

REASON FOR REFUSAL

Reason The proposed development does not demonstrate: a satisfactory siting, scale and design and therefore would have significant adverse effects on the following special qualities of the South Lewis, Harris and North Uist National Scenic Area:

- A wild, mountainous character;
- The close interplay of the natural world, settlement, and culture; and

the following Wild Land Quality of the Harris - Uig Hills Wild Land Area:

- Awe-inspiring, towering, irregular, rocky mountains that adjoin low-lying peatland or the sea, offering panoramic views and possessing a strong sense of naturalness; and

there are no exceptional circumstances or imperative reasons of overriding public interest that would outweigh this harm, contrary to the provisions of Outer Hebrides Local Development Plan (OHLDP) - Policy PD1: Development Strategy (Remote Areas) and OHLDP Policy NBH1: Landscape and of National Planning Framework 4 (NPF4) Policy: 4 -Natural Places parts 4c) and 4g).

Further, there is a clear absence of justification in relation to OHLDP Policy EI10: Communications Infrastructure parts a) and b) to prioritise the benefits of digital infrastructure provision over the protection of important landscape qualities and, the visual and amenity impacts of the proposed development have not been minimised through careful siting and design, contrary to OHLDP Policy EI10: Communications Infrastructure and NPF4 Policy 24: Digital Infrastructure.

Note: The proposed development comprises the erection of a 25-metre-high lattice telecommunications tower, hosting 3no antennas, 2no 0.6m dishes, 2no external equipment cabinets, 1no equipment cabin (containing 3no internal cabinets), 1no V-SAT Dish ancillary development thereto, contained within a 1.8 metres high post and rail fence and 2no generators.