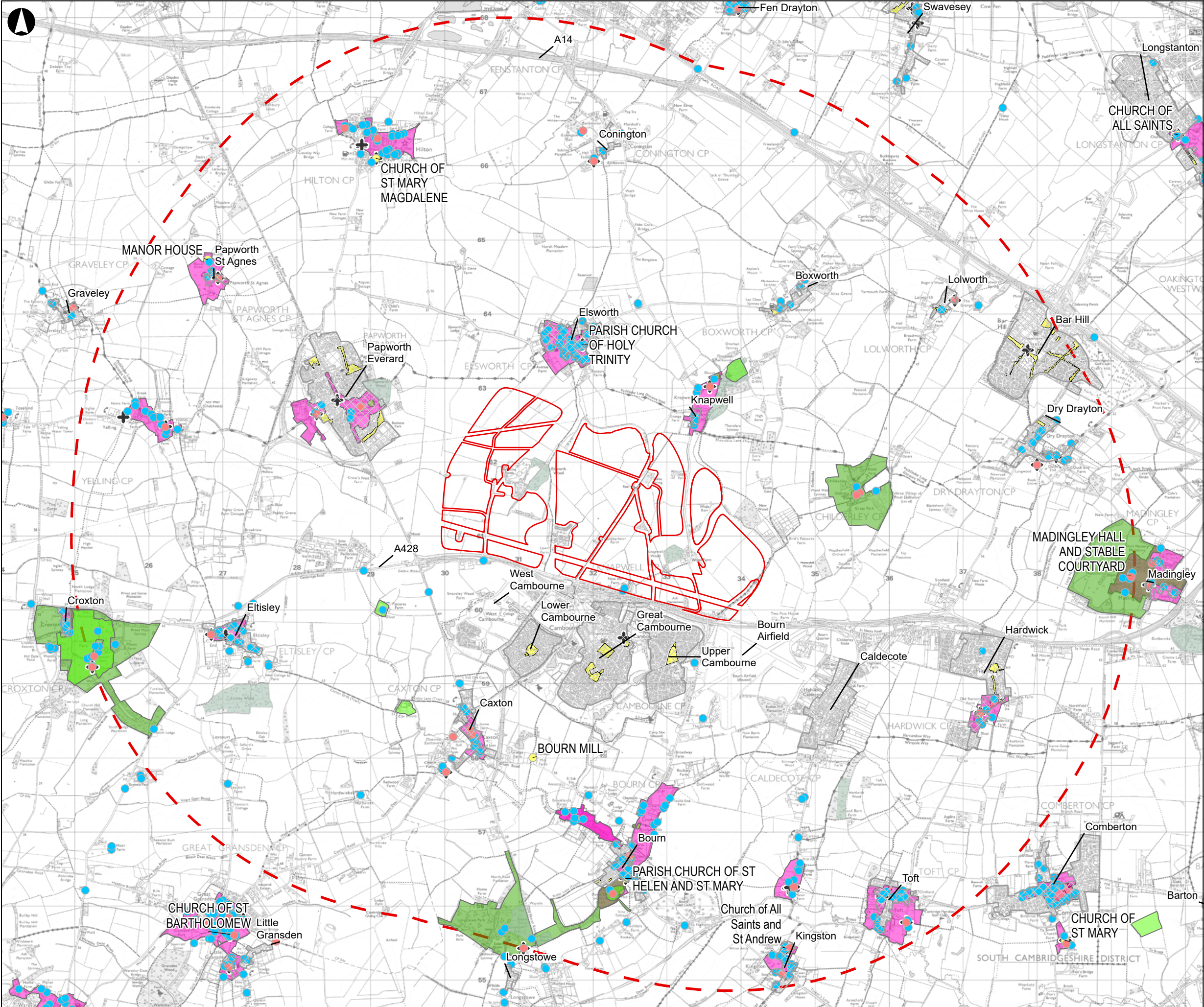
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Drawing Title
**Figure 6 - Zone of Theoretical
Visibility (with screening)**

Scale at A3
1:50,000
Role
GEN

Suitability
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Legend

- Spatial Framework Development Plot Boundaries (Stage 1)
- 5km Study Area Buffer
- Existing Settlement Boundary
- Ancient Woodland
- Historic Parks and Garden
- Scheduled Ancient Monument
- Conservation Area
- Protected Village Amenity Area
- Place Of Worship
- Listed Buildings
- Grade
 - I
 - II
 - II*

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Metres
0 650 1,300 2,600

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**Figure 7 - Designations Relevant
Landscape and Visual Amenity**

Scale at A3
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Role
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Suitability
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