

Appendix 10.2  
**Landscape and Visual Impact Significance Tables**



## Appendix 10.2

### Landscape and Visual Impact Significance Tables

#### *Key to Tables*

##### **Evaluation**

Severe	Sev
Major	Maj
Moderate	Mod
Minor	Min
Negligible	Neg

##### **Duration**

T	Temporary - Less than one year
ST	Short-term - One year to five years
MT	Medium-term - Five years to ten years
LT	Long-term - Ten years to 25 years
P	Permanent -Greater than 25 years/Irreversible

##### **Type of effect**

D	Direct Effects - Effects that are caused by activities which are an integral part of the scheme.
Ind	Indirect Effects - Effects that are due to activities that are not part of the scheme, e.g. regeneration benefits attributable to the scheme.
Pr	Primary Effects - The first effect of a scheme activity e.g. alteration to watercourse.
Se	Secondary Effects - Effects that are a consequence of a primary effect, e.g. changes to aquatic fauna as a result of altering watercourse.
Res	Residual – Effects that that cannot be mitigated

All effects will be considered **negative** unless otherwise stated.

##### **Terms and Expressions**

Transient – Views experienced when the observer is moving quickly and has limited time to appreciate the full extent or composition of the scene e.g. views from cars or trains.

Glimpse – Views which only become available from a precise location in a specific position or the majority of the object in view is being screened e.g. a gap in an otherwise dense hedgerow

Open view – where the observer has limited obstruction in the line of site towards the target being viewed.

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**LANDSCAPE IMPACT SIGNIFICANCE**

Receptor	Predicted Impacts	Magnitude	Sensitivity	Significance	Following mitigation	Duration	Type
Grassland	<b>Construction</b> Loss of managed, poor quality grassland (0.8ha around Lake 104 and 1.7ha around Lake 103).	Mod	Min	Min	Neg to +Min	P	Pr, D
	<b>Operation</b> Improved management of grassland around lake 103, 103a and Milestone	Mod	Min	+ Min	+ Min	P	Ind
	<b>Proposed Mitigation</b> <ul style="list-style-type: none"> <li>• Re-sowing a non-competitive grass sward on disturbed soils and or natural recolonisation.</li> <li>• Using low fertility soils in areas of disturbance.</li> <li>• Encourage damp and wet grasslands in SUDS areas</li> </ul>						
Hedgerows within site	<b>Construction</b> Loss of 27m of (H20) @ A417 verge for site access and 5m for cycle route	Mod	Mod	Mod	Min	P	Pr D
	Loss of 5m of (H2) for lake 103 to 104 access	Min	Mod	Min	Min	P	Pr D
	Loss of 10m of (H1) for lake 103 to 104 weir/inlet connections.	Min	Mod	Min	Min	P	Pr D
	Loss of 45m of (H10) in lake 103 – identified for removal in BS5837 survey.	Mod	Neg	Neg	Neg	P	Pr Ind
	Potential root damage to (H1) for pedestrian access from car parks to pavilions on the west shore of lake 103	Neg	Mod	Neg	Min	P	Pr D
	Replace 115m Leylandii hedgerow along northern boundary of Milestone and others within site	Mod	Min	Min	+ Mod	P	Ind
	Potential root damage to H16-17 thorough upgrading BFA30 to a cycle route	Min	Mod	Min	Neg	P	Ind
<b>Operation</b> Existing hedgerows H1, 3, 4, 8,9,16 and 20 gapped up and managed for wildlife. Will also aid with improved screening of views from footpaths.	Mod	Mod	+ Mod	+ Mod	P	Ind	

