



Planning, Design and Access Statement (including Climate Change Statement)

Land at Scholes Cricket Club, Cleckheaton

Client:
Scholes Cricket Club

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Report produced by:



Associate Planner

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This Planning, Design and Access Statement (including a Climate Change Statement) supports a full planning application for two outdoor padel courts on disused and vacant land within the curtilage of Scholes Cricket and Athletic Club in Scholes, Cleckheaton. The PDAS explains the potential impacts and benefits of the proposals. The proposal would bring a vacant and underutilised parcel of land back into active recreational use. The introduction of padel courts would diversify the sporting offer on site, increasing accessibility to a fast-growing, inclusive sport that appeals to a broad range of age groups and abilities, promoting community health and wellbeing.

1. Introduction

- 1.1 This Planning, Design and Access Statement ('PDAS') including a Climate Change Statement has been prepared on behalf of the Applicant, Scholes Cricket and Athletic Club, to support a full planning application to the Local Planning Authority, Kirklees Council, for redevelopment of unused land at the Scholes Cricket Club, to form two outdoor padel courts.

- 1.2 The description of the development is as follows:

"Full planning application for two outdoor padel courts (Use Class F2(c)), landscaping, parking and associated works"

- 1.3 The Site is located at Scholes Cricket and Athletic Club, New Popplewell Lane in Cleckheaton. The proposed padel courts would sit adjacent to the cricket pavilion and car parking and the cricket pitch. The Site is approximately 0.25ha and comprises scrubland within the ownership of the Club that used to hold cricket batting nets – however, these have been unused for a number of years and the site has been recolonised with vegetation.

- 1.4 This submission follows a formal pre-application request and written advice received from the LPA dated 26th November 2025, which confirmed that the Site is located within land designated as Urban Green Space (UGS) in the Kirklees Local Plan, and therefore its development must comply with the policies of the NPPF and Local Plan which protect open spaces, subject to certain criteria. The response confirms that the construction of two outdoor padel courts to enhance opportunities for outdoor sports, it is considered that this land makes only a limited contribution to the purposes of UGS in terms of quality and landscape value. In this case, the proposal satisfies Paragraph 104(c) of the NPPF as it would result in on-site replacement which is higher quality, within an existing sporting facility.

SUPPORTING APPLICATION DOCUMENTS

- 1.5 The submission includes supporting assessments and plans which demonstrate how the scheme responds appropriately to best practice in design and sustainability, as well as planning policy objectives. The following documents are submitted in respect of the scheme:

- Completed Application Forms and Ownership Certificates
- Site Location Plan – David Allman
- Package of Plans including Proposed Site Plan and Elevations – David Allman
- Landscaping Plan – FDA Landscape
- Preliminary Ecological Appraisal Report – Brooks Ecological
- Tree Survey and Arboricultural Impact Assessment and Tree Protection Plan – Barnes Associates
- Transport Statement and Traffic Management Plan – Mosodi
- Noise Impact Assessment – JPM Acoustics

- 1.6 The package of plans to support the application have been prepared by David Allman.

DOCUMENT STRUCTURE

1.7 The remainder of this PDAS is structured as follows:

- **Section 2:** Provides the background context to the proposals and describes the site and its surroundings, alongside the planning history and details of pre-application consultation;
- **Section 3:** Describes the Proposed Development;
- **Section 4:** Outlines the adopted development plan and relevant national policy guidance including material considerations;
- **Section 5:** Provides a Climate Change Statement to comply with validation requirements;
- **Section 6:** Provides a full assessment of the Proposed Development and an assessment of how the proposals comply with planning policy and other material consideration.
- **Section 7:** Concludes the PDAS by summarising the key planning benefits of the scheme.

2. Development Context

- 2.1 This section provides an overview of the Application Site, the Cricket Club site and surroundings, as well as its planning history and to discuss the pre-application response from the LPA.

