



PLANNING STATEMENT

On behalf of: Calibre Homes S W Ltd

Site: Land to the north of Combe Lane, Goatacre, Calne, Wiltshire

Proposal: Erection of a single storey cricket pavilion; with associated parking, turning and access arrangements.

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NOTICE				
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1. Introduction

- 1.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Calibre Homes S W Ltd in support of the submission of a Full Planning Application for: *'Erection of a single storey cricket pavilion; with associated parking, turning and access arrangements'* at Land to the north of Combe Lane, Goatacre, Calne.
- 1.2 This Planning, Design & Access Statement sets out the rationale for this application proposal. This Statement sets out the planning policy considerations, having regard to the development plan and other material considerations, and provides an appraisal of the relevant planning issues.
- 1.3 A Design & Access Statement is not formally required in support of this application; however, this combined Planning, Design & Access Statement considers the relevant planning and design issues arising.

2. Site Description

- 2.1 The application site ('the site') is located centrally within the village of Goatacre, Wiltshire.
- 2.2 The site is located to the south-west of the Goatacre cricket pitch. The application site is made up of both the existing cricket pitch, and land previously used under Goatacre Animal Sanctuary. The Animal Sanctuary is currently still in situ; however, the business is winding down and will soon cease use in this location.
- 2.3 The site is located around 3.7 miles north of Calne, 4.8 miles south-west of Royal Wootton Bassett and 6.8 miles north-east of Chippenham.
- 2.4 To the north of the site lies Goatacre Farm, which is also owned by the applicants who are currently exploring the redevelopment of the yard – through a concurrent planning application. That application proposes the demolition of the existing cricket pavilion as part of the yard development scheme.
- 2.5 To the east and south-east lies the built-up area of Goatacre. To the south and west of the site lies open fields and agricultural land.
- 2.6 The site is accessed via an established track, directly off Combe Lane to the south of the site. The access is owned by the applicants and also used by the Animal Sanctuary.
- 2.7 The site is located within fluvial Flood Zone 1, with low chance of surface water flooding. The site is not known to be subject to any other particular constraints.

3. Planning History

- 3.1 **N/06/00552/FUL** - Change of Use of Agricultural Land to Sports Pitches and Erection of Mobile Building. Withdrawn 22.05.2006.
- 3.2 **N/06/02160/COU** - Change of Use of Agricultural Land to Sport Pitches & Erection of Mobile Building (Revision of 06/00552/FUL). Approved 23.11.2006.

4. Proposed Development

- 4.1 This application seeks planning permission for: *Erection of a single storey cricket pavilion; with associated parking, turning and access arrangements.*
- 4.2 It is proposed to erect a single-storey cricket pavilion at Land off Combe Lane, Goatacre. The site comprises the existing established cricket pitch, which has been in-situ since late-2006.
- 4.3 The existing cricket pavilion is a mobile building, which is in poor condition. This building is proposed for removal as part of a concurrent planning application for the redevelopment of Goatacre Farm.
- 4.4 The replacement cricket pavilion ensures the retention of a much-loved community facility within the village, through the upgrading of existing facilities.
- 4.5 This current application proposes a replacement cricket pavilion. The proposed building will be located to the south-west of the cricket pitch, with its principal elevation fronting north-east in order to be in view of the pitch.
- 4.6 The proposed pavilion will measure 17m by 7.5m with a height of 2.8m to the eaves and 4.8m to the ridge. The building will be constructed from horizontal larch cladding under a metal roof, with aluminium doors and windows, with 2no. rooflights located on the north-east elevation.
- 4.7 The existing access off Combe Lane will be retained as part of the proposed development. Sufficient visibility can be achieved as per the current arrangements.
- 4.8 The proposed scheme can provide car parking for a minimum of 19 cars – ensuring there is sufficient parking provision in line with the Wiltshire Council guidelines.

5. Planning Policy Context

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Development Plan

5.2 For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of **North Wiltshire Local Plan** 2011 (LP) adopted June 2006.

