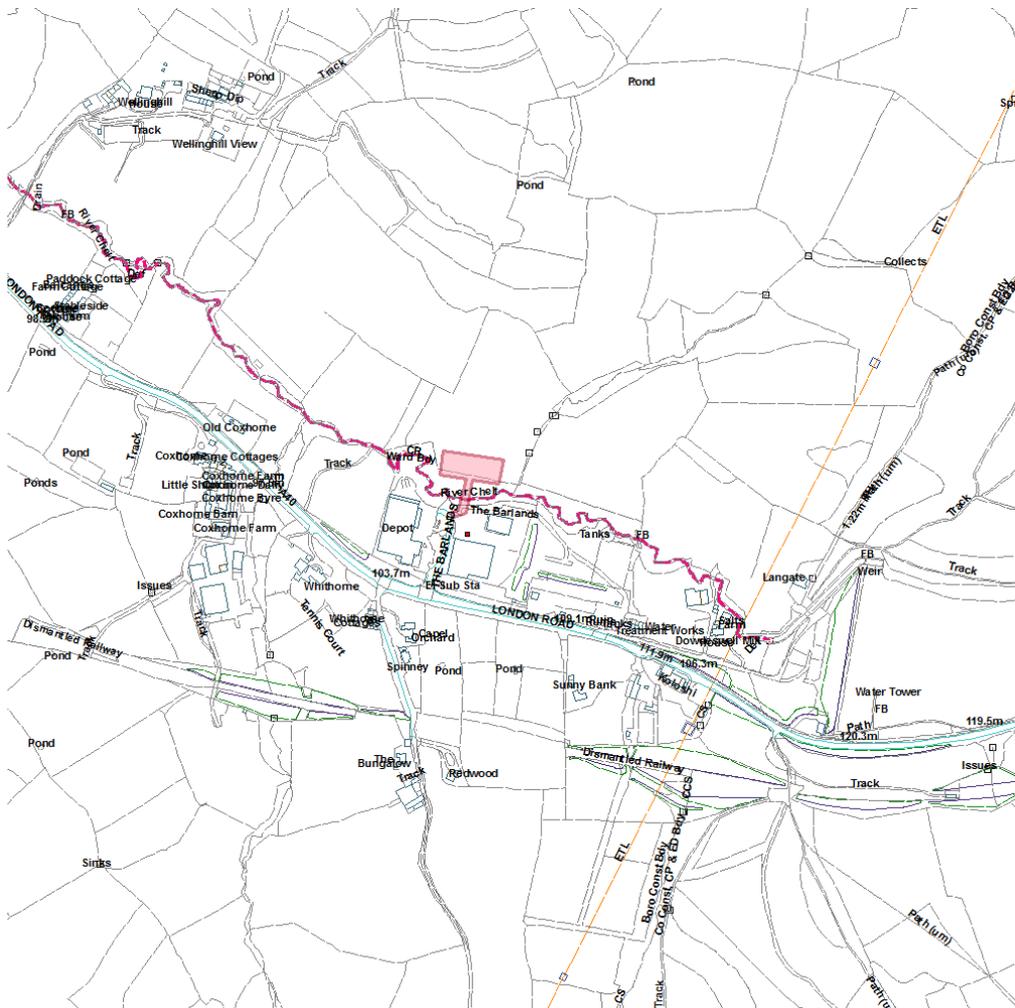


APPLICATION NO: 25/01587/FUL	OFFICER: Michelle Payne
DATE REGISTERED: 23rd October 2025	DATE OF EXPIRY: 18th December 2025 (extension of time agreed 20th March 2026)
DATE VALIDATED: 23rd October 2025	DATE OF SITE VISIT:
WARD: Charlton Kings	PARISH: Charlton Kings
APPLICANT:	Dunkertons Cider
AGENT:	SF Planning Limited
LOCATION:	Dowdeswell Park London Road Charlton Kings
PROPOSAL:	Change of use of agricultural building to a Padel Centre (Use Class E(d)) with associated alterations, pedestrian access and footbridge.

RECOMMENDATION: Permit subject to conditions and s106 legal agreement



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Dunkertons Park is a mixed use commercial and leisure venue that provides a variety of food, drinks and events. The site is located to the north of London Road (A40) and forms part of the wider Dowdeswell Park.
- 1.2 The site lies outside of Cheltenham's Principal Urban Area (PUA) within the Cotswolds National Landscape (AONB). The River Chelt runs to the south of the site, with part of the access to the site located within Flood Zone 2. In addition, a public right of way passes to the north and west of the site.
- 1.3 This application is seeking planning permission for the change of use of a large existing agricultural building to a Padel Centre (Use Class E(d)) with associated alterations, pedestrian access and footbridge. The centre would provide for four indoor padel courts, with associated reception area, kit hire facilities, break out areas, changing rooms/toilets, and small mezzanine viewing area.
- 1.4 Revised/additional information and/or drawings have been submitted during the course of the application and are discussed in the report below.
- 1.5 A separate application for planning permission (ref. 25/01202/FUL) for the creation of a raised terraced area adjacent to the river, for use as additional outdoor seating in connection with the food and drink offer available at the venue, is currently under consideration with a delegated decision expected.
- 1.6 This application is before the planning committee at the request of Cllr Angie Boyes for the following reasons:

Noise increase to local neighbours.