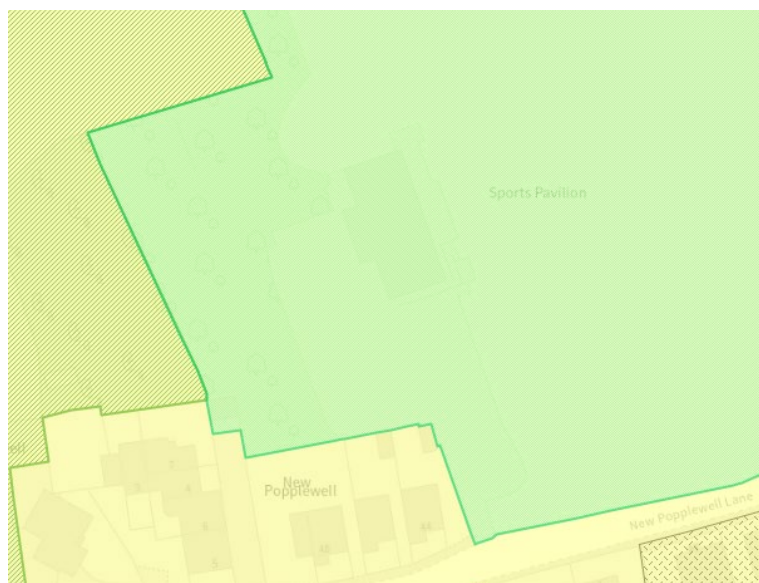
SITE DESCRIPTION

- 2.2 The Site comprises an area of underused vacant land, to the north-west of the pavilion and parking area associated with the club. The Site is 0.1838 sq.m.
- 2.3 Scholes Cricket and Athletic Club is c. 2.20ha and includes a football field (one junior and adult pitch marked out), cricket field, a club house/pavilion and parking facilities. The Site gains access from New Popplewell Lane.
- 2.4 The Club is surrounded by residential areas to the north, east and south. To the west of the Club is an area of woodland to the rear of the homes on New Popplewell Lane.
- 2.5 The closest bus stop is on Scholes Lane, approximately 250m walk away with regular services to Brighouse and another bus stop is 330m away with services to Bradford.

SITE DESIGNATIONS

- 2.6 The Site is allocated as Urban Green Space by the Kirklees Local Plan, as demonstrated by Figure 2.1.

Figure 2.1: Extract from Kirklees Local Plan 2019 Interactive Policies Map



PLANNING HISTORY

- 2.7 The Site itself does not have any relevant planning history, although there have been applications in the last ten years relating to the Club including a side extension to the pavilion and a detached garage/store (ref. 2021/62/94373/W).

PRE-APPLICATION RESPONSE

- 2.8 A formal pre-application request was made to the LPA for the proposals and a written response was received in November 2025 (ref. 2025/21004).

- 2.9 The letter provides advice on the principle of development including implications of development within the UGS designation; design and impact on visual amenity; residential amenity; highway safety; land contamination; landscaping; ecology; Biodiversity Net Gain; impact on trees and carbon budget.

- 2.10 It notes that:

"An application for two padel courts would be acceptable in principle under Policies LP50 & LP61 of the Kirklees Local Plan, subject to details relating to noise, lighting, parking and ecology. It is considered that a sensitive strategy in terms of noise and lighting could be achieved in this location. Details of parking would be required to confirm if the existing provisions within the site are suitable."

- 2.11 It acknowledges that whilst the proposal would lead to an increase in demand on the existing parking facilities within the site, yet there is off-road parking, and the use of the courts would result in a low turnover.

- 2.12 The Applicant has responded to the pre-application comments in the following manner:

- Mosodi have prepared a Transport Statement and Traffic Management Strategy which considers the traffic impacts and provides a traffic management strategy. The overlap between both cricket and football being played on the site is limited to a couple of months of the year. The TA includes information on the use of the Site and expected trip generation from the padel courts. It is proposed 8 parking spaces would be reserved for the padel customers. The traffic management plan will ensure patrons do not park on New Popplewell Lane, as this is narrow, instead directing them to Scholes Lane.
- This PDAS includes a Climate Change Statement to satisfy this validation requirement.
- A tree survey was completed and is reported on in an AIA, which assesses the impact of the development on the trees. The proposed development would result in the following
- There is no requirement to submit a Flood Risk Assessment given the Site's size and being located in Flood Zone 1. The Site will be drained to the public sewer.
- There is no requirement for biodiversity net gain to be demonstrated on the Site as the area is under 0.2 ha, and the Site does not impact priority habitats confirmed by the PEA report.

3. Design and Access Statement

- 3.1 This Chapter provides the Design and Access Statement and provides details of the development proposed. The aim of this scheme is to bring a vacant underused site on a cricket club into viable use to enhance opportunities for outdoor sport in the area,

- 3.2 The description of development is:

“Full planning application for two outdoor padel courts (Use Class F2(c)), landscaping, parking and associated works”

- 3.3 Padel is a sport suitable for players of all ages and skills, as it both quick and easy to learn. Most players learn the basics their first time of playing. Padel is not as dominated by strength, technique and the serve, as can be the case with tennis. Strategy is very important, making it an ideal game for different demographics to play and compete together.

