

LANDSCAPE AND VISUAL IMPACT

- The scale of the development would give rise to a significant and irreversible effect on the landscape and visual impacts of the surrounding area
- Proposals should respect and complement the physical characteristics of a site and its surroundings, the historic scale and context of the setting, the natural qualities and features of the area and important public views and skylines. This does not
- The development would appear particularly intrusive and out of place in the landscape setting when viewed from Edgcott, parts of Grendon Underwood, the wider locality and from parts of the public rights of way in the locality
- The development would significantly change the pleasant rural countryside and result in irreversible and significant harm to the landscape and visual impact on the area and as an amenity space
- New developments should respect and complement the physical characteristics of the site and its surroundings, the historic scale and context of the setting. This proposal would fail to recognise the intrinsic character and beauty of our countryside, to conserve and enhance the natural environment and to reuse land that has already been developed
- The proposed 'mega' prison development is of a scale and nature, on a green field site in the open countryside, which would cause irreversible and significant harm (60 acres of developed land on a hill)
- The proposal would have a significant and irreversible, harmful impact on the character and appearance of the landscape and the setting of Grendon Underwood and Edgcott
- The proposal would intrude into the open views out of and towards the site and would be obtrusive in the wider panorama
- The local landscape forms part of the rural backdrop for the nearby heritage assets, e.g. Grendon Hall and Lawn House