

**Tillbridge Solar Project
EN010142**

**Volume 6
Environmental Statement
Appendix 12-4: LVIA Representative Viewpoint Descriptions
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1. Representative Viewpoint Descriptions

1.1 Introduction

- 1.1.1 This Appendix provides detailed descriptions of the baseline representative viewpoints, including consideration of the visual value of the view based on the methodology provided in in **Appendix 12-2** of this Environmental Statement (ES) **[EN010142/APP/6.2]**. These representative viewpoints are used as the basis for the assessment of visual effects, which is provided in **Appendix 12-6: LVIA Assessment of Visual Effects** of this ES **[EN010142/APP/6.2]**.
- 1.1.2 The locations of the representative viewpoints are shown on **Figure 12-12** of this Environmental Statement (ES) **[EN010142/APP/6.3]**. They are provided as follows, with reference to LI Technical Advice Note (TGN) 06/19 Visual Representation of Development Proposals (Ref. 1):
- a. 'Type 1' baseline representative views: **Figure 12-13** of this ES **[EN010142/APP/6.3]**.
 - b. 'Type 3' visualisations, also included wirelines of cumulative schemes: **Figure 12-14** of this ES **[EN010142/APP/6.3]**.
- 1.1.3 Elevations provided are in metres Above Ordnance Datum (AOD).
- 1.1.4 Viewpoint descriptions are provided with reference to the Principal Site (**Table 1-1**) and the Cable Route Corridor (**Table 1-2**).

Table 1-1: Baseline viewpoint descriptions and value at representative viewpoints: Principal Site

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
1	<p>A631, Hemswell Road junction</p> <p>E: 491781, N: 390604</p> <p>25m AOD</p> <p>Within Order limits (Principal Site); 40m to nearest solar PV panels</p>	<p>A view from the junction of the A631 and unclassified Hemswell Road, encompassing a broad panorama from the east (towards the Cliff) and west, towards Corringham. The view is representative of receptors travelling on the A631 and broadly corresponds with Views 10, 11 and 12 in the Hemswell and Harpswell Neighbourhood Plan (Ref. 2), looking approximately east, south-west and west respectively. These views, as described in the supporting Hemswell and Harpswell Character Assessment (Ref. 3), are noted as providing panoramas of the wider agricultural setting, including isolated farmsteads and the backdrop of the Cliff with woodland around the villages.</p> <p>The view comprises largely flat, expansive arable fields in most directions, with the scarp slope of Lincoln Cliff (subject to the Central Lincolnshire Local Plan (Ref. 4) Area of Great Landscape Value (AGLV) designation) around 1.5km to the east, albeit subject to greater screening by woodland in the summer months. The foreground includes the A631, with fast moving traffic and highways signage; low-cut and recently planted hedges; and intensively farmed fields bounded by low hedges and occasional trees beyond. Woodland blocks and more general tree cover, particularly around the villages of Hemswell and Harpswell, provides interest and localised screening. Built form is largely hidden by trees, although Hall Farm in Harpswell and the recently constructed Grange Cottage and Grange Bungalow are visible, along with the mobile homes at Harpswell Hill Park. 11kV and 33kV overhead lines cross the view to the south. Traffic noise and movement is very apparent from the A631.</p> <p>This is an open view which provides an opportunity to appreciate the distinctive topography of the Cliff, alongside the wider rural setting to Hemswell and Harpswell. Although designated as 'key views' in the Neighbourhood Plan, it is located on a route that is not of high recreational value, being a fast-moving road with no footway nor any onward access via Public Rights of Way (PRoWs). The rural views may be considered of interest to some users who use the A631 as a route to holiday destinations on the East Coast. However, aside from views towards the Cliff, for which more accessible and attractive views are available elsewhere, elements within the view are relatively commonplace and of local interest. Overall, it is considered to be of low value; it is an ordinary view of farmland from a location unlikely to be visited specifically to experience the views available.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
2a	<p>Common Lane, east of Harpswell (looking east)</p> <p>E: 492417, N: 389319</p> <p>29m AOD</p> <p>Within Order limits (Principal Site); 250m to nearest solar PV panels</p>	<p>A view looking east and representative of receptors using the unclassified, single track road from Harpswell to Heapham. This view is broadly comparable to the east-facing View 19 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 4. The accompanying Character Assessment notes that this view illustrates the contrasting and locally defining character of the Till Vale with the rising, wooded Cliff beyond.</p> <p>The foreground comprises largely flat, expansive arable fields, limited to the north by hedge and woodland belt. The distinctive scarp slope of Lincoln Cliff (subject to AGLV designation), around 1.5km to the east, is a prominent backdrop. Woodland rises up the slope and partly screens buildings in the village of Harpswell: two houses can be glimpsed, but the church and Hall Farm (associated with the Schedule Monument Harpswell Hall and Gardens site) are screened by trees. A lack of field boundaries in the foreground and middle distance and slightly rising ground allows views of a large barn south of Harpswell, with woodland blocks beyond. The site is relatively tranquil, generally avoiding any traffic noise from the A631 (1km to the north) by means of the prevailing wind.</p> <p>This is an open view which provides an opportunity to appreciate the distinctive topography of the Cliff, alongside the wider rural setting to Harpswell, reflected in the 'key view' designation in the Neighbourhood Plan. Aside from open view of the Cliff as the setting to Harpswell, elements within much of the view are relatively commonplace and of local interest, as well as being dominated by intensive agriculture and the associated loss of field boundary hedgerows. Overall, it is considered to be of medium value; it will be appreciated locally for the views available.</p>
2b	<p>Common Lane, east of Harpswell (looking west)</p> <p>E: 492417 N: 389319</p>	<p>A view looking west (from the same location as viewpoint 2a) and representative of receptors using the unclassified, single track Common Lane from Harpswell to Heapham. It relates to View 18 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 4. The accompanying Character Assessment notes that this view illustrates the open fields, isolated farms and the 'distinct feature' of Harpswell Wood.</p> <p>The view is dominantly one of flat, expansive arable fields, with long-range views aided by the relative absence of hedgerows within the area. These views extend as far as Cottam Power station (nearly 15km distant), with generally functional elements in the foreground, including 11kv overhead</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>27m AOD</p> <p>Within Order limits (Principal Site); 25m to nearest solar PV panels</p>	<p>power lines and utilitarian outbuildings associated with the red brick Hermitage Low Farm. Interest is provided by occasional woodland blocks and mature hedgerow trees, although some of the latter are ash, suffering dieback. The site is relatively tranquil, largely avoiding any traffic noise from the A631 (1km to the north) by means of the prevailing wind.</p> <p>Although equivalent to a 'key view' in the Hemswell and Harpswell Neighbourhood Plan, the aspect is largely one of intensive farmland, with commonplace elements of limited interest other than the long-range views. Overall, it is considered to be of low value; an ordinary view of farmland that is accessible through a rural route, but of limited quality and where other locations (e.g. around Harpswell Hall) are likely to be visited in preference.</p>
3	<p>Green Space, Harpswell Hall Farm</p> <p>E: 493453, N: 389917</p> <p>40m AOD</p> <p>300m to Order limits (Principal Site); 550m to nearest solar PV panels</p>	<p>This viewpoint is located in the large field to the centre of Harpswell that benefits from permissive open access, alongside a PRow that runs across the centre of the view. It is representative of recreational receptors using the footpath, access land and permissive paths. It also partly represents views from residential receptors in Harpswell, although these are subject to localised screening.</p> <p>The view is one of pasture with a 'parkland' appearance derived from the mature trees (mainly chestnut, reflecting an original planted avenue) with cattle browse lines and timber guards. The open access land is enclosed by woodland and trees in most directions, limiting views to the wider countryside and almost wholly screened during the summer months. Glimpses of built form are available, including the small artisan businesses associated with Hall Farm and the attractive roofscape of the farm itself. Much of the view is occupied by the site of the former Harpswell Hall and 16/17th century gardens, a Scheduled Monument. The Hall was demolished in the mid-19th century but the remains of the gardens are locally visible as earthworks, including an ornamental moat within the trees at the far end of the field. The Neighbourhood Plan identifies this area as a Local Green Space, subject to Policy 8, and supported by plans identifying key historic features. Permissive paths from the adjacent craft workshops allow public access, along which interpretation boards are provided.</p> <p>The view offers an attractive balance of intimate and open qualities, with a character that reflects the historic interest, proximity to the Grade I church; and is easily accessible to both residents and visitors. The presence of the 'parkland' appearance is locally unusual and contrasts with the wider</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
