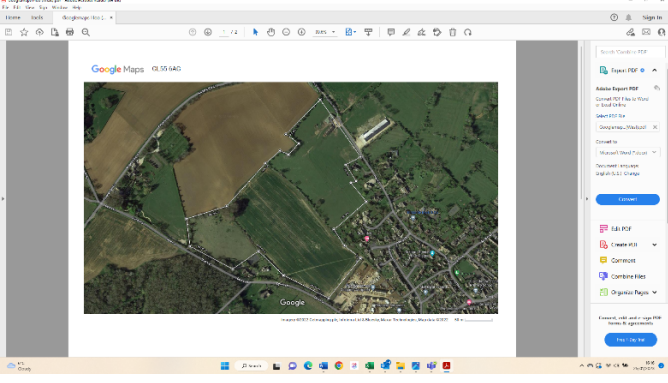


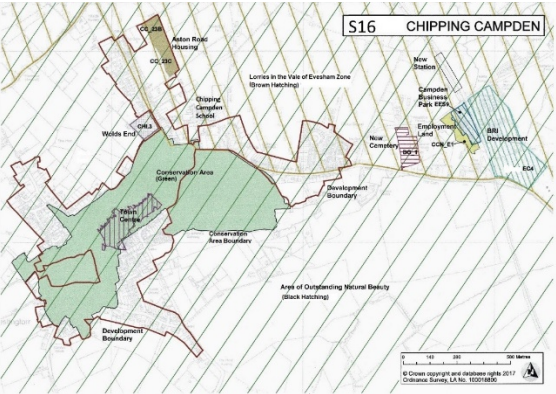



**CHECKLIST AND CRITERIA FOR LOCAL GREEN SPACE DESIGNATION**  
**The Hoo – West of Hoo Lane**


1	General Information	Tick if relevant evidence provided
1.1	Name and address of site <i>Some sites have several names and all known names should be given</i>	
	The part of the Hoo being land bounded to the NE by the houses/gardens along Hoo Lane, to the W and SW by Dyers Lane and the houses/gardens already built to the N and NE of Dyers Lane, to the SE by the houses/gardens off the SW side of Hoo Lane and by the houses/gardens of Littleworth, and to the NW by a line extending from the top of Hoo Lane (above the chicken sheds) along the field boundaries to Dyers Lane, below the land attached to Kingcombe..	
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site. Please indicate the scale.</i>	
	Google earth map showing site and measured area 	Map showing area surrounded by white lining (larger version at App1)
1.3	Organisation or individual proposing site for designation <i>This will normally be a Town or Parish Council or a recognised community group</i>	
	Town Council	
1.4	Ownership of site if known <i>Information on land ownership can be obtained from the <a href="#">Land Registry</a>. Some land parcels are not registered however local people may know the owner.</i>	
	Multiple owners TBA	
1.5	Is the owner of the site aware of the potential designation? Do they support the designation? (Sites may be designated as Local Green Spaces, even if there are objections from the site owners)	
	OS	

1.6	Photographs of site	
	<p>Photos showing the site as part of the setting of the town (larger versions at App 2)</p>  	<p>From Conduit Hill</p> <p>Showing the site over the townscape from the Rec</p>
1.7	Community served by the potential Local Green Space <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i>	
	Residents and visitors to Chipping Campden. The site is a key part of the natural setting of the Town and is part of the wildlife corridor from The Cley westwards.	
2	<b>Planning History</b>	
2.1	Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space?	

	<i>Further Information – Cotswold District Council – <a href="#">planning applications</a></i>	
	No current application.	
2.2	Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? <i>Further Information – Cotswold District Council – <a href="#">planning policy</a>.</i>	

	<p>Site is outside the Development Boundary per the Local Plan.</p> 	<p>Map showing Development Boundary (from Local Plan) Larger version at App 3)</p>
3	<p><b>Size, scale and “local nature” of proposed Local Green Space</b></p>	
3.1	<p>Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i></p>	
	<p>15.3 Ha</p>	<p>See Google map at App 1</p>
3.2	<p>Is the site an “extensive tract of land”? <i>(Extensive tracts of land cannot be designated as Local Green Space) e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site “feel” extensive or more local in scale?</i></p>	
	<p>The site is rising land immediately beyond the Development Boundary. The surrounding area of the town is overwhelmingly agricultural in nature, so the proposed site is a small but important element of an overall rural setting, albeit it a critical element thereof because of its immediate proximity to the development boundary. The site is the rural NW edge of the Town.</p>	
3.3	<p>Is the proposed site “local in character”? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i></p>	
	<p>The site overlooks the Town and is visible from the Town, from approaches to the Town, and from the much-used footpaths to the North of the Town. It immediately abuts the Development Boundary and is an essential element of the environmental setting of the Town. The site is the rural NW edge of the Town..</p> 	<p>The Hoo (W) overlooking the town, from the Rec (larger version at App 2)</p>