5.3 The following CS policies are relevant to the determination of this application:

- Core Policy 1 – Settlement Strategy
- Core Policy 2 – Delivery Strategy
- Core Policy 8 – Spatial Strategy: Calne Community Area
- Core Policy 41 – Sustainable Construction and Renewable Energy
- Core Policy 49 – Protection of Rural Services and Community Facilities
- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 52 – Green Infrastructure
- Core Policy 57 – Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60 – Sustainable Transport
- Core Policy 61 –Transport and Development
- Core Policy 67 – Flood Risk

- 5.4 These are considered in more detail in the following Section of this Statement, where appropriate.

National Planning Policy Framework (NPPF)

- 5.5 The Government's policies are within the **National Planning Policy Framework** (the Framework) revised December 2024, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

6. Planning Statement

6.1 The key planning issues arising from this proposal are considered to be:

- the principle of development;
- design: appearance, scale, siting and layout;
- access and highways;
- ecology and biodiversity;
- landscape and arboricultural impacts; and
- energy and sustainability.

The Principle of Development

6.2 Policy CP1 'Settlement Strategy' identified the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. It identifies a four-tier settlement hierarchy involving, in descending order, Principal Settlement, Market Towns, Local Service Centres and Large and Small Villages.

6.3 Goatacre is designated as a 'Small Village' in the lowest tier of settlements, as defined by Policy CP8 'Spatial Strategy: Calne Community Area' (CCA) where it states development should be in accordance with the settlement strategy set out in Policy CP1. Policy CP1 states that: *'Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities'*.

6.4 In this case, the proposed development relates to the erection of a single-storey cricket pavilion, where CP49 is applicable.

6.5 Paragraph 6.70 of the CS states *'local facilities and services are a vital part of the smaller settlements of Wiltshire but despite this there has been a continued decline in many of these services'*. Paragraph 6.711 continues by stating *'rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. There is a need to protect and encourage the development of rural services and facilities in Wiltshire to ensure the*

settlements, particularly those named in this Strategy, can still meet some of the day to day needs of those people who live in them’.

- 6.6 The existing cricket pavilion is proposed for demolition, and this current application seeks to erect a replacement pavilion of high-quality design which will ensure the building is secured for future generations.
- 6.7 As the existing cricket pavilion is proposed for removal, and CP49 seeks to protect existing services and community facilities, it is considered that the principle of development is acceptable, provided it accords with the other plan policies.

Design: Appearance, Scale, Siting and Layout

- 6.8 Core Policy 57 seeks to secure high-quality design. The policy seeks to ensure that proposals enhance local distinctiveness by responding to the value of the natural and historic environment.
- 6.9 The Framework at paragraph 131 confirms the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It continues at paragraph 157 to confirm the planning system should support the transition to a low carbon future in a changing climate.
- 6.10 The proposed pavilion will be located to the south-west of the site, sited to ensure the principal elevation is facing north-east – with full range of sight across the cricket pitch and set within the context of minimising any potential landscape impacts.
- 6.11 The pavilion has been designed to be single-storey, ensuring the building is not seen as overbearing within the site. The building comprises a central function space for members, with changing space on either end of the building with associated showers and WC. It is considered that the size and scale of the proposed cricket pavilion is wholly sufficient to accommodate the needs and requirements of the Cricket Club, ensuring the longevity of the community facility.
- 6.12 A traditional pallet of materials is proposed – utilising horizontal larch cladding under a metal roof.

6.13 It is considered that the development would have no adverse impact upon the local character and would not harm the significance of the surrounding locality and landscape.

6.14 The application site is large enough to comfortably accommodate the proposed new cricket pavilion and associated parking area, and is considered to be in full accordance with Policy CP57.

Access and Highways

6.15 It is considered that the development would have no adverse impact upon the local highways network.

6.16 Access to the site will be taken directly via the existing access off Combe Lane – to the south of the site. This access was formally used by agricultural vehicles in association with Goatacre Farm to the north of the site.

6.17 It is proposed to upgrade the existing track in surface and width to ensure it can accommodate the increase in traffic associated with the cricket pitch.

6.18 The existing visibility splays will be maintained, which are more than capable of accommodating all vehicular movements associated with the cricket pavilion, including match-day peaks and event traffic.

