

Ball Stop Netting - Detailed Design & Maintenance.

Land at Green Acres Close, Emley.

Introduction.

- 1.1. This Document has been prepared by Newett Homes in respect of our site at Green Acres Close, Emley. It seeks to provide information on the detailed design and associated maintenance of the ball stop netting which is to be provided as part of the development of the site to enable the discharge of planning conditions relating to the ball stop netting.
- 1.2. Conditions 27 of the outline planning permission (ref. 2020/91215) and conditions 4 & 5 of the reserved matters permission (ref. 2021/93286) relate to the ball stop netting and state:

Condition 27 2020/91215	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.
Condition 4 2021/93286	Prior to works commencing on the superstructure, the detailed design of the ball-stop netting and associated support columns shall be submitted to and approved by the Local Planning Authority following consultation with Sport England. The agreed ball-stop netting design shall be installed prior to the occupation of any dwelling within the site that the Labosport report deemed at risk of ball strike, to the satisfaction of the Local Planning Authority.
Condition 5 2021/93286	Prior to works commencing on the superstructure, a management and maintenance plan in respect of the approved ball stop netting, will shall include provision for routine inspection and maintenance, and long-term repair and replacement of columns, netting and such other associated apparatus, shall be submitted to and approved by

	the local planning authority following consultation with Sport England. The approved plan shall come into force upon the satisfactory installation of the approved ball-stop netting.
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- 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, although it should be noted these are indicative and that the detailed design is secured via conditions, as previously mentioned.

Detailed Design.

- 1.5. The netting comprises black knotted polyethylene 50mm mesh size suspended from 12mm polyester ropes. 5 no. steel poles, finished in an olive green, would be erected in a concrete foundation. Ropes will be attached to the netting and will run through the steel poles via a pulley system which will allow the netting to be raised, lowered and removed during off-seasons.
- 1.6. A detailed design of the ball stop netting is provided at Appendic C.

Management & Maintenance Details.

- 1.7. The proposed ball stop netting design comprises an easy maintenance netting system, designed and installed in 5.67 metre high increments which allows for a pulley system to raise and lower each 5.67 metre section individually from ground level. The netting is then patched up, using patching kits, or for any small repairs, a cable tie to secure the netting, and the netting is pulled back up from ground level with the pulleys.
- 1.8. Although typical repairs to the netting will not require any machinery due to the pulley system, the rear gardens of plots 14 - 20 will be subject to a 3m no-build zone along with removeable fence panels to ensure that if necessary, machinery can access this plots to maintain the ball stop netting and associated support columns. This will be secured by detailing the maintenance strip within conveyancing plans for the plots affected.
- 1.9. 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.

- 1.10. 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.
- 1.11. The manufacturer has confirmed stanchions benefit from a 10-year warranty, and a 1-year warranty for manufacturing and installation defects.
- 1.12. 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.
- 1.13. 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.
- 1.14. 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.
- 1.15. 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.
- 1.16. The 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.

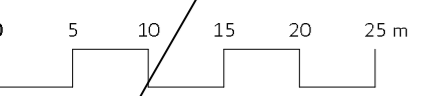
Appendix A - Approved Site Layout Plan.



- Key**
- Site Location
 - Existing Public Right of Way
 - Proposed Landscaping (refer to Landscape Masterplan)
 - Existing Landscaping
 - Claimed Public Right of Way

ACCOMMODATION SCHEDULE

Market Units											
HouseType	Bed(s)	NDSS	IM(2)	IM(3)	Storey Height	SQFT	SQM	Number	Total SQFT	3 Bed %	
DAL	3	Semi	Y	Y	-	2	908	84	13	11804	
SAX	3	Detached	Y	Y	-	2	939	87	5	4695	
LIN	3	Detached Integral	Y	Y	-	2	946	88	6	5676	
LIN	3	Detached Integral	Y	Y	-	2	946	88	1	946	
Total									25	78%	
4 Bed Units											
HouseType	Bed(s)	NDSS	IM(2)	IM(3)	Storey Height	SQFT	SQM	Number	Total SQFT	4 Bed %	
MAL	4	Detached Integral	Y	Y	-	2	1227	114	3	3681	
ADD	4	Detached	Y	Y	-	2	1258	117	2	2516	
HOV	4	Detached	Y	Y	-	2	1258	117	2	2516	
Total								7	8713	22%	
Sub-total									32	80%	
Affordable Units											
HouseType	Sales Name	Bed(s)	NDSS	IM(2)	IM(3)	Storey Height	SQFT	SQM	Number	Total SQFT	
ANL-A	Anlaby (GF)	1	Apartment	Y	Y	-	1	454	42	2	908
ANL-A	Anlaby (FF)	1	Apartment	Y	Y	-	1	475	44	2	950
ANL-B	Anlaby B (GF)	1	Apartment	Y	Y	-	1	441	41	1	441
ANL-B	Anlaby B (FF)	1	Apartment	Y	Y	-	1	574	53	1	574
DAL	Delton	3	Semi	Y	Y	-	2	908	84	2	1816
Total									8	4689	
Sub-total									8	4689	
GRAND TOTAL:									40	36523	



