

Tillbridge Solar

PEI Report Volume II Appendix 12-4: LVIA Representative Viewpoint Descriptions
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1. Representative Viewpoint Descriptions

1.1 Introduction

- 1.1.1 Table 1-1 provides details of the 13 preliminary representative viewpoints with respect to the Principal Site, the locations of which area shown on **PEI Report Volume III Figure 12-12** and provided in **PEI Report Volume III Figure 12-13** as 'Type 1' views, prepared in accordance with LI Technical Advice Note (TGN) 06/19 Visual Representation of Development Proposals (Ref. 12-1).
- 1.1.2 A description of the baseline and consideration of the value of the view (based on the methodology provided in in **PEI Report Volume II Appendix 12-2**) is provided for each viewpoint.

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

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|---|--|
| 1 | <p>Access track to Harpswell Grange, off A631 E: 491341 N: 390551 Within Principal Site. 23 metres AOD</p> | <p>A view east from the private access track to Harpswell Grange and associated properties, representative of residential receptors and receptors travelling on the A631 immediately to the north. This view also equates to View 13 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 5, although it is not (as stated) from a publicly accessible location.</p> <p>The view comprises largely flat, expansive arable fields, truncated by the scarp slope of Lincoln Cliff (subject to AGLV designation) around 2km to the east. The foreground includes a shallow drainage ditch, with other fields being bounded by low hedges and occasional trees. 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 the tower of the Grade I listed Church of St. Chad is just visible. Traffic noise and movement is apparent from the adjacent 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 a 'key view' in the Neighbourhood Plan, it is on a private track, with the nearest publicly accessible site being the busy A631. Aside from the glimpse of the church tower and the Cliff, elements within the view are relatively commonplace and of local interest. Overall, it is considered to be of low value; an ordinary view of farmland from a private track and/or is unlikely to be visited specifically to experience the views available.</p> |
| 2a | <p>Common Lane, east of Hermitage Low Farm (looking east) E: 492419 N: 389319 Within Principal Site. 27 metres AOD</p> | <p>A view looking east and representative of road receptors using the unclassified, single track road from Harpswell to Heapham. This view is also slightly north of View 19 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 5.</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. Further south, a lack of field boundaries 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> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|--|---|
| | | <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. Overall, it is considered to be of medium value; it may be appreciated locally for the views available.</p> |
| 2b | <p>Common Lane, east of Hermitage Low Farm (looking west) E: 492419 N: 389319 Within Principal Site . 27 metres AOD</p> | <p>A view looking west (from the same location as viewpoint 2a) and representative of road receptors using the unclassified, single track road from Harpswell to Heapham. This view is also slightly north of View 18 in the Hemswell and Harpswell Neighbourhood Plan, referenced in Policy 5.</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 extend as far as Cottam Power station (nearly 15km distant), with generally functional elements in the foreground, including 11kv overhead 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, 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 view is largely 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 with no recognised quality and/or is unlikely to be visited specifically to experience the views available.</p> |
| 3 | <p>Local Green Space, Harpswell Hall Farm E: 493461 N: 389921 485m to Principal Site. 42 metres AOD</p> | <p>This viewpoint is 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; receptors on the adjacent lane, and adjacent residential receptors.</p> <p>The view is one of pasture with a 'parkland' appearance derived from the mature trees 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. Glimpses of built form are available, including the small 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,</p> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|---|--|
| 4 | <p>B1398 Middle Street, above Harpswell E: 494016 N: 389498 Adjacent to mitigation area; approx. 470m from Principal Site. 68 metres AOD</p> | <p>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 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> <hr/> <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.</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.</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.</p> <p>The view typifies that of the Cliff and is protected by the AGLV designation. 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 B1398 arguably warrant a higher value. Overall, it is considered to be of medium value; it may be appreciated locally for the views available.</p> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|--|---|
| 5 | <p>Kexby Road, west of Glentworth E: 494115 N: 387625 Approx 860m from Principal Site (edge of mitigation area) 29 metres AOD</p> | <p>This viewpoint is located on the unclassified single-track road, around 370m west of the edge of Glentworth village. Receptors will be travelling along the road, in vehicles or for recreational purposes, including walking and cycling.</p> <p>The view is largely one of gently undulating arable farmland, with the subtle topography being a contrast to the generally flatter farmland which typifies the Till Vale. This, combined with woodland blocks and tree belts, serves to limit long-range views to the west, with more distant glimpses being restricted to part of Lincoln Cliff, south of Harpswell. Both the 'nodding donkeys' and Glentworth Hall are screened in this view, although Northlands Cottages can be glimpsed as the only built form. The influence of the agricultural storage reservoirs is also limited by tree cover.</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. It is not subject to any designations. Overall, it is considered to be of low value; an ordinary view of farmland that is accessible through a rural route (which is noted in the Neighbourhood Plan), but with no recognised quality and/or is unlikely to be visited specifically to experience the views available.</p> |
