

APPLICATION NO: 25/01587/FUL		OFFICER: Ms Michelle Payne
DATE REGISTERED: 23rd October 2025		DATE OF EXPIRY : 18th December 2025
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Dunkertons Cider	
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.	

REPRESENTATIONS

Number of contributors	69
Number of objections	5
Number of representations	1
Number of supporting	63

1 Violet Lane, Winchcombe
Winchcombe
GL54 5FW

Comments: 20th November 2025

Absolutely love the idea of them being paddle Courts. Dunkertons has always been incredible at bringing the community together, and turning the agricultural building into paddle courts would be such a positive addition. It gives families, friends, and local businesses more reasons to come together, stay active, and enjoy the space all year round. It's exactly the kind of development that adds value to the area without taking away from its charm. Fully support this!

28
Hinton on the green
Evesham
wr11 2qu

Comments: 18th December 2025

I am in support as another recreational activity is a great thing, padel is easy to pick up and a great way to keep active.

78 Clegram Road
Gloucester
GL1 5QA

Comments: 20th November 2025

This is a fantastic opportunity to introduce a new, accessible and fast-growing sport to the local community, encouraging health, wellbeing and social connection for people of all ages.

The plans have clearly been designed with sensitivity to the surrounding environment, ensuring the courts sit naturally within the existing setting while enhancing the overall offering at Dunkertons. As a destination that already brings people together, the addition of padel will further support local business, promote active lifestyles and provide a high-quality recreational space for both residents and visitors.

This project aligns perfectly with Cheltenham's commitment to community wellbeing and sustainable development, and I believe it will be a real asset to the area.

12 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LZ

Comments: 20th November 2025

As someone who plays padel frequently, having padel courts closer to home and available with a social side after it. Would be perfect for a group of mates for an either breakfast, lunch or dinner and padel. Am all for the idea

15 Castlefields Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YR

Comments: 20th November 2025

NONE GIVEN

Amphlett House
Pancake Hill, Chedworth
Cheltenham
GL54 4AW

Comments: 26th November 2025

I support the proposed Padel Centre. Padel is an inclusive, fast-growing sport that promotes health, fitness, and social wellbeing for individuals and families. This development would provide a valuable recreational asset to the local community.

The design also respects the surrounding vernacular, with materials and layout chosen to complement the character of the area.

For these reasons, I fully support the application

41 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NL

Comments: 24th November 2025

I believe the proposed Padel courts and Dunkertons Cider venue should be approved because they will provide clear social, physical and mental health benefits for the local community. Padel is an inclusive and accessible sport for all ages, and having nearby courts will encourage regular exercise, activity and social connection - all of which support wellbeing and help combat isolation. Pairing this with a welcoming social space like Dunkertons creates a genuine community hub where people can meet, relax and build friendships. This development would not only promote healthy, active lifestyles but also support local business, increase footfall and contribute positively to the area's economy and sense of place.

3 De Havilland Road
Upper Rissington
Cheltenham
GL54 2NZ

Comments: 26th November 2025

What a wonderful idea, access to such amazing facilities is essential for all ages. I strongly support this application and all the benefits it will bring to the local area.

106 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 13th November 2025

Anything that drives wellness, healthy activity and general fun in a fabulous environment should be fully supported. As a padel player myself, I struggle to book courts locally and travel as far as Gloucester for a game. I struggle to see any negatives regarding this application.

Gyting Broc
Gyting Power
Cheltenham
GL54 5UE

Comments: 13th November 2025

I fully support this development. I would like to play padel to improve my fitness but there are no panel courts local to me. There is already a development on this site with ample parking, so impact will be minimal.

107 Banbury Road
Stratford-upon-Avon
cv37 7hw

Comments: 19th December 2025

I work in Cheltenham and often visit Dunkertons after work. Padel courts would be a great addition to the site. It would encourage a healthy habit after work and is a great use of the existing space. It would provide additional employment opportunities and encourage more visitors to help the existing businesses that are on the Park. For these reasons, I fully support the application.

