

Proposals for New Facilities at Odd Down Sports Ground

Formal Responses to feedback received during the public consultation running from 30th May – 26th June 2025

There has been a good level of engagement from members of the public and stakeholders to the public consultation activities that have been carried out on the proposed new facilities for Odd Down Sports Centre. Many people have expressed a very positive response to the proposals. There have been some concerns raised however that we are aiming to address as we work up the proposals towards a planning application. Below is a summary of the feedback received, organised into key themes together with our response.

Building Layout and Facilities

What you said	What we are doing
Could the gym be relocated to the other side of the existing pavilion building to be closer to the new entrance thus also freeing up room for the new padel courts to be located where the gym is currently shown?	This option has been reviewed as part of a wider site options appraisal. Unfortunately there are a number of operational requirements that prevent the gym from being placed in this position. Further detail on this will be included in the documentation submitted for planning in due course.
Is there a plan to include a small committee room or quiet space for remote working and small meetings, given the current high demand for the community room?	This is something that was explored as part of this project, however we have had to discount this for now due to funding.

Lighting and Safety

What you said	What we are doing
Are there any planned upgrades to the existing cycle track to include new lighting or floodlights to support safe use during darker months?	This will not be progressed as part of this current project, however following this consultation process, we are looking at how we may bring this forward in the future.

Padel Courts

The consultation process has highlighted a number of considerations for the site that we had not been previously aware of and also identified a need to review the design of the padel provision in more detail.

We are keen to bring forward proposals swiftly for this site. However, we are concerned that resolving the padel matter may delay this process. We have therefore elected to withdraw the padel from this application.

It is the intention that a separate application will be lodged for the addition of padel on the site in due course.

A summary of the questions and concerns raised around padel is given below. Once designs are progressed further, we will come back to confirm our response to these.

What you said	What we are doing
How will the revised location of the padel courts affect nearby residential properties in terms of noise?	
How will the revised location of the padel courts answer the reasons for refusal at the previous planning committee?	
Could the proximity of the padel courts to the cycle track lead to overshadowing and increased moss or ice on the track?	
Why was padel chosen for the site instead of other sports such as pickleball, squash, tennis, or swimming?	
How will the placement of the padel courts affect current users of the area, including clubs, spectators, and cyclists?	
We are concerned that the proposed location of the padel courts obstruct	

clear access from the car park and visibility from the café terrace to the cycle track.	
We are concerned that the proposed location of the padel courts will lead to a build up of moss and/or lichen and encourage ice on the surface of the cycle track leading to challenges around the safe provision of cycling activities on the track during certain months of the year. Can you summarise your thoughts on this? Are you able to move the padel courts to remove this problem?	
The proposed padel structure is located on site in an area that is currently heavily used by clubs, spectators and groups of cyclists entering the site and also waiting to use the cycle track. Are you able to re-position the padel courts to enable this level of activity to remain on site in its current location?	

Access and Use of Facilities

What you said	What we are doing
Will the external gym area be accessible to all visitors or only to gym members?	The external gym will only be available to those using the gym however the intention with the proposed new landscaping is to provide an accessible route around the site that will enable a greater number of people to access the site for exercise and to offer enhanced health and wellbeing benefits.
Will the grounds remain freely accessible, with charges only applying to specific activities?	The ground (outside of the gym areas) will remain freely accessible and free of charge.
Are there any plans to improve upon safe entrance into the car park for pedestrians and cyclists as the	We have asked the design team to look at how a safer entrance into the site can be achieved for pedestrians and cyclists. Details of the proposals for this will be included in the

entrance presents a bit of a blind corner currently	information submitted for planning in due course.
The pedestrian entrance into the car park from Bloomfield Road prohibits access into the site for someone using a cargo bike. These are now incredibly popular. Are there any plans to alter the current entrance gates to enable cargo bikes to enter the site at this point?	In response to some concerns raised around the potential for motor bukes to access the site and also The Tumps and BMX track, we have decided to leave the existing motorcycle inhibitors in place. However, there are no proposals to install these inhibitors across the new entrances proposed into the site. We will monitor whether there are any issues with unauthorised motorcycle / moped entry into the site and The Tumps / BMX track and then re-evaluate this position.

Parking

What you said	What we are doing
What are the projected usage figures for the new facilities, and how will parking be adapted to meet increased demand?	The vehicle trip generation that has been forecast for the proposed gym facilities and the proposed changes to the car parking will be set out within the Transport Statement that will be issued to support the planning application.
How will parking be managed during large-scale events to avoid congestion?	The proposals for parking as part of this application are only required to address the additional on site parking requirements arising from the introduction of additional facilities. In addition to providing new spaces, we are however providing a level of overflow car parking which is currently not provided. This could be used for large scale events.
There are currently problems with people reverse parking into the northern edge of the car park and assembling bikes in such a way that blocks the identified pedestrian route along the top of the car park. Will anything be included in the car park	In response to comments received through this consultation, a physical barrier has now been added to this edge of the car park to prevent people from being able to reverse park and use the pedestrian route to assemble bikes.

amendments that can address this issue?	
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Landscape Design and Accessibility

