



Photoviewpoint EDP 3: Turpin Lane near entrance to Lodge Court development



No to be viewed at construction sites & beyond

edp the environmental dimension partnership
Registered office: 01285 710427
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Grid Coordinates: 583634, 235463
Date and Time: 08 SEP 2025 @ 12:08
Projection: Cylindrical
Visualisation Type: 3

Horizontal Field of View: 90°
Height of Camera: 1.6m
Movie, Model, Sensor: Canon 6D MRC, RPS

Direction of View: 0
Distance: 50m
Altitude: 60m
Focal Length: 50mm

Date: 08 SEPTEMBER 2025
Drawing Number: edp/2501_00005
Drawn by: 076
Checked by: 159
QA: 030

Client: Riverside Strategic Land Limited
Project Site: Land South of Turpin Lane, Ickleford
Drawing Title: Photoviewpoint EDP 3



To be viewed at construction with a height



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design partnership

Registered office: 01295 780427
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Grid Coordinates: 517795, 293121
Date and Time: 08 SEP 2025 @ 12:13
Projection: Cylindrical
Visualisation Type: 3

Horizontal Field of View: 90°
Height of Camera: 1.6m
Movie, Model, Sensor: Canon EOS M6C, RF

Exposure Factor: 1/80, f/3.5, 4000
Direction of View: E
Distance: 1.60m
ISO: 640
Focal Length: 55mm

Date: 08 SEPTEMBER 2025
Drawing Number: edp2025_00008
Drawn by: 076
Checked: 086
QA:

Client: Riverside Strategic Land Limited
Project Site: Land South of Turpin Lane, Ickleford
Drawing Title: Photoviewpoint EDP 4 (Sheet 1 of 2)



to be viewed at comfortable arm's length

Photoviewpoint EDP 5: A600 Bedford Road junction with Burford Way



To be replaced by construction area's length

Photoviewpoint EDP 6: Arlesley Road junction with Ickleford Bury



To be viewed at construction start & finish

Plans

Plan EDP 1: Site Location and Relevant Planning Designations and Considerations
(edp9241_d004b 08 September 2025 JGr/WGa)