INTERNAL USE ONLY

Drawing Title **Planning Layout - 40 units**

Site **Wentworth Drive, Emley**


Scale 1:500 @A2 Date 04/10/23

Drawn MC/VB Checked -

Drawing No. Z115.203 Rev. A

Thorpe Arch Grange
Walton Road
Thorpe Arch
LS23 7BA

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www.newetthomes.co.uk



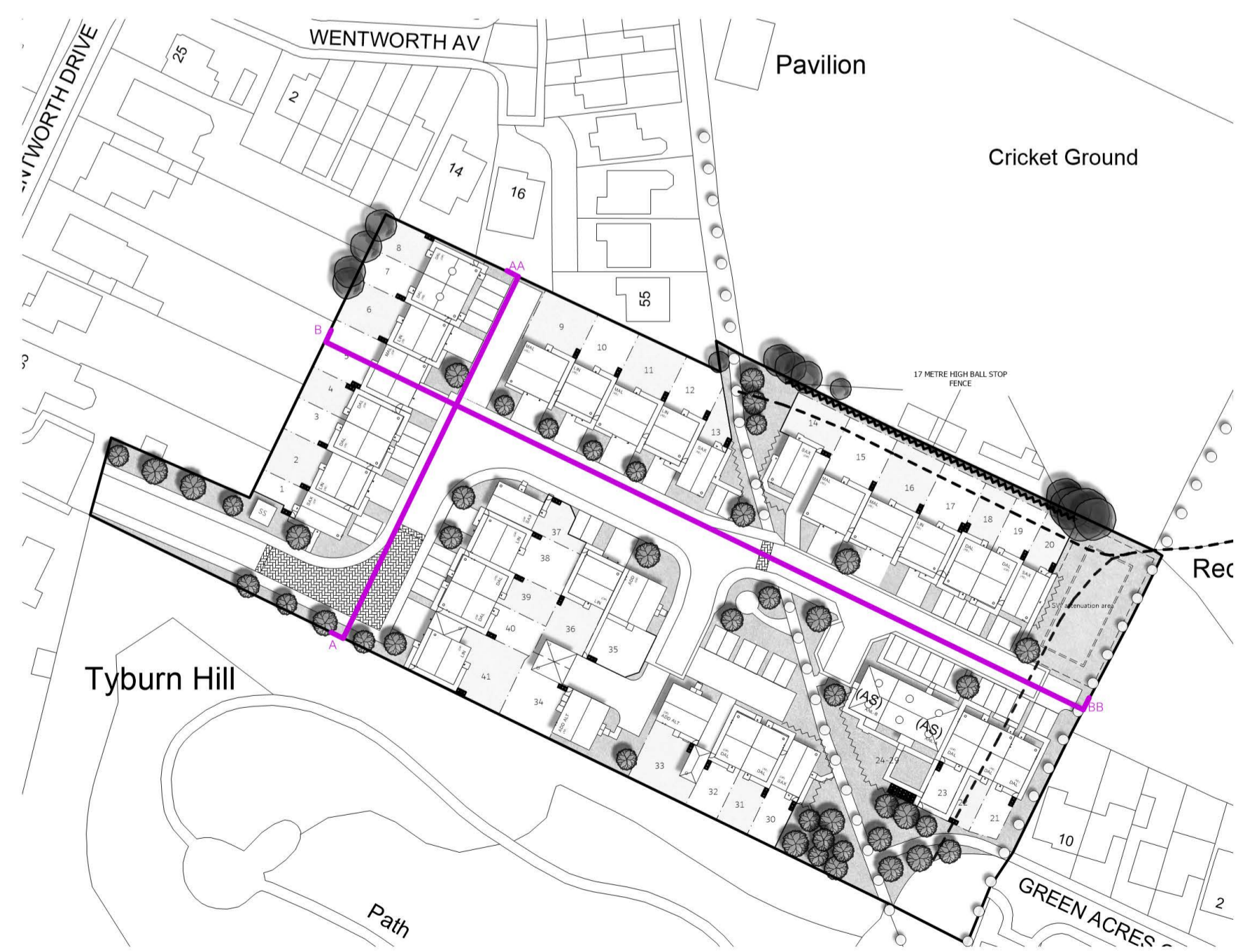
Appendix B - Approved Ball Strike Plans & Elevations.



