

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 1

Size = 4.09Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary	✓					5
	Condition	Secondary			✓			3
	Sub Total		1	0	2	1	0	13
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	3	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	0	5	2	0	29
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			2	1	5	2	0	33

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 1

General Commentary

- The Land Parcel occupies the plateau edge located north of the A47 and to the east of Houghton on the Hill. The Parcel is part of a single large field (which also includes Parcel 2) that has been sub-divided based on topography. The southern boundary of the Parcel consists of a tall dense hedgerow of moderate quality that separates the Parcel from the A47 and the housing on the southern side of the road. To the west, the vegetation to the rear gardens of the residential properties along Ingarsby Lane forms the boundary to the Parcel. To the east, a hedgerow marks the boundary of the Parcel from the adjacent field. There are no boundaries to the north of the Parcel where it becomes Parcel 2 leading to extensive views to the north from the Parcel.
- The current primary land use of the Parcel is of single use, agricultural farmland with no public rights of way.
- There are glimpsed views of the Parcel from the A47 but these are largely contained by the existing hedgerow running adjacent to the road.
- Properties south of the A47 have 1st floor views over the Parcel. However, the ground floor views from the properties are partially screened by the existing garden vegetation in combination with the hedgerow north of A47. Views from the residential properties along Ingarsby Lane are from 1st floor windows and well vegetated rear gardens looking over the Parcel to the east toward the A47 and arable farmland.
- From within the Parcel there are extensive views over the undulating landscape to the north.
- Vehicular and pedestrian access to the Parcel could be achieved from the A47.
- The exposed open nature of the northern boundary results in the Parcel being particularly visible from the north. However, in wider views the existing residential properties already define the skyline.
- The Parcel's location adjacent to the A47 and existing residential properties to the west results in it having a moderate relationship to the settlement form. There is potential for a slight impact to the Conservation Area due to Parcel's close proximity to the north-eastern corner.

Comments on suitability for development and mitigation measures:

Given the residential context of the Parcel, and open aspect on the plateau edge to the north, commercial development would not be suitable on this Land Parcel. However, the Parcel has Medium capacity for residential development. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The existing hedgerow along the A47 should be retained and enhanced where possible with selected gaps within the hedgerow created to provide for access into the Parcel.
- ***Important views to be retained***
There are no specific public views to be retained due to the containment provided by the roadside hedgerow. However, new public views could be created across the Parcel at suitable access points.

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- ***Retention of existing routes through the site***
N/A
- ***Ground modelling***
By limiting development to the relatively level section of plateau edge remodelling of the current landform should be minimised.
- ***Additional planting***
Additional planting should be incorporated to the rear garden boundaries of the houses along Ingarsby Lane. Native hedgerow and intermittent trees should be planted along the northern boundary of the Parcel to soften the extent of built development from distant views to the north of the Parcel towards the settlement.
- ***Maximum building heights***
Building heights should be limited to a maximum of two storeys to reflect the surrounding area.
- ***Development layout***
Development should be in keeping with the layout and density of the existing buildings south of the A47. This would typically comprise development set back from the A47 with sufficient space in rear gardens to accommodate boundary vegetation to soften distant views towards the village. Development should consider providing a suitable pedestrian crossing point of the A47 to connect the development with the village centre.
- ***Building materials***
A co-ordinated range of vernacular materials with scope for some diversity of styles typically using red brick, render and slate tiles.
- ***Open space provision and green infrastructure***
The Parcel and its location north of the A47 provide scope for some public open space provision to serve the Parcel including an area to enjoy the panoramic views to the north.

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Landscape Unit No = 2

Size = 9.37Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary				✓		2
	Complexity/Scale	Secondary	✓					5
	Condition	Secondary			✓			3
	Sub Total		1	0	1	1	1	11
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	0	1	1	2	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	0	2	2	3	23
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	0	2	2	3	28

Surveyors = JB, OT

Date Surveyed = 04/02/2016

Overall Capacity Range = Medium Low Landscape Capacity

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Land Parcel No = 2

General Commentary

- The Parcel occupies the steeper slopes to the north of Parcel 1 and to the north-east of the village. Although part of a single field the Parcel is assessed separately due to its steep slopes (that fall away to the village to the north), increased distance from the existing urban built form and the reduced scope to mitigate any development.
- The current primary land use of the Parcel is of single use, arable farmland with no public rights of way within the field.
- The western, northern and eastern perimeters of the Parcel are marked by native hedgerows that are maintained at approximately 2m height with only a few individual trees. This is an extensive simple landscape with limited vegetation enclosure.
- There are glimpsed views of the Parcel from the A47 but these are largely contained by the existing hedgerow south of Parcel 1. Properties from Ingarsby Road would have oblique views from 1st floors with ground floor views partially screened by the existing vegetation. From within the Parcel there are attractive long views to the north. Any development would have a potential impact on views towards Houghton on the Hill from the north. However, there are few public locations where these would be available.
- It is considered that the Parcel as a whole is isolated from the existing built form and character of the settlement.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium-Low capacity for development. This is principally due to the steepness of the slope, the very open character and the detachment from the rest of the village. A proposal on the site would be very difficult to mitigate effectively. A very small-scale development for a few units could potentially be located adjacent to Ingarsby Lane next to and opposite the existing houses.

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			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	3	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	5	3	0	26
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	5	3	0	31

Landscape Unit No = 3

Size = 3.14Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

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Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 3

General Commentary

- The Land Parcel occupies the plateau edge located west of Ingarsby Road and to the north of Houghton on the Hill.
- The primary land use of the Parcel is a combination of paddocks and grazed fields associated with the 'Gresham House'. Within the Parcel existing built form is limited to horse stables which are of utilitarian appearance.
- Boundaries within and to the perimeter of the Parcel are formed by tall and wide hedgerows/scrub which create a moderate sense of enclosure. However, these hedgerows contain a relatively high proportion of bramble, therefore reducing their quality.
- Within the Parcel the western field was not visible from Ingarsby Lane and only partially visible from the public footpath north of Redver's Farm. The eastern fields within the Parcel are visible from Ingarsby Lane.
- Private views are expected from the rear of properties along the north side of Ingarsby Close and five properties along Ingarsby Lane. More distant views of the Parcel are also present from Redver's Farm to the west.
- Views from within the Parcel extend to the north-west to the minor ridge north of Redver's Farm with more open views to the north.