Increased traffic on the A40.

Loss of agricultural building.

It is on AONB. The effect of the development on the character and appearance of the Cotswolds Natural Landscape.

The Joint Core Strategy requires all development within the national landscape to conserve, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Great weight should be given to this.

Section 245 of the Levelling Up and Regeneration Act 2023 (the LURA) amended the duty in the Countryside and Rights of Way Act 2000 in relation to NLs to require relevant authorities, in exercising or performing any functions in relation to, or so as to affect, land in a NL to seek to further the purpose of conserving and enhancing the natural beauty of it.

- 1.7 Members will have the opportunity to visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Area of Outstanding Natural Beauty (AONB)
Airport safeguarding over 15m

Relevant Planning History:

16/01603/COU	PERMIT	10th November 2016
Change of use from storage/light industrial to brewery and gin distillery and use for other food and drink preparation, production, storage and distribution		
16/01729/FUL	PERMIT	9th December 2016
Extension of existing building to provide entrance/arrivals area for cider production business, timber cladding of facades and over-cladding of roof of two buildings, replacement windows to two buildings. (incorporating alterations to layout of car park and new landscaping)		
17/00424/FUL	PERMIT	20th April 2017
Erection of bat house		
17/01044/FUL	PERMIT	18th January 2018
Extension and change of use of existing pump house, erection of new pavilion and visitor centre, works to open up an underground vaulted area and creation of a parking area, all for flexible employment and retail use		
17/02086/CONDIT	PERMIT	18th December 2017
Variation of Condition 2 of 16/01729/FUL - minor material amendments to fenestration and elevation treatment		
18/01548/COU	PERMIT	21st September 2018
Change of use of existing industrial/storage unit to use for food and drink preparation, production, storage, distribution and sale		
18/01689/FUL	PERMIT	1st October 2018
External alterations to existing building to provide timber cladding, stonework and new openings for windows and doors		
18/01754/FUL	PERMIT	9th November 2018
Extension and external alterations to office building including use of part of the building as a cafe (A3) and exercise/gym space (D2)		
19/01986/DISCON	DISCHARGED	12th December 2019
Discharge of condition 3 (roofing materials), 4 (window and door design) on planning permission ref. 18/01689/FUL		
19/01987/DISCON	DISCHARGED	12th December 2019
Discharge of conditions 3 and 4 of planning permission 18/01754/FUL		
19/02485/COU	PERMIT	5th February 2020
Change of use of part of existing industrial unit (B2) to A1 retail (florist) and erection of retractable awning (retrospective application)		
19/02485/ADV	GRANT	5th February 2020
Retractable awning (retrospective application)		
20/01974/CONDIT	PERMIT	11th December 2020
Removal of condition 3 on planning permission ref. 19/02485/COU - to enable the site to be used for purposes other than just as a florist		
23/00737/DEMCON	REQUIRED AND GIVEN	28th June 2023
Demolish three storey modern office building		

23/01260/COU

PERMIT

8th September 2023

Proposed change of use to Storage and Distribution (Use Class B8)

25/00276/PRIOR

PA NOT NEEDED

6th March 2025

Purpose designed/built agricultural building for the storage of hay, straw and machinery on land adjacent to Dowdeswell Park.

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2024 (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 9 Promoting sustainable transport

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan 2020 (CP) Policies

D1 Design

L1 Landscape and Setting

L2 Conversion of Rural Buildings

SL1 Safe and Sustainable Living

GI2 Protection and replacement of trees

GI3 Trees and Development

Adopted Joint Core Strategy 2017 (JCS) Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD6 Landscape

SD7 The Cotswolds Area of Outstanding Natural Beauty

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF1 Transport Network

INF2 Flood Risk Management

4. CONSULTATIONS

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Given the nature of the site and the proposal, individual letters of notification were not sent on this occasion; however, a site notice as posted at the entrance to the site.
- 5.2 69 representations have been received in response to the publicity; 63 in support, 5 in objection, and one general comment. The comments have been circulated in full to Members but the main concerns relate to:
 - The visibility of the existing barn structure from the public footpath
 - The negative impacts on the AONB
 - Proposed building not acceptable/expected in a rural location
 - Proposal conflicts with JCS policy SD6
 - Location not suitable for this type of development

- Existing barn constructed under 'False Pretences' and was clearly never intended for 'Agricultural purposes' hence it is incomplete with no solid walls, only ever housing the construction machinery of which it was built with.
- Plenty of space on the existing site for padel courts to be built
- Noise and light pollution
- Removal of trees
- Access for emergency vehicles
- Precedent

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The key considerations in determining this application relate to the principle of a change of use, design, landscape impacts, ecology and biodiversity net gain, trees and landscaping, flood risk and amenity.

6.2 Background

6.2.1 The existing building was constructed following the submission of an application (ref. 25/00276/PRIOR) seeking determination as to whether prior approval was required for the erection of a building for agricultural use pursuant to Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The decision on the application issued in March last year confirmed that no prior approval was required, the building found to be in accordance with the relevant criteria. The building is understandably utilitarian in its design.