STREET SCENE A - AA



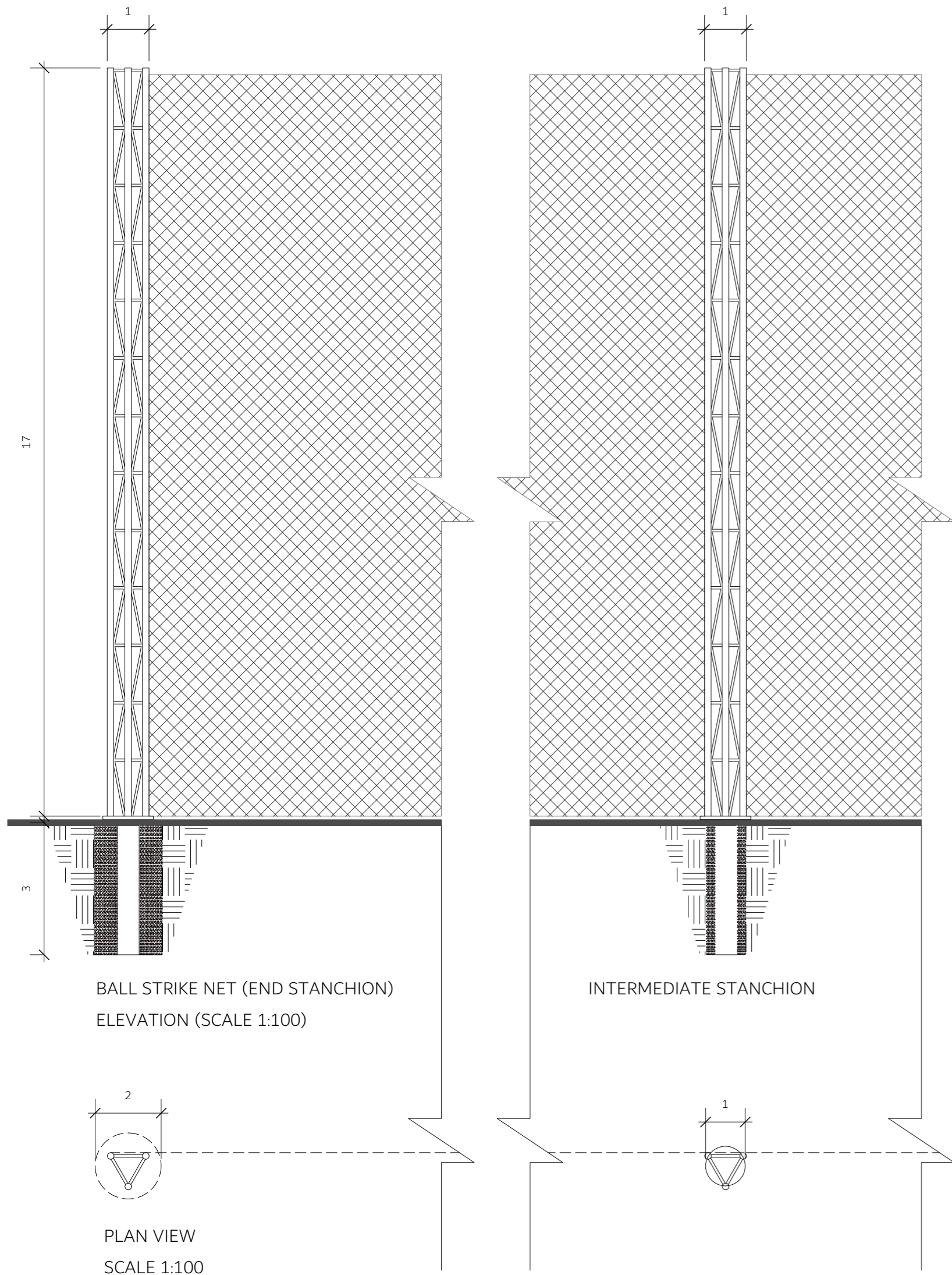
STREET SCENE B - BB



STREET SCENE LOCATION PLAN
1:1000

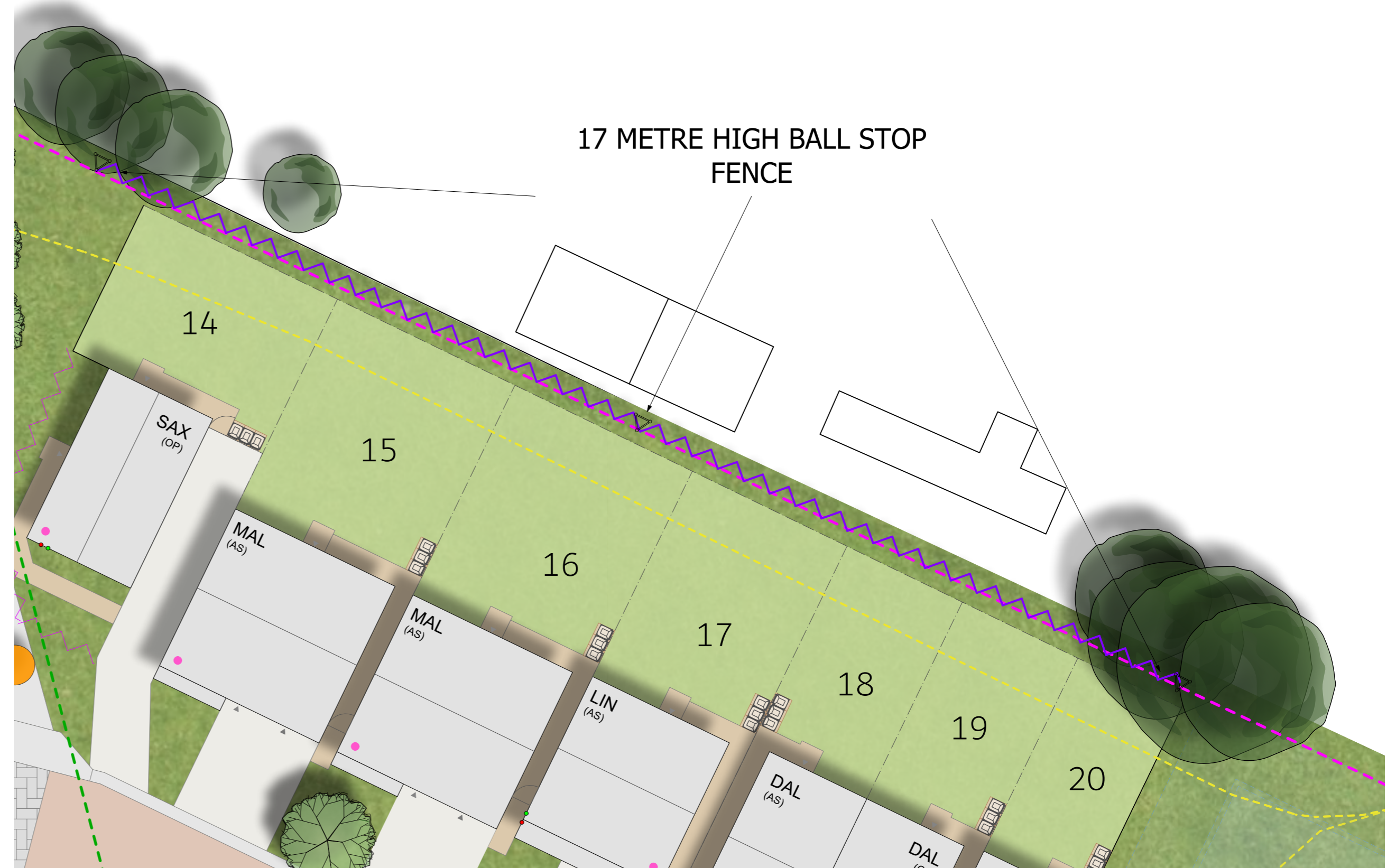


Drawing Title	Street scenes		
Site	Wentworth Drive, Emley		
Scale	1:200 @A1	Date	12/07/23
Drawn	VB	Checked	MC
Drawing No.	2155011	Rev.	-
Thorpe Arch Grange Walton Road Thorp Arch LS23 7BA 01937 543599 www.newethomes.co.uk			



NOTES:
 17m high ball strike net consisting of 3 No. support stanchions, 950mm wide at 30m centre spacings to be designed, fabricated and installed by specialists.
 Stanchion specifications, including coating/finish to be confirmed by specialist and approved by the local authority.
 Stanchion foundations to be 3m depth, 1500mm diameter for end stanchions and 900mm diameter for intermediate stanchion.
 Netting specification to be confirmed by specialist.

