

Wiltshire Council

FAO: Samantha Stockley

By email only

9th February 2026

**Town & Country Planning (Development Management Procedure) (England)
Order 2015**

Application Reference: PL/2025/09856

Site: GOATACRE CRICKET CLUB, GOATACRE SN11 9JA

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

Sport England Reference: PA/26/SW/WSH/72877

Thank you for consulting Sport England on the above application.

Summary

Sport England **objects** to this application as it is not considered to meet any of the exceptions to our Playing Fields Policy or to accord with paragraph 104 of the National Planning Policy Framework (NPPF).

Sport England – statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 104, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. The exceptions are provided in the Annex to this response.

The proposal and impact on playing field

The proposed development for the erection of a single storey cricket pavilion with associated parking, turning and access arrangements is related to a separate planning application for the demolition of the existing pavilion along with residential development (app ref: PL/2025/09869) to which Sport England has objected.

The proposed development is set out as replacement provision for the loss of ancillary facilities under app ref: PL/2025/09869. Sport England has already responded to this application on 6th February 2026, raising concerns about the location of the proposed replacement pavilion and associated works. Specifically, that the proposed siting has the potential to affect the capacity of the playing field to accommodate adult/senior football pitches. We asked for detailed scaled plans showing the proposed pitch layout plans to enable us to assess the impact on the playing field.

We have consulted the national governing bodies for sport on the proposed replacement provision, and we have received the following comments. Both the ECB and Wiltshire Cricket Board have been consulted by Goatacre Cricket Club ahead of this formal planning application. The ECB considers that Goatacre CC is a large and progressive Wiltshire cricket club delivering a wide range of cricket spanning adult open age (4 teams), women and girls together with a full youth/junior offering. The site is, a second/out ground for the club and is vital for the club in continuing to support their growth. The proposed demolition of the existing and, unsatisfactory pavilion together with relocation of the new pavilion is noted and supported – noting the concurrent planning application PL/2025/09869. As this is a second ground, the need for the new pavilion building to fully meet the ECB's Design Guidance (TS5) is not a pre-requisite of support. Rather, it should provide adequate and appropriate off field provision for cricket users and, supporters alike. With this in mind, the ECB considers that the proposed elevations and floorplan (Dwg 25022-22) is adequate, however the ECB recommends that:

- Shower cubicles are provided within the showers
- Privacy screening is provided to aide privacy and reduce 'line of sight' into each changing room
- The umpire's/officials changing space should include a shower cubicle & toilet
- Ideally, players should have their own and, separate access direct from the field of play to changing rooms (not via a communal entrance as shown on the current design)

Whilst the ECB is supportive of this application (noting the use by football as well), it would welcome revised drawings to include the above, when full support can be provided. The ECB notes that the new location, as proposed, will also benefit from a new ground access and, car parking arrangements, the ECB is aware that this overall 'footprint' may have an impact on the current football pitches. The ECB will leave the FA/Football Foundation to comment on this as required.

The Football Foundation, on behalf of the FA, objects as the proposed development infringes the playing field and affects the quantity/quality of pitches/safety of participants. It's unclear on the plans provided whether the existing football pitches would be affected by the pavilion build. Our concerns are that the new cricket terrace will infringe on the 3m safety run off. The site is home to FC Devizes, a men's team that plays both Saturday and Sunday. The FF comments that the floor plan for the pavilion does not meet FA guidelines:

- Changing room size – changing rooms should be a minimum of 16m² (for grassroots football 11v11)
 - Changing room WCs – A minimum of one self-contained WC per changing room.
 - Showers – a minimum of four shower cubicles plus a dry-off area in total of 8m², self-contained per changing room should be provided
- Officials – self-contained officials' accommodation x 2 should be provided with a shower and WC facility with a minimum free changing area of 6m².
- There are sight lines looking into both changing rooms, which cause safeguarding issues. A lobby area or privacy screens would resolve this.

The FF understand that the main purpose of the building will be for cricket and hence the ECB will take the lead in the design of the build. The FF and FA would support the plans, if it's made clear that the size and dimensions of the existing pitches will remain.

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England considers that the E2 exception in our playing fields policy is relevant in this case. This states:

- *The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.*

Based on the current submission, Sport England does not consider the application meets the E2 exception above, and we require additional, scaled plans showing the proposed pitch layout in order to assess the impact on the playing field and its capacity to accommodate a range of playing pitches.

Sport England's position

Given the above, Sport England raises a **statutory objection** to the application because it is not considered to accord with exception 2 to our Playing Fields Policy or paragraph 104 of the NPPF.

Determining the application

Should the local planning authority be minded to approve this application contrary to Sport England's statutory objection, then the Town and Country Planning (Consultation) (England) Direction 2024 requires the application to be referred to the Secretary of State, via the Planning Casework Unit.

If you would like any further information or advice, please the undersigned.

Yours sincerely,

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Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:
www.sportengland.org/playingfieldspolicy