

Landscape and Visual Impact Assessment

A3 Figures Volume

For proposed residential development at:
Land east of Bedford Road
Hitchin
Hertfordshire
SG5 2UR

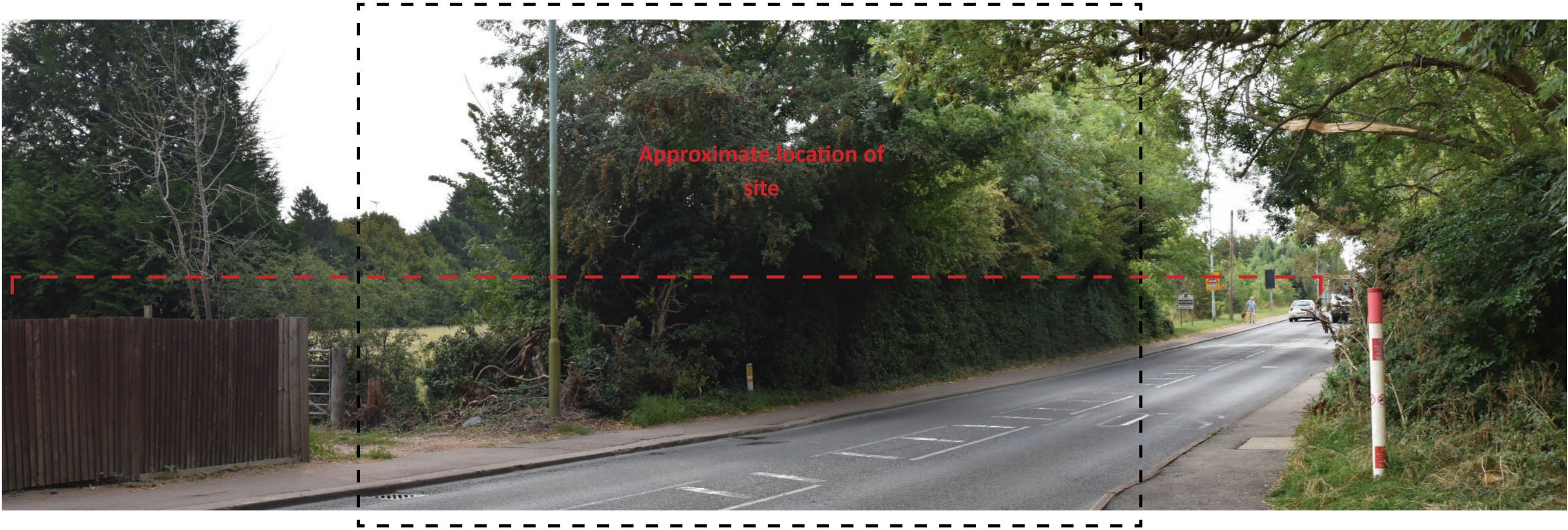
for

Arte Construction Ltd

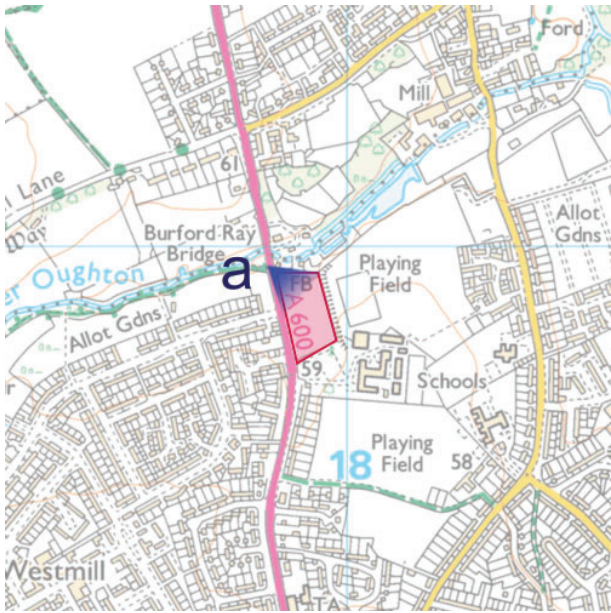
CONTENTS

Photomontages: Viewpoints	
Viewpoint a: View from north adjacent access to the Oughtonhead Common	3
Viewpoint b: View from northeastern corner of site looking southwest to Bedford Road	4
Viewpoint c: View from 2 - 8 Burford Way (5) to site in east	5
Viewpoint e: View from properties 307 - 311 Bedford Road (10) looking northeast	7
Viewpoint f: View south from settlement edge of Ickleford (B)	8
 Zone of Theoretical Visibility Mapping	
Zone of Theoretical Visibility Mapping: with obstructions	9