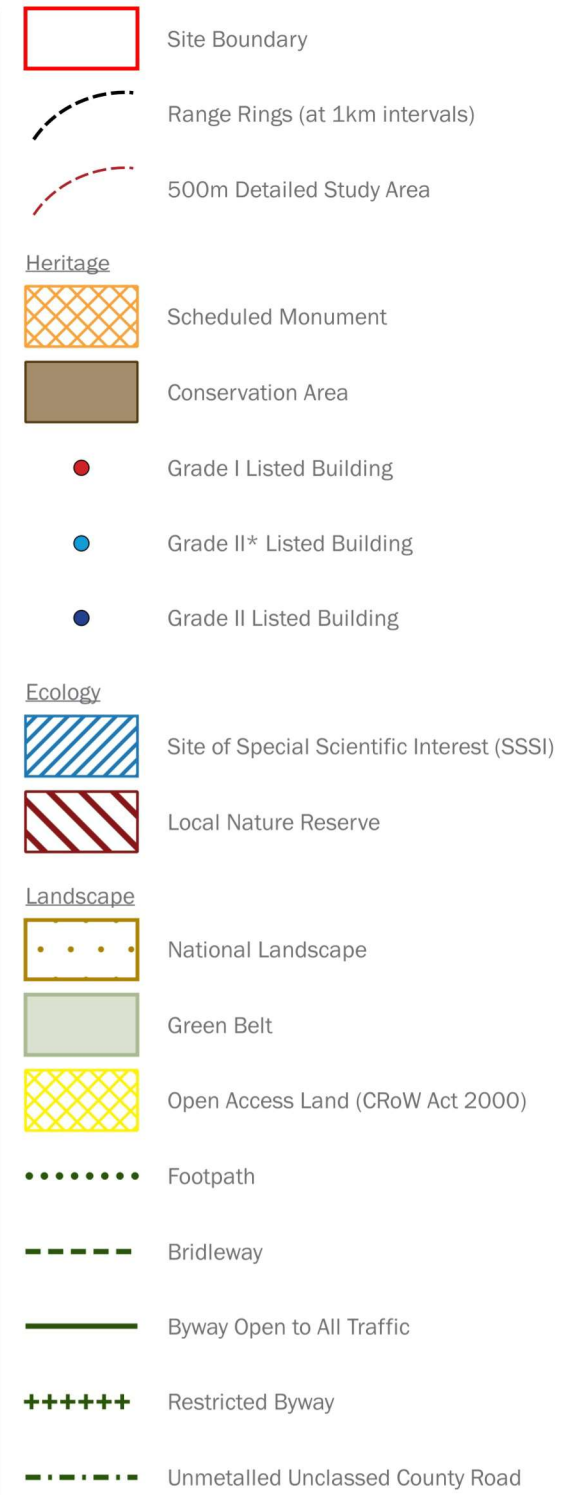
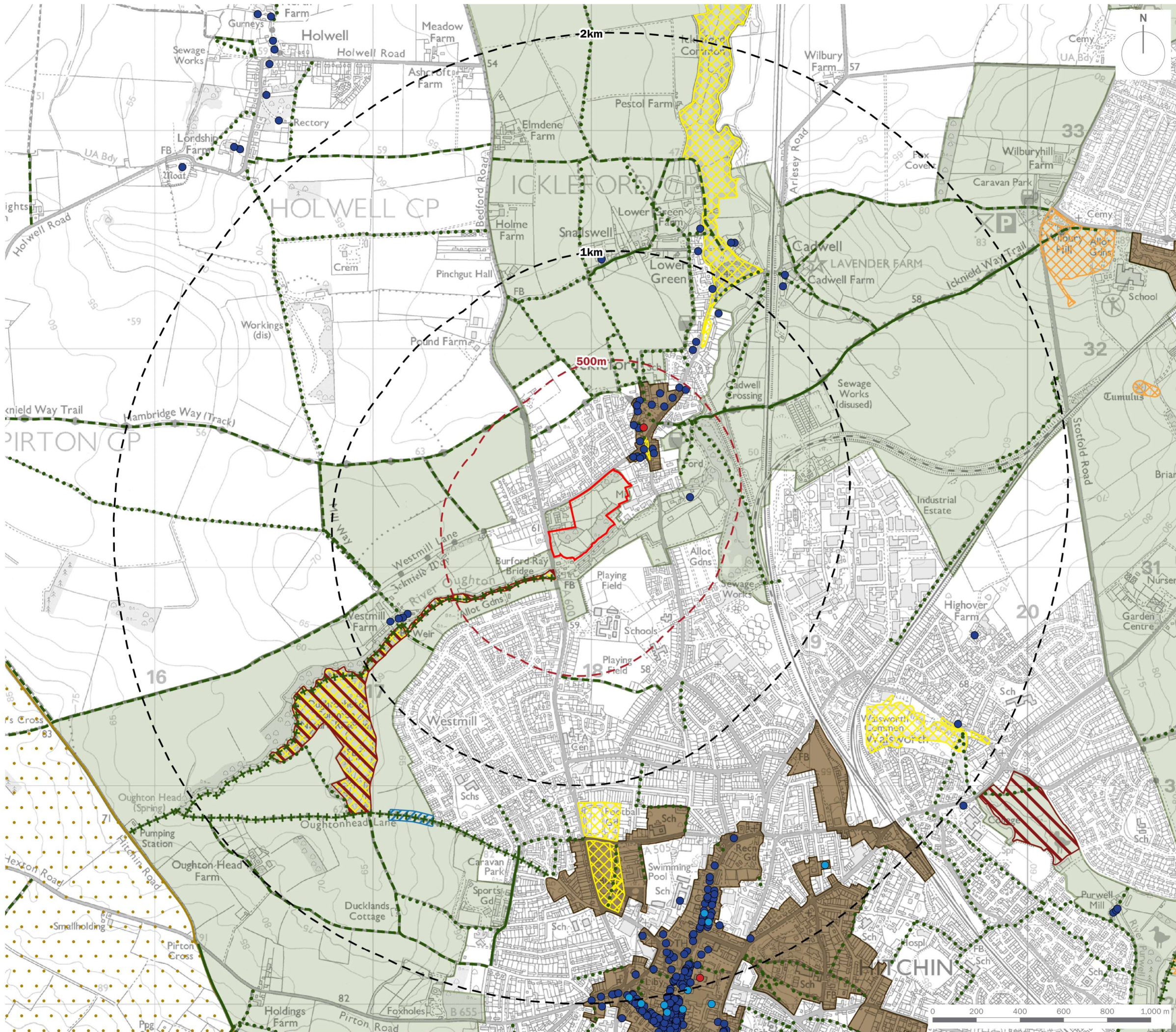
Plan EDP 2: Site Character and Local Context
(edp9241_d003b 08 September 2025 JGr/WGa)