45 Broad Acre Road
Cheltenham
Gloucestershire
GL52 3HU

Comments: 19th December 2025

I believe the proposed padel courts would be a very positive addition to the Dunkertons site and the wider local community. Padel is an inclusive and social sport that appeals to people of all ages and abilities, and the plans appear well suited to this location. I fully support this application and feel it would enhance local recreational opportunities and community wellbeing.

The Hills
20 Greatfield Drive
Cheltenham
Gloucestershire
GL53 9BY

Comments: 20th November 2025

I think this would be a great addition and would definitely make me visit this fabulous venue a lot more!

58 Upper Park Street
Cheltenham
Gloucestershire
GL52 6SA

Comments: 8th December 2025

I object to this application as it conflicts with planning rules and policies designed to protect the Cotswold National Landscape (CNL)/AONB - a landscape which has the highest level of protection under planning law.

The barn structure which was only built recently under permitted development rules, is very visible from the public footpath (marked by stiles and footpath arrows) running across the field where the barn is located.

The application form submitted for the barn's construction (25/00276/PRIOR) states that it cannot be seen from a public road, public footpath, bridleway or other public land, but as stated above it can be seen from, and is in fairly close proximity to, the footpath running across the field where the barn has been built.

Now an application has been made to convert this recently constructed structure (by stroke of luck the exact dimensions required for 4 padel courts, reception, shop, and changing areas!), the application should be assessed for conflict with relevant rules and policies designed to protect the CNL.

Being beyond the river Chelt and the tree screen, the application site is situated in the open landscape of the CNL, and as described above, is clearly visible from public footpaths resulting in a negative landscape visual impact. This might be acceptable for a barn used for agricultural purposes, being the type of building expected to be seen in rural farming locations, but it is not acceptable for a building housing padel courts.

Specifically, it conflicts with Joint Core Strategy (JCS) Policy SD7 which requires all development within the setting of the CNL to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage, and other special qualities.

Similarly, policy SD6 of the JCS requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-

being. The siting of a building containing 4 padel courts in open land within the CNL harms the intrinsic beauty of the landscape character.

Since the JCS was adopted, planning rules over the CNL have been further tightened by Section 245 of the Levelling Up and Regeneration Act 2023 (the LURA) which requires the Council as Planning Authority to seek to further the purpose of conserving and enhancing the natural beauty of the CNL. This application fails to meet this test.

The application also conflicts with paragraphs 187 and 189 of the National Planning Policy Framework which require decision-makers to place great weight on conserving the landscape and scenic beauty of designated National Landscapes such as the CNL.

Policy D1 of the Cheltenham Plan and SD4 of the JCS state that development will not be permitted which harms attributes and features which make a significant contribution to the character, distinctiveness, quality and amenity value of the landscape and that harms the visual amenity of the landscape. It is the amenity value of the landscape and the visual amenity of the CNL which is relevant in planning terms, not the amenity value of the provision of padel courts.

The Council Ecologist comments dated 20 November identified that the river and tree cover is a habitat and wildlife corridor and that the application would result in an almost 70% biodiversity loss. Given the proposed opening hours, it doesn't seem realistic that the route between the main site and the padel courts, including the bridge over the river Chelt would not be lit (health and safety issues) and therefore a negative impact on this wildlife corridor and the biodiversity habitat value of this part of the CNL appears inevitable if this application is approved.

If the padel courts were to be located on the other side of the river Chelt within the footprint of the existing Dunkerton's operation the harms to the CNL and policy conflicts described above would be greatly reduced due to the proximity of the A40 on one side and the tree screening on the other.

If the padel courts were located within the urban boundary of Cheltenham, as are other businesses owned by such as 131 The Promenade or La Boulangerie Artisan, the planning policy conflicts identified above would not arise as the policies relate specifically to development located in the CNL/AONB.

My objection is based purely on planning policy conflicts due to the location being within the CNL which has the highest level of protection under planning rules.

If the location was a sustainable location from a planning perspective, I would be echoing all those who have submitted expressions of support for more padel court provision in Cheltenham.

Unfortunately, the location is not suitable for this type of development - it is a location where the Council has a duty under planning law to further the purpose of conserving and enhancing the natural beauty of the landscape. The application neither conserves nor enhances the natural beauty of the CNL.