4	<p>B1398 Middle Street, above Harpswell</p> <p>E: 494013, N: 389494</p> <p>68m AOD</p> <p>Within Order limits (Principal Site); 600m to nearest solar PV panels</p>	<p>intensively farmed landscape. It is within the AGLV designation, which extends part way cross the field. Overall, it is considered to be of high value.</p> <p>This viewpoint is located at a private farm track entrance on Middle Street, which runs along Lincoln Cliff. It is representative of receptors using the B1398. It relates to View 20 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 4. The accompanying Character Assessment notes that this view illustrates the far-reaching views from the Cliff, along with Harpswell’s roofscape and the recently-constructed barn.</p> <p>The view is expansive and encompasses the flat farmland land of the Till Vale, the Trent valley and the gentle wooded hills towards Retford beyond. In good conditions, views extend as far as the Peak District and Pennines, but the landmark cooling towers of the coal-fired Cottam and West Burton power stations are frequently visible as prominent landmarks. The cooling towers at Cottam are due for demolition. Lincolnshire Cathedral can be glimpsed to the south.</p> <p>The view is dramatic for Lincolnshire, offering a panorama of fields and sky, varying with the weather and seasons; and providing visual evidence of the distinctive local geology that created the locally prominent Cliff. Although church towers may be glimpsed, the landscape itself is dominantly one of intensive agriculture, punctuated by farmsteads and block of woodland. The immediate foreground is relatively functional, with a security gate and a large barn. Recent native hedgerow planting is located around the track entrance.</p> <p>The view typifies that of the Cliff, is from a location within the AGLV designation and is recognised in the Neighbourhood Plan. These views are extensively referenced in published character assessments, although in this instance the lack of recreational access; the busy, fast-moving road; and absence of qualities arising from features such as heritage designations, means that other locations along the lengthy Middle Street/B1398 arguably warrant a higher value. Overall, it is considered to be of medium value; it is appreciated locally for the views available.</p>
5	<p>Kexby Road, west of Glentworth</p>	<p>This viewpoint is located on the unclassified single-track road, just past the last property when leaving Glentworth village along Kexby Road. Receptors will be travelling along the road, in vehicles or for recreational purposes, including walking, running and cycling.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>E: 494253, N: 387687</p> <p>29m AOD</p> <p>880m to Order limits (Principal Site); 990m to nearest solar PV panels</p>	<p>The view is largely one of gently undulating arable farmland in the foreground, with the subtle topography being a contrast to the generally flatter farmland which typifies the Till Vale beyond. This, combined with woodland blocks and tree belts, including around the agricultural reservoirs and Blythe Close (to the north), generally limit longer-distance views in the west to woodland, the tops of isolated buildings and the distant West Burton power station. Further to the north, open fields along Lincoln Cliff south of Harpswell are visible.</p> <p>The view includes some attractive elements, such as mature trees, but is largely one of intensive farmland, with limited long-range views and relatively commonplace elements. It is not subject to any designations. This specific view is not noted in the Glentworth Neighbourhood Plan (Ref. 5), although it has value through being located on an accessible rural route and having expansive views of the wider agricultural setting to the village. Overall, it is considered to be of medium value; a relatively ordinary view of farmland but one that is accessible through a rural route (which is noted in the Neighbourhood Plan) and likely to be appreciated by residents in an area where recreational access to the countryside is limited.</p>
6	<p>Bridleway (Gltw/85/1) south of Glentworth</p> <p>E: 497402, N: 387329</p> <p>36m AOD</p> <p>1.2km to Order limits (Principal Site); 1.5km to nearest solar PV panels</p>	<p>This viewpoint is located on a bridleway linking Glentworth and Fillingham, around 500m south of the former, running along a tarmac access road to the adjacent 'nodding donkeys' of the oil production site. Receptors will be recreational users of the PRow.</p> <p>Long-range views is restricted by a subtle rise in topography as well as a block of woodland (Nursery Plantation) which screen views to the west. Views to the north are limited by mature trees in Glentworth, where post-War housing along Kexby Road is visible. Beyond this, views are limited to a chimney pot on numbers 18 and 20 Kexby Road and the top of woodland at Blythe Close. The foreground comprises an arable field, with a small agricultural reservoir. The site is rural but influenced by the adjacent 'nodding donkeys', which add an incongruous, industrial character and reduce tranquillity with background noise and movement.</p> <p>The view is considered to be of low value; an ordinary view of farmland that is accessible through a bridleway, but with no recognised quality and/or is unlikely to be visited specifically to experience the views available.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
7	<p>B1398 Middle Street, Glentworth Cliff Farm</p> <p>E: 495202, N: 387695</p> <p>66m AOD</p> <p>1.2km to Order limits (Principal Site); 1.5km to nearest solar PV panels</p>	<p>This viewpoint is located at the entrance to Glentworth Cliff Farm, adjacent to a row of seven properties set back on the east side of Middle Street, which runs along Lincoln Cliff. It is representative of residential receptors and receptors using the B1398, including pedestrians on a section of pavement that provides a safe walking route to Hanover Hill and Glentworth. The location equates to Viewpoint 10 in the Glentworth Local Plan (subject to Neighbourhood Plan Policy 1), for which the accompanying description notes glimpses of the church, Hall and village that emphasises the ‘discrete woodland setting’.</p> <p>The view is expansive, and typical of that which can be obtained from the Cliff. It encompasses the flat farmland land of the Till Vale, the Trent valley and the gentle wooded hills towards Retford beyond. In good conditions, views extend as far as the Peak District and Pennines, but the landmark cooling towers of the coal-fired Cottam and West Burton power stations are frequently visible as prominent landmarks. The cooling towers at Cottam are due for demolition.</p> <p>The view is dramatic for Lincolnshire, offering a panorama of fields and sky, varying with the weather and seasons and providing visual evidence of the underlying geology that created the locally prominent Cliff. The landscape itself is dominantly one of intensive agriculture, punctuated by farmsteads and blocks of woodland, with the ‘nodding donkeys’ oil production site at the base of the slope. Glentworth Hall (Grade II* listed) can be glimpsed, set within mature trees within the village.</p> <p>The view is typical of those experience from the Cliff, which is protected by the AGLV designation and noted in the Glentworth Neighbourhood Plan. These views are extensively referenced in published character assessments, although in this instance the frequent, fast-moving traffic and limited influence of qualities arising from features such as heritage designations, means that other locations along the lengthy B1398 arguably warrant a higher value. Overall, it is considered to be of medium value; it is appreciated locally for the views available.</p>