Comments on suitability for development and mitigation measures:

Given the residential context of the Parcel and location off Ingarsby Lane, commercial development would not be suitable on this Land Parcel. This Parcel has a Medium capacity for residential development. Development is likely to be visible from Ingarsby Lane, the public footpath at Redver's Farm and the adjacent residential properties. However, sensitive low density development on part of the Parcel together with areas of open space and retained/new planting could form a suitable modest extension to the existing built form. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The existing vegetation and hedges should be retained and managed to increase native woody species and remove areas of bramble.
- ***Important views to be retained***
There are no specific important public views to be retained.
- ***Retention of existing routes through the site***
N/A
- ***Ground modelling***
The current landform within the Parcel should be retained where possible. Where localised landform changes are required levels these should be minimised and reflect the surrounding landform.
- ***Additional planting***
Additional planting should be incorporated to the Parcel boundaries including rear boundaries of properties on Ingarsby Lane and Ingarsby Close that are adjacent to the Parcel. Additional native trees and shrubs

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should be incorporated into the development. Planting to the north-west boundary should be increased to soften development from Redver's Farm and the public footpath.

- ***Maximum building heights***
Building heights should be limited to a maximum of two storeys, but with bungalows and dormer properties to reflect the surrounding area. Locations backing onto existing bungalows should be similar height or have increased set back.
- ***Development layout***
Development should create a sensitive new village edge to the countryside with a low-density scheme incorporating the retained vegetation. Access could be achieved from Ingarsby Lane. The existing farm track located to the south of the Parcel could be utilised as an additional pedestrian link into a development from Ingarsby Lane.
- ***Building materials***
A coherent built form and style should be established using red brick, render and tiles.
- ***Open space provision and green infrastructure***
The Parcel provides scope for small areas of open space and green infrastructure linked to retained vegetation and/or to the rear of the properties on Ingarsby Close/Lane.

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Landscape Unit No = 4

Size = 6.98Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	1	2	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	3	2	2	24
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	1	3	2	2	29

Overall Capacity Range = Medium Low Landscape Capacity

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Land Parcel No = 4

General Commentary

- The Parcel is located on the relatively steep tributary valley slopes.
- The primary land use of the Parcel is arable.
- The Parcel is not publically accessible and there are no views from Ingarsby Lane. There are middle distance open views of the Parcel views from the public right of way that runs north of Redver's Farm.
- The boundaries of the Parcel to the north-west, south-west and south are formed by fragmented hedgerows including some mature trees. The north-east boundary is open and extends to a larger open field. Internal to the Parcel, there is an intermittent hedgerow with a number of mature trees.
- Private views include from a large bungalow to the end of Ingarsby Close and five properties along Ingarsby Lane. Other properties on Ingarsby Close would possibly have more oblique views. Views from Redver's Farm may also be visible but from a longer distance.
- The Parcel is detached from the rest of the village apart from at the extreme southern boundary and would form very limited associations from the existing pattern of development.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium Low capacity for development. It is considered that the Parcel would be unsuitable for development because of its detached location, weak relationship with the existing settlement and limited scope to successfully mitigate built development. The Parcel is open to middle distance public views from the north. There is also no direct access point into the site without passing through adjacent Parcels 3 or 5.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 5

Size = 8.21Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	0	2	1	0	13
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	3	0	1	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	0	5	1	1	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	0	5	1	1	33

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 5

General Commentary

- The Parcel is located on a narrow area of plateau which rises gently to the east. The land falls more steeply beyond the Parcel to the north east.
- The current land use of the Parcel is grazed pasture to the centre and west and horse paddocks to the east.
- Within and to the perimeter of the Parcel the boundaries are formed by fragmented trees and shrub planting and clipped hedgerow along the southern boundary. The hedgerow along the northern boundary is particularly weak with potential for enhancement. The planting to the southern boundary adjacent to the A47 is stronger and provides some screening of the site from the main road. Internal trees within the Parcel are generally over-mature or with some in a poor condition. A hedgerow separates the eastern field from the larger part of the site to the west. An area of allotments is located outside and to the south of the Parcel. There is a dense belt of semi-mature trees separating the allotments from the Parcel.
- A farm access track runs from the A47 to Redver's Farm, which also doubles as the route of a public bridleway leading through the Parcel. The right of way is contained with a post and rail either side of the track on sections of ditch and laid hedgerows.
- Notable vertical features are present within the Parcel including low-level power and telecoms lines. Immediately north of the Parcel is Redver's Farm, which comprises two residential units and associated farm structures, which are generally in a poor/dilapidated condition. There is also a telecoms mast associated with this cluster of buildings.
- The Parcel is very visible to public view due to a bridleway that passes through the centre of the Parcel. It is also located adjacent to the busy A47 road.
- The Parcel is partially contained from private views. Redver's Farm are the closest properties being located adjacent to the north and would have views over the Parcel. Views from residential properties to the south of the A47 have views across the road towards the Parcel. Ground floor views are limited due to the clipped hedgerows located both sides of the A47, although first-floor views would be more open. Views from the allotments would be largely filtered by the boundary vegetation.

Comments on suitability for development and mitigation measures:

This Parcel has Medium capacity for development. The relatively level landform means the site is potentially able to accommodate either residential or commercial development. The existing vegetation around the site boundaries and the single hedge line that runs through the middle creates a simple structure that could be enhanced and strengthened. The Parcel's location adjacent to the A47 provides a suitable access point. Any development would be subject to the following mitigation measures:

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- ***Retention of existing landscape features and vegetation***

Perimeter and internal vegetation should be retained and enhanced where possible. Laid hedgerows within the Parcel should also be retained as a landscape feature.

- ***Important views to be retained***

There are no important public views to be retained although the a bridleway runs through the middle of the site

- ***Retention of existing routes through the site***

The existing farm track and public right of way entrance point off the A47 could be used as a potential access point. The public bridleway within the Parcel should be retained and enhanced.

- ***Ground modelling***

The site would require little or limited ground modelling. Commercial development is likely to involve relatively greater modelling due to the larger scale of units.

- ***Additional planting***

An additional tree and shrub belt should be provided to the site perimeters including to the rear of the existing hedgerow along the A47 to improve visual screening of a development from residential properties south of the A47. Additional enhancement and widening of the northern and western hedgerows would be required to improve screening of the Parcel from public views from the public footpath north of the Parcel and the wider countryside.

- ***Maximum building heights***

Building heights of residential or commercial development should be limited to a maximum of two storeys to reflect the surrounding area.