2 Snowhill Drive
Bishops Cleeve
Cheltenham
GL52 8SY

Comments: 3rd December 2025

I have no doubt the proposed padel courts will be both stylish and another amazing addition to both Dunkertons Park and Cheltenham.

24 lewis lane Cirencester
Cirencester
GL7 1EA

Comments: 13th November 2025

I fully support the proposed Padel courts at Dunkertons, Cheltenham. This project will provide high-quality sports facilities, encourage active lifestyles, and offer a new leisure option for local residents. With the growing popularity of Padel, as seen at East Gloucestershire Club, this development will meet clear local demand. The plans appear well designed, with suitable access, parking, and lighting measures in place. I believe this will be a valuable and sustainable addition to the community.

Wellinghill View
London Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6UT

Comments: 17th November 2025

This planning application is fundamentally not about the construction of Padel courts, which may be seen as a benefit to the local community, it is about the rapid expansion of Dunkerton's Park (a commercial enterprise) onto agricultural land across the river Chelt which is a designated 'Cotswold Natural Landscape'

The vast agricultural barn built on this farmland has been 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.

I would have no objection if the sports facility was constructed on the existing site of Dunkerton's which has considerable space available, but the application includes a 'Pedestrian Bridge' across the river onto the protected AONB, already this river corridor has seen a vast clearance of trees and vegetation by the current owner (to accommodate the above) which in turn has led to a concerning disruption to the natural habitat.

As close neighbours, we have seen and heard the rapid expansion of Dunkerton's park which has led to ever increasing noise and light pollution in an historically peaceful and

rural location. We're worried the Padel courts and it's adjoining facilities will only add to this issue as well as being detrimental both ecologically and visually to the landscape.

We are also concerned that if the 'Agricultural covenant' on this building is indeed removed, this 'may' lead to more expansion on the protected farmland of which could be submitted under the same false intentions as above.

2 Denman Avenue
Cheltenham
Gloucestershire
GL50 4GH

Comments: 27th November 2025

I am writing to express my strong support for this application. Ongoing investment in high-quality facilities is essential if Cheltenham is to sustain a thriving, healthy and active community. In the current climate, privately funded projects such as this are often the only realistic way for us to secure these kinds of amenities, as the local council simply does not have the budget to deliver them.

In keeping with Julian's previous projects, this proposal promises to be a stylish and architecturally sensitive addition to our beautiful town. There is also a significant workforce based on the Dunkertons site; it would be a real asset for them to have such convenient access to these facilities to support their health and wellbeing.

5 Colletts Gardens
Broadway
WR12 7AX

Comments: 19th December 2025

In support of community facilities that are accessible and affordable, bringing the community together.

10 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 10th November 2025

This would be an amazing facility for the local community and a huge boost for their health and well being! It would further enhance Gloucestershire's reputation as one of the best places to come to play padel, and would be a massive boost for the many Gloucestershire juniors who already play (and are some of the best players in the UK). Furthermore, with Balcarras school being so close, and PE lessons and clubs being propositioned, further talented junior players would undoubtedly emerge from this facility allowing Gloucestershire to further dominate the UK padel scene. It's such an exciting

sport, but the only thing stopping more juniors playing at the moment is a lack of courts and coaching availability; the development of this facility would help solve this issue.

61 Welland Lodge Road
Cheltenham
Gloucestershire
GL52 3HH

Comments: 5th December 2025

I support the new courts, it will be a great addition to Dunkertons and the local community.

Savills (UK) Limited
Unit 1 Quadrangle
Imperial Square Cheltenham
Gloucestershire
GL50 1PZ

Comments: 26th November 2025

Strongly support this application. It would provide a highly sought after amenity which would certainly enhance the local area. I also believe this is one of the few/only sites which provides a ready-made infrastructure to accommodate a facility of this nature.

Cockleford Farm
Cockleford
Cheltenham
GL53 9NW

Comments: 5th December 2025

I totally support this application for Dunkertons Park, it can only add to the community already being created by such a great proposition. The range of activities that Dunkertons offers, from children's experiences throughout the year, to club nights for adults, coffee mornings, parties and whole family entertainment, I think the addition of the courts will extend the offering further for the residents of Cheltenham and the surrounding areas. It's such a great idea. I totally support it.