Plan EDP 3: Published Landscape Character Plan
(edp9241_d006b 08 September 2025 JGr/LSp)

Plan EDP 4: Topography
(edp9241_d002b 08 September 2025 JGr/WGa)

Plan EDP 5: Findings of EDP's Visual Appraisal
(edp9241_d001b 08 September 2025 JGr/WGa)

Plan EDP 6: Illustrative Landscape Strategy
(edp9241_d007b 08 September 2025 MMn/LSp)

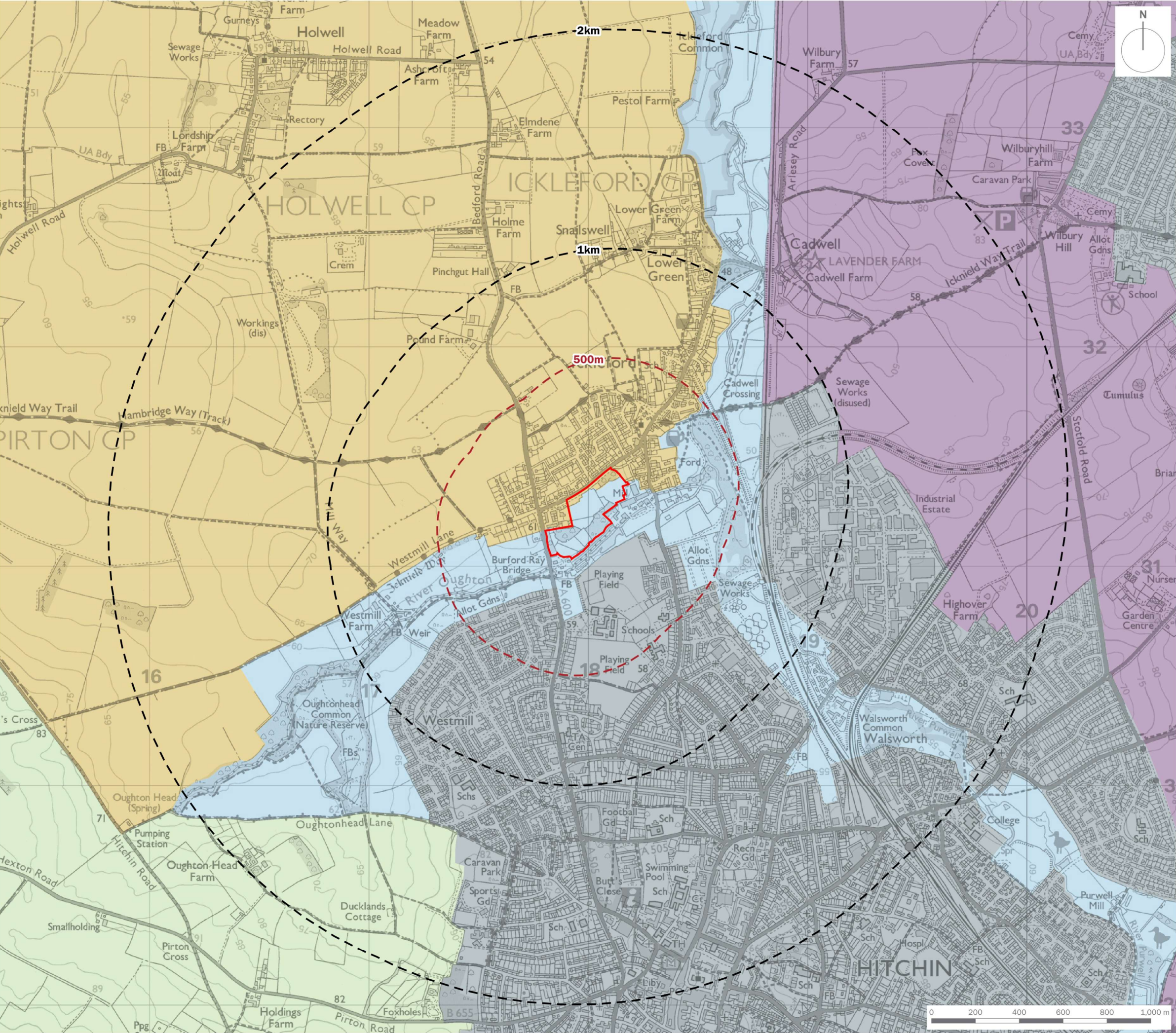


client	Hawridge Strategic Land Limited		
project title	Land South of Turnpike Lane, Ickleford		
drawing title	Site Location and Relevant Planning Designations and Considerations		
date	08 SEPTEMBER 2025	drawn by	JGr
drawing number	edp9240_d004b	checked	WGa
scale	1:17,000 @ A3	QA	DJo



