

### Appendix 2.3: Visual Effects Summary Table

The assessment based on Refused Scheme (Revision L) of the Site Layout and Planting Proposals is assessed in black. The assessment based on the Alternative Scheme (Revision M) is shown in red

<b>Summary of PRoW 209/74/1 (Viewpoints 1,2,3,4 and 5)</b>			
<p>PRoW 209/74/1 is located to the north of Halloughton and is broadly orientated east-west. The majority of this bridleway runs through farmland subdivided into fields, the boundaries of which are demarcated by hedgerows and treecover. This vegetation together with accommodation of topography and other treecover and hedgerows in the intervening landscape would mean that most sections of this route would be visually unaffected by the proposed solar farm. The route itself passes through several fields which are managed for miscanthus, which is grown as an energy crop for biomass and when growing would flank the bridleway and further limit views from this route.</p> <p>This section of the bridleway passes through the centre of the Application Site is visually influenced by the line of pylons and overhead cables associated with the National Grid 132 kV transmission line. The field through which the bridleway passes within the site, would not accommodate any solar panels and would continue to remain a field in pastoral use.</p>			
<b>Viewpoint &amp; Receptor Sensitivity</b>	<b>Development Phase</b>	<b>Magnitude of Effect</b>	<b>Significance of Effect</b>
<p><b>Viewpoint 1</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>The boundary of the Application Site is situated in the foreground of the view and follows the hedgerow which includes hedgerow trees. The field beyond the boundary in the foreground would be kept free from development, with the exception of an access track in both the Refused and Alternative Scheme. The access track would be similar to other agricultural access tracks in the locality</p>	<p><b>Construction (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>

<p>and therefore would be in keeping with the area.</p>	<p><b>Decommissioning (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
<p><b>Viewpoint 2</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>During the construction phase users of the bridleway could have the opportunity to experience brief views of vehicles utilising the access track. However, any views would be limited to short sections of the bridleway.</p> <p>The view is taken from within the Application Site, the field in the foreground of the view would be kept free from development with the exception of an access track. In the Alternative Scheme, the built form which was present in the field (to the west of the sub-station) beyond the hedgerow to the left of the view, in the Refused Scheme has been removed. The access track would be similar to other agricultural access tracks in the locality and therefore would be in keeping with the area.</p>	<p><b>Construction (short term)</b></p>	<p>Low Low</p>	<p>Moderate Not significant Moderate Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Low Low</p>	<p>Moderate Not significant Moderate Not significant</p>

<p><b>Viewpoint 3</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>Views towards the Proposed Developments would be restricted by well-established Site boundary hedgerows which occupy the foreground of the view. The field which users travelling along this route in a westerly direction would pass through is to be kept free from development. In the Alternative Scheme, the built form which was present in the field (to the west of the sub-station) beyond the hedgerow to the left of the view, in the Refused Scheme has been removed.</p>	<p><b>Construction (short term)</b></p>	<p>Low None</p>	<p>Moderate Not significant No change Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
<p><b>Viewpoint 4</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>This is a transient and oblique view experience by PRoW users travelling along the bridleway near Stubbins Farm. Users would have a brief opportunity to experience views towards and into the</p>	<p><b>Construction (short term)</b></p>	<p>Medium Medium</p>	<p>Major, short term Significant Major, short term Significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Medium Medium</p>	<p>Major, Significant Major</p>

<p>Application Site through gaps in the intervening field boundary vegetation Views of the operational developments and any construction or decommissioning activities taking place on the Application Site would be filtered by existing boundary vegetation. In both the Refused and Alternative Scheme, due to the low lying nature of the proposals, views to the wooded horizon beyond the Application Site could still be experienced with the proposals in place. The proposed substation would be seen in the context of the existing adjacent pylon. Once the proposed boundary vegetation has matured the proposed built form would be gradually screened from view. There is no change between the assessment of the Development Proposals (Refused and Alternative Scheme) as no amendment has been made to the proposed built form or vegetation that would be present in the view.</p>			Significant
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Low Low</p>	<p>Moderate Not significant Moderate Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
<p><b>Viewpoint 5</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>The existing intervening boundary vegetation along part of the northern boundary of the Application Site which includes dense belts of trees and well-</p>	<p><b>Construction (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>

