

OBJECTION TO PLANNING APPLICATION 261695

Submitted by: Jeremy Crewe

Proposal: Construction of sports pitches and infrastructure by Luckley School.

I wish to register my strong objection to planning application 261695. I have lived in Hart Dyke Close, which directly adjoins the application site, for 22 years.

My objection is to the location, scale and intensity of this proposal, immediately beside our home and at the edge of open countryside.

From our home, the proposal would transform what is currently an open outlook into a substantial industrial size "wall". The submitted drawings indicate that the 3.5m solid acoustic barrier would be approximately 5–7m from our principal living spaces and sunny patio area with bifold doors, with the 6.5m ball-stop netting immediately beyond it, and rugby posts rising above. These measurements are approximate as no elevation drawings, assessments, or measurements have been included in the application.

It would change the outlook from our living room, patio and bedroom windows, affect the enjoyment of our home and garden, introduce recurring sporting and mechanical noise, and materially alter the open countryside setting which we and others currently enjoy.

This will undoubtedly cause severe, irreversible harm to our residential amenity and quality of life.

I therefore urge Wokingham Borough Council to refuse the application.

1. PREVIOUS PLANNING APPLICATION

This land has been subject to several planning applications over the years, all of which have been refused. Though the previous one (190286) was mainly for housing it did include a playing field for Luckley School in the final version. Some of the major reasons it was refused by WBC are equally applicable here. Extracts as follows:

1. Inappropriate development in the countryside

The proposal represents inappropriate development within the countryside and will harm the character and openness of the area And reduce the separation between Wokingham and Finchampstead North and is contrary to the National Planning Policy Framework and Policies CP1, CP3(a), (c) and (f) and CP11 of the Core Strategy.

2. Harm to the character of the area

*The resulting urbanisation of the countryside harms the openness of the countryside **in views from neighbouring properties.***

In my opinion the proposed fencing across the whole length of the field would be the definition of urbanisation, providing an industrial scale enclosed, prison appearance (as high as a two-storey house), completely obscuring the countryside. Far worse than the previous proposals view of back gardens.

This was further reinforced at Appeal by the Inspector:

APPEAL INSPECTOR

*44. There are numerous properties on Hart Dyke Close who have close range views over the site, with some having fairly open boundaries and clear views. On this basis, I consider that the **visual impact on these properties would be major adverse in significance.***

46. The appellant suggested that a landscaping scheme would be secured at reserved matters and that could lessen the impact on residential receptors but that was dismissed by the Inspector as **the identified harm would not be reduced by any significant degree.**

48. The route of the emergency access and foot/cycle way would run adjacent to the grounds of Luckley House School. The scheme would introduce a significant urban feature.

60. The scheme therefore conflicts with Policies CP1, CP3.... CP11 of the CS, Policies CC02, CC03 and TB21 of the MDD LP and would not recognise the **intrinsic character and beauty of the countryside** as required by Paragraph 170 b) of the Framework.

Identified harm

156. The site is located outside of any settlement boundary and consequently, the scheme conflicts with Policies CP11 of the CS and Policy CC02 of the MDD LP.

157. The scheme would cause harm to the character and appearance of the area.

165. The scheme would also provide an area of land for Luckley House School to utilise as a playing field. However, **the school is private, and this would only be of benefit to a relatively limited number of people.**

2. LOCATION AND SCALE

The proposed development would put sports activity exceptionally close to our home.

The application proposes active sports immediately beside our house and other existing residential properties and gardens, together with a 3.5m solid acoustic barrier and 6.5m high ball-stop netting. It therefore does not simply place a grass pitch in the countryside; it introduces substantial engineered infrastructure and intensive sporting activity into an exceptionally constrained location.

The contrast with the school's existing sports provision is considerable. The current school playing fields are surrounded by woods on one side, and mature trees and hedges on the others. The MUGA (Multi use games area) being approximately 52m from the nearest neighbouring boundary and approximately 60m from the nearest house.

3. RESIDENTIAL AMENITY

Core Strategy Policy CP3 requires development to avoid detriment to the amenities and quality of life of adjoining land users.

The proposal would affect us through a combination of sporting noise, intermittent high-level events, ball impacts, visual dominance, enclosure, loss of outlook, potential loss of daylight and the introduction of substantial engineered structures immediately outside our home.

