



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation and Transport Committee 29th June 2026

PL/2026/03439 **Site: The Gallons, Chelworth Road, Cricklade, SN6 6HJ**
Proposal: Change of use of land to allow standing 8 residential static caravans and 8 touring caravans to meet the accommodation needs of a single extended Gypsy/Traveller family on existing lawful hard-standing, to include ecological enhancements and ancillary works.
Applicant: Mr Bane **Closing Date:** 09/07/26

This application is to provide accommodation for a single extended Gypsy/Traveller family, all of whom, according to the application, meet the definition of Travellers within the Planning Policy for Traveller Sites, 2024. The application states that the majority of those Travellers already live at The Gallons but in accommodation that does not comply with Caravan Site Licensing requirements.

The site has been the subject of a number of changes of use applications, including retention of existing dwellings, replacement of workshops and retention of hard standing. The applicant states that the site currently has access to water, sewerage and electricity but it is not clear where the sewer outflow runs and whether the increased sewerage outflow from this site would exacerbate capacity problems downstream, specifically around The Forty. The applicant has asserted that existing infrastructure is adequate but has provided no evidence supporting this assertion.

Entrance to the proposed site is shown on the left and is off Chelworth Road



Current site with proposed area highlighted



Proposed layout of the site is shown below for 8 static caravans



The application has been assessed by Wiltshire Council Ecology Team and their comments are as follows:

“A BNG small sites metric has been submitted and there are no other obvious ecology issues on this application. The current process for these applications is for the case officer to review the metric and act accordingly. No ecology consultation is considered to be required at this stage.”

At the time of preparation of this paper, no comments have been submitted by neighbours or Highways etc. An application PL/2025/07374 for a traveller site in the same vicinity (at the end of Braydon Lane), also of 8 pitches, is currently being considered by Wiltshire Council. CTC objected

to this application by majority vote in October 2025. If CTC takes a different view on this current application we should be clear about what differentiates this site from the other and whether these differences are sufficient to warrant that different conclusion being reached.

Although outside the settlement boundary of Cricklade, this site is shown by its applicant to sit within an existing residential curtilage which they own. As such it is therefore not development in the open countryside in planning terms. It is development outside the Settlement Boundary and so fails the headline requirement of Cricklade Neighbourhood Plan policy H1, but this allows an exception if it meets other criteria in the development plan. The site does also not appear to have the same degree of ecological sensitivity; notably Wiltshire Council Ecology has not raised an objection.

Both applicants point out that Wiltshire has an acknowledged lack of Traveller site provision specifically, as well as not meeting its 5 year housing supply targets. However, we previously referenced the Gypsy & Traveller Accommodation Assessment June 2024 (GTAA) which shows that there are already 5 Traveller sites near Cricklade and that of the 352 public and private pitches in Wiltshire these 5 sites provide 37. That means that more than 10% of the Traveller pitches for the whole of Wiltshire are located within 2 miles of Cricklade town centre.

We also noted the number of pitches close by in Minety parish. We therefore previously took the view that no further sites should be allocated in the vicinity of Cricklade, but were supportive of additional pitches being brought forwards through 'intensification' of the existing sites as was seen in our responses to applications for Calcutt Lodge 2024/01595 and 2024/10597.

Policy GT3 of the now aborted WC DPD specifically refers to 'intensification' as being a good way of delivering additional pitches. Arguably this expansion of an existing residential site meets that intensification criterion and is not of a scale that would dominate the settled community of Cricklade albeit it would create a site distinct from other existing traveller sites.

This applicant has submitted a short report regarding access to services and amenities which purports to show that as most are accessible within a 30 minute walk or 7 to 9 minute cycle ride and this is therefore "adequate". It omits to point out that, as with the earlier application in Braydon Lane, the majority of this access is along a narrow unlit lane with no pavement which is regularly used by small commercial traffic arising from the adjacent industrial area. Practically therefore access to Cricklade Town Centre from this site as with the other is likely to be by private car. All that can be said in positive comparison with the prior application is that it avoids negotiating the industrial estate access road itself and it is marginally closer to the centre of Cricklade.

National Planning Policy regarding Traveller Sites issued in December 2024 and provided as part of the application states in paragraph 15 that rural exception sites should only be used for affordable traveller sites in perpetuity and should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities. This site arguably meets that criterion as the applicant states this application is to accommodate the majority of the extended traveller family who are apparently already living on the site.

Cricklade's Neighbourhood Plan is silent on the specific issue of traveller sites. From the site plan provided by the applicant the amenity space on the site appears to be small, but the applicant states that families will be able to access other areas of The Gallons for children's play areas and amenity space. We suggest if approval is granted that such areas are clearly defined and shown to be adequate and this is made a condition of approval.

In summary, we suggest this PCT committee to discuss further to make a decision on this application as the assessment against existing planning policy and guidance appears so finely balanced. We think the safe access into Cricklade Town Centre is inadequate and the capacity of the system to take sewerage outflow is questionable. There are however numerous other factors that make this seem a suitable site for further traveller pitches.

A representative for Mr Bane spoke on his behalf. The representative has known Mr Bane for 25 years. He explained this one family have lived on the site for about 20 years. There are hard standing infrastructures on the site with the grandchildren's play area already there. From the road, people would not be able to see the development and the traffic would not increase as a result of the development as it goes in and out now. There would not be any need for any other access in or out

and will continue to use the one that has been there for 20 years. There is a gate across it and the intention is to have an electronic gate to fob in and out. He explained normally travellers put in 1 dayroom 1 static and 1 caravan, while this owner he says has only put in for 1 static and 1 van.

It was explained that there are two septic tanks in use that are emptied every 6 months. Another member of the public who is in support of this application was acceptable to them plugging in their sewage at the end of his line if required but the representative said this is not needed as this would be difficult to achieve and the family will continue with using the septic tanks.

This representative explains the owner only wants the place to be for his family, to keep his grandchildren there to grow up there and are needing somewhere to live.

Another member of the public spoke in support of this application, explaining the owner is an approachable problem solver and the site will be 50 ft from his boundary and states there is no noise from this site. He states all those that live there are of one family with a few workers who live on site and is aware the site is not for selling, just for this one family.

Members discussed the following:

- 1) Sewage as there was some ambiguity on the form where 3 options were ticked but good to see the sewage will stay the same
- 2) People on site currently are in caravans on site; is intention to relocate the caravans on this green field bit or whether new ones coming in and the existing caravans to be scrapped? We don't want people to live on the previous part as well if everyone is meant to be relocated to the one part. Otherwise we could have 16 caravans. The representative said the reason for moving is for privacy due to age of the children now and how the other caravans will be discarded. Application states specifically for those living on site; this needs to be clarified.
- 3) No hgv's be on the site, light good vehicles like vans are acceptable
- 4) The children need a runaround space. The application says they can use the gallons field behind the house set aside for these lodges. This should be safeguarded.

Overall this site is more preferable than the other one in Braydon as it does not back on to a nature reserve and Highways & Ecology have no negative comments. The application is well document and presented and the aerial photo shows the site is clear of any advanced work.

Members VOTED seven in supporting the application with conditions as outlined below. One abstained and three voted against the application.

The conditions are 1) No hgv's to be on site 2) Check whether this application is only for one static and one caravan with no dayroom (does this meet WC criteria?)
3) Septic tanks to be used for sewage
4) The space that is being cleared will not be used for more people to live on site
5) Amenity space for the children to be safeguarded along with its access to it in case the house changes ownership.