THE PROPOSED DEVELOPMENT

- 3.4 It is proposed to construct two outdoor doubles padel courts which would be enclosed by toughened glass rebound panels per LTA requirements, with nets above, surrounded by a metal weld mesh fence and steel posts. The court's dimensions will be 10.20m (w) by 20.20 (l). The height of the courts is 4m at its highest. The courts would be constructed by a specialist contractor to be in line with LTA requirements. They would be surfaced with a single tone sand-dresses synthetic surface.
- 3.5 Floodlights would also be installed. A modest apron of paving will be installed around the courts to provide access for patrons. The space between the courts has been designed to accommodate wheelchair users, ensuring accessibility.
- 3.6 The proposal has been carefully designed so that the facility remains sports focused, whilst increasing the opportunity for extra income for the club. The pavilion would be open for users of the padel courts for its toilet facilities.
- 3.7 The proposed opening hours for the courts are from 6am to 11pm, seven days a week. Booking for the courts will be on an app and access is provided via the existing gate into the Club.
- 3.8 The courts are located close to a tree line that sits to the north. The AIA confirms that some trees on site (T1, T2 and T3) have been classified as Category U and are recommended for removal as they are causing damage to a boundary wall and neighbour's garage. The AIA report finds the development would impact on the trees to the northern boundary and would need excessive crown reductions and an ongoing maintenance and management issue, and considers they should be removed (T11, T10, T9). These trees could be removed to enable the development.
- 3.9 Parts of G7 and G8 would need to be removed to allow for the footprint of the courts and cycle shed. The impact of the proposed development would mean the trees close to the

car park risk direct root damage, lifting the carparks surface so G7 and T6 are recommended to be removed as part of general site maintenance.

ACCESS AND PARKING

- 3.10 The Site gains vehicular access from an existing access from New Popplewell Road, a cul-de-sac which provides access from the B6120 Scholes Lane.
- 3.11 A total of 29 car parking spaces are proposed, including four EV charging spaces and five accessible spaces.
- 3.12 In terms of accessibility, all enclosures will allow a clear access to the court of 1.2m for sports wheelchairs.

4. Planning Policy Context

- 4.1 This Chapter sets out the planning policy context for the development, and Chapter 5 seeks to demonstrate compliance with these policies.
- 4.2 In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 4.3 The adopted development plan comprises the Kirklees Council Local Plan (adopted 27th February 2019). There are other material considerations, including the National Planning Policy Framework (2025); the Kirklees Highways Design Guide SPD (2019); and the Planning Applications Climate Change Guidance (June 2021).

THE DEVELOPMENT PLAN

- 4.4 The Kirklees Local Plan: Strategy and Policies provides the policies necessary to achieve the strategy over the period of 2013–2031. The spatial strategy and development management policies are set out in this document. The spatial development strategy confirms most growth will be met in the main urban areas of Huddersfield and Dewsbury in accordance with the spatial vision and a more flexible approach elsewhere to achieve a sustainable pattern of development.
- 4.5 The following policies of the Kirklees Local Plan are relevant to the proposed scheme.
- Policy LP1: Achieving Sustainable Development
 - Policy LP2: Place Shaping
 - Policy LP3: Location of New Development
 - Policy LP20: Sustainable Travel
 - Policy LP21: Highway Safety and Access
 - Policy LP22: Parking
 - Policy LP24: Design
 - Policy LP30: Biodiversity
 - Policy LP33: Trees
 - Policy LP50: Sport and Physical Activity
 - Policy LP52: Production and Improvement of Environmental Quality
 - Policy LP61: Urban Green Space

OTHER MATERIAL CONSIDERATIONS

- 4.6 The National Planning Policy Framework was published in 2012 and was most recently revised in February 2025 following an update in December 2024. The NPPF is a material consideration for local planning authorities in the determination of planning applications.
- 4.7 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in

favour of sustainable development, which for decision-taking means approving development proposals that accord with an up-to-date development plan without delay (Paragraph 11).