Receptor	Predicted Impacts	Magnitude	Sensitivity	Significance	Following mitigation	Duration	Type
	<p><b>Proposed Mitigation</b></p> <p>All hedgerows with potential to be affected by construction works to be protected by fencing to BS5837.</p> <p>Introduce new native hedgerows to improve wildlife corridor links and increase filtering of views.</p> <p><u>Lake 104</u></p> <p>Planting 161 lin m of native hedgerow to the perimeter of proposed leisure parking in the northeast</p> <p><u>Lake 103</u></p> <p>Reinforcement planting to all boundary hedges approximately 1020m at varying densities to thicken gap up.</p> <p>Planting 80m boundary of new native hedgerow to north.</p> <p><u>Lake 103a</u></p> <p>Reinforce H10 &amp; H8 with 100 lin m of native hedgerow.</p> <p><u>Milestone</u></p> <p>Replace existing Leylandii hedgerow with a native hedgerow (60 lin m), other leylandii hedgerows within site not replaced.</p> <p>Improve management to existing hedgerows.</p> <p>Infill gaps.</p> <p>No dig construction and porous surfaces within RPA's</p> <p>Control rabbit damage.</p>						
Trees/scrub around site (Local)	<p><b>Construction</b></p> <p>Category R trees recommended for removal within BS5837 tree survey</p>	Mod	Neg	Min	Neg	P	Sec D
	Lake 104 – loss of 1500m <sup>2</sup> of scrub (east shore)	Min	Mod	Mod	Neg	T	Pr D
	Lake 103 – loss of 980m <sup>2</sup> of scrub (combined on all shores)	Min	Mod	Mod	Neg to +Min	T	Pr D
	Lake 103a - loss of 1349m <sup>2</sup> of scrub (combined on all shores)	Min	Mod	Mod	Neg to +Min	T	Pr D
	Milestone – loss of 862m <sup>2</sup> of scrub	Min	Min	Min	Neg to +Min	T	Pr D
	<p><b>Operation</b></p> <p>Occasionally crown reduction to avoid nuisance and loss of light.</p>	Min	Maj	Min	Neg	P	Sec Ind

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Receptor	Predicted Impacts	Magnitude	Sensitivity	Significance	Following mitigation	Duration	Type
	<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>All trees with potential to be affected by works to be protected to BS5837 standards.</li> <li>Native tree species to be introduced within the development, adjacent to new roads and footpaths/cycleways</li> <li>No dig construction and porous surfaces employed within RPA's</li> <li>Pollarded willows and other mature specimens around Lake 103 and 103a to be retained.</li> <li>Utilise existing tracks where feasible topped up with gravel.</li> </ul> <p><u>Lake 104</u> Planting 2500m<sup>2</sup> of scrub/tree planting to the east northeast shore, new water body and leisure building</p> <p><u>Lake 103</u> Planting 2052m<sup>2</sup> of scrub/tree planting around Lake 103</p> <p><u>Lake 103a</u> Planting 1915 m<sup>2</sup> of scrub/tree planting around Lake 103a</p> <p><u>Milestone</u> 752m<sup>2</sup> of native planting replacing some of the ornamental species around the site</p>						
Footpaths	<p><b>Construction</b></p> <p>Public footpath and cycle route created on the A417 Fairford Rd to link with other off-site facilities.</p>	Maj	Mod	+ Mod	N/A	P	Sec D
	<p>BFA 30, 31 32Footpath surfaces with the application site to be upgraded to provide improved all year round access for all abilities.</p>	Mod	Maj	+Mod	N/A	P	Sec D
	<p><b>Operation</b></p> <p>Realignment of the permissive section of BFA 30 in the NE of lake 104 onto its original definitive route.</p>	Min	Maj	+ Mod	N/A	P	Sec D
	<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>Footpaths to be protected by fencing.</li> <li>No dig construction using sustainable materials such as timber and gravel.</li> </ul> <p>Increased potential for public access of all abilities</p>						
	<p><b>Construction</b></p> <p><b>Lake 104</b> Re-profiling 240 m of shoreline on the northeast shore for the BFA 30 realignment and pavilion access track.</p>	Min	Maj	Mod	Neg	P	Pr D

Receptor	Predicted Impacts	Magnitude	Sensitivity	Significance	Following mitigation	Duration	Type
	Loss of 1500m scrub on southern promontory	Min	Mod	Min	Neg	T	Pr D
	<b>Lake 103</b> Re-profiling 944m of shoreline of Lake 103 loss of 980m <sup>2</sup> of scrub	Min	Min	Min	Neg	P	Pr D
	<b>Lake 103A</b> Re-profiling 149m of shoreline	Min	Mod	Mod	Neg	P	Pr D
	Loss of 1349m <sup>2</sup> of scrub	Min	Mod	Mod	Neg	T	Pr D
	<b>Milestone</b> Re-profiling 414lin m	Mod	Min	Min	Min	P	Pr D
	Loss of 862m <sup>2</sup> of scrub	Min	Min	Min	Neg	T	Pr D
	<b>Operation</b> Management of water bodies for wildlife and improvement of local character	Mod	Min-Maj	+ Min-Mod	+ Mod	P	Sec D
	<b>Proposed Mitigation</b> <ul style="list-style-type: none"> <li>• Encouragement of reeds on newly created bank profiles and diversity of waterside habitat.</li> <li>• Works carried out in dormant season.</li> <li>• Cut-back and translocate vegetation where appropriate.</li> <li>• New native scrub and tree planting to replace losses during construction</li> </ul>						