6.2.2 The Planning Statement submitted in support of the application states at paragraph 1.3 that:

Although constructed not that long ago for agriculture and used for that purpose since it was completed, a change in circumstance means the barn is no longer required for agriculture. An alternative use is therefore required to make beneficial use of it and recoup some of the investment put into the building.

6.3 Principle

6.3.1 Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.3.2 For Cheltenham, the development plan comprises the saved policies of the Cheltenham Borough Local Plan Second Review 2006 (CBLP), adopted policies of the Cheltenham Plan 2020 (CP) and adopted policies of the Tewkesbury, Gloucester and Cheltenham Joint Core Strategy 2017 (JCS). Material considerations include the National Planning Policy Framework 2024 (NPPF), and Planning Practice Guidance (nPPG).

6.3.3 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which in decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole...

6.3.4 NPPF paragraph 85 sets out the need to create conditions in which businesses can invest, expand and adapt and that “*Significant weight should be placed on the need to support economic growth...*”. Paragraph 88 goes on to say that:

Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

6.3.5 Additionally, NPPF paragraphs 96 and 98 require decisions to help achieve places which promote social interaction, and provide shared spaces and community facilities, ensuring that established shops, facilities and services are able to develop and modernise.

6.3.6 JCS policy SD1 also looks to support development that enables the growth or expansion of existing businesses; and, within the countryside, when it is located within an existing employment area and of an appropriate scale and character.

6.3.7 Furthermore, CP policy L2 advises that the conversion of rural buildings to uses other than agricultural will be permitted provided the building is structurally sound and capable of conversion, the use would not harm the character of the building and is appropriate to the setting, and the change in use would not cause conflict with existing or planned uses on or in close proximity to the site.

6.3.8 As such, given that this application proposes the conversion of an existing building in connection with the wider use of the site, the general principle of development is considered acceptable, albeit it is still necessary to assess whether policies within the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or the adverse impacts of supporting the proposals would significantly and demonstrably outweigh the benefits, when assessed against NPPF policies taken as a whole.

6.4 Design

6.4.1 JCS policy SD4 and CP policy D1 require all development to respond positively to, and respect the character of, the site and its surroundings.

6.4.2 As previously noted, the existing building is utilitarian in its appearance and appropriate in this rural location. The building comprises a steel portal frame set on a concrete base. Although the existing building is currently open sided, timber cladding to a single elevation was proposed as part of the prior approval application. Externally, the

proposed building elevations will comprise vertical timber cladding on a brick plinth, with the existing metal corrugated metal roof retained. Limited glazing is proposed to the south and east elevations, together with a simple timber external stair to the east, and raised timber decked walkway to the south connecting to the footbridge.

6.4.3 The limited palette of external materials proposed, and resultant building, is therefore considered to continue to be appropriate in this rural location. Additional detail in relation to materials and finishes can be secured by condition.

6.4.4 In addition, a condition is suggested in relation to any external signage.

6.5 Landscape impacts

6.5.1 As noted in the introduction, the site is located outside of the PUA within the AONB wherein NPPF paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty; the scale and extent of development within the AONB should be limited. Similarly, JCS policy SD6 and CP policy L1 require development to protect landscape character, and consider the landscape and visual sensitivity of the area to ensure no harm to the setting of Cheltenham.

6.5.2 The Cotswolds National Landscape (CNL) Board, whilst consulted, have chosen not to provide a comprehensive response on this occasion due to a high volume of work, but highlight that the local planning authority has a duty to seek to further the statutory purpose of conserving and enhancing the natural beauty of the National Landscape as per the requirements of section 245 of the Levelling Up and Regeneration Act 2023.

6.5.3 When seeking to 'further the purpose', consideration should be given to the policies within the CNL Management Plan 2025 – 2030; and the consistency of the proposals with those policies.

6.5.4 In this case, as the structure itself is already present, and only relatively minor changes are necessary to facilitate the proposed use, officers are satisfied that the visual sensitivities of the area will not be harmed, and the wider landscape will be preserved. The proposed footbridge over the river to access the site is simple in its form and comprises a timber truss bridge constructed on supports set into the river bank and will be read in the context of the existing leisure venue. Long views of the building from the north will be limited due to the planting of 36no. new trees (in addition to the 36no. new trees proposed to be planted in connection to the new extended terrace). Details of any external lighting can be secured by condition to ensure that the dark skies of the AONB are not compromised.

6.5.5 As such, officers are satisfied that the proposals generally accord with the relevant CNL plan policies, and the proposed planting of 36no. new trees would provide for an enhancement and therefore further the purpose of the CNL designation.

6.6 Ecology and biodiversity net gain

6.6.1 JCS policy SD9 seeks to ensure that new developments contribute positively to biodiversity and geodiversity. Similarly, paragraph 187d) of the NPPF requires decisions on planning applications to minimise impacts on and provide net gains for biodiversity.

6.6.2 Moreover, a minimum biodiversity net gain (BNG) of 10% is now a statutory requirement for minor developments (albeit there are some exceptions), and the mandatory BNG condition is applicable to this development because it is impacting over 25m² of natural habitat and is within 10m of a watercourse.

6.6.3 The application has been thoroughly reviewed by the Ecologist, and a significant amount of additional and revised ecological/BNG information has been submitted during the course of the application in response to concerns. The Ecologist's full and detailed

comments can be read in the Consultations Appendix below, and it is not considered necessary to repeat them here. In their final consultation response, the Ecologist raises no objection.