4.8 The relevant chapters of the NPPF are:

- Chapter 2: Achieving sustainable development
- Chapter 4: Decision-making
- Chapter 6: Building a strong, competitive economy
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting sustainable transport
- Chapter 12: Achieving well designed and beautiful places
- Chapter 15: Conserving and enhancing the natural environment

4.9 The most relevant paragraphs are now set out.

4.10 Paragraph 11d states, when read in conjunction with footnote 8 of the paragraph, that where the policies which are most important for determining the application are out-of-date, including applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78), permission should be granted unless:

- “the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed;
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”

4.11 Paragraph 98 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities including sports venues, to enhance the sustainability of communities and residential environments.

4.12 Paragraph 104 states that existing open space, sports and recreation buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 4.13 Paragraph 115 states that when assessing specific applications for development, it should be ensured that:
- a. *“sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*
 - b. *safe and suitable access to the site can be achieved for all users;*
 - c. *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
 - d. *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.”*
- 4.14 Paragraph 1116 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Paragraph 117 confirms that applications for development should give priority to pedestrian and cycle movements; facilitate access to high quality public transport; and address the needs of people with disabilities and reduced mobility.
- 4.15 Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (Paragraph 124).
- 4.16 Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs (Paragraph 126). Paragraph 129 asks for planning decisions to support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area’s prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.
- 4.17 Section 12 of the NPPF identifies good design as ‘a key aspect of sustainable development’ (Paragraph 131). Developments must function well over their lifetimes, be visually attractive with good architecture and layout, effective landscaping, sympathetic to local character whilst not discouraging appropriate innovation or change such as increased densities, and providing a high standard of amenity (Paragraph 135). Paragraph 136 notes that trees make an important contribution to the character and quality of urban environments. Design quality should be considered throughout the evolution and assessment of individual proposals, and early discussion between applicants, the local planning authority and communities is important for clarifying expectations and reconciling local and commercial interests (Paragraph 137). Development of poor design should be refused (Paragraph 139).
- 4.18 Paragraph 164 of the NPPF confirms that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change.

When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation. New development should help to reduce greenhouse gas emissions such as through its location, orientation and design.

- 4.19 Paragraph 187 of the NPPF requires planning decisions contribute to and enhance the natural and local environment by (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, and (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

PLANNING APPLICATIONS CLIMATE CHANGE GUIDANCE (JUNE 2021)

- 4.20 This guidance note clarifies the expected content within the Climate Change Statement, which is expected to be submitted as part of all planning applications. It sets a template for the Climate Change Statement at Appendix A.

KIRKLEES LOCAL PLAN UPDATE

- 4.21 The Kirklees Local Plan is being updated to cover the period 2024–2043, to set the planning policy framework for the district, guiding future growth and change. The Local Development Scheme published in September 2025 anticipated a consultation on the draft Plan Consultation in December 2026–January 2027. The early engagement consultation took place in November 2024 until February 2025.

5. Climate Change Statement

- 5.1 This section of the PDAS provides information to respond to the questions set by the template guidance provided by the Council. The Statement has been prepared in accordance with the Climate Change Guidance note.

What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations?

- 5.2 The proposed development does not include a building, only two outdoor padel courts. Floodlights are proposed which will be connected to the existing electricity infrastructure on site. There is therefore very limited energy demand and the Building Regulations do not apply.

What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally?

- 5.3 The limited materials that are required to construct the padel courts will be sourced from padel specific contractors, in order to comply with the LTA specification. Local contractors will be used to build the courts if possible.

What measures have been/will be taken to utilise renewable or low carbon energy sources?

- 5.4 There is no energy requirement for the courts except for the floodlights proposed, which will connect to the electricity supply that the cricket club use. There is no realistic requirement to put renewable/low carbon energy sources on the Site.

What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations?

- 5.5 N/A

What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development?

- 5.6 The Site is located within Flood Zone 1, with no risk from sources of flooding.

What measures have been/will be taken to reduce water stress associated with your proposed development? (e.g. Water retention and minimisation measures)

- 5.7 The proposals do not involve direct water usage and it will not significantly increase water use indirectly on site. Users of the padel courts will be able to use the toilets in the cricket club pavilion.

What measures have been/will be taken to provide biodiversity net gains?

- 5.8 The Biodiversity Net Gain report prepared by Brooks Ecological confirms the proposed development will be able to provide a net gain in biodiversity to be delivered on site. The report and completed Defra metric are provided with the application.

What measures have been/will be taken to reduce air pollution associated with your proposed development?