BALL STRIKE NET - PLAN AND ELEVATION

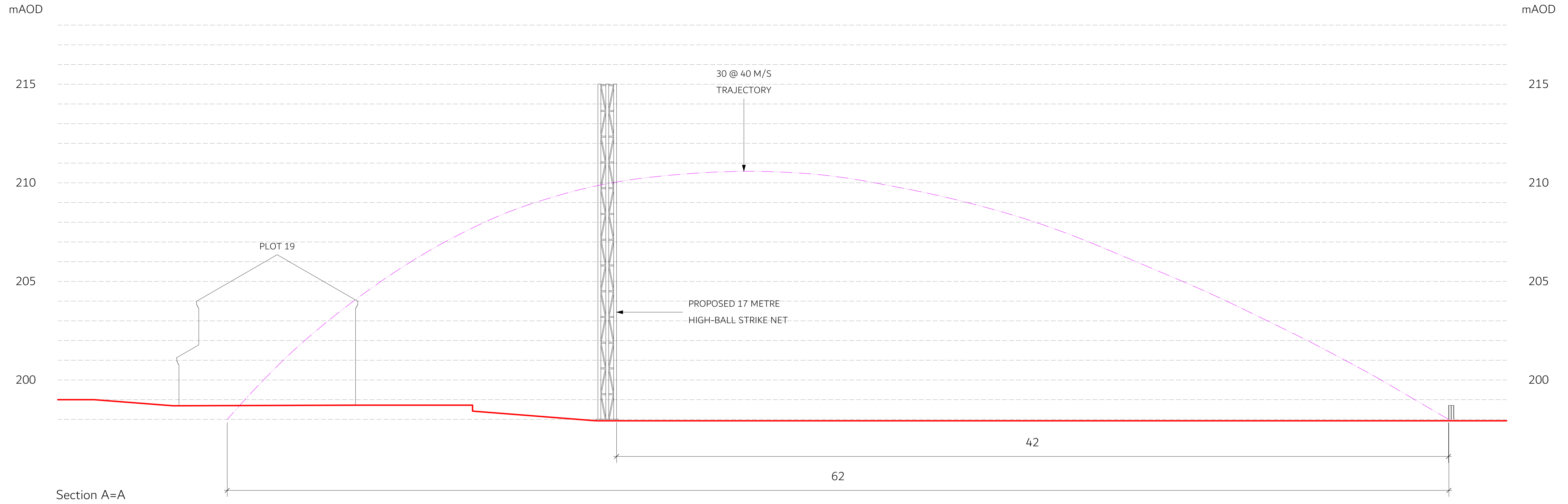


BALL STRIKE NET - SITE LAYOUT EXTRACT
 Scale 1:200

Drawing Title	Ball Strike Net	
Site	Wentworth Drive, Emley	
Scale	1:100/1:200 @A2	Date 27/06/23
Drawn	MC	
Drawing No.	2155.110	Rev. -

