

Adverse landscape and visual effects



Significant adverse landscape and visual effects are likely and cannot be fully mitigated, harming both local landscape character and the setting of a nationally important landscape.

or

The proposal is likely to result in significant adverse landscape and visual effects that cannot be fully mitigated. The site occupies a sensitive rural location where development would fundamentally alter local landscape character, introduce urbanising features, and erode the area's visual tranquillity. The scale, massing, and form of the scheme would be highly visible from surrounding viewpoints and would harm the setting of a nationally important landscape. Mitigation measures such as planting, bunding, or screening cannot adequately reduce these impacts due to the site's topography, openness, and the long-distance visibility of the development. As a result, the proposal conflicts with the NPPF and Local Plan landscape policies requiring the protection of valued landscapes and the conservation of nationally significant landscape settings.