- 5.9 The proposed development will not have any significant impact on air quality. The Site is not located within an AQMA. The Transport Statement identifies the trips that will be generated as a result of the proposed development and concludes they will have an insignificant impact on the surrounding highways network. Due to the location of the site within a settlement, Scholes, it is within walking distance, and is also within an acceptable cycling distance of Scholes and parts of adjacent settlements including Cleckheaton and Wyke. Cycle stands are proposed as part of the development to encourage cycling.

6. Planning Appraisal

- 6.1 This Chapter considers the national and local planning policy guidance relevant to the application and appraises the proposed development against these policies and any other material considerations.
- 6.2 The following planning considerations are set out in the Chapter:
- Principle of Development
 - Design
 - Highways and Parking
 - Resident Amenity
 - Technical Considerations:
 - Arboriculture
 - Ecology
 - Biodiversity Net Gain

PRINCIPLE OF DEVELOPMENT

- 6.3 Padel is one of the fastest growing sports in the UK. The provision of two padel courts in Scholes will improve the Club's offering by diversifying, which will provide economic benefits to back up the existing cricket and football operations on Site. The benefits of locating another sporting use on the same site are multiple and should be recognised as supporting the principles of the NPPF. There are no other publicly accessible padel clubs in Scholes, with the closest courts being a drive away to the north of Dewsbury and in Huddersfield.
- 6.4 Policy LP1 labels the presumption in favour of sustainable development as the Council working to take a positive approach to developments that reflect sustainable practices whilst improving economic, social and environmental conditions in the area. In this instance, the proposed development aims to promote economic growth within the Huddersfield area by increasing sport-related tourism.
- 6.5 Policy LP3 requires proposals to reflect the settlement's size and function, opportunities for growth, spatial priorities for urban renaissance and regeneration and the need to provide for new homes and jobs.
- 6.6 Policy LP47 states that the Council will create an environment which supports healthy, active and safe communities and reduces inequality. Healthy, active and safe lifestyles will be enabled by facilitating access to a range of sports, leisure and cultural facilities.
- 6.7 As a sport proposal within a settlement on unused land, the proposal will meet the aspirations of Policy LP1, LP3 and LP47 of the Kirklees Local Plan.

- 6.8 Policy LP50 deals with the protection, enhancement and support of new and existing open spaces, outdoor and indoor sport and leisure facilities where appropriate. The policy states that the loss of open space, sport and leisure facilities will only be allowed where:
- a. "An assessment clearly shows that the site is no longer required to meet an identified need for open space, sport or recreation use; or
 - b. Equivalent or better replacement facilities in terms of quantity and quality are provided to compensate for those lost as a result of the development and these are within an easily accessible location for existing and potential new users; or
 - c. The proposal is for an alternative sport, leisure or open space use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing facility."
- 6.9 The Policy also states that, "The creation of new outdoor sport facilities will be supported which help address deficiencies in playing pitches."
- 6.10 Policy LP61 relates to the loss of urban green space as identified on the Policies Map, which will only be permitted where:
- a. "an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or
 - b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or
 - c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space"
- 6.11 The proposals involve the construction of two outdoor padel courts to enhance opportunities for outdoor sports. The Site is on an area of underused land, currently open land interspersed with scrub vegetation. It was previously used as a cricket batting cage for players yet has not been used for years, as a result it has been recolonised by vegetation. It is considered that this land makes only a limited contribution to the purposes of UGS in terms of quality and landscape value.
- 6.12 The proposal seeks to provide sports facilities to bring it back into active recreational use, within an existing Cricket and Athletics Club to benefit from the existing amenities (toilets and parking). The proposal will not result in the loss of existing pitches or facilities on site.
- 6.13 In this case, the loss of open space will result in an on-site replacement which is better suited in terms of quality within an existing sporting facility. It therefore meets the requirements of LP50b, LP61b and paragraph 104 of the NPPF and would be considered acceptable in principle so long as development accords with matters relating to visual amenity, residential amenity, highway safety and environmental matters.

DESIGN, LAYOUT AND LANDSCAPING

- 6.14 Policy LP24 discusses good design which should be at the core of all proposals in the district and should be considered at the outset of the development process. The policy provides a list of elements that comprise good design, including amenity for occupiers;

form, scale, layout and details respect and enhance the character of the townscape, heritage assets and landscape; high levels of sustainability; minimising the risk of crime; meeting the needs of a range of different users; development contributes towards enhancement of the natural environment; provision of public art where appropriate. Further details on the high levels of sustainability, to a degree proportionate to the proposal, including minimising resource use, considering innovative construction materials and techniques, providing charging points; designing buildings which are resilient and resistant to flood risk; and designing places that are adaptable and able to respond to change.