- ***Development layout***

Built development could accommodate a medium density of development. The development should be set back from the perimeter hedgerow by 20m to reflect the arrangement of the existing properties south of the A47. This would also provide increased screening benefits of a development from the A47 and residential properties to the south. Commercial properties within the Parcel could be arranged to reflect the style and layout of farm courtyards, in response to the rural character of the area.

- ***Building materials***

A coherent style and appearance should be established which could include some variety. Residential properties buildings should typically be constructed in red brick and slate tiles. Commercial properties could also utilise brick, traditional cladding materials and the pitched roofs in response to the wider rural setting.

- ***Open space provision and green infrastructure***

The Parcel would be required to provide a moderate level of open space provision appropriate to the type and scale development. A green infrastructure strategy should be included for the development incorporated existing features, new areas and links to the surrounding assets in the wider area.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 6

Size = 5.17Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	0	4	0	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	0	3	1	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	4	3	1	24
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	4	3	1	29

Overall Capacity Range = Medium Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 6

General Commentary

- The Parcel is located to the north-west of Houghton on the Hill to the south of the A47. The Parcel is located on the moderate gradient valley slopes with a southern aspect.
- The current land use of the Parcel is agricultural farmland. Within the Parcel, the northern field is arable and the southern field pasture.
- The Parcel covers two fields bounded by established hedgerows. The southern field has a relatively higher sense of enclosure from vegetation with a number of mature field trees compared to the northern field, where the boundary hedgerows are lower and clipped.
- The Parcel is moderately open to both private residential and public views. The main public views over the Parcel are from vehicles travelling along the A47, which is slightly elevated. The Parcel is also visible from the area of open land within the village off St. Catharine's Way. Private views include those from residential properties to the west of Houghton on the Hill including those along Deane Gate Drive.
- The distance between the Parcel and the settlement and the land uses of the surrounding land means the Parcel has no direct relationship with the existing built form within the settlement.

Comments on suitability for development and mitigation measures:

The Parcel has a Medium Low capacity for development. The existing landscape characteristics indicate that the Parcel has moderate scope to accommodate development. However, the visual sensitivity of the site means it is less suitable for development. The site is relatively open to public view from the A47 but is isolated from the existing built form of the village. There is also limited scope to mitigate development in its location. This Parcel is not considered appropriate for development at the current time. However, the relative suitability of the land would increase should Parcels 7 or 8 be developed.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 7

Size = 7.34Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	3	1	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	1	1	1	1	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	2	1	26
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	1	4	2	1	31

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 7

General Commentary

- The Parcel is located on the moderate tributary valley slopes. There is a mix of agricultural land uses including a medium scale arable field to the north adjacent to the A47 and smaller pasture fields to the south.
- The elevated position of the A47 increases the openness of the Parcel to public views. Views of the Parcel can be seen from within the village at the end of Winckley Close, adjacent to the Parcel to the south-east. There are no views from the footpath to the north and leading to Redver's Farm in Parcel 5. Middle distance views are possible from the footpath that runs west of the village on the higher ground south of Cotswold Lodge.
- Due to its close proximity to the rear of the properties along Deane Gate Drive and Winckley Close the Parcel is very open to a number of private views.
- The existing vegetation within the Parcel primarily comprises clipped hedgerows with a number of mature trees within the hedgerows. To the rear of the gardens along Deane Gate Drive there are a number of mature trees predominantly deciduous but with a few evergreen trees, which partially screen the Parcel from some properties.
- The Parcel is located adjacent to the existing settlement with two potential vehicular and pedestrian access points in addition to possible access from the A47. The Parcel has some close associations with the existing urban built form which borders the eastern boundary.
- From within the Parcel there are clear views towards the settlement. The spire of the Parish Church of St. Catharine's is a distinctive built feature on the skyline from the A47 across the Parcel.

Comments on suitability for development and mitigation measures:

The Parcel is assessed as having a Medium capacity for development because of its close association with the existing urban built form and potential access links. Given the residential context of the Parcel to the east commercial development would not be suitable. The Parcel does have some open views from the rear of existing residential properties that would look out onto the development. However, views of development from the A47 would largely be seen as a continuation of the existing settlement. The existing vegetation and landform of the Parcel provide moderate scope to provide mitigation features that would broadly be in keeping with the characteristics of the area. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Perimeter and internal vegetation should be retained and enhanced. The Bushby Brook and its associated shrub and tree vegetation should be retained and managed.
- ***Important views to be retained***
There are no important public views to be retained.
- ***Retention of existing routes through the site***
There are currently no existing public routes through the Parcel.

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- **Ground modelling**
It is expected the site would require some ground modelling to accommodate residential development.
- **Additional planting**
There is scope to provide an enhanced landscape structure to the western edge of the village. Additional tree planting should be provided particularly along the western and northern boundary hedgerows to improve their quality and provide screening benefits from the A47.
- **Maximum building heights**
Building heights should be limited to a maximum of two storey to reflect the surrounding area.
- **Development layout**
The Development on the northern edge should be set back from the perimeter hedgerow by 20m to reflect the arrangement of the properties adjacent to the A47 and on Deane Gate Drive. This would also provide scope for increased screening of the development from the A47. A residential layout with roads following the natural contours would be most sympathetic.
- **Building materials**
A consistent and unified style, appearance should be established typically using red brick and tile.
- **Open space provision and green infrastructure**
The Parcel would be required to provide a moderate level of open space provision. A green infrastructure strategy should be included for the development incorporated existing features, new areas and links to the surrounding assets in the wider area. Areas of open space would be best located close to the lower lying Bushby Brook and hedgerow. Measures to protect and improve Bushby Brook should be incorporated where possible.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 8

Size = 5.90Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	0	2	1	9
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	4	0	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	2	1	26
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	2	4	2	1	30

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 8

General Commentary

- The Parcel is located on relatively prominent steep slopes on the valley side with a northern aspect.
- The Parcel is semi-enclosed by vegetation along its perimeter consisting of tall good quality hedgerows and the number of mature trees.
- The Parcel shows qualities of being small-medium in scale and is of moderate character in good condition. Ridge and furrow is evident on the larger southern field.
- The Parcel is partially contained from both public and private views. There are public views from the adjacent area of open space off St. Catharine's Way. The view of the Parcel from the public open space reflects some of the characteristics of the landscape found within the Conservation Area to the east of the village. There are also middle distance views from the A47 and intermittent views from public footpaths to the west.
- There are private views from the residential properties adjacent to the site along Freer Close, North Way and St Catharine's Way. In addition there are more distant views from properties located on the A47 west of Houghton on the Hill.
- The Parcel extends out from the existing settlement, which provides the Parcel with some moderate associations with the existing urban built form to the east.