8	<p>B1398 Middle Street, above Fillingham</p>	<p>This viewpoint is located on the east side of Middle Street, which runs along Lincoln Cliff. It is representative of receptors in vehicles on the B1398, residential receptors at the nearby Hillside Cottages; and theoretical visibility (no access was available) for receptors (including residential) at Fillingham Castle, a Grade I registered building, around 160m east. There is no pavement at this location and the verge is not suited to recreational walking.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>E: 495493, N: 385963</p> <p>61m AOD</p> <p>2.3km to Order limits (Principal Site); 2.8km to nearest solar PV panels</p>	<p>The view is expansive, and typical of that which can be obtained from the Cliff. It encompasses the flat farmland land of the Till Vale, the Trent valley and the gentle wooded hills towards Retford beyond. In good conditions, views extend as far as the Peak District and Pennines, but the landmark cooling towers of the coal-fired Cottam and West Burton power stations are frequently visible as prominent landmarks. The cooling towers at Cottam are due for demolition.</p> <p>The view is dramatic for Lincolnshire, offering a panorama of fields and sky, varying with the weather and seasons and providing visual evidence of the underlying geology that created the locally prominent Cliff. The landscape in the middle-distance benefits from the presence of woodland and groups of mature trees, many within the village of Fillingham (largely screening buildings, including the church), but also surrounding the distinctive lake. The latter, a man-made feature associated with the construction of Fillingham Castle, is an unusual and attractive element in what is otherwise a largely intensively farmed landscape. A gap in the woodland between the Castle and Middle Street represents a designed vista to the property, which was located to take advantage of the elevated site. The busy and fast-moving road limits tranquillity.</p> <p>The view typifies that of the Cliff and is protected by the AGLV designation. The area immediately to the west is a Grade II designated park and garden, providing the setting to the Grade I Castle. Despite the road and lack of recreational opportunities to enjoy the view, the presence of heritage designations of national importance, alongside the lake and woodland in the view, collectively means the value is high.</p>
9	<p>Kexby Road, west of Glentworth Grange</p> <p>E:492255, N: 387145</p> <p>25m AOD</p>	<p>This viewpoint is located on the north side of Kexby Road, along an open section between residential properties, the nearest being Grange Court and Glentworth Grange, around 150 to 200m to the east. It is representative of receptors on Kexby Road, including recreational receptors; and recreational receptors using the adjacent bridleway, which is the only PRow within the Principal Site.</p> <p>The view is dominantly one of arable farmland, with a gentle rise in the middle distance that contrasts with the flatter farmland that typifies the northern part of the Principal Site. Largely uninterrupted views are available to Lincoln Cliff beyond Hemswell in the northeast, although the slight ridge foreshortens views to the north, with blocks of woodland and buildings preventing the</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	Within Order limits (Principal Site); 270m to nearest solar PV panels	<p>more expansive views to the west. Hedgerows are more limited within the view, but field boundary trees are a notable feature along the far side of the large foreground field, providing some interest. 11kV overhead lines and utilitarian farm outbuildings are more functional elements in the view. Traffic along the rural lane is limited and tranquility is high.</p> <p>The view includes some attractive elements although is largely one of intensive farmland that is relatively commonplace within the Study Area. The Cliff (subject to the AGLV designation) is visible and the panoramic aspect provides an opportunity to appreciate the wider landscape and topography, including by a number of local residents and users of PRow that are otherwise generally limited in the area. Overall, it is considered to be of medium value.</p>
10	Kirton Gate Lane (by-way) E: 488659, N: 389172 20m AOD 500m to Order limits (Principal Site); 530m to nearest solar PV panels	<p>This viewpoint is located on a recently-adopted byway along a farm track, with a further ‘temporary permissive bridleway’ forming a circular recreational route around field boundaries east of Sturgate. Receptors will be users of these routes, including walkers, cyclists and horse riders; as well as agricultural workers.</p> <p>Low-lying, relatively flat arable fields allow long-range glimpses towards Lincoln Cliff around Hemswell, around 5km to the east. Views to the north are curtailed by subtle topography and a hedge along a private farm track (Bratt Field Middle Road), with the red brick Grange Cottages and Springthorpe Grange just above vegetation. Both this track and Kirton Gate Lane appear to be relics of east-west enclosure roads that are locally characterised by denser, taller hedgerows than the wider, more intensively managed landscape. The latter route is dominated at this point by mature trees, which add character, frame views and limit visibility towards the elements of the former Sturgate Airfield (used for storage) to the south.</p> <p>This view allows an opportunity to appreciate a more open landscape with long-range views towards the Cliff, which is otherwise often screened by vegetation around Springthorpe and Sturgate, from a recreational route that provides access for residents in an area where PRow and off-road routes are very limited. This is also reflected in a memorial bench, although this faces west (away from the direction of this view) on Kirton Gate Lane. Despite the view being relatively simple and including commonplace elements, it evidently has value to the community, and the dense hedges and mature</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
11	<p>Bratt Field Middle Road, Sturgate</p> <p>E: 488008, N: 389344</p> <p>19m AOD</p> <p>690m to Order limits (Principal Site); 710m to nearest solar PVpanels</p>	<p>trees along the track offer legibility of historic agricultural use. Overall, it is considered to be of medium value.</p> <p>This viewpoint is located on a farm track (Bratt Field Middle Road) adjacent to a detached property (no. 32 Sturgate). The track forms part of a recently created ‘temporary permissive bridleway’ forming a circular recreational route around field boundaries east of Sturgate. Receptors will be residents in the adjacent property, walkers, cyclists and horse riders; and agricultural workers. This precise location was selected as a ‘worst-case’ potential visibility from Springthorpe and Sturgate: it is very slightly elevated; but views from locations further west are subject to extensive screening; whilst those immediately to the east, where the land falls, are limited by hedgerows.</p> <p>Low-lying, relatively flat arable fields allow long-range views framed by two ash trees, as well as more extensive vegetation along the edge of Sturgate. Lincoln Cliff (around Harpswell) is visible, around 5.8 km distant. Built form is limited, with only barns and buildings at Church Farm, Grange Cottages and Springthorpe Grange visible in middle distance.</p> <p>This view allows an opportunity to appreciate a relatively open aspect towards the Cliff, which is otherwise screened by vegetation around Springthorpe and Sturgate, from a recreational route that provides access for residents in an area where PRow and off-road routes are very limited. Despite the view being relatively simple and including commonplace elements, it is likely to have value to the community. Overall, it is considered to be of medium value.</p>
12	<p>School Lane, Springthorpe</p> <p>E: 487743, N: 389820</p> <p>22m AOD</p>	<p>This viewpoint looks east from the edge of Springthorpe village, along the unclassified, single-track School Lane. Receptors will be users of the road, including in vehicles, but also recreational users who may use the route in the absence of PRow locally. It is also representative of residential views from the edge of Springthorpe, although individual properties are subject to varied levels of screening.</p> <p>The view provides an opportunity to appreciate the transition into the agricultural landscape on the edge of Springthorpe. However, the view is relatively enclosed (particularly in comparison with those from VP 10 and 11), with hedges screening views of adjacent fields. A small section of Lincoln Cliff can be glimpsed, around 5 km to the east. Mature trees and garden vegetation partly screen views</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	610m to Order limits (Principal Site); 630m to nearest solar PV panels	<p>of properties, including the modern Old Rectory Lodge, immediately to the south. New housing is under construction to the north side of the road. Functional elements include the 11kv overhead line along School Lane and the national speed limit sign. Traffic is light, although the route may be used as a cut-through to the A631.</p> <p>The view is likely to be appreciated by the community, as a visual connection between the enclosed village character and the agricultural setting. However, elements in the view are relatively commonplace, including some modern elements and detractors. It arguably differs from views experienced around the more attractive, historic core of the village, subject to the Conservation Area designation, where there are more pleasing groupings of red brick buildings around the Grade I listed Church. Overall, it is considered to be of low value.</p>