6.19 To the rear of the proposed cricket pavilion, an area of parking will be created. It is proposed to create 19 car parking spaces to be used in connection with the cricket pitch and new pavilion. This is wholly in accordance with the Wiltshire Local Transport Plan (2011-2026) Car Parking Strategy (March 2011).

Ecology

6.20 Based on the historic use of the site, coupled with its current condition, there are not considered to be any particular ecological constraints or issues arising from this application proposal.

6.21 A Preliminary Ecological Appraisal and Biodiversity Net Gain calculations have been undertaken by Arbtech in support of this planning application.

- 6.22 The site is not subject to any ecological designation, and there are no known statutory sites nearby.
- 6.23 The development will result in the loss of modified grassland, one tree and a small area of hardcore. No impacts to designated sites are anticipated.
- 6.24 No further surveys were required, and a precautionary working method is recommended for reptiles, amphibians and hedgehogs.
- 6.25 In terms of BNG, the site comprises grassland and hardstanding.
- 6.26 The current proposed generates a net gain of area-based habitat units (+23.32%). As such the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework 2024), as a minimum biodiversity net gain of +10% was achieved for area-based units.
- 6.27 It is considered that the proposed development is in full accordance with Policy CP50.

Heritage

- 6.28 Policy CP58 confirms that development should protect, conserve and where possible enhance the historic environment.
- 6.29 The application site is not located within a conservation area, nor it is within the immediate setting of any listed buildings.
- 6.30 The nearest listed buildings are located some 160m to the north of the site – Goatacre Manor Care Centre (Grade II) and The Threshing House (Grade II).
- 6.31 The proposed cricket pavilion is located to the south-western corner of the existing cricket pitch, where it will have no impact on the setting of these listed buildings, or on the ability to understand their significance.

Flood Risk

- 6.32 The site in Goatacre lies wholly within Flood Zone 1 – with a low risk of surface water and negligible groundwater flood risk.

- 6.33 The proposed erection of a single-storey cricket pavilion will not increase the risk of flooding.

Energy and Sustainability

Energy

- 6.34 The building will be constructed to achieve better than Building Regulation u-values, and the highest possible energy efficiency.

Water

- 6.35 In terms of water usage, the fixtures and fittings will ensure that each dwelling uses no more than 125litres per person per day.

7. Design & Access Statement

- 7.1 **Amount** – 1no. cricket pavilion, with associated parking, turning and access arrangements.
- 7.2 **Layout** – the proposed cricket pavilion is located to the south-western corner of the existing cricket pavilion fronting north-east to ensure full view of the cricket pitch. Vehicular parking for 19 cars is located to the rear of the building, off the access track.
- 7.3 **Scale** – the proposed pavilion will be single-storey and subservient to the locality, and has been designed to reflect the character and appearance of the surrounding area;
- 7.4 **Appearance** – a restrained pallet of materials and architectural features will promote local distinctiveness and respond to the opportunities to promote high-quality design;
- 7.5 **Landscaping** – a landscaping scheme of mixed native species will be created to provide a visually attractive environment;
- 7.6 **Access** – vehicular access will be via the existing access, to the south, off Combe Lane. Access principles will conform to the Manual for Streets. The amount of car parking will have regard to the LPA's car parking standards.

8. Conclusion

- 8.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Calibre Homes S W Ltd in support of the submission of a Full Planning Application for: *'Erection of a single storey cricket pavilion; with associated parking, turning and access arrangements'* at Land to the north of Combe Lane, Goatacre.
- 8.2 It is considered that the proposed cricket pavilion will enhance the character and appearance of the existing cricket pitch, and ensure the well-established community facility will continue to thrive within the village.
- 8.3 The principle of a community facility has long been established on the site, and the principle of a new pavilion is considered acceptable. The building has been designed to be single-storey, with high-quality materials to ensure longevity and ensure it sits well within the established character and appearance of the area.
- 8.4 All other technical matters have been appropriately considered and addressed and any necessary further technical detail can be appropriately covered by way of planning condition. As such there are no technical reasons why this planning application should not be approved.