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**VISUAL IMPACT**

Receptor	Predicted Impacts	Magnitude	Sensitivity	Significance	Following mitigation	Duration	Type
<b>RESIDENTIAL</b>							
<b>Beaunoor Barn House, Bull Pens &amp; Meadowcroft</b>	<b>Construction</b> Potential for glimpsed views of construction activities along towards northeast, Lake 104 and the western shore of lake 103/Milestone from one upstairs window – Garden vegetation screens views at ground level	Min	Mod	Min	Min	ST	Pr D
	<b>Operation</b> Glimpses of upper elevations of lodges reducing as planting matures Potential for increased illumination on the horizon.	Min	Mod	Min	Neg	P	Pr D,Ind
	<b>Proposed Mitigation</b> <ul style="list-style-type: none"> <li>• Gapping up and enhancing of existing hedgerows around lake 103.</li> <li>• Retention of majority of existing landscape around lake 104.</li> <li>• Native trees and shrubs to be interspersed amongst the development to break up the roofscape and integrate the development into the landscape.</li> <li>• Roofs to be muted colours and at different heights to break up roofline.</li> <li>• Planting to the west of the car park and leisure building</li> <li>• Lighting restrictions and control on the type and direction of illuminaires</li> </ul>						
<b>No.6 Cinder Lane House</b>	<b>Construction &amp; Operation</b> Views screened by mature vegetation, industrial building and bunding outside the northwest boundary of the site	Neg	Neg	Neg	Neg	ST P	Pr, Sec D

<b>PUBLIC RIGHTS OF WAY – (Outside The Site)</b>							
<b>BFA 31</b> <b>Fairford to site boundary</b>	<b>Construction</b> Occasional glimpsed views over lake 104 west boundary hedgerow (H13) mainly in winter.	Min	Min	Min	Min	ST	Pr D
	<b>Operation</b> Occasional glimpsed views of roofs over western boundary hedge (H13). Potential for increased illumination on the horizon.	Min	Min	Min	Neg	P	D
	<b>Mitigation</b> <ul style="list-style-type: none"> <li>• Gapping up and enhancing of existing boundary hedgerows around lake 103.</li> <li>• Retention of majority of existing landscape around lake 104.</li> <li>• Native trees and shrubs to be interspersed amongst the development to break up the roofscape and integrate the development into the landscape.</li> <li>• Roofs to be muted colours and at different heights to break up roofline.</li> <li>• Planting to the west of the car park and leisure building</li> </ul> Lighting restrictions and control on the type and direction of illuminaires						
<b>BFA 21</b>	<b>Construction &amp; Operation</b> Views into site screened by a series of mature dense hedgerows including (H12).	Neg	Maj	Neg	N/A	N/A	N/A
<b>BKD 32</b>	<b>Construction &amp; Operation</b> Views into site screened by a series of mature dense hedgerows including (H12).	Neg	Maj	Neg	N/A	N/A	N/A
<b>BFA 29 &amp; 34</b>	<b>Construction &amp; Operation</b> Views into the site screened by mature trees adjacent to the River Coln	Neg	Mod	Neg	Neg	N/A	N/A
<b>BFA 32 –Lake 105 margins</b>	<b>Construction</b> Close and middle distance of development around 103a and 103 heavily filtered through the mature treed hedgerow (H8/H9) decreasing in full leaf cover.	Min to Mod	Min	Min to Mod	Min To Mod	ST	Pr D
	<b>Operation</b> Views gradually diminishing as enhancement planting and management takes place	Min to Mod	Min	Min to Mod	Neg	P	Sec D