13	<p>Public footpath (Hems/787/82), Millfield, Hemswell</p> <p>E: 493495, N: 390433</p> <p>62m AOD</p> <p>410m from Order limits (Principal Site); 1.1km to nearest solar PV panels</p>	<p>This viewpoint is on a public footpath adjacent to a detached residential property 'Millfield' on the B1398, Middle Street. Receptors will be recreational users of the footpath and residents at the property.</p> <p>The view is expansive and typical of that which can be obtained from the Cliff. It encompasses the flat farmland of the Till Vale, with the Trent valley and gentle wooded hills towards Retford beyond. In good conditions, views extend as far as the Peak District and Pennines, but the landmark cooling towers of the coal-fired Cottam and West Burton power stations are frequently visible as prominent landmarks (the latter is screened by the foreground hedge in this view). The cooling towers at Cottam are due for demolition.</p> <p>The view is relatively dramatic for Lincolnshire, offering a panorama of fields and sky, varying with the weather and seasons and providing visual evidence of the relationship between the Cliff and the Till Vale, informed by the underlying geology. Mature trees around Hall Farm in Harpswell provide interest towards the base of the Cliff, although wider views are largely of intensive farmland, punctuated by brick farmsteads and modern barns; and distant traffic visible on the A631. The immediate foreground is a mown grass curtilage to the recently redeveloped property and an arable field.</p> <p>The view typifies that from the Cliff and is protected by the AGLV designation. These views are extensively referenced in published character assessments and—unlike other viewpoints along the</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
		<p>Cliff—benefit from recreational access, with less influence from traffic on Middle Street. However, there is no PRow beyond Middle Street, which carries fast-moving traffic and has no footway. The adjacent property has been designed to take advantage of the elevated views, with a large picture window facing west. Overall, value is high.</p>
14	<p>Harpwell Moat</p> <p>E: 493042, N: 389729</p> <p>32m AOD</p> <p>270m from Order limits (Principal Site); 430m to nearest solar PV panels</p>	<p>This viewpoint is located on a path where informal access has been provided by the landowner at Hall Farm. It runs along the western, elevated edge of the moat which forms part of the Scheduled Monument of Harpswell Hall. The location can be accessed from the car park at Hall Farm and (via a stile) from the green space and PRow to the east. Routes are signed and include interpretative boards of the former Hall site. The view is representative of recreational users of the path, including visitors to the small business and open garden at Hall Farm.</p> <p>The elevated viewpoint allows an expansive prospect to the west and north-west across agricultural fields, bounded on the southern edge by a dense linear tree belt planted within the last 30 years. It allows an appreciation of the wider Till Vale landscape from a location that historically would have had designed vistas, as evidenced by the Prospect Mound (as part of the Harpswell Hall SM) around 200m to the north-east. Gaps in the hedgerow at the far side of the field in the foreground allow more distant views of isolated farmsteads such as Harpswell Grange and as far as Harpswell Wood and the distant edge of Springthorpe beyond. The tall chimneys (although not the cooling towers) at West Burton Power Station break the skyline above Harpswell Wood.</p> <p>The view comprises typical features of an agricultural landscape, with relatively commonplace elements. However, the open aspect and informal paths are valued by both residents and visitors, as evidenced in the Hemswell and Harpswell Neighbourhood Plan. The site has clear cultural heritage value and the recreational routes provide access to rural views in an area where off-road routes are limited. As such, the value of the view is medium.</p>
15	<p>Dog Kennel Lane</p> <p>E: 497403, N: 388742</p>	<p>This viewpoint is located on the unclassified, single-track Dog Kennel Lane, around 75 m from the junction with the B1398 Middle Street. It is set back from the crest of Lincoln Cliff, whereby the scarp slope extends west from Middle Street. The location allows an appreciation of the local topography, where views across the Till Vale are available for short distances east of the crest. Receptors are</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>64m AOD</p> <p>100m to Order limits (Principal Site); 1km to nearest solar PV panels</p>	<p>users of the quiet rural lane, which includes motorists (sometimes as a cut-through from Middle Street to the A631), as well those enjoying relatively quiet recreational opportunities: the route is noted as a 'cycling route' on a plan of recreational routes within the Character Profile Report (Ref. 6) that supports the Glentworth Neighbourhood Plan.</p> <p>Much of the foreground is occupied by a large field that occupies the highest part of the Cliff, with views extending to the northeast, towards Hemswell Cliff and industrial and residential buildings associated with the former RAF base. Plantations along Middle Street and Coachroad Hill partly frame views to the west and across the Till Vale, visible beyond Middle Street. This allows glimpses of isolated farmsteads within agricultural land, although with passing traffic on Middle Street (limiting tranquility) and 33V overhead lines in the foreground.</p> <p>The view allows some appreciation of those that are typically obtained from Lincoln Cliff, but from a more rural route, set back from Middle Street. It is set slightly outside the AGLV designation and is not noted as a viewpoint in the Glentworth Neighbourhood Plan. Elements are relatively commonplace and include detractors such as at Hemswell Cliff, to the north-east. Overall, the value of the view is low.</p>
16	<p>Weldon Road, Hemswell, PRoW Hems/19/1</p> <p>E: 493153, N: 390604</p> <p>42m AOD</p> <p>440m to Order limits (Principal Site);</p>	<p>This viewpoint is located on the southern end of Weldon Road, where it continues south as public footpath Hems/19/1, linking the village to the A631 and Harpswell. Receptors include recreational users of the public footpath and residential receptors on the southern edge of Hemswell, although individual views are subject to localised screening and may be oriented differently. This view relates to Viewpoint 14 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 4. The supporting Character Assessment notes that this view allows an appreciation of the rising topography of Lincoln Cliff and the separation between Hemswell and Harpswell.</p> <p>The foreground, looking south-west towards the site, comprises a small-scale agricultural field, bound by wooden fencing, gappy hedgerows and individual trees. A small agricultural shed associated with 'horsiculture' land use and timber electricity poles are located in the foreground. The rising, open arable fields along Lincoln Cliff are to the left of the view, beyond a line of mature trees. Mature trees around Harpswell, particularly Hall Farm, limit views to the south, with vegetation around the southern edge of Hemswell providing a similar barrier to the west. Between these,</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	1km to nearest solar PV panels	<p>filtered, longer-distance views are available during the winter months of open, flat fields towards and beyond the A631. These extend to Harpswell Wood, with Hemswell Grange just visible to the east. West Burton Power Station can be glimpsed. Views during the summer are much more restricted by field boundary vegetation.</p> <p>The view allows an appreciation of the wider rural setting of Hemswell, including the gap between spring line settlements from a well-used and historic footpath along the base of the Cliff and within the AGLV. This is reflected in the key view of the Neighbourhood Plan, although the focus of this is more towards the Cliff, away from the Principal Site. Away from the Cliff, it comprises commonplace elements that are typical of the wider agricultural context. Overall, it is considered to be of medium value.</p>
17	<p>Common Lane, Heapham Cliff</p> <p>E: 489827, N: 388358</p> <p>25m AOD</p> <p>Within Order limits (Principal Site); 30m to nearest solar PV panels</p>	<p>The viewpoint is located on Common Lane, an unclassified single track road between Heapham and Harpswell. It is representative of users of the local road network, which may include occasional recreational use. It is also partly representative of nearby residential receptors, although views from these properties are subject to localised screening and do not necessarily reflect this view.</p> <p>This section of Common Lane is notable in being relatively straight, bounded by wide grass verges and with relatively tall, dense hedgerows. This contrasts with the more open aspects and winding roads within the wider study area, reflecting a possible historic enclosure or drovers' route from settlements to lower-lying agricultural land. The hedgerows lend interest, but limit views of the wider agricultural landscape, which are restricted to field gates, including (in this location) a glimpse of Cottam Power Station. Views during the summer months are much more restricted, when the dense, linear hedges become distinctive features. An 11kV overhead line on timber poles follow extends into the distance, adding a functional element.</p> <p>The location is unlikely to be visited for the view, which comprises commonplace typical of the wider agricultural area. As such, the view is not recognised for its quality and the value is low.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