established hedgerows would restrict views of the proposed built form (within the Refused and Alternative Scheme) and any construction or decommissioning activities taking place on the Application Site.	<b>Operation Year 10 (medium term)</b>	None None	No change Not significant No change Not significant
	<b>Decommissioning (short term)</b>	None None	No change Not significant
<b>Summary of Robin Hood Way a Long Distance Footpath (Viewpoint 6)</b>			
This majority of this long distance route runs through farmland subdivided into fields, the boundaries of which are demarcated by hedgerows and treecover. This vegetation together with accommodation of topography and other treecover and hedgerows in the intervening landscape would mean that most sections of this route would be visually unaffected by the proposed solar farm.			
<b>Viewpoint 6</b>  <b>Receptors</b> PRoW user: <b>High</b>  The Robin Hood Way a Long Distance Footpath travels through Southwell and out towards Halam. Viewpoint 6 is taken from the slightly elevated position to the northeast of the Site, from along the Robin Hood Way and looks in a south-westerly orientation across the gently undulating landscape towards the Application Site. The intervening landform in combination with existing vegetation which includes trees prevents views of the Proposed Developments (Refused and Alternative Scheme).	<b>Construction (short term)</b>	None None	No change Not significant No change Not significant
	<b>Operation Year 1 (medium term)</b>	None None	No change Not significant No change Not significant
	<b>Operation Year 10 (medium term)</b>	None None	No change Not significant No change Not significant
	<b>Decommissioning (short term)</b>	None None	No change Not significant No change Not significant

**Summary of local roads to the east and southeast (Viewpoints 7 and 8)**

Within the local area, the network of public highways is limited. It includes a number of unclassified roads that connect the various settlements in the landscape. The typical character of these minor roads tends to be narrow, with hedgerows, hedgerow trees and built form situated immediately beyond the surface of the carriageway.

<p><b>Viewpoint 7</b></p> <p><b>Receptors</b> Road user: <b>Medium</b></p> <p>For road users travelling along the unnamed road which runs between the A617, travelling north towards Southwell, dense roadside vegetation in conjunction with a woodland plantation, which wraps around the eastern extent of the Application Site, restricts views of the Proposed Development (Refused and Alternative Scheme).</p>	<p><b>Construction (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>

<p><b>Viewpoint 8</b></p> <p><b>Receptors</b> Road user: <b>Medium</b></p> <p>Whilst the road users would be passing in close proximity to the proposed access point, post-construction it is proposed that a traditional farm gate would be installed which would be in keeping with other farm gates in the vicinity of the Application Site. The security gate and security fencing would be set back from the road, obscured from view (Refused and Alternative Scheme).</p> <p>The view experienced by road users would be oblique and transient, with the farm gate occupying a comparatively small section of the existing roadside hedgerow. The main elements of the Proposed Development (Refused and Alternative Scheme) such as the panels would be set back from this location (by approximately 140m) and would be screened from view.</p>	<p><b>Construction (short term)</b></p>	<p>Medium <b>Medium</b></p>	<p>Moderate Not significant <b>Moderate</b> <b>Not significant</b></p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Low <b>Low</b></p>	<p>Minor Not significant <b>Minor</b> <b>Not significant</b></p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Low <b>Low</b></p>	<p>Minor Not significant <b>Minor</b> <b>Not significant</b></p>
	<p><b>Decommissioning (short term)</b></p>	<p>Medium <b>Medium</b></p>	<p>Moderate Not significant <b>Moderate</b> <b>Not significant</b></p>
<p><b>Visitors to the churchyard of St James' Church (Viewpoint 9)</b></p> <p>Views from within the churchyard towards the Application Site are filtered by both vegetation within the churchyard, which includes evergreen species, field boundary vegetation and a section of plantation woodland.</p>			