Comments on suitability for development and mitigation measures:

This Parcel is assessed as having a Medium capacity for development. The Parcel contains some existing landscape features and characteristics that would make the area suitable for development, most notably the level of vegetation enclosure. The Parcel is partially contained from both private and public views and the eastern part has a moderate association with the existing settlement. However, the site is relatively steeply sloping and extends down to the Bushby Brook. The most accessible public views of the Parcel are from the existing area open land south-east of the Parcel, the public footpaths further to the west and in views from the A47 road to the north. The view from the open space is important as it provides one of few visual links from within the village to the wider rural landscape. Access to the Parcel could potentially be provided through the open space but this would be harmful to the character of the open space. There is a potential minor access off North Way. Access could also be achieved via Winckley Close, leading to Parcel 7. Given the residential context of the Parcel, commercial development would not be suitable. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The strong containment by vegetation to the site perimeter and the internal hedgerow should be retained within any development. The ridge and furrow features could be retained if only the eastern part of the site were developed.
- ***Important views to be retained***
There are important local views from the open land on St Catharine's Way into the surrounding countryside. This provides a connection to the rural landscape to the west. There are also reciprocal views from the public footpath to the west of the village where the sloping field forms a notable feature leading

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

up to the vegetated horizon and landmark of St Catharine's church spire on skyline. From these views the Parcel plays a relatively important role in the setting of the village.

- ***Retention of existing routes through the site***
N/A
- ***Ground modelling***
The current landform would need some re-modelling to accommodate a development of the relatively steeply sloping nature of the site.
- ***Additional planting***
Additional planting should include the enhancement of existing hedgerows together with additional planting running along the contours to provide internal subdivision of any potential development.
- ***Maximum building heights***
Building heights should be limited to a maximum of two storey to reflect the surrounding area.
- ***Development layout***
The development should be in keeping with the character of the village with building densities similar to those in the surrounding residential areas allowing space for internal landscape features. The lower slopes closer to the tributary stream are less suited to development. Vehicular access would preferably be via Winckley Close. Pedestrian access should also connect the Parcel to the existing area of open space off St Catharine's Way. The visual links into and out of the village at St Catharine's Way should be retained.
- ***Building materials***
A coherent style and appearance should be established using vernacular materials including red brick and tile.
- ***Open space provision and green infrastructure***
Open space provision should focus on the area adjacent to the existing open land off St Catharine's Way and also on the lower slopes to the west towards the stream corridor where it is likely that surface water drainage features would be required. Measures to protect and improve Bushby Brook should be incorporated where possible.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 9

Size = 4.14Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	3	0	1	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	5	1	1	27
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			1	1	6	1	1	30

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 9

General Commentary

- The Land Parcel occupies an elevated plateau edge location north west of Stretton Lane to the west of Houghton on the Hill. The south east boundary of the Parcel consists of a clipped hedgerow that separates the Parcel from the road and to the south boundary runs adjacent to a tall hedgerow feature bounding Parcel 11. To the west are no fixed boundaries adjacent to Parcel 10 with the change in character marked by the break of slope. To the east a combination of vegetation and low boundaries separates the Parcel with the rear gardens of the residential properties along Stretton Lane and Freer Close.
- The primary land use of the Parcel is a part of a large arable field. To the perimeters of the Parcel there are areas of 'set-aside' field margins affording public access by agreement.
- The Parcel is very open to public views with a public right of way extending from Freer Close to the north-west and other permissive access allowed around the perimeter of the site. There are also views of the Parcel from Stretton Lane most notably at field gates. The elevated land open nature of the western boundary results in the Parcel being particularly visible in the middle distance views from the north-west. However, the existing residential properties already define the skyline. There are also long distance views of the Parcel from users of the A47.
- There are varying levels of visibility from the rear of the residential properties along Stretton Lane and Freer Close 1st floor and ground floor windows. These views vary due to the tall mix of evergreen and deciduous shrub and tree planting in rear gardens.
- The Parcel is located adjacent to the Conservation Area to the east including the cottages to the west of Stretton Lane and the Cricket ground to the east of Stretton Lane. Development could therefore have a moderate impact on the Conservation Area and in the views approaching Houghton on the Hill from the south.

Comments on suitability for development and mitigation measures:

This Parcel has a medium capacity for development for a suitable small-scale residential development. The design of the interface with Stretton Lane and the Conservation Area is an important aspect. Any future built form would break the skyline seen from the south and north-west. A sensitive small development could form some moderate associations with the existing built form similar to the existing terraced houses along Stretton Lane. There is potential for access off Stretton Lane. Additional mitigation planting to the north of a development would be required to soften open views of the development from the north. Where possible the existing permissive footpaths should be retained or relocated to provide a wider network of public footpaths. Given the residential context of the Parcel commercial development would not be suitable on this Land Parcel. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows along Stretton Lane, to the southern boundary and to rear garden properties should be retained and enhanced where possible.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

- ***Important views to be retained***
The views from the public footpath to the north-west to the wider countryside should be retained where possible together with opportunities for views from any new access point into the site over the adjacent countryside.
- ***Retention of existing routes through the site***
The existing public footpath routes should be retained together with the permissive footpaths within the Parcel where possible.
- ***Ground modelling***
The gently sloping topography of the Parcel would result in some re-modelling of the current landform.
- ***Additional planting***
Additional planting should be incorporated along the rear garden boundaries of any new development to integrate the development with existing residential properties. Native tree, shrub and hedgerow planting should be provided along the northern boundary of the Parcel to soften the impact of any development in views from the north towards the settlement.
- ***Maximum building heights***
Building heights should be limited to a maximum of two storeys to reflect the adjacent terraced houses.
- ***Development layout***
The Parcel has scope to provide for a small housing scheme that reflects the layout and densities of the existing development on the edge of the village. Any scheme should be sympathetic to the adjacent Conservation Area. Development should be located to the higher ground.
- ***Building materials***
Building materials should reflect the local vernacular including that within the Conservation Area including brick and tile construction.
- ***Open space provision and green infrastructure***
There is scope for open space to be provided both on the lower slopes to the rear of Freer Close and also at an access point into the site to allow for long views over the undulating countryside to the north-west.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 10

Size = 13.20Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	1	0	0	3	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	2	0	4	23
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	3	2	0	4	27

Overall Capacity Range = Medium Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 10