54 VALE ROAD
Bishops Cleeve
Cheltenham
GL52 8ER

Comments: 24th November 2025

I support the planning application for the new paddle courts at Dunkertons. The highly accessible, low-impact nature of paddle directly contributes to public health goals by promoting physical activity and boosting mental well-being through social engagement, while also widening sporting diversity for residents of all ages. I urge the council to approve this positive investment in Cheltenham's future.

1 The Grove
Christchurch Road
Cheltenham
Gloucestershire
GL50 2PN

Comments: 26th November 2025

I strongly support this application, as it will enhance access to this fast-growing sport for people of all ages and abilities. The proposed location is ideal for such facilities and is sure to attract high levels of use.

Dry knapps farm
Painswick
GL6 6uw

Comments: 1st December 2025

What a great idea.

Padel is a fast growing sport in this country and is a healthy activity that includes all ages and abilities.

The plans look very much in keeping with the local area.

I fully support this project

65 Cleeve View Road
Cheltenham
Gloucestershire
GL52 5NJ

Comments: 24th November 2025

A padel court at Dunkertons would be an incredible addition to the growth up there. Such a beautiful location by the river and fantastic for not only the local community but also visitors to Cheltenham.

45 Moorend Road
Cheltenham
Gloucestershire
GL53 0ET

Comments: 24th November 2025

I fully support this venture. Anything that brings friends and family together, supports mental and physical well-being and adds to the community is a great idea!

The Retreat
Gloucester road. Andoversford
Cheltenham
GL54 4HR

Comments: 24th November 2025

I believe that a padel court, could only bring positives into the area. Personally it would provide a place to enjoy some sporting activity extremely close to home. Dunkertons is a brilliant venue and i'm sure will manage the courts very well.

47 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HQ

Comments: 24th November 2025

I am in full support of the Padel Courts being built

Garden House
19 Brookway Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8HD

Comments: 24th November 2025

Good idea

1 Ullenwood Court
Ullenwood
Cheltenham
GL53 9QS

Comments: 27th November 2025

I fully support this application to develop a new padel facility within Cheltenham. Padel is a rapidly growing sport in the UK and more courts are required to satisfy the demand.

Flat8, 38 Valentine Road
Bishops Cleeve
Cheltenham
GL52 8HS

Comments: 4th December 2025

I am in support of the Padel Courts at Dunkertons. It will be a great addition to the site, and the local area. Promotes a healthy lifestyle in a beautiful setting.

2 Pear Tree Close
Cheltenham
Gloucestershire
GL53 0FP

Comments: 24th November 2025

I think that the implementation of a padel court would be amazing. Not only would I be able to pursue padel as a sport whilst being in the area around dunkertons but I could even bring others to the area to play with me

Comments: 24th November 2025

NONE GIVEN

29 Eldorado Road
Cheltenham
Gloucestershire
GL50 2PX

Comments: 19th December 2025

The addition of padel courts at the Dunkertons site would be a positive addition. It would promote economic activity in the area and would no doubt create jobs for local people. Covered courts would provide year round playability, regardless of the weather, but with the feel of being outside and engaging with nature, which is of critical importance for wellbeing. Padel is a great game accessible to all ages - providing social interaction, exercise and fresh air. Opportunity for such activity should be encouraged and embraced. Not allowing these courts would be a loss for Cheltenham and the wider area.

Avenue Lodge
Chargrove Lane
Up Hatherley Cheltenham
Gloucestershire
GL51 3LD

Comments: 10th November 2025

I am in total support of this application. I think it will benefit the local community and result in no changes to traffic around the area. If local residents are concerned about traffic they must remember that 4 Padel courts can accommodate a maximum of 16 people. Padel is a growing sport and the current infrastructure in Cheltenham doesn't currently support the demand, another club would be a much need and great addition.