4	<b>Need for Local Green Space</b>	
4.1	Is there a need for a local green space in this location? <i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need. Further information – Natural England (<a href="#">Accessible Natural Greenspace Standard</a>) Cotswold District Council - <a href="#">Open Spaces, Sport and Recreation Study</a></i>	
	The need is not for generic green space but is specific to this site, in light of its position and its status as a key element of the environmental setting of the Town.	
5	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
5.1	How far is the site from the community it serves? Is the site within 2km of the local community? <i>Possible evidence – a map to show that distance</i>	
	The site immediately abuts the Development Boundary, which is partly roadway and partly existing houses/gardens and is within 5 mins walk of the Town Centre.	Map showing Development Boundary at App 3
5.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>	

	The site is crossed by two public footpaths, with the Cotswold Way running alongside its eastern border, and is part of the network of footpaths circling the town.	
	 <p>The image is a detailed Ordnance Survey (OS) map of Chipping Campden, Gloucestershire. It shows a network of public footpaths, including the Cotswold Way, which runs along the eastern edge of the town. The map also displays roads, buildings, and green spaces. A search bar at the top left indicates the location is Chipping Campden.</p>	OS map showing footpaths Larger version at App4)
6	<b>Evidence to show that the green area is “demonstrably special to a local community”</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	

6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>	
	TC resolution supporting LGS	OS
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>	
	<p>The character of Chipping Campden is to a large extent defined by its history, evidenced for instance by historic buildings and sites such as Old Campden House and Gardens, and its rural setting which tells the story and provides a physical link with its agricultural past. Sites such as the Hoo are essential elements of the rural setting.</p> <p>The Hoo (west of Hoo Lane) is the rural border of the housing built up Hoo Lane, in Littleworth, and at the lower end of Dyers Lane. The Hoo provides the skyline views looking NW from most of the town and is also highly visible from approaches to the town. It is a key part of the green landscape within which the town nestles and includes ridge and furrow features and footpaths which illustrate the agricultural history of the town. It is visible from National Footpaths such as the Cotswold Way and the Monarch's Way.</p> <p>The path north of Hoo Lane (part of the Cotswold Way) is much walked by local residents and by visitors as it provides the most direct link from the Town to local landmark, Dover's Hill (owned by the National Trust). The paths down from Kingscombe Lane and across to Dyers Lane are also much used. The Hoo is valued highly as being a truly rural environment within a few minutes' walk of the town centre. It is a key element of the rural setting of the town which is essential to its character.</p>	Photos at App 2 and 5.
6.3	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc. Further information on contact details - Cotswold District Council, Gloucestershire County Council, House of Commons</i>	
	TCS support letter OS	CCHS letter re Hoo at App 6
6.4	Evidence of support from other groups <i>e.g. letters of support from organisations such as <a href="#">Campaign to Protect Rural England</a>; <a href="#">Cotswolds Conservation Board</a>; <a href="#">Gloucestershire Wildlife Trust</a>; <a href="#">Gloucestershire Rural Community Council</a>; <a href="#">Cotswold Water Park Trust</a>; local amenity societies; local schools etc.</i>	
	CPRE, Cotswold National Landscape	OS
7	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b>	
7.1	<b>Is this criterion relevant to this site ?</b>	
	<b>YES</b>	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	
	It is an essential part of the rural environment within which the Town is set, and which gives the Town its specific character. In CDC Green Infrastructure August	

	2017 it is commented that the setting of the town is important to the whole of its aesthetics uniquely in that the built environment remains generally hidden in the folds of the landscape.	
7.3	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>	
	It is highly visible rising ground to the NW of the Town. It is visible from approaches to the Town and also from the SE half of the Town. It is visible from the historic site of Old Campden House, and from the area immediately around St James' Church. It is visible from many of the footpaths both crossing the site and in the vicinity, including the Cotswold Way.	See photo at App 2
7.4	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i> <i>Further information – <a href="#">Cotswold District Council</a>; <a href="#">Natural England</a>; <a href="#">Cotswolds Conservation Board</a></i>	
	AONB, Cotswold National Landscape Area.	