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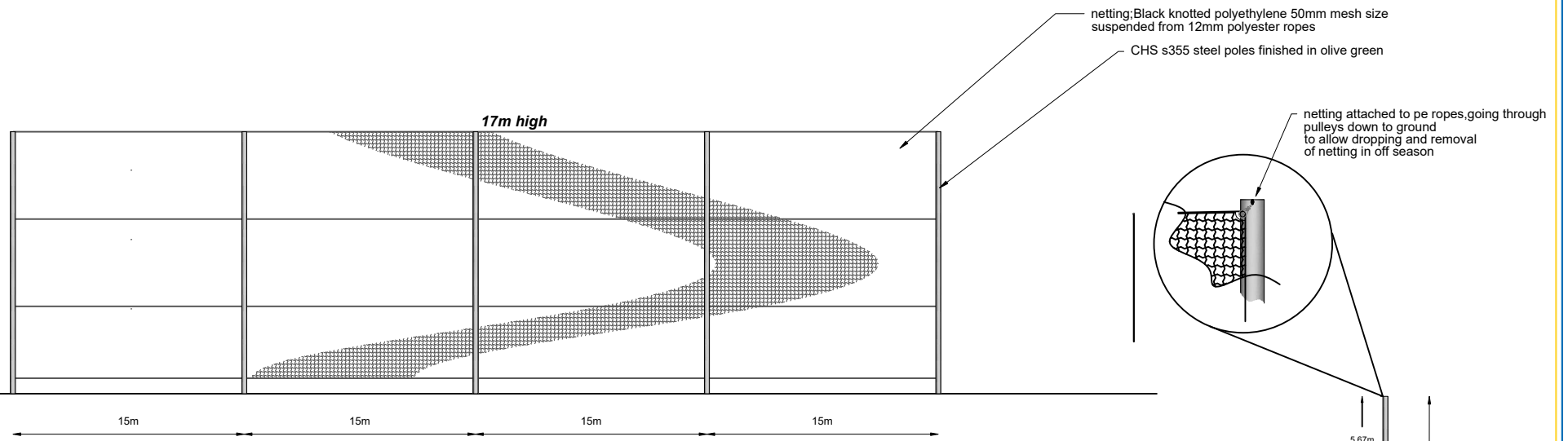


NOTE: THE LEVELS SHOWN HERE ARE SUBJECT TO
DESIGN REFINEMENT +/- 500mm VARIATION



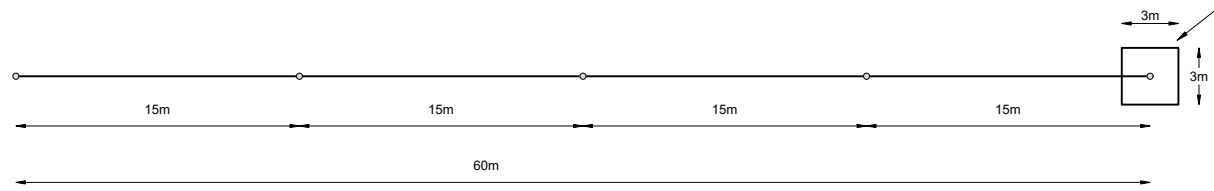
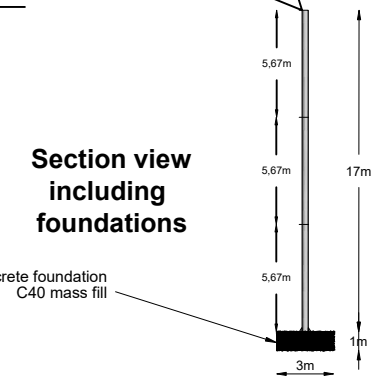
Drawing Title	Cricket Pitch section		
Site	Wentworth Drive, Emley		
Scale	1:100/1:200 @ A2	Date	27/06/23
Drawn	MC	Rev.	-
Drawing No.	2155.112	Rev.	-
Thorpe Arch Grange Walton Road Thorpe Arch LS23 7BA 01937 543599 www.newetthomes.co.uk			

Appendix C - Ball Stop Netting Detailed Design.



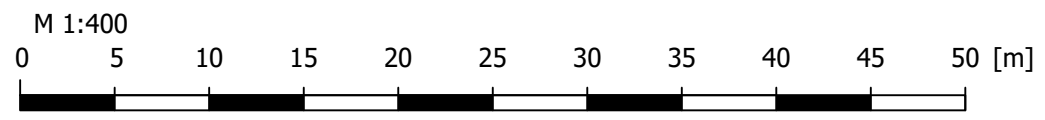
**Elevation view;
Cricket Fencing
17m high;60m**

**Section view
including
foundations**



Plan view

Concrete foundation
C40 mass fill



Project	Emley CC	
Description	Cricket Fencing	
Description	17m high fencing	
Views		
<small>Note : This Drawing is a General Arrangement with dimensions shown being subject to Client providing final specifications for this project</small>		
Scale	1:400	Sheet size
Date	18.01.24	A4
<small>This Drawing and any designs indicated thereon are the copyright of Hi-Nets/AJW construction LTD All rights reserved .</small>		
		Ref:DW12012422 Rev:1