- 6.15 The design of the padel courts is relatively limited in terms of how it can present. The size and proportions of the courts have been determined by the LTA Padel Court Construction guidance note and the contractors specification. The trees adjacent to the site form a natural buffer between the residential properties to the south.
- 6.16 The proposals are considered to be in accordance with the relevant policies of the Kirklees Local Plan and the NPPF.

HIGHWAYS

- 6.17 Policy LP20 of the Local Plan refers to sustainable travel, making sure development is located within reach of sustainable forms of essential travel needs.
- 6.18 Policy LP21 confirms that new development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe. Proposals should avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network. The policy also requires development proposals to accommodate suitable cycle parking/storage, access for servicing/emergency/refuse collection vehicles, and be accompanied by a supporting Transport Assessment or Transport Statement. Mosodi have prepared a Transport Statement to support the application.
- 6.19 The Site is within an eight minute cycle from the National Cycling Network, and a cycle lane is provided along the A649 Halifax Road. Despite the lack of cycle infrastructure within Scholes, visitors are still likely to visit the Site due to relatively quiet roads around the Site. The Site is well located in respect of bus services, with frequent services to Brighouse, Cleckheaton, Halifax, Bradford and Leeds ranging from a 300–650m distance from the Site. Given the location of the padel courts within an existing cricket and football facility within a settlement, it is considered to be sustainably located.
- 6.20 Policy LP22 requires the provision of parking in new developments to be determined by the availability of public transport, accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development. New developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure and convenient and visually unobtrusive car parking within the site. Cyclists and disabled people should have their parking needs met.

- 6.21 Mosodi's TS confirms the provision of parking spaces required, based on the existing operations of the Club. A total of 29 car parking spaces are to be provided within the Site, comprised of five disabled spaces (17%) and four EV spaces (14%). Eight of these spaces will be reserved for use by padel court customers, leaving 21 spaces for other visitors to the Club. The TS assessed the existing operations on the Site to determine the peak number of users on the Site considering the cricket and football seasons, training and match times.
- 6.22 On street parking is available on Scholes Lane to the north of the Site for any spectators, with off road pedestrian accessibility available. The proposed provision of 29 spaces will therefore be sufficient to accommodate the predicted maximum capacity.
- 6.23 A first principles car parking occupancy survey has been completed which estimated a maximum capacity of 54 users across the Site, equating to a requirement of 20 spaces at full capacity, based on a comparable survey that was undertaken at a padel site. It is also expected that the inclusion of a detailed Travel Plan for the proposed Site will encourage car parking occupancy below this predicted capacity. It is expected that the highest volumes of traffic will be on matchdays.
- 6.24 As set out within the trip generation assessment used for the car parking assessment, during peak operating times, the maximum number of trips would be 27 arrivals and 27 departures from the Site. This would take place on Saturday and Sunday and would not coincide with the network peak hours.
- 6.25 A total of 12 cycling spaces are provided in the form of Sheffield stands adjacent to the proposed padel courts.
- 6.26 A Traffic Management Strategy report also supports the application. The traffic management strategy aim is to direct cars from parking on New Popplewell Lane, due to the narrow carriageway, in the event that football/cricket matches are occurring at the same time as the padel courts being in use. Scholes Road is approximately 140m from the Site entrance which is a reasonable walking distance for visitors parking off-site.
- 6.27 On match days, car park attendees will be on Site to ensure that once the car park is full, all other vehicles requiring car parking will be directed to Scholes Road to the east of the Site. Drop-off's will be managed by volunteers on New Popplewell Lane who will discourage any parking along New Popplewell Lane, given the narrow width of the carriageway.
- 6.28 In conclusion, the proposed development is in accordance with Policies LP20, LP21 and LP22.