18	<p data-bbox="315 320 613 395">Common Lane west of Heapham Grange</p> <p data-bbox="315 440 524 515">E: 488670, N: 388378</p> <p data-bbox="315 560 477 600">18 m AOD</p> <p data-bbox="315 644 589 799">Within Order limits (Principal Site); 550m to nearest solar PV panels</p>	<p data-bbox="636 320 1995 427">This viewpoint looks east along Common Lane, an unclassified road on the eastern edge of Heapham. The viewpoint is representative of users of the local road network, which may include some recreational users.</p> <p data-bbox="636 440 2040 619">This view is from the eastern end of a section of Common Lane (as described in VP 17 above) that is notable in being relatively straight, bounded by wide grass verges and with relatively tall, dense hedgerows. This contrasts with the more open aspects and winding roads within the wider study area, reflecting a possible historic enclosure or drovers' route from settlements to lower-lying agricultural land.</p> <p data-bbox="636 632 2040 1114">The southern hedgerow has been cut lower at this location, so views are more open to the south and south-east. These extend across open farmland as far as Lincoln Cliff (around 7km distant), including (although difficult to discern) woodland around Fillingham Castle. The open character in this direction is aided by the former RAF Sturgate Airfield, which was subject to planting restrictions around the former runway areas to the south of this view, accessed via the field gate. These allow an expansive, but functional and featureless foreground, influenced by the storage of silage and other agricultural materials. A CCTV mast marks the entrance to a similar former airfield area to the north, currently the site for storage by Travelling Showpeople. The overall view is dominantly agricultural, with built form generally screened, other than the brick gable end of Heapham Grange. The view largely comprises commonplace elements of agricultural land, locally utilitarian due to the presence of the former runway and associated hardstanding. Although the long distance views towards Lincoln Cliff provide some visual interest, it is unlikely to be visited specifically for the view. As such, the value of the view is low.</p>
19	<p data-bbox="315 1134 589 1209">Grange Cottages, School Lane</p> <p data-bbox="315 1254 524 1329">E: 489229, N: 390141</p>	<p data-bbox="636 1134 1995 1241">This viewpoint looks north from the unclassified, single track School Lane, between Springthorpe and the A631. The view is representative of local road users and residential receptors at Grange Cottages to the east of the viewpoint.</p> <p data-bbox="636 1254 2040 1396">The northern boundary of School Lane comprises a narrow grass verge and a hedgerow, with an 11kV overhead line on timber poles along the length of the road. The red brick gable end of Grange Cottages is visible to the east (out of the extent of the view shown on the figure). The hedgerow partially screens views, particularly in the summer months. However, field entrances allow views into</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	28m AOD Within Order limits (Principal Site); 17m to nearest solar PV panels	the adjacent agricultural land, which is generally flat, bounded by low-cut hedges and relatively featureless, other than a 33kV overhead on timber poles. Distant views include glimpses of the edge of Corringham, traffic on the A631 and slightly higher ground around Yawthorpe. The view is not recognised for its quality, largely comprising commonplace rural, agricultural features, with limited interest. As such, it is unlikely to be visited for the view and the value is low .
20	A631 E of Corringham Windmill E: 488141, N: 390878 22m AOD Within Order limits (Principal Site) 35m to nearest solar PV panels	This view looks south-east from the A631, from the junction with an unclassified road to Corringham. It is around 220m east of the Grade II listed Corringham Windmill. Receptors will be users of the A631, predominantly in vehicles. The foreground comprises the A631, with fast-moving traffic, which extends into the middle distance to the east and west of the viewpoint. The absence of a hedge to the far (south) side of the road allows expansive views across flat agricultural fields enclosed by low hedgerows. A 33kV overhead line on timber poles breaks the skyline in the middle distance, with glimpses of woodland blocks (including Harpswell Wood) and modern large-scale agricultural sheds at Church Farm visible above the low field boundaries. To the north-east, views are limited by a hedgerow along the A631, although a field gate allows views across fields to the slightly elevated hamlet of Yawthorpe. The view is not recognised for its quality, largely comprising commonplace agricultural elements with some detractors. Corringham Windmill provides some heritage interest and a landmark that historically would have acted as a waymarker, although there is no public access and tranquility is reduced by the fast-moving traffic. There are no footways and neither road, particularly the A631, is expected to be favoured by recreational users. The rural views may be considered of interest to some users who use the A631 as a route to holiday destinations on the East Coast, but overall the location is unlikely to be visited for the view and the value is low .
21	Corringham Village Hall	This viewpoint is representative of users of Corringham village hall and residential receptors on the eastern settlement edge of Corringham. It corresponds to View 10 identified in the Corringham Neighbourhood Plan (Ref. 7), subject to Policy CNP6 Views. The accompanying Corringham

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>E: 487073, N: 391175</p> <p>22m AOD</p> <p>1.1km to Order limits (Principal Site); 1.1km to nearest solar PV panels</p>	<p>Character Assessment (Ref. 8) notes that the view offers a panorama across the landscape towards Hemswell and Lincoln Cliff, as part of the rural setting of the village.</p> <p>The view is expansive, although framed by boundary features and vegetation to the rear of properties along the eastern edge of the village. The relationship between the relatively flat farmland of the Till Vale and the distant (6km) Lincoln Cliff can be discerned. In the foreground is the Grade II listed Corringham Windmill, which historically would have acted as a waymarker in the open farmland between the village and the Cliff. Aside from some mature trees, other elements in the view are generally functional, including 11kV overhead power lines; with traffic and signage glimpsed on the A631.</p> <p>Although including commonplace elements, the view is appreciated by the community as evidence in Neighbourhood Plan, including Lincoln Cliff and the windmill. As such, the value of the view is medium.</p>
22	<p>Sturgate Airfield</p> <p>E: 487110, N: 387972</p> <p>18m AOD</p> <p>1.5km to Order limits (Principal Site); 2.2km to nearest solar PV panels</p>	<p>This viewpoint looks southeast from Common Lane, between Heapham and Upton, across the main runway at Sturgate Airfield. The view is representative of users of the local road network and users of the private Sturgate Airfield, which is home to flying clubs and is the location of a café.</p> <p>The runway and buildings associated with the airfield, including aircraft hangars, a control tower (associated with the original RAF base) and steel sheds are visible in the middle distance, occupying much of the view. Peripheral areas of the former airfield are used for agricultural storage, such as silage.</p> <p>The road at this point was diverted from its original route to allow construction of the runway, resulting a wide, functional appearance. The lack of hedgerows in the foreground and middle distance, required due to airfield use, results in long-range albeit rather featureless views. Scattered, isolated properties and agricultural buildings including Grove Farm are visible beyond the airfield, with Lincoln Cliff as the distant (around 8km) skyline.</p> <p>The view is largely functional and dominated by utilitarian elements associated with the airfield, which have erased the historic agricultural land pattern of the wider landscape. However, the airfield</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
		has some historic and cultural value, being one of the many Lincolnshire airfields built during the Second World War. Value overall is low .