Flat 1, Salterley Grange
Cheltenham
GL53 9QW

Comments: 26th November 2025

I am writing to express my full support for the planning application for the proposed indoor padel club at Dunkertons. Padel is one of the fastest growing sports in the UK, with over 400,000 people playing as of 2024, and awareness growing rapidly among the public. Despite this popularity, there remains an under-representation of courts, making new indoor facilities particularly valuable.

An indoor club at Dunkertons would offer a wide range of benefits to the local community and Cheltenham as a whole. These include improved physical and mental wellbeing through active participation in sport, greater opportunities for social interaction, and support for all age groups and skill levels due to the accessible and inclusive nature of padel.

This proposal aligns strongly with local and national objectives to promote community health, wellbeing, and sport participation. The development would fill a gap in current sports amenities, providing year-round access regardless of weather conditions and encouraging wider community engagement. I wholeheartedly support the application and urge the planning committee to approve it.

24 Osterley Road
Swindon
SN25 1UW

Comments: 18th December 2025

I support the new courts, it will be a great addition to Dunkertons and the local community

Flat 29, Stone Manor
Bisley Road
Stroud
GL5 1JD

Comments: 2nd December 2025

Looks fantastic, one of the fastest growing sports in the UK and now Cheltenham will have courts that people can actually access via roads safely.

No doubt they will be the best looking courts in the UK if the rest of the Dunkertons site is anything to go by!

Dowdeswell Park
London Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6UT

Comments: 21st November 2025

Fully supportive of the proposals to provide leisure facilities at the site in addition to the current retail and hospitality offering. The scheme represents a great opportunity to bring a fast growing leisure activity to the area which will no doubt be offered in a premium manner in keeping with the rest of the site. I hope the application is approved.

Elysium
Ham Road
Charlton Kings Cheltenham
Gloucestershire
GL54 4EZ

Comments: 29th October 2025

This is a clear case of trying to get round the planning system by stealth. An agricultural building put up 6 months ago which is now not needed for that purpose (very convenient) but that just happens to be the exact size needed for 4 padel courts? Mr Dunkerton clearly thinks the Planning Committee were born yesterday. I do hope that you don't fall for this.

65 Hales Road
Cheltenham
Gloucestershire
GL52 6SR

Comments: 20th November 2025

I am in full support. I think this is a great addition to the Dunkerton's community offering. I am in full support.

32 Cromwell Road
Cheltenham
Gloucestershire
GL52 5DW

Comments: 2nd December 2025

Would be a great addition

Bamfurlong Farm
Bamfurlong Lane
Cheltenham
GL51 6SW

Comments: 24th November 2025

Yes good idea

266 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AP

Comments: 13th November 2025

This development would be a fantastic addition to the local area, offering huge benefits for the community's health, fitness, and social wellbeing. It would strengthen Gloucestershire's standing as a leading destination for padel, while providing brilliant opportunities for the many talented juniors who already represent the county so well. With Balcarras School nearby, there's a great chance to build strong links for PE lessons and after-school clubs, inspiring even more young players to get involved. Padel is growing rapidly, and facilities like this are exactly what's needed to meet the growing demand for courts and coaching, helping the sport to continue thriving in Gloucestershire.

60 brookfield road
Gloucester
GL3 2PB

Comments: 13th November 2025

Excellent use of the space to promote health & wellbeing amongst the local community..

1 Thetford Avenue
Worcester
WR4 0RB

Comments: 20th November 2025

I fully support this application. A Padel Centre would provide a fantastic new space for exercise, social connection, and overall community wellbeing. Padel is accessible, inclusive, and encourages people of all ages to stay active, making it a positive addition to the local area.

19 rodney road
cheltenham
GL50 1HX

Comments: 26th November 2025

I have always wanted to give padel a go and I know my friends share the same sentiments as me, although these plans have never come to anything as we haven't found anywhere to play close to all of us, with this proximity in such a familiar place I am certain we will be able to give it a try and have some fun with it!

Flaxley Cottage
London Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6UT

Comments: 15th November 2025

I'm usually a fan of Dunkertons, but this latest move feels incredibly cynical to me. It appears they're trying to sidestep planning restrictions in an Area of Outstanding Natural Beauty by first putting up a barn for "agricultural use" and then, just a few months later, applying to convert it into padel courts. It doesn't take a great leap to assume this was the intention from the start. I doubt permission would ever have been granted for a padel court in that field from the outset.