General Commentary

- The Land Parcel is located on prominent steep slopes with a northern aspect north of Parcel 9 and to the west of Houghton on the Hill.
- The Parcel comprises a large-scale arable field that has experienced enlargement through hedgerow reduction over the second half of the 20th century. Parcel 9 forms part of the same arable field and marked by the change in the break of slope to the plateau edge. The Parcel also contains two 'islands' of vegetation around seasonal ponds, one to the north east boundary and one in the centre of the Parcel. To the north of the Parcel the land slopes down to a tributary stream and associated boundary hedgerows and an area of suckering vegetation.
- The Parcel is very open to public views from a public footpath that passes along the eastern boundary and from permissive footpaths that run around the site perimeter on field margins. There are longer distance views of the Parcel from users of the A47 and the public footpaths that extended to the north and west.
- The Parcel is generally well contained from private views in Houghton on the Hill but there are some potential views from properties located adjacent to the A47 outside of Houghton on the Hill.
- The Parcel is located outside of the settlement and any built development would be very isolated from the existing urban built form of the settlement.
- Within the Parcel the spire of St. Catharine's church forms a distinctive feature of the settlement's vegetated skyline.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium Low capacity for development. The Parcel is considered unsuitable for development due to a combination of: the steep slopes, the open public views, its isolated position from the existing settlement and the difficulty of mitigating development on a prominent and steeply sloping site.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 11

Size = 5.10Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = JB, OT

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	1	2	1	8
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	1	0	0	3	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	1	2	4	20
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	1	1	3	4	22

Overall Capacity Range = Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 11

General Commentary

- The Land Parcel is located to the south-west of Houghton on the Hill and west of Stretton Lane. The topography comprises a relatively prominent steep slope with a southern aspect rising up to the northern boundary.
- The current primary land use of the Parcel is grazed pasture. A public footpath, separated from the remaining field by post and wire fence, runs within the Parcel to the northern boundary.
- There is variable vegetation enclosure around the Parcel. To the north there is a tall dense hedgerow. To the east there is a clipped hedgerow that also includes a number of mature trees along Stretton Lane. To the south there is a further tall clipped hedgerow within the bottom of the tributary valley while to the west the vegetation is more fragmented with a combination of hedgerows and post and wire fencing.
- The field contains ridge and furrow features as a result of historic arable cultivation. To the north of the Parcel there are also areas of historic earthworks/excavations.
- The Parcel is very open to public views from the public footpath to the north of the Parcel which provides open views south towards the valley slopes and up to the local ridge where Mere Farm on Stretton Lane are located. From the south road users on Stretton Lane have a clear view towards the Parcel. From this direction, the fields within the Conservation Area to the east of Stretton Lane and the spire of St. Catharine's Church are also visible and in combination with the Parcel form a distinctive approach to the settlement.
- The Parcel is generally well contained from private views. A single residential property is located to the north-east corner of the Parcel from which there are views from the rear and garden area. Properties located on the south of the Parcel on Stretton Lane including Mere Farm would also have views towards the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is assessed as having a Low capacity for development. The main features that restrict development are the relatively steep and prominent slopes, the close relationship with the Conservation Area and detached location from the remainder of the village. The site and associated land to the north within the Conservation area have a strong sense of character that play an important role in defining the sense of arrival and landscape setting of Houghton on the Hill. Built development within the Parcel is likely to have a high impact on the setting of the village and Conservation Area which could not be suitably mitigated.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 12

Size = 1.87Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary					✓	1
	Sub Total		0	0	1	2	1	8
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	1	2	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	2	4	2	21
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	0	2	4	3	22

Overall Capacity Range = Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 12

General Commentary

- The Land Parcel occupies a gently sloping site located to the south-west of Houghton on the Hill, to the east of Stretton Lane. The Parcel is contained by clipped hedgerow to the south with two mature ash trees and to the west where the Parcel runs adjacent to the road. The eastern boundary, running alongside school playing fields (Parcel 13) consists of a tall hedgerow of semi-mature small trees including cherry and field maple. The north-west boundary runs adjacent to residential gardens with post and rail fencing and a low clipped hedgerow.
- The Parcel is a small-scale landscape that is in good condition. The northern three-quarters of land within the Parcel is currently used as a cricket field. This area of mown grass has a gradual slope running from north to south. The southern portion becomes steeper characterised by pasture with a distinctive ridge and furrow pattern. A single-storey cricket pavilion is the only built form within the Parcel. Overhead power lines follow the western perimeter and cross the south-west corner of the Parcel. There are two public rights of way crossing through the Parcel.
- The Parcel is situated within the western end of the Houghton on the Hill Conservation Area. The spire of the Parish Church of St. Catharine's forms a distinctive feature within this location.
- The Parcel has an elevated position when approaching the village from the south resulting in open views of the Parcel from Stretton lane. A few properties to the north and the adjacent primary school have views overlooking the Parcel.
- Built development would form some limited associations with the existing settlement form due to the residential properties to the north of the site and the neighbouring school buildings. However, the majority of the Parcel's boundaries are adjacent to the surrounding countryside. There would be limited scope to provide adequate mitigation due to the open elevated location. Views of the village edge including the church spire may be obscured if the Parcel was developed.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Low capacity to accommodate development. It is very unlikely that the Parcel would come forward as an area for development due to its current land use and likely need to find an alternative location for the cricket ground within the village if development was proposed. The Parcel is also considered to be unsuitable for development due to the harm that it would cause to the Conservation Area, the Parcel's strong landscape character, and the wider pastoral character. There would also be a loss of the well-defined ridge and furrow pattern.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 13

Size = 0.85Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	0	3	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	2	2	0	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	2	3	0	29
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	3	2	3	1	30