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<b>Proposed Mitigation</b>							
<ul style="list-style-type: none"> <li>• Gapping up and enhancing existing hedgerow (H8/H9).</li> <li>• Native trees and shrubs to be interspersed amongst the development to break up the roofscape.</li> <li>• 103A development to be low intensity low impact pavilions with green roofs and muted colours.</li> <li>• Low intensity development on the northeast/east shores of Lake 103a.</li> </ul>							
<b>PUBLIC RIGHTS OF WAY – (Within The Site)</b>							
<b>BFA 30 lake 104 - northwest shore to northeast</b>	<b>Construction</b>						
	Close, partially blocked and filtered views of works to leisure facility lake 103 and milestone increasing as footpath heads east past H15/16 which serve to block views of leisure area.	Min to Maj	Maj	Min to Maj	Min to Mod	ST	Pr D
	Glimpsed filtered views over vegetation surrounding east and north shore lake 104 vegetation towards Milestone and west shore of Lake 103.	Min to Mod	Maj	Min to Mod	Min to Mod	ST	Pr D
	103a screened by intervening layers of vegetation	Neg to Min	Maj	Min	Min	ST	Pr D
	<b>Operation</b>						
	Close, but increasingly filtered views of leisure building and infrastructure on the northeast of Lake 104 from the northeast. Glimpses of occasional vehicle movements on the northeast shore of 104.	Min to Mod	Maj	Min to Mod	Min	P	Sec D
Glimpsed views over vegetation towards development at Milestone and Lake 103	Min	Maj	Min to Mod	Min	P	Sec D	
103a predominantly screened by intervening layers of vegetation	Neg to Min	Maj	Min to Mod	Min	P	Sec D	

	<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>• Gapping up and enhancement of existing hedgerows.</li> <li>• Retention of majority of existing landscape features around Lake 104 east and north margins.</li> <li>• Leisure facility set against the backdrop of Hedgerow (H2) and close to A417</li> <li>• Native trees and shrubs to be interspersed amongst the leisure development and pavilions to break up the roofscape and integrate the development into the landscape.</li> <li>• Roofs to be muted colours and at different heights to break up roofline.</li> <li>• Road infrastructure beyond the adopted highway to be predominantly single track shared surface with passing places and finished with a gravel type surface.</li> <li>• Overspill car park to leisure building to be reinforced grass</li> <li>• Buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li> <li>• Views and vistas across lake 104 to be retained and others to be created at strategic points on the northeast shore.</li> <li>• Footpath diversion from the permissive to its definitive route will reduce the visual impact of the leisure facility.</li> <li>• No high level street lighting to be used in the car parks. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li> </ul>						
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">BFA 30 from the northeast corner to southeast shore of Lake 104</p>	<p><b>Construction</b> Close open, filtered and blocked views of works around lake 103 as footpath heads south towards junction with BFA 32.</p>	<p>Min to Maj</p>	<p>Maj</p>	<p>Min to Maj</p>	<p>Min to Maj</p>	<p>ST</p>	<p>Pr D</p>
	<p>Heavily filtered views of Milestone and 103a. Carparks on east shore of 104 screened by scrub.</p>	<p>Neg to Min</p>	<p>Maj</p>	<p>Min to Mod</p>	<p>Min to Mod</p>	<p>ST</p>	<p>Pr D</p>
	<p><b>Operation</b> Increasingly filtered views of pavilions on the shores of Lake 103.</p>	<p>Min to Maj</p>	<p>Maj</p>	<p>Min to Maj</p>	<p>Min to Mod</p>	<p>P</p>	<p>Sec D</p>
	<p>Glimpsed views development at Milestone and west shore of Lake 103a.</p>	<p>Neg to Min</p>	<p>Maj</p>	<p>Min to Mod</p>	<p>Min to Mod</p>	<p>ST P</p>	<p>Sec D</p>

