

Combined Planning & Design access Statement

Proposed Timber Changing Pavilion Beanacre Cricket Pitch, Beanacre, Wiltshire.



Prepared by:

CHARLES MANNING

Architectural & Planning Consultant

Office 129, 8 The Bridge,
CHIPPENHAM, Wiltshire SN15 2AB

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Tel: 01249 652218 Mobile: 07909 228 408
Email: mail@charlesmanning.co.uk

Planning Design & Access Statement:

Proposed timber changing pavilion for Cricket Club.

I. Introduction

Combined Submission Pack

Proposed Timber Changing Pavilion

Beanacre Cricket Pitch, Beanacre, Wiltshire

Applicant: Corsham Cricket Club

Site Address: Beanacre Cricket Pitch, Beanacre, Wiltshire

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1. Introduction

This submission supports a proposal for a modest, single-storey timber changing pavilion at Beanacre Cricket Pitch. The development enhances an established community sports facility and aligns with national and local planning policy promoting healthy communities, rural services, and high-quality design. The proposal is acceptable in principle and demonstrates no adverse impacts on heritage, landscape, amenity, biodiversity, highways, or flood risk. The development is capable of receiving officer support.

2. Planning Statement

2.1 Introduction and Purpose

This document assesses the proposal against the Wiltshire Core Strategy, the Joint Melksham Neighbourhood Plan 2, the National Planning Policy Framework (NPPF), Planning Practice Guidance, and the National Design Guide. It addresses design, heritage, landscape, amenity, highways, biodiversity, and drainage considerations.

2.2 Site Description

The site forms part of an established cricket ground northwest of St Barnabas Church, accessed from the A350. It lies just outside the Beanacre settlement boundary but has long-standing recreational use. The surrounding area is rural, characterised by open fields and hedgerows.

The nearest designated heritage asset is the Grade II listed St Barnabas Church, approximately 129 metres east. The site is not within a conservation area.

2.3 Planning History

The cricket ground has an established pattern of community and recreational use, supported by previous permissions for land-use changes, storage structures, and minor development. The history confirms the site's long-term recreational function and incremental enhancement of community sports provision.

2.4 Description of Development

The proposal comprises a single-storey timber pavilion with a shallow pitched roof, providing changing facilities and ancillary space. The structure uses natural materials and a lightweight form appropriate to the rural setting. Scaled plans and 3D visualisations accompany the application.

2.5 Policy Framework

Development Plan

- Wiltshire Core Strategy (2015): CP1, CP49, CP51, CP57, CP58, CP60, CP61, CP67
 - Joint Melksham Neighbourhood Plan 2: community infrastructure, local character, sustainable development
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National Policy

- National Planning Policy Framework (NPPF): sustainable development, healthy communities, design, heritage, flood risk
- Planning Practice Guidance
- National Design Guide

2.6 Assessment of the Proposal

Principle of Development

The proposal supports rural community facilities and outdoor recreation, aligning with Core Policy 49 and the NPPF's emphasis on promoting healthy communities. Although outside the settlement boundary, the development meets a clear local need and enhances an established sports facility. The principle is acceptable.

Design and Appearance

The pavilion's modest scale, timber construction, and shallow pitched roof ensure a low-impact design that integrates with the rural landscape. The structure complies with Core Policy 57 and the National Design Guide.

Heritage

The Grade II listed St Barnabas Church lies about 100 metres east. The conservation officer's initial view in an earlier pre-application consultation confirms that the separation distance and intervening open space preserve the church's setting. The proposal does not intrude upon key views or diminish the asset's significance.

Residential Amenity

The pavilion is well separated from residential properties and will not cause overlooking, overshadowing, or noise disturbance. Management arrangements and hours of use ensure amenity protection.

Highways

The Highways Officer's pre-application advice states the proposal is unlikely to attract a highway objection. The pavilion does not intensify the existing use and will not materially increase traffic or parking demand.

Landscape

The site benefits from natural screening, and the pavilion's scale ensures it remains visually unobtrusive. No trees or hedgerows will be affected. The proposal respects the rural landscape and complies with Core Policy 51.

Flood Risk and Drainage

The site lies within Flood Zone 1. No sequential or exception test is required. Surface water will be managed through good drainage practices. The proposal complies with Core Policy 67.

Biodiversity

The pavilion is sited on maintained grass within the cricket field and does not affect priority habitats. Impacts are minimal and manageable through standard construction practices.

Landowner Engagement

Early engagement with the landowner (the adjacent church) has taken place, and the proposal has been warmly welcomed.

2.7 Planning Balance

The proposal delivers clear public benefits, including enhanced community sports facilities and support for health and wellbeing. No significant adverse impacts have been identified. The planning balance weighs strongly in favour of approval.

2.8 Planning Statement Conclusion

The proposed pavilion accords with the Wiltshire Core Strategy, the Joint Melksham Neighbourhood Plan 2, and the NPPF. It is capable of receiving officer support.

3. Design & Access Statement

3.1 Design Vision

The design aims to provide a functional, modest, and visually sympathetic pavilion that supports community sport while respecting the rural character of the cricket ground.

3.2 Use

The pavilion provides changing facilities and ancillary space for cricket and associated outdoor recreation.

3.3 Amount

The proposal comprises a single-storey structure of modest footprint, proportionate to its function and context.

3.4 Layout

The pavilion is positioned on the perimeter of the cricket field, maintaining open views and operational space. Access is via existing routes.

3.5 Scale

The building is low-profile, with a shallow pitched roof and single-storey height to minimise visual impact.

3.6 Appearance

Timber cladding and natural materials ensure the structure blends with the rural landscape. The design is simple, functional, and appropriate to its setting.

3.7 Landscaping

No trees or hedgerows will be affected. Existing landscape features provide natural screening.

3.8 Access

Vehicular access uses existing arrangements. Pedestrian access is level and inclusive. The proposal does not alter traffic patterns.

4. Heritage Impact Assessment

4.1 Heritage Context

The nearest designated heritage asset is the Grade II listed St Barnabas Church, over 100 metres to the east. The site is not within a conservation area.

4.2 Significance of the Asset

St Barnabas Church derives significance from its architectural form, historic fabric, and rural setting. Its open surroundings contribute to its character.

4.3 Assessment of Impact

The pavilion is modest, low-profile, and positioned at a substantial distance from the church. The intervening open space preserves the church's rural setting. The conservation officer's initial view confirms no harmful effect on the asset's significance.

4.4 Heritage Conclusion

The proposal conserves the setting of the listed building in accordance with Core Policy 58 and the NPPF. No harm is identified.

5. Overall Conclusion

This combined submission pack demonstrates that the proposed timber changing pavilion is a proportionate, well-designed, and policy-compliant enhancement to an established rural sports facility. It supports community wellbeing, respects heritage and landscape, and presents no technical or environmental constraints that would prevent approval.