<p><b>Viewpoint 9</b></p> <p><b>Receptors</b> Churchyard visitor: <b>Medium</b></p> <p>Whilst filtered views of the construction traffic may be experienced over a temporary period of time, the main elements of the Proposed Development (Refused and Alternative Scheme) such as the solar panels, security fencing and substation would be largely screened from view. A traditional farm gate is to be placed at the Site entrance which would help to retain the agricultural character of the view beyond the churchyard.</p>	<p><b>Construction (short term)</b></p>	<p>Low Low</p>	<p>Minor Not significant Minor Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Low Low</p>	<p>Minor Not significant Minor Not significant</p>
<p><b>Summary of PRow 186/3/1 (Viewpoint 10)</b></p> <p>PRow 186/3/1 lies to the south of the Application site and the hamlet of Halloughton. The far eastern section of this route which is in close proximity to the hamlet of Halloughton would be visually unaffected as lines of sight towards the proposed scheme would be interrupted by mature hedges, treecover and built form.</p> <p>Further west of Halloughton, this PRow is located on local higher ground in the vicinity of Halloughton Wood. From a short stretch of this bridleway, there is the opportunity to gain northward views over an existing hedgerow and post and wire fence which sits alongside the track. From this location due to the mature tree belts and hedgerows and treecover generally in the intervening landscape, the opportunity to gain views of the Proposed Developments would be very limited.</p>			



<p><b>Viewpoint 10</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>The view looks in a northerly orientation across the gently undulating agricultural landscape towards the Application Site, which is located towards the horizon of the view. Existing field boundary vegetation, which includes belts of trees are expected to screen much of the proposed built form. Based on the Refused Scheme the built form would be expected to be partially visible in the field to the west of e at Year 1. This area of built form has been removed from the Alternative Scheme and as result, much of the proposed built form would be screened from view from this viewpoint.</p> <p>By Year 10 once the proposed enhancement vegetation has matured, views of the Proposed Development within the Refused Scheme screened. Views of the Proposed Development within the Alternative Scheme would also be restricted further.</p> <p>Importantly with either the Proposed Developments in situ, the elements of the built form would not be a dominant feature in the view. Nor are they expected to break the skyline.</p>	<p><b>Construction (short term)</b></p>	<p>Low Negligible</p>	<p>Moderate Not significant Negligible Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Low Negligible</p>	<p>Moderate Significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant</p>

**Summary of local roads to the east and southeast (Viewpoint 11)**

Within the local area, the network of public highways is limited. It includes a number of unclassified roads that connect the various settlements in the landscape. The typical character of these minor roads tends to be narrow, with hedgerows, hedgerow trees and built form situated immediately beyond the surface of the carriageway. To the west Halloughton, the minor road continues only to serve one farm, Halloughton Wood Farm. From this short stretch of highway, the Application Site is set back from the highway, its full extent obscured by vegetation.

<p><b>Viewpoint 11</b></p> <p><b>Receptors</b> Road user: <b>Medium</b></p> <p>The view is taken on the western edge of Halloughton and looks in a northerly direction across the adjacent agricultural fields towards the Site. The Proposed Development would be situated in the mid view, beyond the intervening vegetation, which also screens the vast majority of the Application Site.</p> <p>As illustrated on the layout for the Refused Scheme the panels in the field to the west of the existing northwest-southeast orientated tree belt would be visible during the early life of the proposals.</p> <p>On the layout for Alternative Scheme the panels and supporting infrastructure are removed from this field, resulting in the proposed built form being screened from view.</p>	<p><b>Construction (short term)</b></p>	<p>Low Negligible</p>	<p>Minor Not significant Negligible Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Low Negligible</p>	<p>Minor Not significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
<p><b>View from Cotmoor Lane Byway</b></p>			

Views from the PRoW network to the southwest of the Application Site are represented by Viewpoint 12, which is taken on the southernmost extent of Cotmoor Lane Byway (186/9/1). The gently sloping grassland fields in the foreground of the view are not located within the Site. A hedgerow located in the mid-view marks part of the Application Sites western boundary. A well-established existing northwest-southeast orientated tree belt situated to the north of Halloughton restricts views across the southern extent of the Application Site.