The proposed mitigation does not remove this impact. Indeed, the need for such substantial mitigation demonstrates how inappropriate the site is, so close to existing homes.

I believe this conflicts with the residential-amenity objectives of CP3 and would cause an unacceptable deterioration in our quality of life.

4. VISUAL IMPACT OF ACOUSTIC BARRIER AND NETTING

The 3.5m acoustic barrier would be a major structure, being is extremely tall and oppressive. For scale, the Berlin Wall's standard concrete sections were approximately 3.6m high. I use that comparison to help convey

what a 3.5m solid fence might look like when viewed from a domestic patio or living room. It is not a normal garden fence; it is a “wall” approaching the height of the Berlin Wall.

Behind the barrier, the proposed ball-stop netting would rise to approximately 6.5m, creating a substantial engineered structure overall, with rugby posts rising even higher.

The application does not provide elevation drawings or verified visualisations from our principal windows and patio showing the complete structure at its proposed heights. This is a serious omission.

This is directly relevant to **CP3, TB21, CC03 and emerging DH2/DH1**

5. RUGBY GOAL POSTS AND BALL CONTAINMENT

The application does not specify the height of the proposed rugby goal posts. This is a material omission because the posts will be prominent structures within the outlook from our patio, living accommodation and bedroom windows.

Without this information, the cumulative visual impact of the 3.5m acoustic barrier, 6.5m netting and rugby goal structures cannot properly be assessed.

The applicant has also not provided a site-specific ball-strike/ball-containment assessment. Rugby kicks towards goal can produce high trajectories. There is no evidence that the proposed netting provides adequate height for reasonably foreseeable trajectories from this pitch towards our windows, patio and garden. This is a serious safety issue which has not been addressed.

Advice received from a retired rugby youth coach;

Nets don't really work; balls will go over into properties that are within 15 metres or so. Kicking doesn't just happen after a score, where a net may work (90%) well. Drop goals are a thing that we all like to have a go at, especially when you are younger, and these won't be stopped by a net unless the net covers the width of the pitch plus 5 metres or so on each side.

This is especially important because the school has also indicated football as an intended use. Missed shots can result in repeated balls striking goal structures, fencing or netting, yet the NIA does not demonstrate the acoustic consequences of those impacts.

6. SEVERE LOSS OF DAYLIGHT, SUNLIGHT AND OUTLOOK

Our bifold patio doors and patio area directly face the application land. This side of our house is important because it receives the sunlight available to our principal living area; our garden is north-facing, and this patio is therefore particularly important to us.

We recently redeveloped our house with planning permission in part to increase the amount of light entering from this side and re-oriented the house to take advantage of the light and the open countryside. This is our main living area.

A 3.5m solid barrier combined with 6.5m netting alongside the property would materially affect the light and sun we receive, particularly during the year when the sun is low.

The proposed solid barrier would also be immediately in front of our family room window. Its height and proximity would create an oppressive outlook and reduce the sense of openness and natural light.

As a core habitable room used daily, its protection is paramount under local planning policy. Erecting a solid fence of this immense height so close to windows will create an immediate, highly oppressive, and claustrophobic barrier, blocking the outlook, sun and significantly reducing natural light.

7. OVERBEARING AND OPPRESSIVE IMPACT ON PRIMARY LIVING SPACE

The sheer scale of the infrastructure positioned immediately on our boundary line will create an unacceptably dominant, "cage-like" environment. Looking out of our main living room doors and sitting on our small patio will be entirely compromised by an industrial-scale enclosure towering over us like a prison camp. This is without including the rugby posts for which no heights have been provided in the PA.

This "wall" along our boundaries could **not** be mitigated by landscaping given the lack of space between the acoustic fence and our boundary, as even if mature enough trees could be planted, they would be so close to our living areas as to add to the reduction in light, throwing more shadow on our living spaces and garden. Any trees would also need to be compact so as roots and canopy didn't encroach the boundary or undermine the foundations of our property. Any less mature planting would take years to soften the massive barrier.

8. NOISE – INCOMPLETE ASSESSMENT AND DISPUTED CONCLUSION

The NIA predicts approximately 50 dB LAeq, 1hour against an existing baseline of 48 dB, and approximately 68 dB LAFmax against an existing daytime modal maximum of 58 dB.

Those figures need to be considered alongside the character and frequency of the noise. Whistles, shouting, cheering and ball impacts are intermittent and highly noticeable events, rather than steady background noise. The hourly average therefore does not by itself describe the experience of living immediately beside competitive sport.

The NIA states that a 10dB increase is perceived as a doubling in loudness, so this would appear to be an unacceptable increase in the maximum noise levels.

Our living area fully opens up with Bifolds looking directly on to the site, a few metres from the planned pitches. This would cause an unacceptable level of noise in our internal living space, let alone the impact on the patio and garden.

The school told neighbouring residents before the application that the field would be used for "rugby and football during the Autumn and Winter terms and athletics and cricket during the Summer term". Yet the NIA does not provide a specific football assessment. Football cannot simply be assumed to have an identical acoustic profile to rugby.

The NIA also appears to assume that only one sporting activity will take place at a time. If simultaneous use of both pitch areas is reasonably foreseeable, it should be assessed.

The NIA does not assess athletics noise. Organised athletics and sports days can involve competitors, coaches, officials, spectators, shouting, whistles and announcements.

For cricket, the source information is based on cricket-net activity elsewhere. The NIA does not demonstrate that this represents a full competitive match involving appeals, calls, shouting, clapping, coaches and spectators.

Finally, the NIA models rugby voices using a "Raised Voice" source level even though it identifies a substantially higher "Shouted Voice" level. The applicant hasn't explained why the selected level represents reasonably foreseeable competitive school rugby.

9. BASELINE NOISE AND REPRESENTATIVENESS

The baseline assessment also warrants scrutiny because the monitoring location appears to be near the school's existing playing field rather than at the most exposed residential receptor (as indicated on the NIA plan) on Hart Dyke Close, i.e. our house.

10. GROUNDS MAINTENANCE AND MOWING NOISE

There is a further recurring operational noise source which has not been addressed, i.e. maintenance of the extensive sports pitches.

We have recently experienced mowing of the grass, which has occurred twice and, on each occasion, continued for approximately 2–3 days. This is sustained mechanical noise close to our home.

The application does not mention how frequently the sports areas will be mown, what machinery will be used, how long operations will last, what hours will apply, or how close machinery will operate to the residential boundary. Nor does it mention other powered maintenance such as strimming, aeration or scarification.

These activities are recurring consequences of the proposed development and should form part of the assessment of operational noise and residential amenity.

11. OUT-OF-HOURS AND COMMUNITY USE

The application material and NIA contemplate the possibility of external, community or club use. Noise which may be tolerable during normal school hours can have a materially greater impact during evenings, weekends and school holidays.

Those are precisely the times when residents reasonably expect to enjoy their homes and gardens. Any community or out-of-hours use should therefore be clearly defined and assessed acoustically, rather than left to a general assumption of responsible operation.

12. DAYTIME SLEEP (SHIFT WORKING AND GRANDCHILDREN)

My daughter's bedroom faces the proposed pitches, and she is required to work night shifts. She therefore at times needs to sleep during the daytime.

The intermittent nature of sporting noise is especially important in this context. A whistle, shouting, cheering or ball impacts which occur unexpectedly can disturb sleep.

This is why the distinction between average noise and intermittent maximum events matters, and why the predicted maximum levels should not be treated as insignificant. As previously stated, the NIA predicts a 10dB increase in this noise, which it says is perceived as a doubling in loudness.

In addition, the nursery for our grandson overlooks the proposed sports pitch on this side.

13. POLICY CC06 – THE LAYOUT SHOULD BE ADDRESSED FIRST

MDD Policy CC06 is particularly important because it establishes a hierarchy for dealing with noise. This proposal relies heavily upon physical acoustic mitigation to make an otherwise very close relationship more acceptable from a noise perspective.

But why has the sports facility been laid out so close to existing homes that a 3.5m solid acoustic barrier is required?

Where noise impacts arise, the first question should be whether the **development layout itself can be improved**, before reliance is placed upon substantial physical barriers. That principle is reinforced in the emerging **HC8**. The present proposal appears to do the reverse

I do not believe that the answer is to accept an inappropriate layout simply because an acoustic fence can be added. The resulting wall and netting create their own planning harm.

14. INAPPROPRIATE DEVELOPMENT IN THE COUNTRYSIDE

The site lies outside defined settlement boundaries and within countryside.

I recognise that outdoor sport can in principle be an appropriate countryside use. That does not mean every form, scale and intensity of sports development is appropriate in the countryside.

This proposal introduces a long solid acoustic barrier, high ball-stop netting and goal structures into an open countryside setting at the edge of the settlement. The result would be a substantial urbanising feature.

In fact, the proposal would seem to be the exact definition of urbanisation, with a highly engineered, and industrial-scale infrastructure (a solid 3.5m solid acoustic barrier and two 6.5m high ball nets with support posts) for what appears to be some 140m along residents' boundaries, completely blocking out the countryside and dominating the environment. Behind these fences would be rugby goal posts, with their large imposing structures towering above directly in front of our main living space, only a few metres away.

This is a severe form of urban encroachment that fails to protect the intrinsic character, openness, and quality of the rural landscape. It directly conflicts with the core planning objective of maintaining a clear boundary between the built-up urban environment and Wokingham's protected rural spaces. In fact, with the netting, it would be substantially higher than the walls of new prisons. These urban structures would completely change the character of the area and the countryside.

Currently, the countryside, particularly the trees can also be seen from the road over garages and through gardens, but this proposed structure would rise above the garages completely hiding the views of the countryside, much like a City Wall.

Hart Dyke Close is at the edge of settlement and currently transitions into the open countryside. This infrastructure would completely change that character (SS5 prt3)

In 2017, the applicant themselves objected to development of this land and specifically identified the loss of the green gap between Wokingham and Finchampstead as a concern. I find it significant that the applicant has itself previously recognised the importance of the land's **open character and contribution to the green gap**.

This is directly relevant to **TB21 – Landscape Character**, **CC03 – Green Infrastructure** and the countryside policies, CP11 and CC02.

15. LANDSCAPING CANNOT SOLVE THE FUNDAMENTAL PROBLEM

The scale of the proposed structures means that landscaping cannot realistically restore the existing character.

There is limited space between the proposed acoustic barrier and our property. Planting sufficient to screen a 3.5m solid wall and 6.5m netting would itself require substantial space and time to mature. Mature planting would also introduce further shade and overshadow our living areas, patio and garden.

The appropriate sequence should be a suitable layout and adequate separation, followed by proportionate landscaping and acoustic mitigation. Landscaping should not be used to disguise infrastructure whose scale is itself inappropriate to the location. Landscaping should not be used as a substitute for an adequate physical setback.

The correct sequence should be:

appropriate layout → adequate buffer → appropriate landscaping → proportionate acoustic mitigation.

Not:

inadequate separation → enormous acoustic barrier → landscaping to disguise it.

Not that in this case it would be feasible to disguise this huge infrastructure.

This is relevant to CC03 and TB21 as well as residential amenity under CP3.

16. DRAINAGE – THE SCHOOL'S OWN PREVIOUS EVIDENCE

The current flood/drainage assessment needs to be reconciled with the school's own previous evidence about this land.

In 2017 the school stated that it maintained the ditch running from the site along its western boundary towards Luckley Road and that, despite keeping it clear, the ditch could not cope with the flow during heavy rainfall and the school's own playing fields flooded.

The current Preliminary Flood Risk Assessment reaches a substantially different conclusion, stating that there is no apparent flood risk to the proposed development and that the proposal will not increase flood risk elsewhere.

The application should explain and reconcile this apparent discrepancy, particularly because the proposal changes the use and management of the land.

17. ECOLOGY AND THE 6.5m NETTING

The ecological evidence identifies a Priority Habitat hedgerow and suitable bat commuting and foraging opportunities, including records of at least seven bat species in the surrounding area, as well as other protected/notable species.

The ecological assessment specifically identifies the native hedgerow as meeting the definition of **Hedgerow Priority Habitat**.

The ecological appraisal also recognises that ball-stop netting can obstruct flight paths and create potential entanglement risks for bats and birds. It considers the risk low partly because the proposed sections are relatively short and because of their location.

Given the identified bat corridor, I believe this conclusion deserves challenging.

The school's own 2017 objection also recognised the wildlife value of this land and the importance of shrinking habitats.

18. SUITABILITY OF SITE LAYOUT

The consultation responses from the relevant national governing bodies provide some important points. The RFU specifically identified pitch dimensions and run-offs as requiring consideration (in particular the lack of run off area and having fixed netting within that area); the ECB specifically required the cricket orientation to be revisited for safety reasons (which wouldn't then work with the 2 rugby pitches); and Sport England has identified ground conditions, drainage, topography and ongoing maintenance as matters requiring further technical assessment.

This would confirm the unsuitability of the site. Having tried to cram the pitches in to a space which is far too close to neighbouring residents and having to orientate the pitches in a way that causes the worst outcome for the residents, it would appear that the constraints of the site are still affecting the ability to achieve the required layout.

The concerns raised by Sport England and the RFU indicate that significant questions remain and further analysis is required, particularly on the safety side. Can the complete facilities, including playing areas, safety run-offs, fixed barriers, orientation, surface construction, drainage, maintenance arrangements and ancillary infrastructure, be provided to an appropriate standard for the level of use proposed?

Would the pitches need to compromise for the school's safety requirements? Would this then render them unsuitable for competitive matches or hiring out? This could leave the pitches little used, but the fencing would remain regardless. Or would this open up the site to future change of use?

19. FLOODLIGHTING, PAVILION AND DEVELOPMENT CREEP

I am particularly concerned about the wider intentions for this site.

The school's pre-application correspondence with residents referred to future floodlighting. The Arboricultural Impact Assessment also shows floodlighting, yet the ecological appraisal assumes that floodlighting is not included in the current proposal.

We have also been told by the school's Bursar that mobile floodlighting is being considered in the short term. The school's website also refers to a future cricket pavilion.

I recognise that these future elements may not form part of the present application. Nevertheless, the discrepancies and the school's stated intentions are relevant because they indicate that the current sports facility may be the first stage of a more intensive development of this countryside site.

Floodlighting would introduce additional impacts on residential amenity, the countryside and bats.

Furthermore, if the applicant was to try and hire these pitches out in the future to clubs etc, they would undoubtedly find that they would have to add further facilities/infrastructure such as changing rooms, toilets, first aid facilities, emergency vehicle access, and increased parking.

20. PREVIOUS PLANNING HISTORY AND THE SCHOOL'S PREVIOUS POSITION

There is relevant planning history at Luckley House and on this land.

Under previous **application 190673**, Wokingham Borough Council challenged for the proposals for the MUGA due to the severe noise and lighting impacts on immediate neighbours, recognising the sensitive nature of this boundary to safeguard residents. Additionally, the pitch had to be reorientated and made smaller so that it would not encroach on the countryside or require removal/damage to trees.

Application 261695 represents an even more severe breach of residential amenity, placing a 3.5m solid fence and 6.5m netting very close to residents' windows. There is no planned buffer zone, unlike with the school's current MUGA pitches (52m from the nearest neighbouring boundary and 60m from the nearest house). Furthermore, there are no woods and mature treelines shielding the residents from the proposed pitches, unlike with the MUGA.

We know from the school that they intend to add floodlighting and a Pavillion at a later date. This would create serious degradation of the countryside, particularly with the light pollution. I would suggest that these should have been included at this stage for consideration in the interests of transparency and to fully consider the implications even if they are not to be built yet. The floodlighting was included in the letter to residents from the school pre planning submission and is included in the Arboricultural Impact Assessment. The Pavillion is clearly stated as something that they will be doing on their web site.

21. EMERGING POLICY

The emerging Local Plan Update reinforces the concerns above, particularly HC8 (Noise Pollution), DH2 (Safeguarding Amenity), DH1 (Quality Design), HC7 (Light Pollution) and SS5 (Development in the Countryside).

I recognise that emerging policies must be given the appropriate weight according to their stage in the plan-making process. Nevertheless, they are relevant to the direction of local planning policy, particularly concerning noise, amenity, design, lighting and countryside development.

The proposal should also be considered against the adopted policies CP3, CP11, CC02, CC03, CC06 and TB21.

22. NECESSITY, REASONABLENESS AND PROPORTIONALITY

The emerging countryside policy requires the development to be **necessary, reasonable and proportionate**.

The present application does not adequately address these;

Necessary

This development may be desirable for the applicant, but that doesn't make it necessary, and the application has not provided evidence that it is necessary. Or why a less harmful layout cannot achieve the same objective.

Reasonable

A scheme requiring a substantial 3.5m acoustic barrier immediately beside existing homes is difficult to regard as a reasonable response to the site's constraints when a more substantial buffer could instead be created.

Proportionate

The amount of sports infrastructure proposed on this relatively constrained site results in the sports pitches being compressed close to neighbouring properties. The scale and intensity therefore appear disproportionate to the available separation.

23. OVERALL AND CUMULATIVE IMPACT

The Council should consider the proposal as a whole.

For us, the impact would be the combination of intensive competitive sport; shouting, whistles and cheering; football and rugby ball impacts; simultaneous use of 2 pitches; athletics and sports-day activity; cricket activity; potential community use; recurring grounds maintenance and mowing; a 3.5m solid acoustic barrier; 6.5m high netting; rugby goal structures of currently unspecified height; loss of open outlook; potential loss of daylight and sunlight; and the urbanising effect of all these structures within the countryside.

This cumulative impact is why I do not believe the application can be made acceptable simply by adding an acoustic barrier.

The issue is that this proposal places too much activity and infrastructure too close to existing homes, in a location where the countryside character is itself an important planning consideration.

CONCLUSION

I have tried to set out my objection carefully and with reference to the Council's planning policies and the information contained within the application. But I also want to make clear the personal reality behind these planning considerations.

We currently look out from our home towards an open countryside setting. We use our patio to enjoy the light and outlook. My daughter's bedroom faces the land, and she needs to sleep during the day because of her night-shift work. My grandson's nursery also faces this land. My wife and I are both retired and so now want to spend our time enjoying the quiet, peaceful outdoors, with time also spent providing childcare for our grandson.

The proposal would place a 3.5m solid wall and 6.5m netting immediately next to us, together with sports activity and structures whose full scale and operational impact have not, in my view, been adequately assessed. The 3.5m wall would be almost the height of the Berlin Wall, while the netting would rise to more than 6.5m (the height of a two-storey building). The comparisons are intended simply to convey the physical reality of what is being proposed immediately beside our home. Rugby post impact is guesswork as the applicant has not provided any dimensions for these, but it is likely that these will rise up far above the netting, directly in front of our windows. Personally, we are also worried about the likelihood of balls coming over the fence or netting and striking us or hitting our windows or patio door. This would seem a real possibility, particularly from attempted drop goals, which can have a very high trajectory.

I believe the proposal would cause unacceptable harm to residential amenity and quality of life, introduce an inappropriate and urbanising form of development into the countryside, and fail to demonstrate that its full noise, drainage, ecological and operational impacts are acceptable.

I don't believe that the school's sporting objectives outweigh those harms. Nor do I believe the answer is to accept the proposal on the basis that the school has no other land: the planning question is whether this development, in this location and at this scale, is acceptable.

The land is obviously unsuitable and the location inappropriate, leading to the applicant's admission that serious mitigation measures would need to be undertaken. However, these mitigations themselves are wholly inappropriate due to the proximity to and overshadowing of our neighbouring properties/living spaces.