6.6.4 Although, as the Ecologist sets out, it would be preferable for the majority of biodiversity gains to be clearly demonstrated and secured on-site at the point of determination, the applicant has confirmed that the delivery of Biodiversity Net Gain will follow the mitigation hierarchy set out within the statutory BNG framework. This commitment to exploring on-site biodiversity enhancements is welcomed, as securing some biodiversity improvements within the application site can provide direct benefits for local habitats and species.

6.6.5 Natural England have also commented on the application and raise no objection, considering that *“the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes”*.

6.6.6 The trees recently removed on site in connection with the existing barn structure were authorised and carried out under a Felling Licence, with an associated restocking requirement.

6.7 Flood risk

6.7.1 NPPF paragraph 181 advises that it is necessary to ensure that developments do not increase flood risk elsewhere and that, where appropriate, a flood risk assessment should be submitted. JCS policy INF2 reiterates this.

6.7.2 As previously noted, the River Chelt runs to the south of the site with part of the bridged access falling within Flood Zone 2; and the Environment Agency (EA) were therefore consulted.

6.7.3 Based on the scale and nature of the proposals, the EA raise no objection but advise that the works may require a Flood Risk Activity Permit (FRAP) from them under the Environmental Permitting (England and Wales) Regulations 2016. An informative is suggested in this regard.

6.8 Amenity

6.8.1 CP policy SL1 advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users or the locality; and these requirements are reiterated in JCS policy SD14.

6.8.2 In this case, the nearest residential neighbour is some distance away, and there are no significant concerns in relation to noise or disturbance. That said, a condition is suggested which requires all external doors to be kept closed when the padel courts are in use, other than when in use for access or egress, or in an emergency situation, to assist in reducing noise breakout.

6.8.3 The opening hours proposed are 7am to 11pm Monday to Friday, and 7am to 10pm on Saturdays, Sundays and Bank Holidays. The proposed hours are supported by Environmental Health, and have been conditioned.

6.9 Highway safety

6.9.1 JCS policy INF1 sets out that planning permission will only be permitted where the proposals will not result in a severe highway impact. In addition, safe and efficient access to the highway is required. The policy reiterates the advice in section 9 of the NPPF.

6.9.2 From a highways perspective the application has been reviewed by the GCC Highways Development Management (HDM) team, who following receipt of greater clarity from the applicant in relation to the likely usage levels of the proposed padel centre, raise no highway objection. HDM concluding that *“It is unlikely that a significant increase in vehicle trips will occur therefore the present access arrangements are considered acceptable. The availability of space in the existing car park near to the building also shows that the proposal can easily be accommodated on site.”*

6.9.3 Officers are therefore satisfied that the proposed development is acceptable on highway grounds.

6.10 Other considerations

Public Sector Equality Duty (PSED)

6.10.1 As set out in the Equality Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.10.2 Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

6.10.3 In the context of the above PSED duties, these proposals are considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

7.1 With all of the above in mind, officers are satisfied that the application is one should be supported and the recommendation is to grant planning permission subject to the schedule of conditions below and a section 106 legal agreement to agree. Agreement has been sought in respect of the pre-commencement conditions, and an update will be provided in this regard.

8. CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Details of all external lighting (to include location, height from ground level, lux level contour plan, and hours of operation) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation/operational use of the proposed

development. All external lighting proposed should conform to the protocols set out in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). The development shall thereafter be carried out in full accordance with such approved details. In discharging this condition, the Local Planning Authority expects lighting to be restricted in proximity to key habitats, trees, hedges, and the proposed bat boxes and to be kept to a minimum at night across the whole site to minimise impact on emerging and foraging bats. This could be achieved in the following ways:

- Narrow spectrum lighting used to avoid the blue-white wavelengths
- Lighting directed away from vegetated areas
- The brightness of lights will be as low as legally possible
- Lighting timed to provide some dark periods
- Connections to areas important for foraging will contain dark corridors.
- Lighting shielded to avoid spillage onto vegetated areas

Reason: To protect the dark skies of the Cotswolds National Landscape and protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

- 4 Prior to the commencement of development of the bridge and pedestrian access (including any ground clearance works), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be compliant with the British Standard on Biodiversity BS 42020:2013. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for protected and notable species and appropriate working practices and safeguards for retained habitats and for wildlife that are to be employed whilst works are taking place on site. The agreed CEMP shall thereafter be implemented in full.

Reason: To ensure that protected and priority species and priority habitats are safeguarded in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), The Hedgerow Regulations 1997, Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

- 5 Notwithstanding the submitted details, prior to the commencement of any development above ground level, a scheme for biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure(s);
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To provide additional opportunities for wildlife as a biodiversity enhancement, in accordance with paragraphs 187, 192 and 193 of the National Planning Policy

Framework (Chapter 15), and Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

- 6 Prior to the commencement of development of the bridge and pedestrian access, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and shall include:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Notice in writing shall be given to the Council when the:

- (f) HMMP has been implemented; and
- (g) habitat creation and enhancement works as set out in the HMMP have been completed.