| 6 | <p>Bridleway (Gltw/85/1) south of Glentworth E: 497402 N: 387329 Approx 1.28km from Principal Site (edge of mitigation area). 36 metres AOD</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>The view is largely 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. 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 | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|---|--|
| 7 | <p>B1398 Middle Street, Glentworth Cliff Farm E: 495201 N: 387698</p> <p>Approx 1.7km from Principal Site (edge of mitigation area) 66 metres AOD</p> | <p>This viewpoint is located at the entrance to Glentworth Cliff Farm, and adjacent to a row of seven properties 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.</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 is 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 distinctive local 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 can be glimpsed in the periphery of the view.</p> <p>The view typifies that of the Cliff and is protected by the AGLV designation. 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 may be appreciated locally for the views available.</p> |
| 8 | <p>B1398 Middle Street, above Fillingham E: 495492 N: 385967</p> <p>Approx 2.5km from edge of mitigation area; approx. 2.8km from Principal Site. 61 metres AOD</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 (subject to further survey) 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> <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> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|--|--|
| 9 | <p>Kexby Road, west of Glentworth Grange: junction with bridleway Gltw/85/1 E: 492253 N: 387148 Within Principal Site (mitigation area) 25 metres AOD</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. 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 generally an 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> <p>This viewpoint is located on the north side of Kexby Road, between a number of residential properties, the nearest being Glentworth Grange to the east. It is representative of receptors on Kexby Road, including recreational receptors; and recreational receptors using the adjacent bridleway way, which is the only PRow within the Main 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 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.</p> <p>The view includes some attractive elements although is largely one of intensive farmland and relatively commonplace for the Study Area. The AGLV to the Cliff is visible and the panoramic aspect provides an opportunity to appreciate the wider landscape and topography, including by an appreciable group of residents and users of PRow that are limited in the area. Overall, it is considered to be of medium value.</p> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|---|---|
| 10 | <p>Kirton Gate Lane (by-way) E: 488659 N: 389179 Approx. 500m from the Principal Site. 18 metres AOD</p> | <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.</p> <p>Low-lying, relatively flat arable fields allow long-range views towards Lincoln Cliff, 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). Both this track and Kirby 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 aspect towards the Cliff, which is more frequently 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 trees along the track offer legibility of historic agricultural use. Overall, it is considered to be of medium value.</p> |
| 11 | <p>Kell’s Barn, Sturgate E: 488018 N: 359200 Approx. 770m from the Principal Site. 19 metres AOD</p> | <p>This viewpoint is towards the end of an unclassified, single-track road that provides access to properties in the hamlet of Sturgate. Receptors will include users of the road, which will be largely residents and recreational users accessing a byway; and residential receptors in the adjacent properties.</p> <p>A hedgerow at the end of the road frames views and represents a boundary between the small-scale, more historic field boundaries with dense hedgerows and gardens of Sturgate and Springthorpe, with the open, planned enclosure field patterns that stretch east to Lincoln Cliff, around 5.6km distant. The Cliff is visible through the small gap in the hedge, which allows access onto a circular walking route along a byway and a ‘temporary voluntary’ bridleway. Trees, shrubs and ornamental plants surround adjacent gardens, although the vernacular red-brick two-storey cottage and well-tended garden (no. 30) is visible to the north. There is very little traffic and tranquility is high.</p> <p>The view presents an attractive composition, with the gap in the hedge acting as a threshold to the hamlet, allowing visual connectivity to the wider countryside. As a link to recreational routes, in an area where these</p> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|------------------|--|---|
| 12 | <p>School Lane, Springthorpe E: 487743 N: 389820 Approx. 620m from the Principal Site 23 metres AOD</p> | <p>are very limited, the road is likely to be frequented by the community. Overall, it is considered to be of medium value.</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 wider agricultural landscape of the village, with Lincoln Cliff visible, around 5km to the east. Hedges screen views of adjacent fields, whilst mature trees and garden vegetation limit views of properties, including the modern Old Rectory Lodge, immediately to the south. 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 expansive views towards the Cliff. However, elements in the view are relatively commonplace, including some 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 E: 493492 N: 390435 Approx. 620m from the Principal Site. 62 metres AOD</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 residential.</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 relatively 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. Mature trees around Harpswell Hall provide interest towards the base of the cliff, although wider views are</p> |

| Viewpoint number | Location and distance to nearest boundary of Principal Site | Representative receptors, baseline description and value |
|-------------------------|--|---|
| | | <p>largely of intensive farmland, punctuated by brick farmsteads, with traffic visible on the busy A631. The immediate foreground is a mown grass curtilage to a recently redeveloped property.</p> <p>The view typifies that of the Cliff and is protected by the AGLV designation. These views are extensively referenced in published character assessments and—unlike other viewpoints along the Cliff—benefit from recreational access, with less influence from traffic on Middle Street. However, there is no onwards PRow continuation beyond this busy road. 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> |

1.2 References

- Ref. 12-1. Landscape Institute (2019). Visual Representation of Development Proposals - Technical Guidance Note 06/19. Available at:
https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf