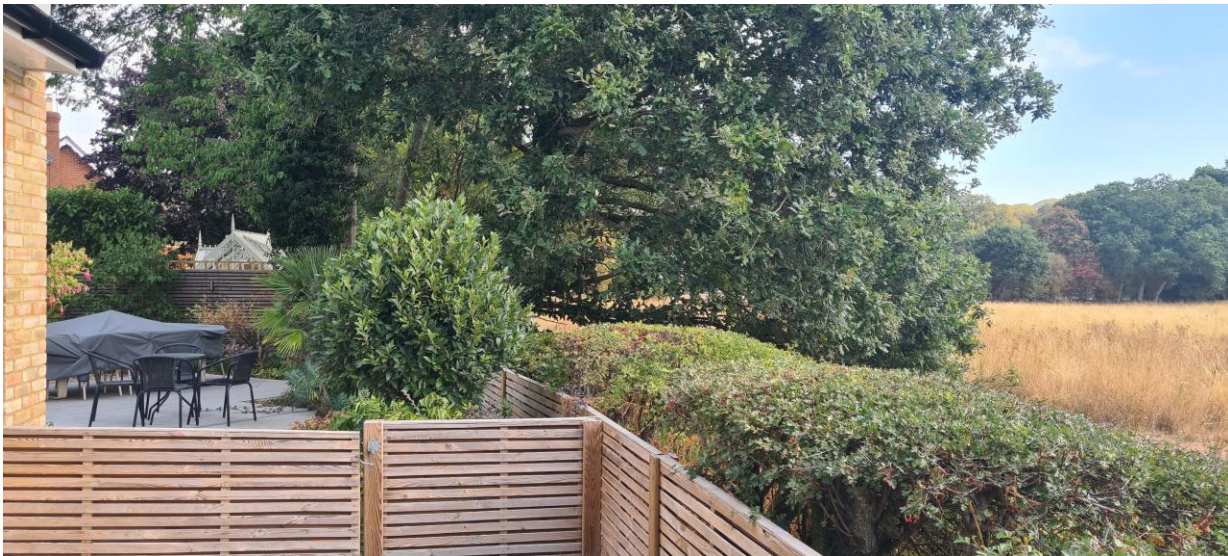
Of relevance are the rulings from recent planning refusals on this land, including the reasons given by the Inspector at Appeal. The council have always been very clear that this land is outside settlement area and must be protected. They have been very supportive of residents in keeping this area open and not to allow any development creep which will send a dangerous message to speculative developers.

For these reasons, I strongly request that application 261695 be refused, having regard in particular to:

- Core Strategy Policy CP3 – General Principles for Development;
- Core Strategy Policy CP11 – Proposals Outside Development Limits;
- MDD Policy CC02 – Development Limits;
- MDD Policy CC03 – Green Infrastructure, Trees and Landscaping;
- MDD Policy CC06 – Noise;
- MDD Policy TB21 – Landscape Character;
- and, where appropriate, the emerging HC8, DH2, DH1, HC7 and SS5 policies.

I would ask the Council to give particular weight to the exceptionally close distance from our house, the inadequacy of the assessment of the full range of sporting and operational noise, the scale of the proposed acoustic and ball-stop structures, the countryside setting, and the unresolved questions concerning drainage, ecology and future development intentions.

These are views from our home, where the Fencing, and netting are proposed on our boundary.



Appendix

Policy Conflicts

The proposed development fails to achieve the high-quality design principles demanded by the council's local planning framework and represents a severe conflict with the following adopted development plan policies:

- **Direct Conflict with Core Strategy Policy CP11 (Proposals Outside Development Limits):** Policy CP11 strictly protects the countryside from development that does not maintain or enhance the environment. A 3.5m solid fence and a 6.5m ball netting completely obscure the open rural landscape rather than keeping it open.
- **Direct Conflict with MDD Local Plan Policy CC02 (Development Limits):** Policy CC02 dictates that development must be strictly contained within defined settlement lines to prevent arbitrary urban sprawl into rural zones. This proposal actively breaches those boundaries.
- **Direct Conflict with Core Strategy Policy CP3:** This policy strictly dictates that development must not detrimentally affect the amenity and quality of life of adjacent properties or owners. Placing an oppressive 3.5m solid fence and a 6.5m netting structure at only around 5 to 7 metres from our primary, habitable living areas completely fences/cages us in and obscures our light and outlook, directly violating Policy CP3.
- **Direct Conflict with MDD Local Plan Policy TB21:** This policy mandates that developments respect local landscape character. Introducing a massive, industrial-scale, prison-like sports enclosure directly dominating a domestic residential garden and the adjacent open countryside entirely breaches Policy TB21.
- **Conflict with MDD Local Plan Policy CC06:** While acoustic fencing is proposed, erecting an active sports facility directly on our boundary line means the structure will be overwhelmed by the noise of whistles, shouting, and high-velocity ball strikes. The proximity ensures this noise will pass directly into our home, failing to protect our health and violating Policy CC06's noise mitigation criteria.