

This current email will address planning application [PL/2025/09856](#) (new cricket pavilion) and I will email separately regarding the 9no. unit scheme – to avoid any confusion with the plans.

PL/2025/09856 - Erection of a single storey cricket pavilion; with associated parking, turning and access arrangements.

Consultee comments (my comments and response noted in red)

Ecology: I'd be grateful if you could let us know if the ecology team have commented yet? We've been monitoring the application online, and haven't seen anything come through.

Hilmarton Parish Council: No objection

Public protection: No objection

Highways: Objection... as follows:

1. *Parking : current standards are recognised as maximum . There is currently a re-draft of these standards in the final stages of approval which changes the onus from maximum to optimum , recognising that in many locations there is a need for total numbers to be met. The location of the proposal means that there is likely to be a high demand for parking. As such I am requesting that the applicant provides the full number of spaces outlined in the Parking Strategy. Field Sports allocation requires the number of spaces to match the maximum number of participants In this case that is required to be 23 (2 x 11 and umpire). In addition it should be recognised that there will be spectators and given that the adjacent road network is single width and that the A road is not suitable for displaced parking the site should also aim to accommodate a level of spectator parking. I am minded to request this as half of the participant parking , an another 11 spaces. Therefore, the applicant should be aiming to provide 34 spaces. This number will also help to accommodate any potential non-match day requirements.*

Please find attached drawings numbers **250522-21B** (Site Plan @ 1:200 scale) and **250522-23A** (Site Plan @ 1:500 scale). The proposed parking for the new cricket pavilion has been increased to 34 spaces to accord with the new highways standards.

2. *Given the narrow nature of the adjacent carriageway the applicant should be aiming to deter any vehicle movements from and towards the north . As such I require a detailed drawing of the access to show it set out with kerbing and radii to deter movements to the north . The access should be a minimum of 5m in width and with any gates set back at 4.8m and to open away from the highway.*

Please find attached drawing number **250522-24** (Access Detail, Curbing & Radii @ 1:100 scale) which details the new access, curbing and radii as requested. The accompanying site plans **250522-21B** (Site Plan @ 1:200 scale) and **250522-23A** (Site Plan @ 1:500 scale) demonstrate that the access drive can sufficiently be widened to 5m. No access gates are proposed.

3. *Due to the narrowness of the adjacent carriageway and the introduction of new vehicle movements there is an increased risk of conflicting movements at the junction of the A4, with the risk of reversing vehicles onto the A road. As such I require the applicant to widen Combe Lane from its junction with the A road and the site access to a minimum of*

5m. There is adequate highway verge to accommodate this requirement and the works can be undertaken via a S278 agreement with the Local Highway Authority.

Please find attached drawing number **250522-24** (Access Detail, Curbing & Radii @ 1:100 scale) which details the proposed widening of Combe Lane (northern side) from the A3102 junction to the site access. There is sufficient space to sufficiently widen the required section of road to 5m. The Applicants have begun enquiries into the S278 agreement with the Highways Authority for this work.

- 4. To recognise that there should be an opportunity for pedestrians to access the new pavilion the applicant should be showing a dedicated path (hoggin/all weather) from the village side of the cricket ground (If this is within their control . The blue line includes the access track to the north so a path could be secured to that location . A drawing showing this to be conditioned for on-going use should be provided.*

Please find attached drawing number **250522-23A** (Site Plan @ 1:500 scale). This plan identifies a pedestrian access to the cricket pitch from the north of the site – subject to approval of concurrent application PL/2025/09869. The existing pedestrian access (to the north-east of the site) will be retained should application PL/2025/09869 not be positively determined. This is also noted on drawing no. **250522-23A**.

- 5. Visibility splays at the site access should be achieved/demonstrated 2.4m x 43m to the nearside carriageway edge to the north and 2.4m to the junction to the south , cleared of obstruction at and above 900mm above carriageway and within the highway.*

Sufficient visibility splays can be achieved, and have been shown on drawing no. **250522-21B** (Site Plan @ 1:200 scale).

Sports England: Objection... as follows:

- 1. 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.*

Thank you for raising this point. The proposed development will not have an impact on the football pitch as Devizes United will no longer be utilising the pitch. Please find attached an email from Mr. S Stobbart, the chairman of FC Devizes United which confirms the club is being relocated to Bromham and no longer require the services in Goatacre.

- 2. 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)*

It is welcomed that the principle of relocating the pavilion is supported. Please find attached drawing no. **250522-22A (Cricket Pavilion @ 1:100 scale) which has been amended to provide the details outlined in the above bullet points:**

- **Shower cubicles have been provided within the showers;**
- **Privacy screening has been shown;**
- **The umpires changing space now includes a shower cubicle and separate toilet; and**
- **Access shown for players directly to the pitch.**