



## **ADDENDUM TO PLANNING DESIGN & ACCESS STATEMENT – APRIL 2026**

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.

Planning Application Reference: PL/2025/09856

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A number of consultation comments have been received during the course of the application. The Council have allowed the submission of amended plans and documents to address the concerns raised. The comments are addressed in turn below.

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### **Highways**

*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, 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.*

To take into account the emerging parking standards, the proposed development has been amended in order to facilitate the maximum number of parking spaces required for field sports. The highways officer advised that a total of 34 spaces would be required to take into account participants and spectators.

Please find enclosed drawing no. **250522-21B** (Site Plan @ 1:200 scale) and **250522-23A** (Site Plan @ 1:500 scale)

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 enclosed 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 enclosed 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 enclosed 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

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.

**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 enclosed 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.**

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)

**It is welcomed that the principle of relocating the pavilion is supported. Please find enclosed 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.

To facilitate the ECB recommendations, the proposed replacement cricket pavilion has slightly increased in width. The proposed building now measures: a main plan width of 18.8m, a main plan depth of 7.5m with a height of 2.8m to the eaves and 4.8m to the ridge.

The proposed materials remain as originally proposed - horizontal larch cladding under a metal roof, with aluminium doors and windows, with 2no. rooflights located on the north-east elevation.

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.

As outlined above, the football pitches on site are no longer required to serve the needs of FC Devizes United.

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 16m<sup>2</sup> (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 8m<sup>2</sup>, 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 6m<sup>2</sup>.
- There are sight lines looking into both changing rooms, which cause safeguarding issues. A lobby area or privacy screens would resolve this.

Although the football pitch on site will no longer be utilised, the updated cricket pavilion can accommodate the following:

- Changing room size – the proposed changing rooms extend to some 21.5sqm each (including showers).

- Changing room WCs – one self-contained WC can be accommodated for, per changing room. In addition to this there is an accessible WC.
- Showers – a total of three shower cubicles and dry off area can be accommodated per changing room.
- Officials – self-contained officials' accommodation can be provided with a shower and WC facility. This extends to 9sqm.
- Sight lines – the design scheme has been updated to remove any sight lines into each changing room.

Please find enclosed drawing no. **250522-22A** (Cricket Pavilion @ 1:100 scale) which demonstrates the above.

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.

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.

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### **Other technical information**

Within correspondence from the planning officer, dated 24 March 2026, the following information was also requested to be submitted:

#### **A revised Design & Access Statement**

This current statement outlines all the proposed changes to the scheme, following receipt of the various consultation comments and correspondence with the planning officer.

#### **The revised BNG Metric or the updated BNG Assessment**

Please find enclosed an updated Biodiversity Net Gain Assessment Report and the accompanying Metric.

Following the minor changes to the proposed cricket pavilions scheme, the following assessment has been made: The proposed development generates a net gain in area-based habitat units (+12.4%). As such, the proposed development is compliant with current legislation and planning policies, as a biodiversity net gain of +10% was achieved for area-based habitats.

The proposed BNG off-set land is limited to the eastern and western boundaries of the site, ensuring the protection of the existing cricket pitch and ensuring no encroachments onto the sports pitch. This follows the Good Design Principles noted within the Sports England Biodiversity Net Gain Guidance Document.

#### Full Details Site Plan

Please find attached drawing nos. **250522-21C** (Site Plan at 1:200) and **220522-23A** (Site Plan at 1:500) – ensuring the whole development site has been covered.

#### Drainage showing four water drainage and SuDS

Pending submission – due early w/c 4 May

#### Hard and Soft Landscape Plan

Please find attached the Hard Landscaping Plan and Planting Plan by AH Design Studio.