

## Viewpoint 12 - Rampton Road, north of Cottenham, facing south west

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### Assessment notes

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#### Construction Phase:

The removal of the dominant line of poplars as well as other mature vegetation including the dense mature trees adjacent to the water tower would allow views into the construction site.

#### Operational Phase:

The rooftops of the 3-5 storeys proposed residential dwellings and town centre would be clearly visible above the line of proposed vegetation and would screen views of the All Saints Church spire, the water tower and the mature tree belt on the skyline.



## Viewpoint 13- Rampton Road, south of Rampton, facing south-east



### Assessment notes

#### Construction Phase:

Construction activity would be visible in the background, beyond the fragmented hedge in the middle ground. The removal of the existing mature vegetation in the middle ground would be a substantial loss to a key characteristic of the view.

#### Operational Phase:

The new development would add new features that would be visible in the back ground of the view.

## Viewpoint 14- Hill Row Causeway, Haddenham Ridge, facing south



Continued

Approximate extent of the development

Approximate extent of Northstowe Phase 1

### Assessment notes

#### Construction and Operational Phase:

Due to the distance of the viewpoint from the proposed development (approximately 8km), the intervening vegetation aligning the embankments of the River Ouse and field boundaries the proposed development would not be visible from this location.



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Approximate extent of the development

Approximate extent of Northstowe Phase 1