RESIDENT AMENITY

- 6.29 The Noise Impact Assessment prepared by JPM Acoustics has investigated the impact of the proposed development on the surrounding residential receptors. The assessment has been undertaken with due regard to relevant planning policies, British Standards, and technical guidance documents relating to noise.
- 6.30 The nearest noise sensitive receptors are homes located to the south off New Popplewell Lane. The report summarises the findings of the noise survey, in short the baseline noise survey used unattended measurements at a location considered representative of the

noise generated from the proposed padel courts. An acoustic model was carried out which concluded that the predicted maximum noise level within a bedroom at the nearest façade was below the maximum noise level criterion within bedrooms at night. This is based on the worst-case scenario. The report concludes that noise from the courts is likely to have a negligible effect on the existing noise environment, and will not result in a significant noise impact. No mitigation measures are considered to be required.

- 6.31 The proposals are therefore demonstrated to be in accordance with Policy LP52: Production and Improvement of Environmental Quality of the Kirklees Local Plan.

ECOLOGY

- 6.32 The Preliminary Ecological Appraisal report (PEA) prepared by Brooks Ecological describes the habitats present on site and the protected species likely to be present or in the site surroundings. The PEAR also provides a desk study of designated wildlife sites and records of protected or notable species.
- 6.33 In terms of designations 2km around the site, the Site does lie within an SSSI Impact Risk Zone for the South Pennine Moors SSSI, but does not fall into any of the highlighted categories which require the LPA to consult with Natural England in relation to potential impacts.
- 6.34 The PEA reports on the extended Phase 1 Habitat Survey report which classified the type and condition of habitats on site. The habitats present on site include those of low distinctiveness comprising modified grassland, artificial unvegetated, unsealed surface as well as developed land (sealed surface), as well as medium distinctiveness habitats of broadleaved woodland at the north and western areas of the site. There are no areas of medium or high distinctiveness or irreplaceable habitat which would need to be avoided by the proposals. The report recommends implementing a management plan for the woodland on the site, installing nest boxes to broadleaved woodland in the west of the site, and planting native trees where possible along the Site boundary or if not possible, off site around the perimeter of the football field to the north of the Site.
- 6.35 The Site does not support amphibians (GCNs), bats, badgers, hedgerows. The PEA also assessed the likelihood of the site for non-native species. One non-native invasive species was noted on Site, cotoneaster.
- 6.36 The PEA recommends that there are opportunities to improve the Site's distinctiveness, to improve the distinctiveness of other broadleaved woodland by implementing a management scheme; planting native trees where possible along the Site boundary; installing nest boxes in the other broadleaved woodland to the west of the Site.
- 6.37 The proposals are therefore considered to be in accordance with Policy LP30 of the Local Plan.

TREES

- 6.38 Policy LP33 requires proposals to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is

deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

- 6.39 Barnes Associates have undertaken a tree survey and prepared a tree constraints plan, arboricultural impact assessment report, as well as a Tree Protection Plan.
- 6.40 The AIA confirms that some trees (T1, T2 and T3) have been classified as Category U and recommended for removal as they are causing damage to a boundary wall and neighbour's garage. The AIA report finds the development would impact on the trees to the northern boundary and would need excessive crown reductions and an ongoing maintenance and management issue, and considers they should be removed (T11, T10, T9). Parts of G7 and G8 would need to be removed to allow for the footprint of the courts and cycle shed. The impact of the proposed development would mean the trees close to the car park risk direct root damage, lifting the carparks surface so G7 and T6 are recommended to be removed as part of general site maintenance.
- 6.41 The AIA recommends tree protection fencing and a construction exclusion zone to protect trees during construction, in a Preliminary Arboricultural Method Statement.
- 6.42 The proposals are in accordance with Policy LP33 of the Kirklees Local Plan.

7. Summary & Conclusions

- 7.1 This PDAS has been prepared by Zerum on behalf of Scholes Cricket and Athletics Club. It has sought to provide a description of the proposals and an overview of the relevant policies against which the proposals will be assessed. The proposed description of development is:

“Full planning application for two outdoor padel courts (Use Class F2(c)), landscaping, parking and associated works”

- 7.2 The planning application has been submitted following pre-application discussions with Kirklees Council and a helpful written response being received.
- 7.3 The PDAS has demonstrated that the proposals are in accordance with national and local planning policy. The proposal would bring a currently vacant and underutilised parcel of land back into active recreational use, supporting more efficient land use and aligning with planning objectives. The introduction of padel courts would diversify the sporting offer on site, increasing accessibility to a fast-growing, inclusive sport that appeals to a broad range of age groups and abilities, thereby promoting community health and wellbeing.
- 7.4 In conclusion, the proposed development satisfies all relevant national and local policy considerations. In these circumstances, this application should be welcomed by the Local Planning Authority and approval should be granted.