

Outline Planning Application Ref. 2020/91215 for Residential Development | Condition 27 - Management & Maintenance for the Approved Ball Stop Netting.

Land at Green Acres Close, Emley.

Introduction.

- 1.1. This Report has been prepared by Newett Homes (the “Applicant”) and supports an application to discharge condition 27 (Management & Maintenance for the Approved Ball Stop Netting) imposed on outline planning permission ref. 2020/91215 for a residential development on Land at Green Acres Close, Emley.
- 1.2. Condition 27 states:

“Prior to the commencement of development, a scheme for the management and maintenance of the approved ball-stop netting or an appropriate alternative mitigation measure shall be submitted to and approved by the Local Planning Authority (following consultation and advice from Sport England). The approved scheme shall be brought into effect upon first occupation of any dwelling within the ball-strike risk zone and shall remain in operation whilst the cricket ground and approved dwelling houses remain in use”.
- 1.3. The approved ball stop netting is located to the northern boundary of the site and is illustrated on the site layout plan, provided at Appendix A.
- 1.4. The approved ball stop netting comprises a 17-metre ball strike net and 3 no. stanchions. The approved ballstrike plans and elevations are provided at Appendix B.

Management & Maintenance Details.

- 1.5. The management and maintenance of the proposed ball-stop netting will be the responsibility of the Management Company appointed by Newett Homes. The Management Company will be funded by a service charge levied annually on each dwelling within the development.
- 1.6. Newett Homes is advised that the lifetime of the netting is expected to be between 5 and 20 years depending on the exposure of the netting to severe weather conditions, and between 15 and 25 years for the stanchions.

- 1.7. The manufacturer has confirmed stanchions benefit from a 10-year warranty, and a 1-year warranty for manufacturing and installation defects.
- 1.8. The above timescales for the maintenance, repair and replacement of the ball stop netting and stanchions have been factored into the cost plan for the housing development and the service charge residents will pay towards the management company.
- 1.9. The manufacturer has advised of the need for routine maintenance on the basis of a complete inspection of the full equipment (netting and stanchions) prior to the commencement of each playing season.
- 1.10. The cricket club will be provided with details of the appointed management company and will be responsible for reporting any damage during the playing season to the management company. The management company will be responsible for repairing the reported damage as soon as practicable as to avoid any delays to the playing season.
- 1.11. This approach will ensure that annual monitoring and repair of netting, fencing and posts takes place, and that funds are available for necessary replacement at the appropriate time, with no burden falling on the Club. The Club will have no responsibility or liability in relation to the ball-stop system, whilst the Management Company will be obliged to ensure that the Club benefits from an appropriate, fit-for-purpose facility.
- 1.12. In accordance with Condition 27, the approved ball strike netting will be brought into effect upon first occupation of any dwelling within the ball-strike risk zone and shall remain in operation whilst the cricket ground and approved dwellinghouses remain in use.

Appendix A - Approved Site Layout Plan.



SALES AREA PLAN:
 Kennford - 21.2% freesale units
 Kirkbridge - 33.3% freesale units

WENTWORTH DRIVE, EMLEY				
Type	Parking	Bed	No	
TYPE 58-59	Apt	PS	1B	2
TYPE 60-61	Apt	PS	1B	4
Kirkbridge	Semi	PS	3B	2
				8
Kirkbridge	Semi	PS	3B	8
Kirkbridge	Ter	PS	3B	3
Moresby	Det	PS	3B	6
Denby	Det	Int	3B	6
				33
Kennford	Det	Int	4B	6
Kennford	Det	Int+SG	4B	1
Alderney	Det	SG	4B	1
Radleigh	Det	SG	4B	2
				41

Rev	Date	Description	Drawn	Check
Q	27.05.22	STREET LIGHT POSITIONS AMENDED AND NOTE ADDED TO KEY AS REQUESTED.	SD	LM
P	17.05.22	SITE LAYOUT AMENDED IN LINE WITH POLICE LIAISON OFFICER COMMENTS	SD	LM
O	04.04.22	ROAD ADJACENT PLOT 20 UPDATED AS PER CLIENT'S INSTRUCTIONS	SD	LM
N	29.03.22	PLOTS 21-29 AMENDED TO TYPE 58-59, TYPE 60-61 AND 3 no. KIRKBRIDGES.	JP	LM
M	23.03.22	VISITOR PARKING BAY ADDED OUTSIDE PLOT 29 AT CLIENTS REQUEST	JP	LM
L	22.03.22	SCHEDULE UPDATED TO SHOW AMBER AS 1 BED.	JP	LM
K	24.02.22	INFORMAL VISITOR PARKING BAYS SHOWN.	SD	LM
J	18.02.22	STANCHIONS AMENDED TO 30m SPACINGS	KM	LM
H	15.02.22	STANCHIONS ADDED TO BALL STRIKE NET	JP	LM
G	11.02.22	LAYOUT UPDATED FOLLOWING A.M. MARK-UP RECEIVED 11.02.22	JP	LM
F	01.02.22	HIGHWAY ADJACENT PARKING BAYS FOR PLOTS 23 & 24 DOWNGRADED TO PRIVATE DRIVE AS PER CLIENTS INSTRUCTIONS	SD	LM
E	24.01.22	PLOTS 21-22 UPDATED TO MORESBY AND DENBY PLOTS 29-31 UPDATED TO 2 no KIRKBRIDGE AND MORESBY PLOTS 33-34 UPDATED TO 2 no WOODCOATES. Plot 37 UPDATED FROM BRENTFORD TO MORESBY.	SD	LM
D	05.01.22	LAYOUT UPDATED TO INCORPORATE 2m STRIP FOR BALL STRIKE NET AND UPDATED SITE ACCESS. EXISTING HEDGE RETAINED AND REMOVED ADDED TO EASTERN BOUNDARY.	SD	LM
C	15.12.21	LAYOUT UPDATED TO INCORPORATE AMENDMENTS TO SALES AREA.	SD	LM/SD
B	01.12.21	LAYOUT UPDATED FOLLOWING PLANNING OFFICER COMMENTS & CLIENT REVIEW	JP	LM/SD