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 13

General Commentary

- The Land Parcel occupies a moderately steep sloping site located to the south of the Church of England Primary School to the south-west of the village. The Parcel is largely contained by a 1.8m weldmesh fence and semi-mature vegetation. The southern and eastern boundaries consist of a clipped hedgerow and a fringe of semi-mature trees and shrubs. The western boundary, adjacent to the cricket ground (Parcel 12) incorporates a tall hedgerow of small trees including cherry, field maple and areas of bramble. The northern boundary is contained by built forms associated with the Primary School.
- The Parcel is a small-scale landscape that is in good condition. The land use is composed of playing fields associated with the Primary School, including a hard court contained by fencing and a grassed playing field. The Parcel is divided in two across the centre from north to south by a row of mature trees. To the east of this partition is an area used by the school as a play space and wildlife environment, incorporating scrub, trees and grass and enclosed by tall hedges.
- The Parcel is situated within the Houghton on the Hill Conservation Area. The Parcel has filtered winter views from the public right of way adjacent to the north-west boundary. The Parcel is overlooked by the Primary School and there are potential views from houses to the north-east.
- Built development would form some moderate associations with the existing settlement form due to the Primary School to the north of the site and the nearby residential properties. However, the majority of the Parcel's boundaries are adjacent to the surrounding countryside. There would be moderate scope to provide adequate mitigation due to the nature of the land use. The school playing fields would be likely to require an alternative location if the Parcel was developed.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. It is largely contained by vegetation obscuring the Parcel from private and public views and has some moderate associations with the existing settlement. However, it is unlikely that the Parcel would come forward as an area for development due to its current land use. An alternative location for the school playing fields would need to be provided within the village if development was proposed. Commercial development would not be suitable on this Land Parcel. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***

The existing clipped hedgerow and row of semi-mature mature trees and shrubs around the southern, eastern and western boundaries should be retained. An assessment of the existing vegetation within the more central parts of the eastern portion of the parcel would need to be undertaken to determine their value and amenity contribution.

- ***Important views to be retained***

There are no important public views to be retained.

- ***Retention of existing routes through the site***

There are no existing routes through the site.

- ***Ground modelling***

The Parcel has a gradient of 1:20 so may require some limited re-modelling to accommodate development.

- ***Additional planting***

Additional planting should be introduced along the boundaries adjacent with the school buildings and residential properties to the north to soften the development from neighbouring properties. A species rich hedgerow with occasional native tree planting should be provided along the northern boundary of the Parcel.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

- ***Maximum building heights***

Building heights should be limited to a maximum of two storeys.

- ***Development layout***

The Parcel has scope to provide for a small housing scheme that seeks to provide a sympathetic layout that relates to the characteristics of the site and its features and echoes townscape character and pattern of the historic core of the Conservation Area.

- ***Building materials***

Building materials should reflect the vernacular styling including listed buildings within the Conservation Area.

- ***Open space provision and green infrastructure***

The small scale of the Parcel would provide limited scope for requirement for public open space provision.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 14

Size = 2.05Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary					✓	1
	Sub Total		0	0	3	0	1	10
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		1	1	0	0	3	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	3	0	4	22
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	1	3	0	5	23

Overall Capacity Range = Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 14

General Commentary

- The Land Parcel occupies a moderately sloping site to the south-west of Houghton on the Hill and to the east of Stretton Lane. The Parcel is contained by continuous, dense clipped hedgerow. The hedgerow adjacent to Stretton Lane includes several mature ash trees. The north-eastern boundary includes a row of medium sized trees.
- The Parcel is a small-scale landscape that is in good condition, containing one field used as pasture and characterised by a distinctive ridge and furrow pattern from historic arable cultivation. There are no built forms within the Parcel, but overhead power lines cross the west of the Parcel from north to south. There is one public right of way intersecting the western area of the Parcel.
- The Parcel is situated within the western end of the Houghton on the Hill Conservation Area. The spire of the Parish Church of St. Catharine's is an evident landmark within this location.
- The Parcel has a key position in terms of visibility when approaching the village from the south. The Parcel is located on an area of land rising up towards the village with open views of the Parcel from Stretton Lane and is also overlooked by the village's cricket ground. The Parcel is well contained from views from within Houghton on the Hill although housing to the north could have glimpsed views of the roofs of any future built development.
- Built development would form no associations with the existing settlement form as all its boundaries are adjacent to the surrounding countryside. There would be very limited scope to provide adequate mitigation due to the open elevated location. Views of the village including the church spire may be obscured or compromised if the Parcel was developed.

Comments on suitability for development and mitigation measures:

This Parcel has a Low capacity to accommodate development. The Parcel is considered to be unsuitable for development due to the harm that it would cause to the Conservation Area, the Parcel's strong landscape character in association with other similar areas and the wider pastoral character to this side of the village. There would also be a loss of the well-defined ridge and furrow pattern.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 15

Size = 3.54Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary					✓	1
	Sub Total		0	0	3	0	1	10
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	1	2	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	4	2	2	23
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	0	4	2	3	24

Overall Capacity Range = Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 15

General Commentary

- The Land Parcel occupies a site on a moderately steep valley slope located to the south of Houghton on the Hill. The Parcel is contained by well-defined, continuous clipped hedgerows and some fragmented hedgerows. To the north-west, the Parcel neighbours the churchyard with an open boundary and some residential gardens contained by hedgerows. A large agricultural barn adjoins the Parcel to the northern boundary.
- The Parcel is a medium-scale landscape that is in good condition. The Parcel consists of three fields used as pasture, divided by clipped hedgerows containing some mature scattered trees. There is a weakly defined ridge and furrow pattern and a pond at the base of the valley.
- Three public rights of way cross the Parcel: two footpaths traverse the central field from north to south; and one footpath passes through the northern edge of the most easterly field from east to west. Overhead powerlines cross the Parcel from north to south.
- The Parcel is situated within the central section of the Houghton on the Hill Conservation Area. The Parish Church of St. Catharine and its distinctive spire forms a prominent feature within this location due to its proximity to the northern boundary.
- The Parcel is partially contained from views from Stretton Lane but is overlooked mainly from first floor windows of a few adjacent properties to the north. There are open public views from the graveyard associated with The Parish Church of St. Catharine and three rights of way that pass through the Parcel.
- Built development would form some limited associations with the existing settlement form due to the residential properties, church and agricultural buildings adjoining the north of the site. However, the majority of the Parcel's boundaries are adjacent to the surrounding countryside and the site has a relatively strong rural character. There would be limited scope to provide adequate mitigation due to the open character of the remainder of the undeveloped part of the Conservation Area.