- Site Boundary
- Range Rings (at 1km intervals)
- 500m Detailed Study Area
- Contours (at 10m intervals)
- Open Access Land (CRoW Act 2000)
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- Unmetalled Unclassed County Road
- A Road
- Watercourse

client	Hawridge Strategic Land Limited		
project title	Land South of Turnpike Lane, Ickleford		
drawing title	Site Character and Local Context		
date	08 SEPTEMBER 2025	drawn by	JGr
drawing number	edp9240_d003b	checked	WGa
scale	1:10,000 @ A3	QA	DJo



Site Boundary

Range Rings (at 1km intervals)

500m Detailed Study Area

North Hertfordshire and Stevenage
Landscape Character Assessment

214. Langley Valley

216. Arlesey/Great Wymondley

217. River Oughton and Purwell Valleys

218. Pirton Lowlands

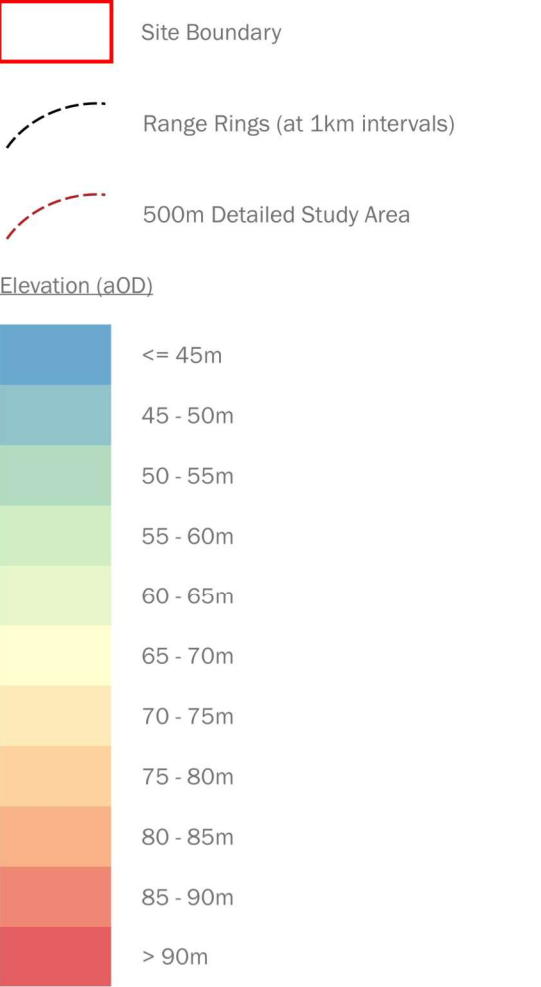
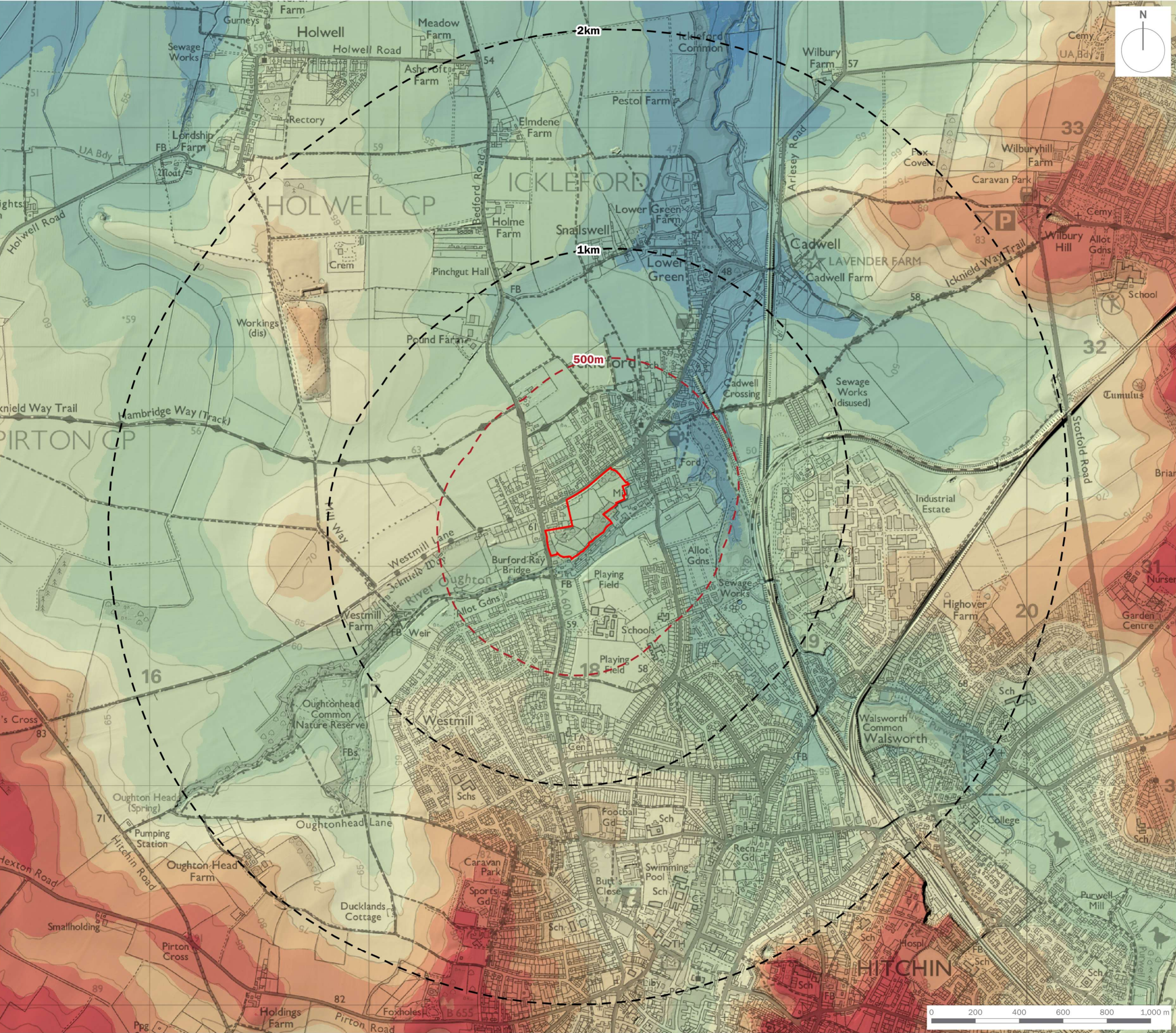
Urban Area