23	<p data-bbox="313 454 593 526">Cow Lane: Grove Farm Cottage</p> <p data-bbox="313 574 593 646">E: 488884, N: 387329</p> <p data-bbox="313 694 593 734">17m AOD</p> <p data-bbox="313 782 593 933">530m to Order limits (Principal Site); 830m to nearest solar PV panels</p>	<p data-bbox="638 454 2060 638">A view from the unclassified, single-track Cow Lane which runs from Upton to Glentworth, taken from a junction with access tracks to Grove Farm and Upton Grange, alongside the detached Grove Farm Cottage. Receptors will be users of the road, some recreational; and residents. A section of Cow Lane beyond the bend (around 300m from the viewpoint) is designated as a Local Wildlife Site (LWS) (Upton Grange Road Verges).</p> <p data-bbox="638 646 2060 941">The view comprises regularly spaced trees along the wider verges of a straight section of Cow Lane, bounded by low-cut hedgerows which allow views to the north-east across flat agricultural fields. These extend to Harpswell Wood (around 2km) and a section of the distant (5.3km) Lincoln Cliff south of Harpswell. The view is punctuated by isolated farmsteads, often with red-brick buildings, including Grove Farm (nearest); and Heapham Grange and Heapham Cliff (particularly during the winter months) on Common Lane. Woodland around Upton Grange and Low Field Farm restricts longer-range views to the east and south-east. Views are much more restricted by hedges in the summer months, where these features are a dominant element.</p> <p data-bbox="638 949 2060 1165">The view is typical of the agricultural Till Vale, with a relatively simple pattern of commonplace elements. The hedgerow trees, which are atypical for many of the east-west routes in the area, provide interest, as well as the wide verges. Although the section nearest the camera is outside the LWS designation, management (some of which is undertaken by local residents) appears to be similar to that beyond the bend, which encourage species-rich meadows that provide an attractive feature in spring and summer.</p> <p data-bbox="638 1173 2060 1281">The presence of the LWS, whilst narrow, provides both ecological and visual interest in an area which is otherwise dominated by intensive farming. Being located further from settlement, the rural lane is less likely to be a focus of recreation, but overall value is considered to be medium.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
24	<p data-bbox="315 320 613 395">Middle Street above Glentworth Hall</p> <p data-bbox="315 443 524 518">E: 494730, N: 388551</p> <p data-bbox="315 566 465 601">65m AOD</p> <p data-bbox="315 649 613 799">210m from Order limits (Principal Site); 1.1km to nearest solar PV panels</p>	<p data-bbox="636 320 2080 544">This view is taken from the B1398 Middle Street, directly above Glentworth Village, between the junctions with Coachroad Hill and St. George’s Hill. It is located on the top of the scarp slope of Lincoln Cliff, within the AGLV designation; and was selected to demonstrate the most favourable alignment of the Grade II* listed Glentworth Hall. Middle Street has no footway at this point; the view was obtained from a rough, grassy strip between trees on the west side of the road. Receptors will be road users, the majority likely to be vehicles.</p> <p data-bbox="636 552 2080 735">The view is expansive, and typical of that which can be obtained from the Cliff. It encompasses the flat farmland land of the Till Vale, the Trent valley and the gentle wooded hills towards Retford beyond. In good conditions, views extend as far as the Peak District and Pennines, but the landmark cooling towers of the coal-fired Cottam and West Burton power stations are frequently visible as prominent landmarks. The cooling towers at Cottam are scheduled for demolition.</p> <p data-bbox="636 743 2080 1110">The view offers a panorama including heritage assets, trees, fields and sky, varying with the weather and seasons and providing visual evidence of the distinctive local geology that created the locally prominent Cliff. It is framed by woodland along the lanes leading from Middle Street into Glentworth, which enhance the positioning of Glentworth Hall in the middle distance, located to take advantage of the distinctive Cliff setting. The open field in the foreground runs down the cliff into a small green space, the latter providing amenity value to residents in Glentworth and crossed by a PRoW. Lombardy poplars line the eastern boundary of the Hall, with the Grade II listed former stable block (Hall Cottages) visible to the right (north). Beyond is a pattern of fields, hedgerows and woodland blocks punctuated by farmsteads and isolated properties. This encompasses properties along Kexby Road towards Westlands Farm and Big Wood; and south, towards Stow.</p> <p data-bbox="636 1118 2080 1370">The view is an attractive one, with a pleasing balance through the relationship of the Hall, Cliff, woodland, open space within Glentworth and the expansive farmland beyond. The view is noted in general terms within the Conservation Appraisal and corresponds to Viewpoint 8 in the Glentworth Neighbourhood Plan, where it is described as a “<i>superb view of this historic house in its parkland setting with distant views across the Trent in the background</i>”. Although there is clear heritage and community interest, it is not a view that is easily obtained via walking routes, with no opportunity to stop and appreciate the prospect from Middle Street. Overall, value is considered to be medium.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
25	<p>Kexby Road, west of Westlands Farm</p> <p>E: 491675, N: 386936</p> <p>19m AOD</p> <p>2m from Order limits (Principal Site); 610m to nearest solar PV panels</p>	<p>This viewpoint is from the unclassified, single track Kexby Road which runs between Upton/Kexby and Glentworth. Receptors will be users of the road, which is quiet rural lane and will include recreational users.</p> <p>The view is relatively simple one of an agricultural field framed by woodland, with the mature Big Wood to the west and more recent (around 25 years old) screen/structural planting around Westfield Farm. Farmland in the distance rises to a slight watershed, with Harpswell Wood and Billyards Farm on the horizon. 33kV overhead lines, on timber poles, run across the middle distance.</p> <p>The view is of relatively commonplace farmland. Big Wood provides some local interest, as a relatively large block of woodland within an otherwise open area, although this is peripheral to the view. Kexby Road is a tranquil, rural route which is used by recreational receptors, given the scarcity of PRow in the wider area. Site observations have indicated that users may park and walk along the wooded section of the route, although it is more distant from settlement, including Glentworth. The experience of travelling through or alongside the woodland, which is limited in the area, is likely to be the focus of interest, rather than the expansive fields in this particular view. Overall, value is considered to be low: it is an ordinary view of farmland from a location unlikely to be visited specifically to experience the views available.</p>
26	<p>Bridleway (Gltw/85/1) north of Willingham Road</p> <p>E: 492299, N: 386629</p> <p>23m AOD</p> <p>Within Order limits (Principal Site);</p>	<p>A view taken from the bridleway that connects runs south from Kexby Road to Willingham Road. It is the only PRow within the Principal Site and one of relatively few in the wider Study Area. Receptors will predominantly be recreational users on foot, cycle or horseback.</p> <p>The view is expansive and typical of that which can be obtained within the Till Vale. It includes large, mainly arable fields bounded by hedges or ditches, with some of the former being gappy. These are punctuated by farmhouses and isolated properties, mainly in this view along Kexby Road. This route runs a slight ridge, with glimpses of the tops of Harpswell Wood and Hermitage Low Farm beyond. Woodland blocks limit views to the west, although West Burton Power Station is visible. The view also allows an appreciation of the relationship of the flat farmland with Lincoln Cliff, around 3km to the north-east, including the spring-line setting of Glentworth, with the Grade II* listed Glentworth Hall just visible (to the right of the view in the figure), set amongst trees.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	740m to nearest solar PV panels	Although the dominant character is one of intensive farmland with commonplace elements, the limited off-road access in this area means that this expansive view from a bridleway that includes the Cliff is likely to be appreciated locally. Overall, value is medium .