There's plenty of space on their existing site for padel courts to be built - so why the need to expand across the river onto farmland at all?

56 Harvest Street
Cheltenham
Gloucestershire
GL52 3PQ

Comments: 24th November 2025

We need jobs, we need growth in the UK economy, we need to support entrepreneur's in their endeavor's to achieve this. This sounds like a great idea. Encouraging sport and exercise as well!! Double win.

10 Ullenwood Court
Ullenwood
Cheltenham
GL53 9QS

Comments: 27th November 2025

I fully support the application on the basis of introducing more physical and mental health facilities in the neighbourhood. The location is ideal for families and promotes good health.

St Mary?s
Eastcombe
GL6 7dy

Comments: 19th December 2025

NONE GIVEN

Paddock Cottage
Church Lane
The Leigh
GL19 4AF

Comments: 19th December 2025

Anything that encourages people to get out, be active, and support their physical and mental wellbeing is a positive addition to the community.

2 Dinas Close
Cheltenham
Gloucestershire
GL51 3EP

Comments: 19th December 2025

I would love to have a padel court here where I can play with my family and friends. A great addition to Chelt!

18 Bournside Road
Cheltenham
Gloucestershire
GL51 3AH

Comments: 19th December 2025

I write in support of this application. These facilities will add something genuinely new, fun and positive for the community - exactly the sort of high-quality amenity that helps Cheltenham remain a healthy, thriving, and active place to live.

It's also reassuring that the proposal appears to be guided by a strong design sensibility. Cheltenham's character is one of its greatest assets, and from Julian's earlier projects, it's reasonable to expect a scheme that is both stylish and respectful of its surroundings, contributing to the town rather than competing with it.

Finally, I think it's important to be realistic about how projects like this are delivered currently. With local authority finances so constrained, the council is simply not in a position to fund new facilities of this kind.

Private investment, therefore, plays an essential role in ensuring that communities like ours can continue to secure well-designed, high-quality infrastructure that benefits everyone and continues to raise Cheltenham's profile as a desirable place to live, work, and visit.

24 Marsh Lane
Cheltenham
Gloucestershire
GL51 9JB

Comments: 19th December 2025

I've just started playing Padel and think it's a great social sport for everyone! Great fun and a brilliant way to stay active whilst meeting people too. Padel courts would be a fantastic addition to Dunkertons.

3 Little Ashley Court
Ryeworth Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6JY

Comments: 19th November 2025

Building padel courts so that more people locally can enjoy the sport and keep fit is very desirable, as is the intention of growing Gloucestershire as a centre of excellence, particularly for juniors. For me it would be fantastic to have courts so close to home at Dowdeswell Park.

However, more thought should go into this application if it is to better serve the needs of both users of the facility and the local environment. My concerns relate to making the courts as safe and enjoyable as possible to use (and therefore successful in the long term) and not harming the local environment and its wildlife.

1) Court spacing

- Four courts, with only 2m between each seems very tight. Players usually arrive ahead of their lesson/game, and plenty of other facilities offer greater space between the courts to gather, socialise, and watch play. Parents particularly may want to watch their children taking a lesson.
- Players like to have bags, drinks, warming up clothes and ball containers to hand just outside the court, ideally on a bench, even if outdoor shoes and clothes have to be left at reception. When balls are hit out of the court, you need space to retrieve them quickly and not trip over people's stuff.

2) Safety

- Padel is a fast sport and injuries can and do occur. Having the courts so close together could be problematic. For example (and I've witnessed this happen) a player with a torn leg muscle may need to come off court and sit/lie down to stretch for a while before making their way back to reception. Or they may need first aid, which requires room to give help.
- In the (hopefully very rare) situation where an injury required an ambulance, how exactly would that work? The plans suggest that the courts are only accessed via the pedestrian bridge. Shouldn't there be provision for vehicular access in an emergency? This appears to have been overlooked.
- A defibrillator in the block would be sensible if it hasn't already been included.