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<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Gapping up and enhancement of existing hedgerow H1 between 103 and 104.</li> <li>• Retention of majority of existing landscape around Lake 104 and boundaries.</li> <li>• Native trees and shrubs to be interspersed amongst the pavilion development to break up the roofscape and integrate the development into the landscape.</li> <li>• Roofs to be muted colours and at different heights to break up roofline.</li> <li>• Road infrastructure beyond the adopted highway to be predominantly single track shared surface with passing places and finished with a gravel type surface.</li> <li>• Small scale carpark areas to be informally shaped with gravel surface</li> <li>• Willow and hazel hurdles used to limit views of unsightly elements.</li> <li>• Buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li> <li>• Views and vistas across lake 104 to be retained and others to be created at strategic points on the northeast shore following diversion of the footpath.</li> <li>• No high level street lighting to be used in the car parks. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li> </ul>							
<p><b>BFA32- From southwest Lake 104 to lake 105</b></p>	<p><b>Construction</b> Views of works screened from southwest and for most of the route along the south shore of 104.</p>	Neg to Min	Maj	Min	Min	ST	Pr D
	<p>Occasional views over vegetation on NE shore towards leisure building with glimpses of works on west shore of lake 103/103a as path approaches southeast shore of lake 104 and heads north to meet BFA30.</p>	Min to Mod	Maj	Min To Mod	Min to Mod	ST	Pr D
	<p>Close mainly filtered views with occasional open glimpses between bankside vegetation on the section between lake 103 and 103a before reaching 105 boundary.</p>	Neg to Maj	Mod	Min to Mod	Min to Mod	ST	Pr D
	<p><b>Operation</b> Views screened from southwest and for most of the route along the south shore of 104.</p>	Neg To Min	Maj	Min To Mod	Min	ST	Sec D

	Occasional filtered views of leisure building but car parking predominantly screened. Filtered views of pavilions on Lake 103/103a as path approaches southeast shore of lake 104 and heads north towards junction with BFA30.	Min To Mod	Maj	Mod	Min	ST	Sec D
	Views filtered and occasional open glimpses of roads and pavilions between bankside vegetation on the section between lake 103 and 103a	Min To Mod	Maj	Min to Mod	Min	P	Sec D
<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>• Gapping up and enhancement of existing hedgerow H1 between 103 and 104.</li> <li>• Retention of majority of existing landscape around Lake 104 and boundaries.</li> <li>• Native trees and shrubs to be interspersed amongst the pavilion development to break up the roofscape and integrate the development into the landscape.</li> <li>• Roofs to be muted colours and at different heights to break up roofline.</li> <li>• Road infrastructure beyond the adopted highway to be predominantly single track shared surface with passing places and finished with a gravel type surface.</li> <li>• Small scale car park areas to be informally shaped with gravel surface</li> <li>• Willow and hazel hurdles used to limit views of unsightly elements.</li> <li>• Buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li> <li>• Views and vistas across lake 104 to be retained.</li> <li>• No high level street lighting to be used in the car parks. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li> </ul>							
BFA 31/33-Southwest corner and west shore of Lake 104	<p><b>Construction</b></p> <p>Open and occasionally filtered views across the lake towards east and northeast shores with the leisure facility, Milestone, 103 and 103a heavily filtered by intervening vegetation on the near horizon</p>	Min to Mod	Maj	Mod	Min to Mod	ST	Pr D
	<p><b>Operation</b></p> <p>Open and occasionally filtered views across the lake towards northeast shores and leisure facility</p>	Min to Mod	Maj	Min to Mod	Min	P	Sec D

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	Views of Milestone, 103 and 103a heavily filtered by intervening vegetation on the near horizon, reducing as vegetation matures. Roads and car park surfaces screened but occasional glimpses of vehicular movements on the northeast shore of lake 104, reducing as new scrub vegetation matures.	Min to Mod	Maj	Min to Mod	Neg to Min	P	Sec D
<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>• Gapping up and enhancement of existing hedgerow H1 between 103 and 104.</li> <li>• Retention of majority of existing landscape around Lake 104 and boundaries.</li> <li>• Native trees and shrubs to be interspersed amongst the pavilion development to break up the roofscape and integrate the development into the landscape.</li> <li>• Roofs to be muted colours and at different heights to break up roofline.</li> <li>• Road infrastructure beyond the adopted highway to be predominantly single track shared surface with passing places and finished with a gravel type surface.</li> <li>• Buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li> <li>• Views and vistas across lake 104 to be retained.</li> <li>• No high level street lighting to be used in the car parks. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li> </ul>							
<b>OTHERS</b>							
A417	<p><b>Construction</b></p> <p>Transient filtered views towards construction activities around the northern area of Lake 104 through Hedge H20.</p>	Min to Mod	Mod	Min to Mod	Min	ST	Pr D
	<p>More open views of car park when opposite new site entrance but building will be screened by existing vegetation.</p> <p>Glimpses of development at Milestone through existing site entrance.</p>	Min	Mod	Min	Min	ST	Pr D