27	Bridleway (Fill/85/2), Willingham Road E: 492848, N: 385248 21m AOD 1.4km to Order limits (Principal Site); 2.1km to nearest solar PV panels	<p>This viewpoint is located on a bridleway at a point where it meets the unclassified, single-track Willingham Road between Fillingham and Willingham by Stow. It is representative of local road users and recreational users of the bridleway which extends north of the viewpoint, towards Glentworth Road (and Viewpoint 27, described above).</p> <p>The view is typical of the Till Vale and comprises flat or very gently undulating agricultural fields, bounded by hedgerows and punctuated by farmsteads and isolated barns. Expansive views are available to the west, extending towards Upton and the distant West Burton Power Station. Woodland (including Fillingham Low Wood and Big Wood), which is generally scarce in the Till Vale, restricts views to the north-west. A slight ridge along Kexby Road forms the horizon to the north, with properties including Glentworth Grange visible. Views of Lincoln Cliff are limited by a hedgerow with trees to the east, and further vegetation and a large barn at Glebe Farm beyond.</p> <p>The view comprises relatively commonplace features, including some detracting elements which are not specifically recognised for their quality. However, there is some ability to appreciate the relationship of the Till Vale and the from a bridleway and rural road that form part of a recreational circuit in an area where PRoW are scarce. The view is likely to be appreciated locally and the value is medium.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
28	<p>Yawthorpe</p> <p>E: 489643, N: 391853</p> <p>22m AOD</p> <p>1.1km from Order limits (Principal Site); 1.1km to nearest solar PV panels</p>	<p>This viewpoint is located on an unclassified single-track road that leads only to the hamlet of Yawthorpe. It is representative of residential receptors on the northern edge of Yawthorpe.</p> <p>The slightly elevated site of the hamlet allows an expansive panorama across the Till Vale, with a generally simple pattern of farmland bounded by hedges and punctuated by occasional woodland blocks. Built form is noticeably absent, other than glimpses of Moorlands (on the A631) and Springthorpe Grange during the winter months. Traffic may be visible along the A631. Lincoln Cliff is a relatively distant feature (around 4.5km); views are limited by intervening trees and hedgerows in the summer months.</p> <p>The view comprises relatively commonplace agricultural features, which is unlikely to be visited specifically for the view. However, all six properties in Yawthorpe experience this view, presumably historically sited to take advantage of the south-facing aspect and benefiting from relatively long-range views. For this reason, the value of the view is medium.</p>
29	<p>Common Lane west of Billyards Farm</p> <p>E: 490620, N: 388193</p> <p>25m AOD</p> <p>Within Order limits (Principal Site); 17m to nearest solar PV panels</p>	<p>This viewpoint is taken from the unclassified, single-track road that links Heapham and Harpswell, around mid-way between the two villages. Receptors will be users of this relatively rural route; sometimes as recreational users as an alternative to the busy A631 to the north.</p> <p>The view is very open, with the lack of roadside hedgerows particularly apparent when approaching from the enclosed section of Common Lane to the west. It marks a change in character, with expansive views of farmland where the absence or loss of field boundary hedgerows is very visible. Billyards Farm and an adjoining modern barn are the only notable features in the view, which otherwise extends as far as Lincoln Cliff (around 3.5km to the east). A slight rise in topography and Harpswell Wood limit views to the north, whilst those to the south extend as far as the distinctive block of Big Wood.</p> <p>Although the Cliff is visible between Hemswell and Fillingham, and the viewpoint allows an appreciation of the relationship between this and the open Till Vale, the overriding impression is one of relatively featureless farmland, where the lack of hedgerows attests to the intensive nature of agriculture and suggest a loss of historic features. Common Lane has recreational value in an area</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
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where PRow are limited, but this location is at least 2.5km from the nearest settlement and less likely to be a focus of regular walking routes. Overall, value is considered to be **low**.

Table 1-2: Baseline viewpoint descriptions and value at representative viewpoints: Cable Route Corridor

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
CRC1	<p>Glentworth Road Gypsey Lane</p> <p>E: 490382, N: 386256</p> <p>15m AOD</p> <p>Within Order limits (Cable Route Corridor)</p>	<p>A view from a right-angle bend to the single track unclassified Glentworth Road, where Gypsey Lane runs south (to the right of the view shown). Although not a PRow, Gypsey Lane is a wooded track with some evidence of recreational use. Receptors will mainly be in vehicles and largely local residents and/or agricultural traffic; but with some recreational activity along a tranquil, rural route.</p> <p>The viewpoint includes a relatively open aspect in the foreground of an arable field bounded by a hedge along Glentworth Road and with distant views of Lincoln Cliff, around 5km to the east. The road is characterised by wide verges that appear to reflect historic routes and can include species-rich grassland. Deciduous woodland blocks, which are generally uncommon within the Till Vale, largely limit longer-range views but provide some interest. The location is some distance to settlement and not located near to a PRow.</p> <p>Overall, the view is relatively ordinary and includes the functional field gate: it is considered to be low value and unlikely to be visited specifically to experience the views available.</p>
CRC2	<p>Fillingham Lane - Moor House (entrance to Chestnut Manor)</p> <p>E: 498895, N: 385070</p> <p>13m AOD</p> <p>Within Order limits (Cable Route Corridor)</p>	<p>This view looks west along the single track unclassified Fillingham Lane which is characterised by a distinctive, straight alignment and largely hedged to both sides. It is representative of road receptors, which are likely to be mainly local residents and/or agricultural traffic; but also some recreational users along a quiet, rural route.</p> <p>The taller hedge to the south at this point limits views, resulting in a more enclosed character, particularly during the summer months. Longer-range views, including towards Lincoln Cliff, are further restricted by other hedge boundaries and more distant woodland. The immediate surroundings include functional farm buildings.</p> <p>Overall, the view is relatively ordinary and includes commonplace elements typical of the wide area: it is considered to be low value and unlikely to be visited specifically to experience the views available.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
CRC3	<p>Flat Tops, Coates Lane</p> <p>E: 488382, N: 382773</p> <p>15 m AOD</p> <p>82m from Order limits (Cable Route Corridor)</p> <p>(NB winter/worst case view only)</p>	<p>A viewpoint located immediately east of the four residential properties 'Flat Tops' on the unclassified, single track Coates Lane. It is representative of road receptors, likely to be very occasional local and agricultural traffic; but also some recreational users along a rural route that provides amenity access along quiet lanes north of Stow. Onward vehicle access to Coates is restricted by a locked gate. It also partly represents views for residential receptors at Flat Tops, although these are likely to be mainly from first floor windows, with garden fencing and a hedge screening views from ground floor rear windows.</p> <p>The open and elevated location affords relatively wide-ranging views to the north and north-east, including low-lying fields across the River Till and as far as isolated farmsteads along Fillingham Lane (2-3km to the north) and Lincoln Cliff to the east. Coates Lane is an unclassified, single-track road with very limited traffic where onwards access to Coates is blocked by a locked gate. Traffic on the nearby B1241 Normanby Road reduces tranquility.</p> <p>The open aspect offers an opportunity to appreciate the relationship between the Till Vale and Lincoln Cliff. With reference to evidence base documents to the Sturton by Stow and Stow Neighbourhood Plan (Ref. 9), a note '<i>views to Normanby</i>' is included on a sketch plan within Appendix 1: Enlarged Character Area Maps (Ref. 10), but it is not indicated as a 'Protected View' in the in the Protected Views Assessment (Ref. 11). More valued views are considered to be towards Stow Minster; elements within the view are commonplace and typical of the wider area. Overall, it is considered to be of low value and unlikely to be visited specifically to experience the views available.</p>