What you said	What we are doing
Will new planting or landscaping obstruct important sightlines, particularly around the cycle track?	We have met with representatives of the Sulis Scorpions Youth Cycling Club, All Cycle Bath and West, British Cycling, Bath Duathlon and Junior Park run who have set out their requirements in terms of sightlines to be maintained. We have also reviewed the proposals to ensure that all routes created are safe and accessible for all users. The revised landscape design reflects these discussions.
Will the proposed walking, running, and cycling paths restrict pedestrian access or limit movement based on activity?	The intention with the proposals is to build upon what is already present at Odd Down, and not to close down opportunities for all types of people undertaking activities on the site. We are very aware that the site is already very well used by a huge number of people who access the site on foot, by cycle, bus and car coming from near by and also from further afield because of the nature of the site and what is therefore offers in terms of open space. We are very aware of the need to create something that can be used by all types of people undertaking any number of activities. The routes are designed not to limit movement based upon the type of activity being undertaken, but to provide alternative spaces in which to undertake various activities. A series of different types of spaces are arranged around a more formalised and fully accessible pathway that will enable all people visiting the site to make full use of the site.
Will cycling be permitted on the new paths and trails?	As is the existing condition, cycling will be permitted on the new paths, and across the site. We will provide

	more detail around how the design has been developed with all users in mind to support the planning application in due course.
Can better connections be created between this site and other areas, such as The Tumps?	The existing connections to Tumps from the north-eastern and north-western corners will be formalised with the inclusion of signage. Other entrance points to the south are being formalised including the existing connection from Chelwood Drive and an additional entrance from the south-west.
Will the landscaping reduce the amount of open space available for informal recreation or compromise any existing sports pitches?	The landscaping has been designed so that it does not remove existing sports pitches. No informal recreation spaces will be removed. We are aware of a disused goal that is used by children for example. This will remain in the proposals.
Can we please have the landscape arranged to provide the following key spaces to enable the continuation of duathlon on the site? 1. An open area in front of the circuit entrance to be able to run on and off the circuit with access to the playing fields, around a 2 metre wide access near the circuit fence. 2. Somewhere for the finish in front of the pavilion 3. An open grass area next to the circuit for use as the transition area, no wiggly path or additional planting please	We met with representatives from Bath Duathlon and users of the cycle track and have now included a paddock area to the side of the cycle track in the revised landscape design which Bath Duathlon have agreed provides all that they require.
Are there safety concerns related to the proposed pond in Landscape Option 2, especially for children?	In response to concerns raised during the consultation period, the proposed pond has been removed from the landscape design.
What measures will be taken to ensure safety on the new trails?	The new routes around the site are being designed to promote natural surveillance. The planting that is proposed has been selected so that it does not create hidden areas. The routes are not fenced in, enabling people to freely walk on and off them

	as they wish. In addition, of a number of areas have been introduced around the route in which activities can take place. This will encourage a greater level of activity around the complete site.
Why is there no proposed entrance connection to Wellsway, which could improve public transport access and access into the site from Chelwood Road?	We have reviewed whether it would be possible to introduce this entrance, however there are complexities around resolving this access at this time. This will not be progressed as part of this planning application. We are however proposing a pedestrian entrance into the site further along the southern boundary which will enable those arriving into the site from the west to enter the site without walking further along Bloomfield Road in order to do so.
Will additional benches be provided for older visitors to rest?	The design includes a number of benches that have been positioned around the site. These will be highlighted in the documentation that will accompany the planning application.
When will the landscaping be delivered, and is it dependent on future funding?	We will confirm the extent of the landscape design to be delivered with the proposed new facilities in the documentation to be submitted for planning. As a minimum we will be delivering an accessible trail around the perimeter of the site, additional tree planting and other planting to deliver 10% Biodiversity Net Gain for the site, natural play elements, a community orchard, better connections into the site, rationalised car parking, more benches around the site, and a barrier to safeguard the pedestrian route along the northern edge of the car park.
Are you able to introduce an area for playing boules into the landscape proposals?	In response to this suggestion, an area for playing boules will be included on the revised landscape plan that will be included in the information to be submitted for planning in due course.

Impact on Existing Sports and Infrastructure

What you said	What we are doing
Will the proposed development affect cricket or other sports pitches?	The new facilities including the landscaping have been carefully designed so as not to encroach upon existing sports pitches.
Can the existing cycle parking stands be relocated to a more visible location near the main reception?	We have allocated a location for the existing cycle parking to be moved to but as we are proposing to move the main pavilion entrance to the car park, and this will provide a level of active surveillance over the stands in their current position, we have decided to monitor whether this change results in the use of the cycle parking in its current position. If it is still found that the parking is not used, we will look to move the cycle stands to the newly identified location.
Could a paved “pits” area be added at the southern end of the cycle circuit to assist users of trikes and adapted cycles?	In response to this suggestion, a ‘pits area’ will be included on the revised landscape plan that will be included in the information to be submitted for planning in due course.

Signage and Public Use

What you said	What we are doing
Will signage be added to indicate that the land is public and managed by B&NES?	In response to this request, a new sign is proposed to be installed on the site to explain that the grounds are owned by Bath & North East Somerset Council and operated and maintained by Greenwich Leisure Limited.
How will the proposals support people who currently walk their dogs around the site?	A number of different types of trails are being provided including the retention of the existing route along the outer extents of the cycling track. The routes are designed to include all users however, the meandering route may be a preferred route for dog walkers providing more interaction with nature.