No occupation/operational use of the proposed development shall take place until:

- (h) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- (i) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

- 7 The Biodiversity Gain Plan submitted pursuant to the national biodiversity condition must be in accordance with any biodiversity or ecological information submitted with the planning application and implemented in accordance with the approved details.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), and paragraphs 187, 192 and 193 of the National Planning Policy Framework.

- 8 No external facing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1 and L2 of the Cheltenham Plan (2020) and adopted policies SD4, SD6 and SD7 of the Joint Core Strategy (2017).

- 9 Prior to the installation of any external signage on the building, details shall have first been submitted to and approved in writing by the Local Planning Authority. All signage shall thereafter be implemented in accordance with the agreed details.

Reason: To ensure that the signage is sensitive to its surroundings, having regard to policies D2, L1 and L2 of the Cheltenham Plan (2020) and policies, SD4, SD6 and SD7 of the Joint Core Strategy (2017).

- 10 The use hereby permitted shall only take place between the following hours:
- 7am to 11pm Monday to Friday
- 7am to 10pm on Saturdays
- 7am to 10pm on Sundays and Bank or Public holidays.

Reason: To safeguard the amenities of the locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 11 Other than when in use for access or egress, or in an emergency situation, all external doors shall be kept closed when the padel courts are in use.

Reason: To assist in reducing noise breakout, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 12 The premises shall be used for indoor sport/recreation purposes only, and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Any alternative use requires further consideration by the Local Planning Authority, having regard to the provisions of the Cheltenham Plan (2020) and the Joint Core Strategy (2017).

INFORMATIVES

- 1 **IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED TO (AS A CONDITION COMPLIANCE APPLICATION) AND APPROVED BY THE LOCAL PLANNING AUTHORITY.**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan in writing.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

- 2 The Gloucestershire Local Nature Recovery Strategy (LNRS) has been published by Gloucestershire County Council. This strategy must be used to inform the Strategic Significance Multiplier in the Statutory Biodiversity Metric or the Small Sites Metric, depending on which version has been submitted. As part of your discharge of condition application the biodiversity metric will need to be updated to refer to the published LNRS. Please speak to your project ecologist for further advice or alternatively, you can engage with the Council's pre-application advice service

Consultations Appendix

Natural England

12th November 2025

Response in documents.

Consultant Ecologist (Wild Service)

20th November 2025 (updated 12th December 2025)

We have reviewed the Preliminary Ecological Appraisal (All Ecology, Oct 2025), Bat Activity Survey Report (All Ecology, Oct 2025), Otter Survey Report (All Ecology, Oct 2025), Biodiversity Net Gain Design Stage Report (All Ecology, Nov 2025), UK Hab Baseline Habitat Plan (Nov 2025), Biodiversity Metric (All Ecology, October 2025), and Habitat Condition Assessment Sheets, and our response with regards to ecology is provided below.

The Biodiversity Net Gain Design Stage Report (All Ecology, Nov 2025) has been updated to address previous comments, and a River Condition Assessment report (All Ecology, November 2025) has been submitted.

The site was subject to a Preliminary Ecological Appraisal and River Condition Assessment survey in October 2025. The site comprises the existing barn, which has only recently been built, an area of car park/ a seating area, a section of the River Chelt and bankside ruderal/ ephemeral vegetation.

The area either side of the River Chelt is mapped as Priority Habitat Deciduous Woodland on the Priority Habitat Inventory, and aerial imagery from 2022 shows a much denser woodland belt on either side of the river. The extent of the habitat clearance needs to be clarified, and further information is required on whether the woodland is considered to be Priority Habitat.

Bat activity surveys were carried out in May, July and September 2025, and automated detectors were left on-site on seven occasions between May and October 2025 to establish the usage of the river corridor by bats. The majority of the bat activity comprised common pipistrelle foraging activity, but notable use of the river and tree corridor by lesser horseshoe bats was recorded, with the occasional barbastelle recording. Lesser horseshoe bats are known to roost in the pumphouse in the southeast corner of the wider site.

The Bat Survey Report states that provided the scheme does not include external lighting, installation of the bridge is unlikely to impact bats. Tree cover along the river corridor will apparently remain intact; however, given the clearance of some of the woodland on both sides of the river, replacement tree planting should be provided to strengthen this habitat corridor. Trees should be planted in proximity to the proposed bridge to ensure habitat/ tree canopy connectivity.

The habitats on-site are considered unsuitable for hazel dormouse due to the lack of understorey vegetation and the low density of trees.

There are two ponds within 250m, but these are isolated from the site by the main road. The habitats on-site are largely unsuitable for amphibians and great crested newts are considered likely absent.

The River Chelt is considered unsuitable for water vole as it is narrow, relatively fast flowing and devoid of aquatic vegetation. The river is a tributary of the River Severn, where otters are known to be present, and the river is considered suitable for commuting otters. A detailed otter survey was carried out in August 2025, and no evidence of otter was found along the banks of the river or the surrounding area. However, it is still considered possible that otter could move along the river on occasion and precautionary measures have been outlined to avoid impacts during construction.

The site is within a SSSI Impact Risk Zone, but the type of development proposed is not considered likely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

The Biodiversity Metric shows that the proposals would deliver a -69.68% net loss in habitat units and no change in watercourse units. Trading rules have not been satisfied. The River Chelt has been assessed as being in moderate condition with major encroachment on both banks. All baseline and proposed habitats have been assigned high strategic significance. Proposed habitats comprise developed land and artificial unvegetated unsealed surface.

