

Located in the Countryside: The site is located outside the settlement boundary and in the countryside.

Policy CP11 of the Core Strategy states proposals outside of development limits will not normally be permitted except where, in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and it does not lead to excessive encroachment or expansion of development away from the original buildings; and

Given the nature of the application, the proposed development will not result in an excessive encroachment of built form within the countryside. Therefore, the proposal will have no detrimental impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The pitch would be the same colour as the surrounding grass so would be indistinguishable from any sort of distance. Given the significant set back from the road "The Village", the proposal would not harm the character of the area.

Neighbour Amenity: The proposal would not have a negative impact upon neighbouring amenities.

Heritage and Conservation: There is believed to be no heritage issues with the proposal given the intervening distance to the nearest of the identified heritage assets.

Landscaping and Trees: The site is located within the Countryside which has recently been identified as being within the Forest and Rides Valued Landscape. A number of Valued Landscapes have been identified through a Topic Paper on Valued Landscapes by WBC dated January 2020 to respond to paragraph 174 (a) of the NPPF and prepared as part of the evidence base for the Emerging Local Plan Update and associated Policy NE6.

The proposal for an artificial wicket as part of an existing area of sports pitches is relatively small in comparison to the wider sports complex. It is therefore considered this will have little or no impact on the wider character beyond the sports pitches or valued landscape and I am unlikely to have any objection should an application be submitted.

DIMENSIONS:

1. Playing Surface, pitch width 2.74 m (9 FT)
2. Length of playing area 30m (98 FT)

SYNTHETIC CARPETS:

1. Fully carpeted playing surface with the 'tp5' tufted carpet 30 m by 2.74 m
2. Pitching area shock pad 'tp2', 30 m by 2.5 m

DESIGN OPTIONS:

3. 'tp5' premium grade tufted carpet is available in single-tone green or a single-tone natural pitch colour.

4. PLAYING SURFACE LEVELS:

1. The system will be installed to follow natural ground levels and therefore may create surface gradients and levels which do meet with Performance Quality Standards (PQS).
2. Installing a playing surface to native levels removes the need of re-grading the interface area surrounding the match pitch.
5. 'TP5T' DYNAMIC POROUS AGGREGATE BASE:

1. TP playing surface carpets are laid onto dynamic porous aggregate performance base. The system is constructed with NO internal frameworks within the playing area. The performance base is constructed as one block using laser guided machinery to provide a trip and ridge free playing area. A unique design which creates consistency, stability and longevity for a practice facility. The system DOES NOT use materials that degrade.
2. The minimal depth of the dynamic porous aggregate base profile will be: 160 mm