	<b>Operation</b> Transient filtered views of leisure facility and occasional open glimpses of car park, reducing as vegetation matures.	Min to Mod	Mod	Mod	Min to Neg	P	Sec D
	Views will become available from proposed cycleway/footpath bordering H20.	Maj	Mod	Mod to Maj	Min to Mod	P	Sec D
	Urbanisation of highway	Min	Mod	Min to Mod	Min	P	Sec D
<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>• Gapping up of H20.</li> <li>• Retention of majority of existing landscape around Lake 104 and boundaries.</li> <li>• Native trees shrubs and hedges to be interspersed amongst the leisure development and car park.</li> <li>• Leisure facility to be sited next to the Milestone boundary to reduce the spread of built form along the A417 and to avoid open views from the highway..</li> <li>• Road infrastructure beyond the adopted highway to be predominantly single track shared surface with passing places and finished with a gravel type surface.</li> <li>• No kerbs to be used on non-adopted highways</li> <li>• Willow and hazel hurdles used to limit views of unsightly elements.</li> <li>• Leisure buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li> <li>• No high level street lighting to be used in the car parks or on the A417. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li> </ul>							
Whelford Road (North)	<b>Construction</b> Transient very limited glimpsed filtered views across the gappy hedgerow (H3) and north end of Lake 105 towards Lake 103 and Milestone.	Min	Min	Min	Min	T	Pr D
	<b>Operation</b> Filtered views of pavilions and apartments seen rising above the eastern boundary hedge (H3) reducing as mitigation planting matures.	Min to Mod	Min	Min To Mod	Min	P	Sec D

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<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>Gapping up and increasing the width of H3.</li> <li>Retention of mature boundary trees.</li> <li>Native trees shrubs and hedges to be interspersed amongst the apartments and pavilions</li> <li>Roofs to be muted colours and at different heights to break up roofline.</li> <li>Majority (85%) of buildings to be less than 10m ridge height and the remainder less than 12m to ridge.</li> <li>Willow and hazel hurdles used to limit views of unsightly elements.</li> <li>Buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li> <li>No high level street lighting to be used in the carparks or on the A417. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li> </ul>							
<b>OTHERS</b>							
Commercial Buildings on A417	<p><b>Construction</b></p> <p>Glimpses over boundary hedges H18 &amp; 19 from upper floors towards leisure facility and Milestone.</p>	Min to Mod	Min	Min	Min	ST	Pr D
	<p><b>Operation</b></p> <p>Glimpses over boundary hedges from upper floors towards leisure facility and occasional buildings at Milestone and north shore of lake 103</p>	Min Mod	Min	Min To Mod	Min	P	Sec D
	<p><b>Proposed Mitigation</b></p> <ul style="list-style-type: none"> <li>Tree and shrub planting to the west of the leisure facility.</li> <li>Retention of mature boundary features.</li> <li>Roofs to be muted colours and at different heights to break up roofline.</li> </ul>						
Lake 105 - Caravan Park, and Jet Ski Centre	<p><b>Construction</b></p> <p>Close filtered views through the gappy hedgerow (H3) towards Lake 103, 103A and Milestone.</p>	Mod	Mod	Mod	Mod	ST	Pr D
	<p><b>Operation</b></p> <p>Close filtered views of pavilions and apartments along the eastern boundary of Lake 103 and Milestone, reducing as mitigation planting matures.</p>	Mod to Min	Mod	Mod	Min to Mod	P	Sec D

	<p><b><i>Proposed Mitigation</i></b></p> <ul style="list-style-type: none"><li>• Gapping up and reinforcing the width of H3.</li><li>• Retention of mature boundary features.</li><li>• Native trees shrubs and hedges to be interspersed amongst the apartments and pavilions</li><li>• Roofs to be muted colours and at different heights to break up roofline.</li><li>• Majority (85%) of buildings to be less than 10m ridge height and the remainder less than 12m to ridge.</li><li>• Buildings to be constructed of high quality materials and design, chosen to integrate and reflect the local vernacular while creating contemporary built form.</li><li>• No high level street lighting to be used in the carparks or on the A417. Strict control of illumination times, direction, lux levels and design of luminaires to avoid/reduce light pollution and spillage.</li></ul>
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