Offsite offsetting is proposed to deliver a 10% net gain in habitat units; however, it is unclear how the Biodiversity Gain Hierarchy has been followed, as there appear to be ample opportunities to provide a net gain on-site for both habitat and watercourse units.

Requirements prior to determination:

- The extent of the historical habitat clearance needs to be clarified, and further information is required on whether the woodland is considered to be Priority Habitat. The Biodiversity Metric should be updated accordingly. *This has not been addressed in either the update Biodiversity Net Gain Design Stage Report (All Ecology, Nov 2025) or the River Condition Assessment report (All Ecology, November 2025). This information is required prior to determination.*
- The applicant should demonstrate how the Biodiversity Gain Hierarchy has been followed. Options should be explored for delivering a 10% net gain in habitat and watercourse units on-site or within land under the same ownership. This could include strengthening the woodland corridor with replacement planting and enhancing the river's riparian zone with native planting. The Biodiversity Metric should be updated accordingly. *Further information has been provided within the BNG Report, which outlines how the mitigation hierarchy has been followed; however, it doesn't seem to be specific to the proposed scheme. It mentions improving the condition of retained habitats and creating new habitats within the site, neither of which is being implemented.*
The Biodiversity Gain Hierarchy, which we have a duty to follow, states that onsite gains must be considered first, and only where this is demonstrably not possible, can offsite options be explored. The submitted reports include recommendations to enhance the river corridor, but these have not been included in the Metric. I would recommend that the red line boundary be extended so that on-site enhancement measures can be included.
- Justification needs to be provided for assigning all baseline and proposed habitats high strategic significance within the Biodiversity Metric. *The BNG Report states that the site lies within core woodland and wetland habitats within the Gloucestershire Nature Recovery Network, hence baseline and proposed habitats have been assigned high strategic significance. However, as the LNRS is still in draft, Table 8 in the Biodiversity Metric User Guide should be utilised to assign Strategic Significance. As it currently stands, the baseline and proposed habitats are not mapped as ecologically important and should therefore be assigned low strategic significance. The watercourse can be assigned high strategic significance.*
- The results of the River Condition Assessment survey need to be provided, and the RCA Data Sheet within the Habitat Condition Assessment Sheets should be completed. *The methods and results of the River Condition Assessment Survey have been presented in the River Condition Assessment report (All Ecology, November 2025), which is considered suitable.*

Recommended conditions will be provided following receipt of the information requested above.

CBC Ecologist
3rd March 2026

I previously acknowledged that a Felling Licence (January 2025) was secured for tree removal on the north bank, with an associated restocking requirement, and that this demonstrated the clearance was lawful and appropriately regulated. I also confirmed that the agricultural building approved under reference 25/00276/PRIOR constituted permitted development and was not itself subject to BNG requirements. In addition, I accepted the explanation regarding vegetation management on the southern bank as part of ongoing site husbandry, including works associated with ash dieback, and noted that the proposed bridge and ramp would not directly result in further woodland loss.

However, having now reviewed the most up-to-date Government guidance on BNG and its relationship with Felling Licences, it is clear that the presence of a Felling Licence does not negate or override the requirement to correctly apply the statutory biodiversity metric where woodland habitat was present on site following the commencement of mandatory BNG.

Woodland that was present on site at or after the date BNG became mandatory must be appropriately reflected within the biodiversity baseline unless it can be clearly demonstrated that it falls within one of the limited exemptions set out in legislation or guidance. The fact that removal was authorised under a Felling Licence, and subject to a restocking condition, does not in itself remove the requirement to account for that habitat within the BNG assessment where it formed part of the site baseline during the relevant period.

On that basis, the Biodiversity Metric submitted in support of the current application will need to be updated to:

- Include the woodland habitat present on site at the relevant BNG baseline date, including areas subsequently subject to licensed felling;
- Clearly set out the baseline condition, distinctiveness and area of that woodland habitat;
- Reflect any post-felling scenario (including restocking obligations) transparently within the metric;
- Demonstrate that the statutory 10% Biodiversity Net Gain requirement can still be achieved when the correct baseline is applied.

Please submit an updated Biodiversity Metric calculation (using the current statutory metric), together with accompanying plans and a short technical note explaining the assumptions applied to the woodland baseline and how the restocking requirements have been factored into the assessment.

This request arises from updated clarification following review of Government guidance regarding the relationship between Felling Licences and BNG, and is necessary to ensure that the application is assessed in accordance with the statutory BNG framework.

The Local Planning Authority (LPA) has reviewed the ecological information submitted to date, including the habitat baseline mapping and Biodiversity Metric calculations. The Authority is satisfied that the baseline habitats within the application site have now been appropriately identified and recorded and that the submitted information provides a sufficiently robust understanding of the existing habitat conditions to inform the Biodiversity Net Gain assessment.

9th March 2026 – revised comments

The Authority confirms that the requested information has now been received and reviewed.

The updated habitat baseline mapping is noted as including the areas of woodland associated with the licensed felling, and paragraphs 4.1 and 4.2 of the report clarify the baseline habitat classification, confirming that the woodland was assessed as being in 'good' condition, together with the associated habitat type and areas used within the Biodiversity Metric.