<p><b>Viewpoint 12</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>As illustrated on the layout for the Refused Scheme the panels in the field to the west of the existing northwest-southeast orientated tree belt would be visible during the early life of the proposals beyond the hedgerow in the mid-view.</p> <p>On the layout for Alternative Scheme the panels and supporting infrastructure are removed from this field, resulting in the proposed built form being screened from view by the existing intervening vegetation.</p>	<p><b>Construction (short term)</b></p>	<p>Low Negligible</p>	<p>Moderate Not significant Negligible Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Low Negligible</p>	<p>Moderate Not significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Low Negligible</p>	<p>Moderate Not significant Negligible Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Low Negligible</p>	<p>Moderate Not significant Negligible Not significant</p>

**Summary of PRoW 209/43/1 (Viewpoint 13)**

PRoW 209/42/1 is broadly orientated north-south. Views towards the Application Site are restricted by the mature hedgerows that run along the western boundary of the Application Site boundary. Given the nature of the topography would be no opportunity to observe the solar farm along much of the route of 209/42/1 where it passes in close proximity to the Application Site, except for the odd location where there is a gap in the existing hedgerow under existing mature trees. This route extends further south towards woodland, located southwest of the Application site. The intervening treecover and hedgerows in the intervening landscape would substantially limit the opportunity to gain views of the Proposed Developments (Refused and Alternative Scheme). A nearby pylon and the overhead

transmission lines dominate the view, with partial views of the proposals within one field in the middle distance. All the other fields associated with the Proposed Developments would be screened from view, due to treecover and hedgerows. There would as a consequence be no appreciation of the wider extent of the Proposed Developments from this viewpoint location. Where this bridleway terminates and connects with Cotmoor Lane Byway (209/80/1 and 2), this route is flanked on either side by mature hedgerows and treecover such that users of this recreational route would be visually unaffected by the Proposed Developments.

<p><b>Viewpoint 13</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>Views from this location would be heavily restyicted in both the summer and winter months despite the Proposed Developments (Refused and Alternative Scheme) being located in relative close proximity.</p>	<p><b>Construction (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>

**Summary of PRoW 209/42/1, 209/43/1 and 209/43/2 (Viewpoint 14,15,16 and 17)**

The footpath links the west side of Southwell to the main Oxton Road. From this main highway, the footpath extends southward towards the Application Site. Much of the route of PRoW 209/43/2, apart from a glimpsed view through a field gate, users of this route would be barely visually affected due to the screening effect of adjacent vegetation. At its southern point, it meets the Application Sites boundary and would run along the northern side of field one where views of solar arrays and fencing would be limited to only this field. There would be no perception of the wider scheme or the depth and extent of the arrays in this field as only the northern arrays adjacent to the path could be observed on this route.

<p><b>Viewpoint 14</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>The view is taken at the point where the footpath crosses the access track to Radley Farm and looks in a southerly direction into the Application Site. The Proposed Developments (Refused and Alternative Scheme) would be situated within the mid view, beyond the access track and existing hedgerow. Users of the footpath at this location have the opportunity to experience oblique, transient, and glimpsed views of the proposals at this location.</p>	<p><b>Construction (short term)</b></p>	<p>Low Low</p>	<p>Moderate Not significant Moderate Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Low Low</p>	<p>Moderate Not significant Moderate Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
<p><b>Viewpoint 15</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>PRoW users along footpath 209/43/1 travelling through the Application Site would experience close up views,</p>	<p><b>Construction (short term)</b></p>	<p>High High</p>	<p>Major Significant Major Significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>High High</p>	<p>Major Significant Major Significant</p>