client	Hawridge Strategic Land Limited		
project title	Land South of Turnpike Lane, Ickleford		
drawing title	Published Landscape Character Plan		
date	08 SEPTEMBER 2025	drawn by	JGr
drawing number	edp9240_d006b	checked	LSp
scale	1:17,000 @ A3	QA	DJo

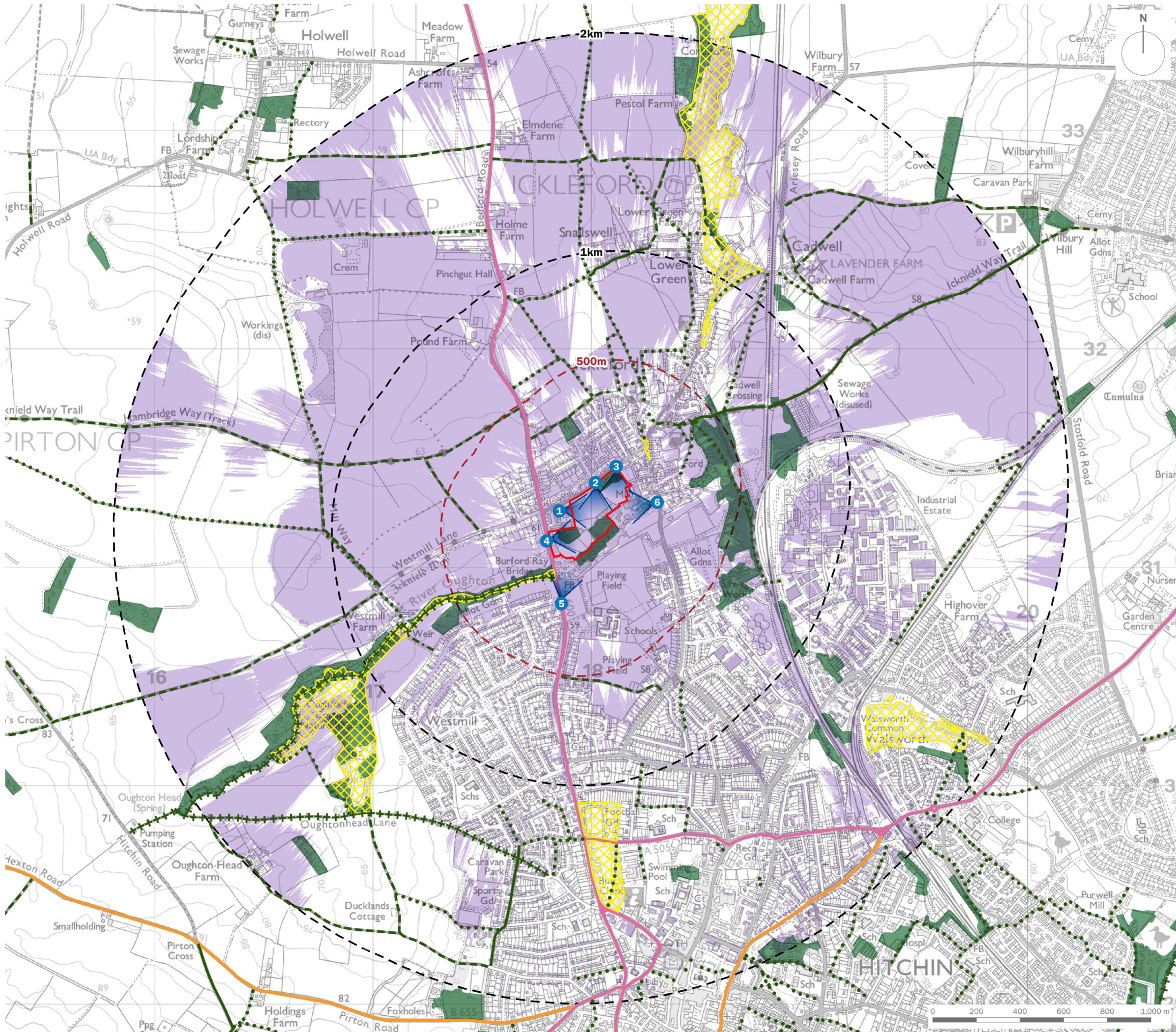
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client	Hawridge Strategic Land Limited		
project title	Land South of Turnpike Lane, Ickleford		
drawing title	Topography		
date	08 SEPTEMBER 2025	drawn by	JGr
drawing number	edp9240_d002b	checked	WGa
scale	1:17,000 @ A3	QA	DJo



- Site Boundary
- Range Rings (at 1km intervals)
- 500m Detailed Study Area
- Photoviewpoint Location
- Zone of Theoretical Visibility (ZTV)
- Open Access Land (CRoW Act 2000)
- National Forest Inventory
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- Unmetalled Unclassed County Road
- A Road
- B Road

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 10m Proposed Development Locations
- 360 Degree Field of View
- LiDAR 2m Last Return Digital Surface Model (DSM) (vertical accuracy of +/- 5cm)

client	Hawridge Strategic Land Limited		
project title	Land South of Turnpike Lane, Ickleford		
drawing title	Findings of EDP's Visual Appraisal		
date	08 SEPTEMBER 2025	drawn by	JGr
drawing number	edp9240_d001b	checked	WGa
scale	1:17,000 @ A3	QA	DJo



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- Site Boundary
- Existing Vegetation
- Proposed Tree Planting
- Proposed Woodland Planting
- Proposed Species-rich Hedgerow Planting
- Proposed Scrub Planting
- Proposed Species-rich Grassland
- Proposed Pond
- Proposed SuDS Basin with Marginal Planting
- Proposed Play Space
- Proposed Active Routes

client	Hawridge Strategic Land Limited		
project title	Land South of Turnpike Lane, Ickleford		
drawing title	Illustrative Landscape Strategy		
date	08 SEPTEMBER 2025	drawn by	MMm
drawing number	edp9240_d007	checked	LSp
scale	1:1,000 @ A1	QA	JFr



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