Comments on suitability for development and mitigation measures:

This Parcel has a Low capacity to accommodate development. It is located within close proximity to the church and graveyard. There are open public views into the Parcel and beyond to the open countryside which together exhibit a strong character. Development would be likely to cause harm to the rural character and setting of the Conservation Area.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 16

Size = 5.68Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	2	1	1	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	3	2	1	28
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			2	1	3	2	2	29

Overall Capacity Range = Medium Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 16

General Commentary

- The Land Parcel occupies a gently undulating site located to the south east of Houghton on the Hill. The Parcel is primarily contained by continuous 2m high clipped hedgerows with scattered mature trees to the southern, eastern and western boundaries. The northern boundary, which adjoins the settlement of Houghton on the Hill is partly adjacent to an open area associated with The Old Black Horse Public House. To the east of this feature along the northern edge of the Parcel there is with a continuous mixed hedgerow providing a boundary with some large residential gardens located along Main Street and Weir Lane.
- The Parcel is a medium-scale landscape that is in good condition. The Parcel is divided by clipped hedgerows and multiple mature scattered trees into five enclosed fields used for pasture. The ridge and furrow pattern is apparent, but less distinctive in this Parcel.
- A public right of way linking the Church with Weir Lane follows the Northern boundary of the Parcel. Low voltage overhead power lines cross through the centre of the Parcel.
- The Parcel is situated within the eastern area of the Houghton on the Hill Conservation Area.
- The Parcel is enclosed by vegetation, but there are open views of the land from the seating area associated with The Old Black Horse Public House. The residential properties along Main Street to the north may also have some limited views from first floor windows.
- Built development would form some limited associations with the existing settlement form due to the residential properties to the north of the site. However, the majority of the Parcel's boundaries are adjacent to the surrounding countryside and the site has a relatively strong rural character. There would be limited scope to provide adequate mitigation due to the sloping nature of the land.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium Low capacity to accommodate development. The Parcel is well contained by hedgerows and trees, occupies a gently undulating site and has limited private views. However, the Parcel is considered to be unsuitable for development due to the harm that it would cause to the Conservation Area, the disruption to public views over a rural landscape and its limited associations with the built settlement.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 17

Size = 3.13Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary			✓			3
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		1	0	3	0	0	14
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	0	0	2	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	2	3	0	2	29
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			2	2	3	0	3	30

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 17

General Commentary

- The Land Parcel occupies a broadly level site to the south of Houghton on the Hill. The Parcel is partially contained by vegetation with a hedgerow to the southern and western boundaries and a continuous row of medium sized trees. To the north, bounding the rear gardens of houses along Firs Road, Home Close Road and Field Close there is a mixed hedgerow.
- The land use within the Parcel is public recreation including playing fields, a playground, tennis courts and a small car park. Within the northern area of the Parcel, the three tennis courts are contained by a dense clipped leylandii hedge. The playground is in good condition with good quality facilities, enclosed by a post and rail fence. A hard surface footpath lined with street lights leads from the carpark in the north of the site, between the tennis courts and playground and then forks with one path leading to three grassed sports pitches with flood lights and the other to a single storey sports pavilion where it also provides pedestrian access to Firs Road.
- The Parcel is very open to public views with a footway crossing through the Parcel and publicly accessible facilities situated within it. There are partial views beyond the site to the wider valley to the south-east. The Parcel is overlooked by a number of private properties neighbouring much of the northern and eastern boundaries.
- The Parcel is a medium-scale landscape that is in good condition and situated at the eastern end of the Houghton on the Hill Conservation Area.
- Built development would form some close associations with the existing settlement form due to the surrounding residential properties to the north and east of the site. The existing urban edge is not attractive and the properties are of modest architectural merit. If built development were to occur, some existing site features could be kept including the playground and tennis courts, although an alternative location may need to be found for the sports pitches.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium capacity to accommodate development. However, it is unlikely that the Parcel would come forward as an area for development due to its current land use as the main public recreational facility within the village and its position within the Conservation Area. However, due to its close relationship with the urban settlement, the level ground across the Parcel, the scope to mitigate development through relocation of facilities it could be considered to have some capacity for development. If development was proposed, an alternative location for the sports pitches and sports pavilion would need to be provided within the village. Development would be best suited to the north-western part of the Parcel to avoid the section that extends to the south-west towards edge of the valley. The playground and tennis courts would need to be retained or relocated to another site within the village. Commercial development would not be suitable on this Land Parcel. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows and trees along the boundary of the Parcel should be retained.
- ***Important views to be retained***
There are no important specific public views to be retained.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

- ***Retention of existing routes through the site***
Footpath routes should be provided to provide access to the play facilities should they be retained.
- ***Ground modelling***
The level nature of the Parcel should result in no notable re-modelling of the current landform.
- ***Additional planting***
Additional planting should be incorporated to the north and west of the Parcel to soften the development from views from the existing residential properties. Additional tree planting should be incorporated to the south-eastern boundary to integrate potential development from cross-valley views.
- ***Maximum building heights***
Building heights should be limited to a maximum of two storeys.
- ***Development layout***
The Parcel has scope to provide for a small housing scheme. Any development should take place in the centre and north-western area of the Parcel to avoid the edge of the valley to the south-east. The scheme should allow for retention or relocation of the existing playground and tennis courts.
- ***Building materials***
Building materials should reflect the vernacular materials within Houghton on the Hill and aim to provide an enhanced interface with the countryside compared to the existing residential to the north.
- ***Open space provision and green infrastructure***
The Parcel would be required to provide a moderate level of open space provision including the existing playground and tennis courts.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 18

Size = 3.03Ha

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary				✓		2
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	2	1	0	1	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	3	2	1	27
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			1	2	4	2	1	30

Landscape Character Area = Houghton on the Hill High Leicestershire
Surveyors = GF, EF

Date Surveyed = 04/02/2016

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 18

General Commentary

- The Land Parcel occupies a gently sloping site located to the south-east of Houghton on the Hill. The Parcel comprises a small plot adjacent to the A47 and then three fields set back to the south west, two of which are grazed and one currently unmanaged former arable land.
- The pastoral land is contained by clipped hedgerows with intermittent hedgerow trees, whilst the unmanaged Parcel has an open boundary to Parcel 19 to the south. To the north-west the Parcel borders the rear of properties on Firs Road with the boundary formed by a mix of trees, sheds and garden vegetation which provides some visual separation. The northern boundary backs onto a number of large detached houses located off the A47. These include some mature gardens and trees. There is a defined boundary to the south west consisting of a clipped hedgerow and scattered trees.
- The Parcel is of small to medium scale with a variation in land use between pasture and unmanaged land. It has moderate character and moderate condition, with the two pastoral fields being stronger in character and condition than the unit of unmanaged land. The central field contains ridge and furrow.
- There are limited views into the Parcel from the adjoining playing fields to the west. Otherwise, however there are limited public views into the site including from the undulating landscape to the east where there are no public rights of way.
- The properties backing on to the site along Firs Road and the A47 have some open views of the Parcel.
- Built development would form some moderate associations with the existing settlement due to the close proximity to the residential development to the north-west of the Parcel. There is potential access off the A47 where there is a single undeveloped plot.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium capacity to accommodate development. There are some close associations with parts of the built pattern to the west and north and a potential access point from A47. The Parcel is very open to private views from a number of nearby properties but there are limited public views from the immediate locality or from the wider rural landscape to the east. Commercial development would not be suitable on this Land Parcel. Any development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows and associated trees along the boundary of the Parcel should be retained. Internal hedges should be retained where possible. Trees at the frontage with the A47 should also be retained if used as an access point.
- ***Important views to be retained***
There are no important specific public views to be retained.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

