

Sent: 11 September 2026 14:52
To: DC Admin
Subject: Scholes Cricket and Athletic Club

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Application reference : 2026/92200/E

Case officer: Nicole Helliwell

I object to this application.

My objections are as follows :-

Traffic and road safety

The traffic management strategy states that " there is plenty of on-street parking available on the B6120 Scholes Road (should say Scholes Lane). There are no parking restrictions in place. Parking on Scholes Lane is already heavily used at weekends, and already causes congestion and conflict with oncoming traffic.

The walk from Scholes Lane is also unlikely to be attractive to players. The cricket players drive, the footballers drive, spectators to both events drive, and no doubt padel players would also drive to the site. New Popplewell Lane is used as an overspill car park which causes congestion and on occasions blocks driveways.

The extra traffic would affect the junction with Scholes Lane.

The junction has a planning history " application 2004/60/90418/ES for an indoor sports centre at this club was refused.

The reason for refusal reads: " the proposed indoor sports centre would generate a significant increase in the number of vehicle movements, in terms of the frequency of use, and the visibility at the junction of New Popplewell Lane with Scholes lane is extremely poor in both directions. It is considered that any increase in use of this junction will result in a material increase in danger to road users as such conflicting with the requirements of Councils UDP policy T10"

The junction has changed since 2004 but the volume of traffic has increased significantly, and since 2004 a residential development has taken place on New Popplewell Lane.

Trees

I object strongly to trees being removed from this site, for whatever reason. Trees should not be removed for convenience or to save on regular management. They are not an " on going for see able nuisance"

The trees form a natural buffer between our property and the site that currently makes clubs existing activity tolerable.

Trees T1, T2, and T3 are recommended for removal on the basis they are "causing damage to the boundary wall and a neighbours garage" I oppose the removal and do not accept the statement. The wall has stood since the house was built in 1978 and OUR wall and garden has never been affected by the trees, or their roots.

The Brooks Ecological Survey Ref ER-8982-01

This survey was carried out on the 24th February 2026 - which I would describe as winter. Further surveys have not been recommended.

Item 27 states " two ponds 200m south of the site could not be inspected to habitat suitability due to access limitations" These ponds were created approximately 10 years ago to replace a pond that was part of an old mill that was demolished to make way for the new housing development on New Popplewell Lane. Great crested newts lived in the original pond so the two ponds were created to rehouse them. Access is via the new development on Scholes Lane.

In the woods and fields next to New Popplewell Lane we see, and hear, fox, deer, and birds including swallow , house martins, curlew (a pair), skylark (a pair), barn owl, tawny owl, and bats on warm summer nights. Our neighbours have short videos of the deer and barn owl which they shared with us.

All would be affected by the lighting and the noise (ball being hit by a padel sounds like a gun shot)

Noise and Pollution

Pre application advice states that the proposal would be acceptable in principal " subject to details relating to noise, lighting, parking and ecology"

No lighting strategy has been submitted

No lighting report

Only states" Floodlights would be installed" and " Floodlights to a special design" Drawings show 8 lighting columns 6 metres in height.

The opening times being suggested are well in excess of the existing opening times, and unmanaged.

This development can be seen from the B6120 despite what it says on the site visit report.