SITE LAYOUT LAYERS KEY:

- 1800mm BRICK WALL
- 1800mm BRICK WALL & FENCE
- 1800mm CLOSE BOARDED TIMBER FENCE
- 1500mm CLOSE BOARDED TIMBER FENCE WITH 300mm TRELLIS TOPPING
- 1200mm TIMBER POST & RAIL
- 600mm KNEE HIGH RAIL
- 1200mm HOOP TOP METAL RAILING
- SITE BOUNDARY
- REAR ACCESS GATE (LOCKABLE)
- AFFORDABLE DENOTATION
- BIN COLLECTION POINTS
- BIN STORE
- CYCLE STORE
- *BIN AND CYCLE STORES TO BE TIMBER CONSTRUCTION WITH 'ETERNIT' WEATHERBOARD CLADDING AND FELT ROOF
- ELECTRIC VEHICLE CHARGING POINT
- REAR GARDEN CYCLE STORE
- STREET LIGHT POSITIONS (ADDITIONAL LIGHTING TO PRIVATE DRIVES TO BE DISCUSSED AND AGREED AT THE S38 STAGE AS REQUESTED)
- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED PUBLIC RIGHT OF WAY (DIVERTED THROUGH THE SITE)
- PROPOSED BALL NET LOCATION
- GRASSED AREAS (FRONT GARDEN)
- GRASSED AREAS (REAR GARDEN)
- BLOCK PAVING (SHARED SURFACE ROADS)
- BLOCK PAVING (PRIVATE PARKING AREAS)
- EXISTING TREES/HEDGES RETAINED
- EXISTING TREES/HEDGES REMOVED
- WINDOW POSITION FOR SURVEILLANCE

*Enhanced security locks provided to doors and windows including 6.8mm laminated glazing to doors and sidelights in accordance with Building Regulations A.D Part Q.



01 / PROPOSED SITE LAYOUT

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Appendix B – Approved Ball Strike Plans & Elevations.



PLOT 13
MORESBY

PLOT 14
MORESBY

PLOT 15
KENFORD

PLOT 16
KIRKBRIDGE

PLOT 17
KIRKBRIDGE

PLOT 18
KENFORD

PLOT 19
DENBY

PLOT 20
MORESBY

STREETSCENE A-A

NOTE: THE LEVELS SHOWN HERE ARE SUBJECT TO DETAILED DESIGN REFINEMENT +/- 500mm VARIATION



SITE PLAN (NTS)

Rev	Date	Description	Drawn	Check
G	15/02/22	Ball strike net amended at clients request following comments from Sport England	JP	LM
F	14/02/22	Streetscenes updated to reflect changes to the site layout plan (Rev G)	JP	LM
E	27/01/22	Streetscenes updated to reflect changes to the site layout plan as per clients instruction	SD	LM
D	18/01/22	Housetype door surrounds and window head and sill details amended as per clients instruction	SD	LM
C	13/01/22	Streetscene updated to reflect the latest planning layout. Plots 18-19 Kirkbridge pitched roof amended to hipged.	SD	LM
B	09/12/21	Streetscene updated to reflect the latest planning layout (REV B)	JP	LM
A	30/09/21	Apprx extent of ball strike net added to proposed Streetscene Elevation as per clients request.	SD	LM



CLIENT:
BARRATT LEEDS

DRAWING NUMBER:
P21:5463:03 G

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT @ WENTWORTH DRIVE, EMLEY

SCALE @ A1:
1:100

DRAWING:
PROPOSED STREETSCENE ELEVATIONS

DRAWN: SD
CHECKED: LM

DATE: AUG 21
DATE: AUG 21

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03 / PROPOSED STREETSCENE ELEVATION