- ***Retention of existing routes through the site***
There are no routes through the site.
- ***Ground modelling***
The gently sloping nature of the Parcel should result in no notable re-modelling of the current landform.
- ***Additional planting***
Additional planting should be incorporated to the south-east and south-west boundaries with the countryside to create an enhanced interface compared to the current situation at Firs Road.
- ***Maximum building heights***
Building heights should be limited to a maximum of two storeys.
- ***Development layout***
The Parcel has scope to provide for a medium scale low density housing scheme with access off the A47. A central access road into the plot would enable plots either side together with the retention of internal boundaries. The amenity of existing residents should be protected by suitable depth rear gardens and planting in gardens. A taller native hedgerow and trees should be included to the south-west and south-east.
- ***Building materials***
Building materials should reflect the vernacular materials within Houghton on the Hill and aim to provide an enhanced interface with the countryside compared to the existing residential to the north.
- ***Open space provision and green infrastructure***
The Parcel could provide some incidental areas of open space and a link to the playing fields in Parcel.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	1	0	3	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	2	5	0	25
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	2	2	5	0	29

Landscape Unit No = 19

Size = 6.61Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

Surveyors = GF, EF

Date Surveyed = 04/02/2016

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Overall Capacity Range = Medium Low Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 19

General Commentary

- The Land Parcel occupies a moderately sloping site located to the south-east of Houghton on the Hill.
- The Parcel comprises a single medium sized arable field with clipped hedgerows along most of the boundaries and a few medium sized hedgerow ash trees in moderate condition. The hedgerows do not provide much enclosure, resulting in the Parcel feeling open to the surrounding countryside. There is an open boundary to the north-west of the site, neighbouring an unmanaged unit of land within Parcel 18. The eastern boundary consists of a leylandii hedge adjacent to Parcel 20.
- The Parcel is situated in a relatively prominent location within open aspects to the south-east, although there are no public rights of way in the locality. The site has a strong character, contributing to the wider landscape within the broader valley.
- There are limited views into the Parcel from the nearby playing fields to the north-west of the site and no public footpath crossing the land. Properties along Firs Road and the A47 have limited views of the Parcel. There are public views into the Parcel at a gateway on the A47. Overhead power lines cross the southern corner of the Parcel.
- Built development would only form some limited associations with the existing settlement with two residential properties neighbouring the northern most corner of the Parcel along the A47. The majority of the Parcel is surrounded by agricultural fields or pastoral land.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium Low capacity to accommodate development. It would be considered unsuitable for development due to the moderately sloping and exposed nature of the Parcel and the limited relationship with the existing settlement. The Parcel is also open to private views from a number of properties and has limited vegetated enclosure resulting in an open aspect to the rural landscape to the south-east.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Landscape Unit No = 20

Size = 4.16Ha

Landscape Character Area = Houghton on the Hill High Leicestershire

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	0	3	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	1	1	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	1	4	0	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	1	4	0	33

Surveyors = GF, EF

Date Surveyed = 04/02/2016

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Overall Capacity Range = Medium Landscape Capacity

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

Land Parcel No = 20

General Commentary

- The Land Parcel occupies an undulating site located to the west of Houghton on the Hill. The Parcel is well contained by hedgerows to all boundaries. The northern boundary adjoins the A47 and consists of a dense clipped hedgerow approximately 2-3m high. The western boundary is formed by a leylandii hedge neighbouring Parcel 19. To the south and east, a taller hedgerow with mixed hedgerow trees ranging from 3-8m in height follows the boundary with Gaulby Lane and fields to the south.
- The Parcel contains two large individual detached properties with moderately sized grounds, horse paddocks, stables and small grazing pastures. There is some evidence of partial ridge and furrow. The properties are well contained by a number of hedgerow trees, garden trees, vegetation and a conifer hedge.
- The Parcel has glimpsed views from the A47. There is a pedestrian footpath following the northern boundary, along the A47, with limited glimpsed views into some areas of the Parcel. The only private views are from the two residential properties located within the Parcel. There is a limited awareness of cross-valley views due to the tall hedgerows and vegetation containing the area.
- The Parcel is a small-scale landscape that is in moderate condition.
- The Parcel is considered to have some limited associations with the existing settlement being within a close distance from houses fronting the A47.

Comments on suitability for development and mitigation measures:

This Parcel is assessed as having Medium capacity to accommodate development due to the enclosed nature of the land, screening by vegetation and limited public and private views. However, the Parcel is physically detached from the existing settlement and therefore provides a limited relationship with Houghton on the Hill. It is considered likely that there would be some adverse effects to both public views from A47 and the immediate residential views. Suitable landscape mitigation could be achieved to reduce some of these adverse effects.

- ***Retention of existing landscape features and vegetation***
The existing hedgerow along the A47 and surrounding the Parcel should be retained and enhanced where possible. However, providing suitable forward visibility from access points onto the A47 may result in greater lengths of hedge loss. A detailed tree survey should be provided to identify features within the site that should be retained within any development.
- ***Important views to be retained***
There are no important public views to be retained.
- ***Retention of existing routes through the site***
N/A
- ***Ground modelling***
The level nature of the Parcel should result in limited remodelling of the current landform.
- ***Additional planting***
Additional planting should be incorporated around the garden boundaries of the houses within the Parcel if these are retained. Additional species rich hedgerows and a belt of native tree planting should be provided behind retained roadside hedges and any wider visibility splays onto the A47.

Appendix A Houghton on the Hill Landscape Sensitivity Appraisal

- ***Maximum building heights***
Building heights should be limited to a maximum of two storeys.
- ***Development layout***
The Parcel has scope to provide for a low/medium density housing scheme contained within the local landscape and vegetation.
- ***Building materials***
Building materials should reflect vernacular materials and positive building styles within Houghton on the Hill.
- ***Open space provision and green infrastructure***
The development should include suitable areas for open space provision. Enhancements to green infrastructure should be made in combination with any proposed open spaces.