The revised metric indicates that the proposed development would result in a habitat unit loss of 0.45 units, representing a net habitat change of -87.36%, with a resulting deficit of 0.50 habitat units when measured against the statutory requirement to achieve at least 10% Biodiversity Net Gain. The watercourse assessment indicates no net change in watercourse units, resulting in a further deficit of 0.07 watercourse units in relation to the 10% gain requirement.

A substantial level of ecological information has been provided and reviewed, and the applicant has confirmed that the delivery of Biodiversity Net Gain will follow the mitigation hierarchy set out within the statutory BNG framework. This includes prioritising opportunities for habitat enhancement and creation within the application site where feasible, followed by biodiversity gains delivered on land within the applicant's ownership or control adjacent to or near the site, with any remaining biodiversity unit deficit addressed through the purchase of off-site biodiversity units where necessary.

While it remains the Authority's preference that the majority of biodiversity gains are clearly demonstrated and secured on-site at the point of determination, the approach outlined above is considered acceptable in principle. In particular, the commitment to exploring on-site biodiversity enhancements is welcomed, as securing some biodiversity improvements within the application site can provide direct benefits for local habitats and species. The Authority considers that this approach is preferable to relying solely on off-site biodiversity units or statutory credits with no ecological benefit delivered within the local site context.

On this basis, the LPA is satisfied that an acceptable route to achieving the statutory minimum 10% Biodiversity Net Gain has been identified. The Authority therefore raises no objection in principle in relation to ecology and Biodiversity Net Gain, subject to the required details being secured through the statutory Biodiversity Gain Plan process.

Should planning permission be granted, a Biodiversity Net Gain planning condition will require the submission and approval of a Biodiversity Gain Plan prior to the commencement of development. This will need to confirm the final Biodiversity Metric calculations, clearly demonstrate how the mitigation hierarchy has been applied, and provide full details of the habitats to be retained, enhanced or created on-site, together with confirmation of any off-site biodiversity units required to meet the statutory requirement.

Where biodiversity gains are to be delivered off-site, or on land outside the application boundary, these will need to be secured through an appropriate legal agreement to ensure that the biodiversity units are delivered, managed and maintained for the statutory minimum period of 30 years.

In addition, the LPA requires monitoring and administration contributions to enable the Authority to fulfil its responsibilities for reviewing and monitoring Biodiversity Net Gain delivery over the required 30-year management period. For developments of this scale (small scale) involving relatively complex habitats, the current monitoring fee applied by the Authority is £5,168, which is consistent with the monitoring fee structures adopted by neighbouring Local Planning Authorities. This contribution would be secured through the associated legal agreement.

Subject to the submission and approval of the Biodiversity Gain Plan and the securing of the necessary legal agreement and monitoring provisions, the Local Planning Authority is satisfied that the statutory Biodiversity Net Gain requirement can be achieved and therefore raises no objection in relation to ecology.

For clarity, the applicant is reminded that the statutory Biodiversity Net Gain requirement must be satisfied prior to the commencement of development through the approval of a Biodiversity Gain Plan by the Local Planning Authority. This plan must demonstrate how the development will achieve at least a 10% Biodiversity Net Gain in accordance with the Environment Act 2021

and the relevant secondary legislation. Development cannot lawfully commence until the Biodiversity Gain Plan has been approved and the necessary biodiversity units have been secured through the appropriate legal mechanisms. If sufficient on-site, off-site, or statutory biodiversity credits cannot be secured to meet the statutory requirement, the development would not be able to proceed.

Should the application be recommended for approval, the following conditions are recommended:

Lighting

The development hereby permitted shall not commence (including ground clearance works) until details of all external lighting (to include location, height from ground level, lux level contour plan, and hours of operation) have been submitted to and approved by the Local Planning Authority. External lighting proposed should conform to the protocols set out in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). The development shall be carried out in full accordance with such approved details. In discharging this condition, the Local Planning Authority expects lighting to be restricted in proximity to key habitats, trees, hedges, and the proposed bat boxes and to be kept to a minimum at night across the whole site to minimise impact on emerging and foraging bats. This could be achieved in the following ways:

- Narrow spectrum lighting used to avoid the blue-white wavelengths
- Lighting directed away from vegetated areas
- The brightness of lights will be as low as legally possible
- Lighting timed to provide some dark periods
- Connections to areas important for foraging will contain dark corridors.
- Lighting shielded to avoid spillage onto vegetated areas

Reason: To protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

Biodiversity Enhancement

Notwithstanding the submitted details, before the commencement of development a scheme for biodiversity enhancements, shall be submitted to and approved in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To provide additional opportunities for wildlife as a biodiversity enhancement, in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

Habitat Management and Monitoring Plan (HMMP)

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

(f) HMMP has been implemented; and

(g) habitat creation and enhancement works as set out in the [HMMP] have been completed.

No occupation/operational use of the proposed development shall take place until:

(h) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

(i) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Biodiversity Gain Plan

The Biodiversity Gain Plan submitted pursuant to the national biodiversity condition must be in accordance with any biodiversity or ecological information submitted with the planning application and implemented in accordance with the approved details.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraphs 187, 192 and 193 of the National Planning Policy Framework,.

IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED (AS A CONDITION COMPLIANCE APPLICATION) TO AND APPROVED BY The Local Planning Authority.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan in writing.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

The Gloucestershire Local Nature Recovery Strategy (LNRS) has been published by Gloucestershire County Council. This strategy must be used to inform the Strategic Significance Multiplier in the Statutory Biodiversity Metric or the Small Sites Metric, depending on which version has been submitted. As part of your discharge of condition application the biodiversity metric will need to be updated to refer to the published LNRS. Please speak to your project ecologist for further advice or alternatively, you can engage with the Council's pre-application advice service

Construction Environmental Management Plan

The development hereby permitted shall not commence including any site clearance until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be compliant with the British Standard on Biodiversity BS 42020:2013. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for protected and notable species and appropriate working practices and safeguards for retained habitats and for wildlife that are to be employed whilst works are taking place on site. The agreed Construction Environmental Management Plan shall thereafter be implemented in full.

Reason: To ensure that protected and priority species and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), The Hedgerow Regulations 1997, Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

Building Control

19th November 2025

This application will require Building Regulations approval. Please contact the office on 01242 264321 or buildingcontrol@cheltenham.gov.uk for further information.

Parish Council

18th November 2025

No objection.

Ward Councillor – Cllr Angie Boyes

25th November 2025

Please can I request that the above planning application comes before full committee. The agricultural barn was only recently built (under a year ago) under permitted development and given this is on the AONB this needs proper scrutiny by committee.

My reasons for this are:

Noise increase to local neighbours.

Increased traffic on the A40.

Loss of agricultural building.

It is on AONB. The effect of the development on the character and appearance of the Cotswolds Natural Landscape.

The Joint Core Strategy requires all development within the national landscape to conserve, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Great weight should be given to this.

Section 245 of the Levelling Up and Regeneration Act 2023 (the LURA) amended the duty in the Countryside and Rights of Way Act 2000 in relation to NLs to require relevant authorities, in exercising or performing any functions in relation to, or so as to affect, land in a NL to seek to further the purpose of conserving and enhancing the natural beauty of it.

Tree Officer

29th October 2025

Whilst 8-10 significant (but not large) ash trees which are seemingly suffering from ash die-back are to be removed, the report states that they are to be replaced with birch/lime trees.

Please could a formal tree planting plan to include species, size, location, size etc be submitted as a condition of any planning permission.

It would be preferable if trunks from these trees could be retained on site as a deadwood habitat.

All underground services must be out of the root protection centre of all retained trees.

2nd February 2026 – revised comments

The proposed planting plan appears to be generous, if vague as to the specifics of species, tree size and exact location. These details would ordinarily be expected on a planting proposal. It would be preferable for these details to be submitted by condition.

It would also be preferable for some of these trees to be planted to the south side of the building in order to soften the impact of the building from that side.

GCC Highways Development Management 25th November 2025

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 recommends that this application be deferred.

The justification for this decision is provided below.

The planning statement suggests at paragraph 3.5 that many trips to the Padel courts will be shared with those visiting the Dunkertons site. The local highway authority (LHA) requires this statement to be supported by evidence, going back to first principles for this additional recreational facility and providing an assessment of the net impact of the development including the existing trip generation for the agricultural use and shared trips for the new use.

It is the view of the LHA that the use of the site will intensify therefore an assessment of the site access on the A40 needs to be undertaken including visibility in both directions and an analysis of personal injury collision data covering the last 5 years. A serious injury collision occurred at the site access in February 2024.

The visibility splays shall have a 'Y' distance based on the posted speed limit of the road (for example for 40mph roads it is 120m and for 60mph roads it is 215m). If the required visibility splays cannot be achieved then measures will need to be implemented to reduce approach speeds on the A40. For details of visibility requirements please refer to page 32 of the Manual for Gloucestershire Streets July 2020 and the Design Manual for Roads and Bridges CD123 Geometric design of at-grade priority and signal-controlled junctions.

In terms of the site itself, please request more detail as to the availability of car parking plus secure and covered cycle parking.

The planning statement suggests at paragraph 4.19 that the site is easily accessible from Cheltenham via sustainable transport modes. Further details of these are required including safe, direct and convenient routes for pedestrians and cyclists and details of public transport options including the nearest bus stops, what facilities exist at these stops, how frequent the bus services are and to/from which destination and finally, how viable is access to/from the nearest railway station.

The LHA therefore suggests that the application be deferred until the required information has been provided and considered.

8th December 2025 – revised comments

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection.

The justification for this decision is provided below.

The applicant has provided greater clarity regarding the usage levels of the proposed padel centre. It is unlikely that a significant increase in vehicle trips will occur therefore the present access arrangements are considered acceptable. The availability of space in the existing car park near to the building also shows that the proposal can easily be accommodated on site.

Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. The Highway Authority therefore submits a response of no objection.

Environmental Health**17th November 2025**

In relation to the planning application, reference 25/01587/FUL, for the installation of padel courts at Dowdeswell Park, London Road, Charlton Kings, Cheltenham, GL52 6UT, there are no additional comments to make from Environmental Health.

This department would be in support of a condition relating to the proposed times of use for the courts as set out on the application form.

Environment Agency**17th November 2025**

Response in documents tab.

Cotswolds National Landscape Board**17th November 2025**

Response in documents tab.