Viewpoint a: View from north adjacent access to the Oughtonhead Common



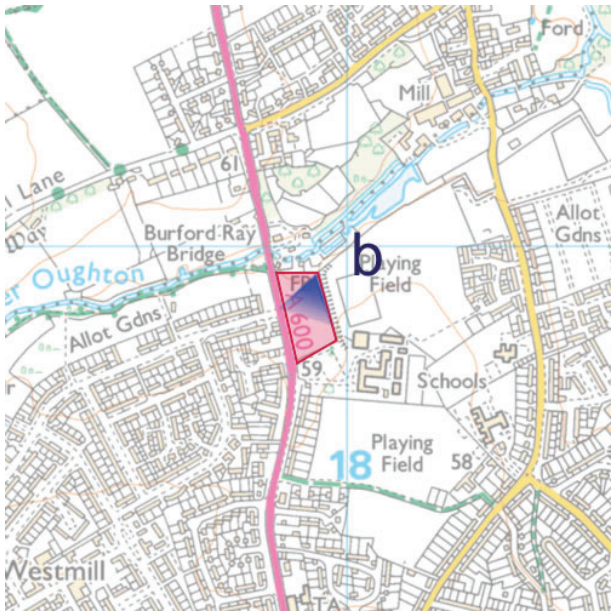
Looking: SE 141° - Field of View (estimated): 70° - Approx. elevation: 59m - Approx. distance to edge of site: 45m - Grid Ref: TL 17832 30985
Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 14.08.2025 - Time: 10.02
Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint b: View from northeastern corner of site looking southwest to Bedford Road



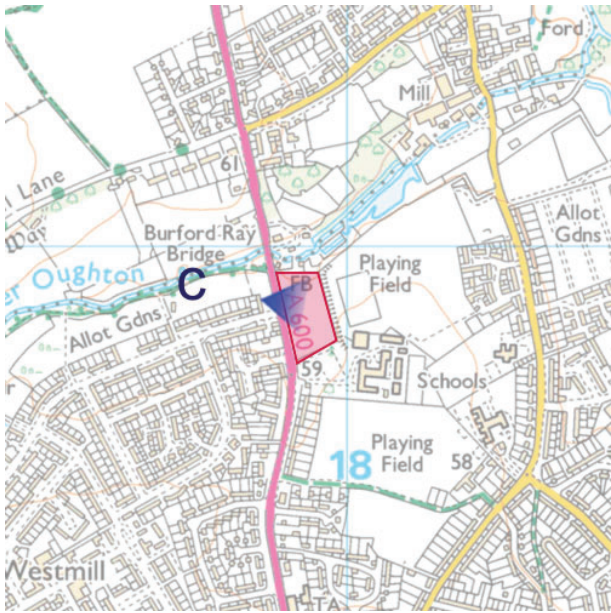
Looking: SW 206° - Field of View (estimated): 70° - Approx. elevation: 57m - Approx. distance to edge of site: 0m - Grid Ref: TL 17937 30947
Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 14.08.2025 - Time: 10.19
Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint c: View from 2 - 8 Burford Way (5) to site in east