<p>primarily of the security fencing the rear of the panels. Based on the Alternative Scheme a line of hedgerows with trees is proposed alongside the footpath. At present for footpath users travelling along the route do not have long-ranging views across the landscape to the south due to the intervening undulating landform in the foreground.</p>	<p><b>Operation Year 10 (medium term)</b></p>	<p>High Low</p>	<p>Major Significant Moderate Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>High Negligible</p>	<p>Major Significant Negligible Not significant</p>
<p><b>Viewpoint 16</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>The hedgerow in the foreground of the view marks the boundary and restricts views into the Application Site. It is anticipated that this dense hedgerow would heavily filter views of the Proposed Developments (Refused and Alternative Scheme).</p> <p>On the Alternative Scheme, the built form has been pulled back from the northeast corner of the Application Site.</p>	<p><b>Construction (short term)</b></p>	<p>Low None</p>	<p>Moderate Not significant No change Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Low None</p>	<p>Moderate Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>Negligible None</p>	<p>Negligible Not significant No change Not significant</p>

<p><b>Viewpoint 17</b></p> <p><b>Receptors</b> PRoW user: <b>High</b></p> <p>The view is taken just off the B6386 from along footpath 209/43/2, and looks in a south-westerly orientation towards the Site. Layers of intervening vegetation, including trees, are expected to restrict and prevent views of the Proposed Development Proposed Developments (Refused and Alternative Scheme)</p>	<p><b>Construction (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
<p><b>Views from the ProW network to the north of the Application Site</b></p> <p>There is a comprehensive network of PRoWs to the north of the Application Site to the west of Halam. Viewpoint 18 is taken from along the Robin Hood Long Distance Footpath and looks in a south-easterly orientation across the undulating landscape towards the Application Site.</p>			

<b>Viewpoint 18</b>  <b>Receptors</b> PRoW user: <b>High</b>  The view is taken at a point where the Robin Hood Way Long Distance Footpath connects to the wider network of byways. The horizon of the view contains multiple belts and blocks of woodland. The intervening landform and vegetation would restrict views of the Proposed Developments (Refused and Alternative Scheme).	<b>Construction</b> <b>(short term)</b>	None None	No change Not significant No change Not significant
	<b>Operation Year 1</b> <b>(medium term)</b>	None None	No change Not significant No change Not significant
	<b>Operation Year 10</b> <b>(medium term)</b>	None None	No change Not significant No change Not significant
	<b>Decommissioning</b> <b>(short term)</b>	None None	No change Not significant No change Not significant
<b>Views requested by the Case Officer and Conservation Officer at Newark and Sherwood</b> Following discussions, three additional viewpoints were recorded. These three viewpoints are taken from near Brinkley Hall Farm; from PRoW footpath 209/12/1 on the edge of Southwell Conservation Area and; from within the grounds of Southwell Minster.			
<b>Viewpoint A</b>  <b>Receptors</b> Road user: <b>Medium</b>	<b>Construction</b> <b>(short term)</b>	None None	No change Not significant No change Not significant



<p>The view is taken from Fiskerton Road near Brinkley Hall Farm. Dense, well-established roadside and field boundary vegetation restricts views across the adjacent landscape towards the Site. Views from within the grounds of the farm are expected to be restricted by vegetation along the the boundary of the property.</p>	<p><b>Operation Year 1 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
<p><b>Viewpoint B</b></p> <p><b>Receptors</b> RPOW user: <b>High</b></p> <p>The view is taken from the Easthorpe end of the Southwell Conservation Area. The view looks across the gently sloping landscape to the south of Southwell towards the Site which is obscured from view by intervening landform.</p> <p>The additional tree planting proposed around the periphery of the Application</p>	<p><b>Construction (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>

<p>Site (illustrated on both the Refused and Alternative Scheme layouts would aid in further restricting views of the proposed built form.</p>	<p><b>Decommissioning (short term)</b></p>	<p>Negligible Negligible</p>	<p>Negligible Not significant Negligible Not significant</p>
<p><b>Viewpoint C</b></p> <p><b>Receptors</b> A visitor to Southwell Minster: <b>High</b></p> <p>The view is taken from within the grounds of Southwell Minster, the boundary of which is formed of a mix of stone walls and vegetation including trees. Views towards the Application Site are curtailed and restricted by intervening built form and vegetation</p>	<p><b>Construction (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 1 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Operation Year 10 (medium term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>
	<p><b>Decommissioning (short term)</b></p>	<p>None None</p>	<p>No change Not significant No change Not significant</p>