3) Environment and wildlife

- The bat survey found that many species use the river as a corridor, highlighting the need for lighting that does not spill outside what's essential for using the bridge safely. One side of the river already has light and noise after dark, why add more on the other side? Hopefully the building design would avoid light overspill, but inevitably some exterior lighting will be needed.
- If the intended location is developed, especially if access for vehicles is included, will it create a precedent for more expansion on the other side of the river, causing further issues for the environment and wildlife?
- Already one can see how the fields and view across the river will be obscured by the building. The rural setting was originally part of the attraction of Dunkertons, but that is being lost as each new building is added, so it feels increasingly built up.

It would be great to have padel courts at Dowdeswell Park, but do they have to be across the river? With all the space that has been created for car parking, could the facility be located closer to the road, where any sound and light coming from the courts would be less of an issue?

10 Wellsprings Road
Longlevens
GLOUCESTER
GL2 0NL

Comments: 18th December 2025

Great to bring extra community facilities to the area and I'm sure they will be of great quality. That padel is a fast-growing sport, interest and use should be high.

My concern is access to and egress from the site for the increased volume of traffic this development will bring. The A40 is a fast road and the site access is on a semi-blind bend with a road surface of less than good quality on the access point. Vehicles slowing to gain access and slow moving vehicles exiting the site could cause a hazard to other road users and potentially cause accidents. I believe the council should look at sight lines, speed limits etc prior to granting permission to what otherwise appears to be a well thought out development.

1 Belmore Place
Cheltenham
Gloucestershire
GL53 7JU

Comments: 22nd December 2025

I am happy to support this application

39 LILAC WAY
CARTERTON
OX18 1JH

Comments: 12th November 2025

As a regular commuter to Cheltenham from the Oxford side, and a regular user of Dunkerton's facilities on this site, this in my opinion would be a good use of the existing space, and would help to sustain the already established businesses on this site, as well as provide additional employment, plus leisure opportunities for customers / those living in the vicinity. The development is not overlooked by residential properties and is far enough away from the main road (which does not have any residential properties immediately adjoining it), to not cause any disturbance by the requested opening hours.

I therefore support this application.

1 Finchcroft Lane
Cheltenham
Gloucestershire
GL52 5BD

Comments: 27th November 2025

Very much support this. Great location and I'm sure will be very popular for those in the local area

Skylarks
Park Lane
Prestbury Cheltenham
Gloucestershire
GL52 3BN

Comments: 27th November 2025

This padel court would be very well used (I may even give it a go) and most importantly it would make my friend ***** very happy. It would save a lot of other Cheltenham padel fans a much longer car journey to Elkstone, reducing pressure on the narrow road past the Green Dragon which can be a hair raiser at times. I support this application.

14 Lyndley Chase
Bishop's Cleeve
GL52 7YZ

Comments: 20th November 2025

NONE GIVEN

5 William Booth Hall
240 Swindon Road
Cheltenham
Gloucestershire
GL51 9HY

Comments: 15th November 2025

Both myself and my partner would love to see this facility at Dunkerton's. For him as a commuter to and from London it will be a great spot to spend time with friends doing padel after work without driving 40 minutes out of Cheltenham for a good court. For me I would love to take up the sport more in an environment that feels more relaxed and I could make a day of it with everything else on offer there

4 Fairfield Walk
Cheltenham
Gloucestershire
GL53 7PF

Comments: 20th November 2025

Can help attract a larger number of customers

7 Siskin Drive
Cheltenham
Gloucestershire
GL51 0WW

Comments: 18th December 2025

i fully support the padel courts, what a great addition to cheltenham and the community.

The Garden Flat, 21 Lansdown
Place
21 Lansdown Place
Cheltenham
GL50 2HX

Comments: 26th November 2025

I fully support the change of this agricultural building to a Padel centre.

Flat 7
35 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BH

Comments: 19th December 2025

I want to support this application, as it's always good to have more places to enjoy the day with families and friends.

Upsilon House
Maugersbury
Cheltenham
GL54 1HR

Comments: 27th November 2025

Yes please as would mean I wouldn't have to drive through Cheltenham to get to a padel court as traffic is so awful!