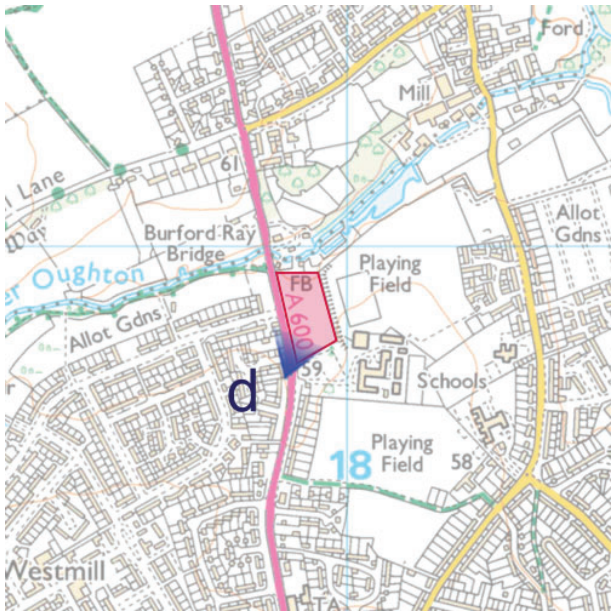
Looking: E 98° - Field of View (estimated): 70° - Approx. elevation: 59m - Approx. distance to edge of site: 35m - Grid Ref: TL 17824 30873
Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 14.08.2025 - Time: 10.31
Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint d: View from properties 307 - 311 Bedford Road (10) looking northeast



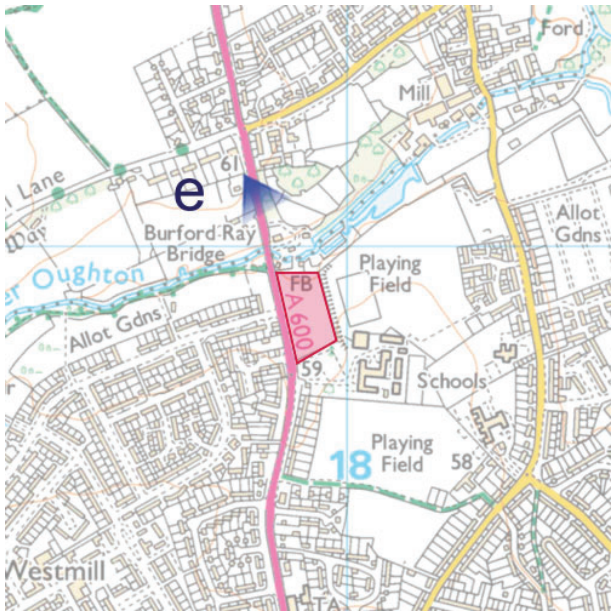
Looking: NNE 19° - Field of View (estimated): 70° - Approx. elevation: 60m - Approx. distance to edge of site: 25m - Grid Ref: TL 17878 30740
Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 14.08.2025 - Time: 10.35
Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint e: View south from settlement edge of Ickleford (B)



Looking: SSE 165° - Field of View (estimated): 70° - Approx. elevation: 63m - Approx. distance to edge of site: 200m - Grid Ref: TL 17802 31102
Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 14.08.2025 - Time: 11.49
Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar





**Land east of Bedford Rd Hitchin -
Figure 1**

**Zone of Theoretical Visibility
(with obstructions)
August 2025**

Legend

- Site location
- 2km radial extent
- Zone of Theoretical Visibility (ZTV)

The ZTV is generated from a receptor height of 1.6m (average eye level) and a receiver heights of up to 11m (maximum ridge height). Multiple targets were placed within the site to best represent points that may be visible.

This ZTV is based on 1m LiDAR 'First Return' DSM (Digital Surface Model) terrain data which includes intervening features such as existing trees/vegetation and buildings in the landscape. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source: data.gov.uk. This ZTV also includes Earth's curvature.

Drawn by: GS 20250813
Checked by: JW 20250813
Filename: Bedford RdZTVscreened