



Key

-  Village Confines
- Capacity**
-  Low
-  Medium-Low
-  Medium
-  Medium-High
-  High

**Cottingham and Middleton
Landscape Sensitivity & Capacity Study**

Parcel Capacity

Figure 05

Scale 1:4,000 @ A1
December 2014



Description of Parcel No. 9

General Commentary

Located on the steep middle and upper scarp slopes of the Welland Valley, the Parcel covers a prominent location with an important landscape and visual association within the Welland Valley. Composed of pastoral farmland, grazed by sheep, and scattered mature trees, replanted tree avenue, and localised group of scrub. The land has a predominantly open aspect, particularly to the south where vegetation is thinner or not present, and more enclosed to the west and north, due to the presence of some mature trees within the adjoining garden of the Grade II* Cottingham Hall. However these trees form localised clumps, with the main aspect of the Hall being open with a strong visual relationship with the Parcel. Private views into the Parcel are also possible from adjoining residential properties and from more distant views from houses on more elevated land within Cottingham. Public views into the Parcel occur the Jurassic Way immediately to the south of the Parcel, from the top of the scarp, looking over the Parcel and across the Welland Valley.

This is a medium scale landscape with varied pattern and texture, exhibiting a strong character in a moderate condition. There is limited influence from detractive features and strong historic association with the former grounds of Cottingham Hall. The proximity of the Hall and other residential properties of Middleton and Cottingham provide a moderate association with the urban fabric, but visually connected with the lower scarp slope and valley bottom.

Development would create a prominent impact both within the Parcel and within the wider landscape of the Welland Valley, with limited scope for providing adequate mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development, and is not suitable for development.