CRC4	<p>Wooden Lane, south of Marton Road, Stow (Bridleway Stow/70/1)</p> <p>E: 487253, N: 383045</p>	<p>This viewpoint is located on a bridleway between the village of Stow and Marton Road, immediately south of the junction with the latter. Receptors will be recreational users, with the combination of the bridleway and a section of Marton Road to the north providing a largely quiet, partly car-free route between the villages of Stow and Willingham.</p> <p>The view is more open to the east, where the slightly elevated aspect offers a wide panorama that extends across the Till Vale towards the distant Lincoln Cliff on the eastern horizon. Prominent in the southeast is the tower of St. Mary's Church in Stow, or Stow Minster; the name reflecting the relatively large size and stature of the Grade I listed building.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>15m AOD</p> <p>480m from Order limits (Cable Route Corridor)</p> <p>(NB winter/worst case view only)</p>	<p>Although many of the elements within the view are reflective of intensive agriculture and include the adjacent functional gas infrastructure, the recreational importance of the bridleway; ability to appreciate the relationship of the wider landscapes across the Till Vale and towards Lincoln Cliff; and views towards the Minster mean that overall value is considered to be medium.</p>
CRC5	<p>Marton - Poplar Farm (Footpath Mton/68/1)</p> <p>E: 484557, N: 381696</p> <p>23m AOD</p> <p>1m to Order limits (Cable Route Corridor)</p>	<p>This view is taken from an access track from the A1500 Stow Park Road to Poplar Farm, where an arable field is crossed by the public footpath (PRoW). Although stiles are located to both sides of the field, there is limited evidence of use for the footpath across the field is limited. The track itself forms part of a circular recreational route that includes a section of the same footpath running along the southern edge of Marton village. Receptors will largely be recreational users, although it will be partly representative of residential views from a new-build farmhouse to the south (out of view) and properties to the west, although the latter are heavily screened by vegetation and fences.</p> <p>The view is partly framed by trees along the track but otherwise offers a relatively long-range aspect as far as Lincoln Cliff, including the Cathedral which is visible in good conditions to the south. Much of the view is of intensive farmland and includes scattered farms, outbuildings and the Stow Solar Farm. Stow Minster is relatively inconspicuous. Overall, whilst this view is located on what is likely to be a well-used walking route around the village, it is relatively restricted in nature, includes commonplace and functional elements; and is considered to be of low value and unlikely to be visited specifically to experience the views available.</p>
CRC6	Footpath Bram/66/1 south of Marton	A view from an elevated position on a footpath that runs south from Trent Port, offering a wide-ranging panorama across the Trent Valley and towards Marton. The footpath appears to be well-

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
	<p>E: 483600, N: 380806</p> <p>10m AOD</p> <p>Within Order limits (Cable Route Corridor)</p>	<p>used, forming a circuit to the south of the village that returns along a pavement to the A156. Receptors will be recreational users of the footpath.</p> <p>The panorama encompasses the dominant cooling towers of the disused Cottam Power Station; the floodplain of the Trent and distant wooded hill towards Retford. West Burton power station and low-lying land around Marton is visible to the north and north-east, with the gentle north-south ridge beyond the village and to the east. Energy infrastructure - particularly high-voltage pylons and overhead lines - is a defining characteristic of this area and dominant in many views, including here. Although cooling towers may conventionally be regarded as detractors, those at Cottam have arguably formed a characteristic element within the landscape and been the focus of local employment (particularly east of the River Trent) for a generation; and represent an elegant design that resolves both form and function. The Cottam coal-fired power station is scheduled for demolition and will not form part of the future visual baseline, although the high-voltage pylons and overhead lines will remain. However, the viewpoint offers an opportunity to appreciate the setting of the village and the relationship with the wider landscape and the Trent, from a route that offers amenity value to residents where PRoW are limited. Despite the presence of detracting features, value is medium.</p>
CRC7	<p>Trent Valley Way (Cottam FP1)</p> <p>E: 483041, N: 381084</p> <p>5m AOD</p> <p>2m to Order limits (Cable Route Corridor)</p>	<p>This viewpoint is located on the public footpath that runs along the west (left) flood bank of the River Trent. The footpath at this point forms part of the long-distance Trent Valley Way, with connecting footpaths towards Cottam. The southern section of this route was noted as being impassable during the summer site visit, due to dense thistle growth. Receptors will be recreational users of the footpath and those on craft along the River Trent, which may include both commercial and pleasure craft.</p> <p>The view is dominated by the both the River Trent in the foreground and the disused coal fired Cottam Power Station, with prominent cooling towers, a chimney and terracotta-coloured turbine hall. Although cooling towers may conventionally be regarded as detractors, those at Cottam have arguably formed a characteristic element within the landscape and been the focus of local employment for a generation; and represent an elegant design that resolves both form and function (Ref. 13). The towers are scheduled for demolition and will not form part of the future visual baseline, although the high-voltage pylons and overhead lines will remain. The small, operational</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
CRC8	Broad Lane/Cow Pasture Lane junction (South Leverton BOAT16) E: 480641, N: 380776 7m AOD 330m to Order limits (CRC)	<p>gas-fired power station is much less prominent further east. The remainder of the view is of flood plain farmland, with visibility limited by banks and vegetation.</p> <p>Although dominated by infrastructure and from a footpath where footfall unlikely to be high, the presence of the defining River Trent, the amenity value of the long-distance footpath and the potential for recreational river use means that value is considered to be medium.</p> <p>A viewpoint taken from the junction of the unclassified, single-track Broad Lane and unsurfaced byway Cow Pasture Lane between the villages of South Leverton and Cottam. Receptors will largely be users of the road, mainly local residents and agricultural traffic; and recreational users of the byway and the wider network of PRoW and quiet, rural lanes in the area. Although there are adjacent residential receptors, these are screened by vegetation.</p> <p>The panorama is open but dominated by the disused coal fired Cottam Power Station, with prominent cooling towers, chimney and terracotta turbine hall. Although cooling towers may conventionally be regarded as detractors, those at Cottam have arguably formed a characteristic element within the landscape and been the focus of local employment (particularly east of the River Trent) for a generation; and represent an elegant design that resolves both form and function. The coal-fired power station is scheduled for demolition and will not form part of the future visual baseline. The small, operational gas-fired power station is much less prominent further east. The remainder of the view is of flat farmland with occasional houses and farm buildings visible, mainly to the northern edge of Cottam.</p> <p>Although the byway has recreational value, it is one of many such routes in the area and the view includes commonplace and functional elements. Overall, it is considered to be of low value and unlikely to be visited specifically to experience the views available.</p>

Viewpoint number	Viewpoint details	Representative receptors, baseline description and value
CRC9	<p data-bbox="315 320 613 432">Rampton FP4, north of Home Farm Cottage</p> <p data-bbox="315 475 524 547">E: 480088, N: 378689</p> <p data-bbox="315 592 450 632">9m AOD</p> <p data-bbox="315 676 613 791">650m to Order limits (Cable Route Corridor)</p>	<p data-bbox="636 320 2080 472">This view is taken from the footpath immediately north of houses on the eastern edge of edge of Rampton village. It is representative of both recreational and residential receptors, although the latter are subject to varying levels of screening through vegetation, boundary features and other buildings; and may not necessarily have open views in this direction.</p> <p data-bbox="636 475 2080 659">Dominant within the view are the cooling towers, chimney and turbine hall of the disused coal-fired Cottam Power Station, with the smaller gas-fired plant less prominent and partly screened by trees. The former is scheduled for and/or in the process of demolition, with partial demolition of the turbine hall visible in the winter view. The high voltage overhead pylons and overhead lines that feed into the National Grid Cottam Substation (partly screened by trees) will remain.</p> <p data-bbox="636 662 2080 919">The footpath appears to be well-used and provides amenity value for local residents and the location is noted as 'important' or 'key' views, subject to protection through Policy 5 of the Rampton and Woodbeck Neighbourhood Plan (Ref. 14). Although cooling towers may conventionally be regarded as detractors, those at Cottam have arguably formed a characteristic element within the landscape and been the focus of local employment for a generation; and represent an elegant design that resolves both form and function. The impending demolition will result in a considerable change to the baseline view.</p> <p data-bbox="636 922 2080 965">Overall, and on balance given the reasons described above, value is considered to be medium.</p>

2. References

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