7.5	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? <i>e.g. Cotswolds AONB landscape character assessment. Further information – <a href="#">Cotswold District Council</a>; <a href="#">Natural England</a>; <a href="#">Cotswolds Conservation Board</a></i>	
	The site is a key part of the town's "fine landscape setting within the AONB" as referred in CDC Local Plan Policy S16.	
7.6	Does the site contribute to the setting of a historic building or other special feature?	
	This site forms the landscape viewed from Kingcombe – a Grade II Listed Building (1341998). The Town features over 280 listed buildings. The whole Town is historic and special, and site is a key element of the setting of the Town.	
7.7	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>	
	Not so far as we are aware.	
<b>8</b>	<b>Evidence to show that the green area "holds a particular local significance for example because of its <u>historic significance</u>" (if applicable)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
8.1	<b>Is this criterion relevant to this site ?</b>	
	<b>NO</b>	

8.2	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i> <i>Further information – <a href="#">Cotswold District Council</a>; <a href="#">English Heritage</a>; <a href="#">Gloucestershire Historic Environment Record</a>; <a href="#">Gloucestershire Archives</a>; <a href="#">local history society</a>;</i>	
	No	
8.3	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i> <i>Further information – <a href="#">Cotswold District Council</a>; <a href="#">English Heritage</a>; <a href="#">Gloucestershire Historic Environment Record</a>; <a href="#">local history society</a></i>	
	No	
8.4	Did the site play an important role in the historic development of the village or town? <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>	
	No	
8.5	Did any important historic events take place on the site?	
	No	
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>	
	Dyers Lane (bordering the site to the south west) forms part of the route of the torch lit procession down from Dover's Hill into the town after the Robert Dover's Cotswolds Olympiks each June.	

9	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>recreational value</u> (including as a playing field)”, (if applicable)</b> <b><i>Please indicate what evidence you have provided against each point.</i></b>	
9.1	<b>Is this criteria relevant to this site?</b>	
	<b>YES</b>	
9.2	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i> <i>Further information – <a href="#">Sport England</a></i>	
	No	
9.3	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.)</i> <i>Further information – <a href="#">Gloucestershire County Council</a></i>	

	The Cotswold Way runs up Hoo Lane from the centre of the town, and public footpath runs up Hoo Lane to the E and NE of the site and overlooks the site. Other public footpaths cross the site. The site is mostly open pasture, and forms part of the circular footpath route around the town, consistent with the CDC suggestion in the Cotswold Green Infrastructure Strategy March 2021 draft.	See OS map at 5.2
9.4	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc</i>	
	Walking, running, and dog walking.	
<b>10</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its <u>tranquility</u>” (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b>	
<b>10.1</b>	<b>Is this criterion relevant to this site ?</b>	
	<b>YES</b>	
10.2	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>	
	It is tranquil. Dyers Lane (part of SW boundary) is not a busy road (narrow and leading to the equally narrow Park Road and Blind Lane accesses to the town.	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the <a href="#">Campaign to Protect Rural England</a>’s tranquility maps</i>	
	Yes – the CPRE tranquility maps show the wider areas as being very or mainly tranquil.	
<b>11</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of the <u>richness of its wildlife</u>”; (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b>	
<b>11.1</b>	<b>Is this criterion relevant to this site ?</b>	
	<b>YES</b>	
11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc</i> <i>Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a></i>	
	No	

11.3	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in the Cotswold Water Park or Gloucestershire Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern. Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a>; <a href="#">National Biodiversity Network</a>; <a href="#">Cotswold Water Park Trust</a>; <a href="#">RSPB</a></i>	
	In “A Natural Capital Evaluation of the Cotswolds National Landscape” carried out in May2021, the Hoo has been identified as a Potential opportunity to strengthen the woodland network being next to a Woodland Stepping Stone.	
11.4	What other wildlife of interest has been found on the site? <i>Further information - <a href="#">Natural England</a>; <a href="#">Gloucestershire Centre for Environmental Records</a>; <a href="#">National Biodiversity Network</a>; <a href="#">Cotswold Water Park Trust</a></i>	
	As part of the rising ground towards the Cotswold Edge, it attracts red kites, buzzards and large corvids.	
11.5	Is the site part of a long term study of wildlife by members of the local community? <i>e.g. long-term monitoring of breeding birds.</i>	
	No	
<b>12</b>	<b>Evidence to show that the green area “holds a particular local significance, for <u>any other reason</u>”; (if applicable) <i>Please indicate what evidence you have provided against each point.</i></b>	
<b>12.1</b>	<b>Is this criterion relevant to this site ?</b>	
	<b>YESa</b>	
12.2	Are there any other reasons why the site has a particular local significance for the local community?	
	As rising land above the Town on the NW side., the Hoo is an important element of flood risk management form the Town.  Parts of the Hoo are identified as having a Moderate contribution to the Natural Flood Management stock and other parts have been identified as having areas of Opportunity for woodland for Natural Flood Management (CNL Natural Capital Survey May 21.)	



## Appendix 2

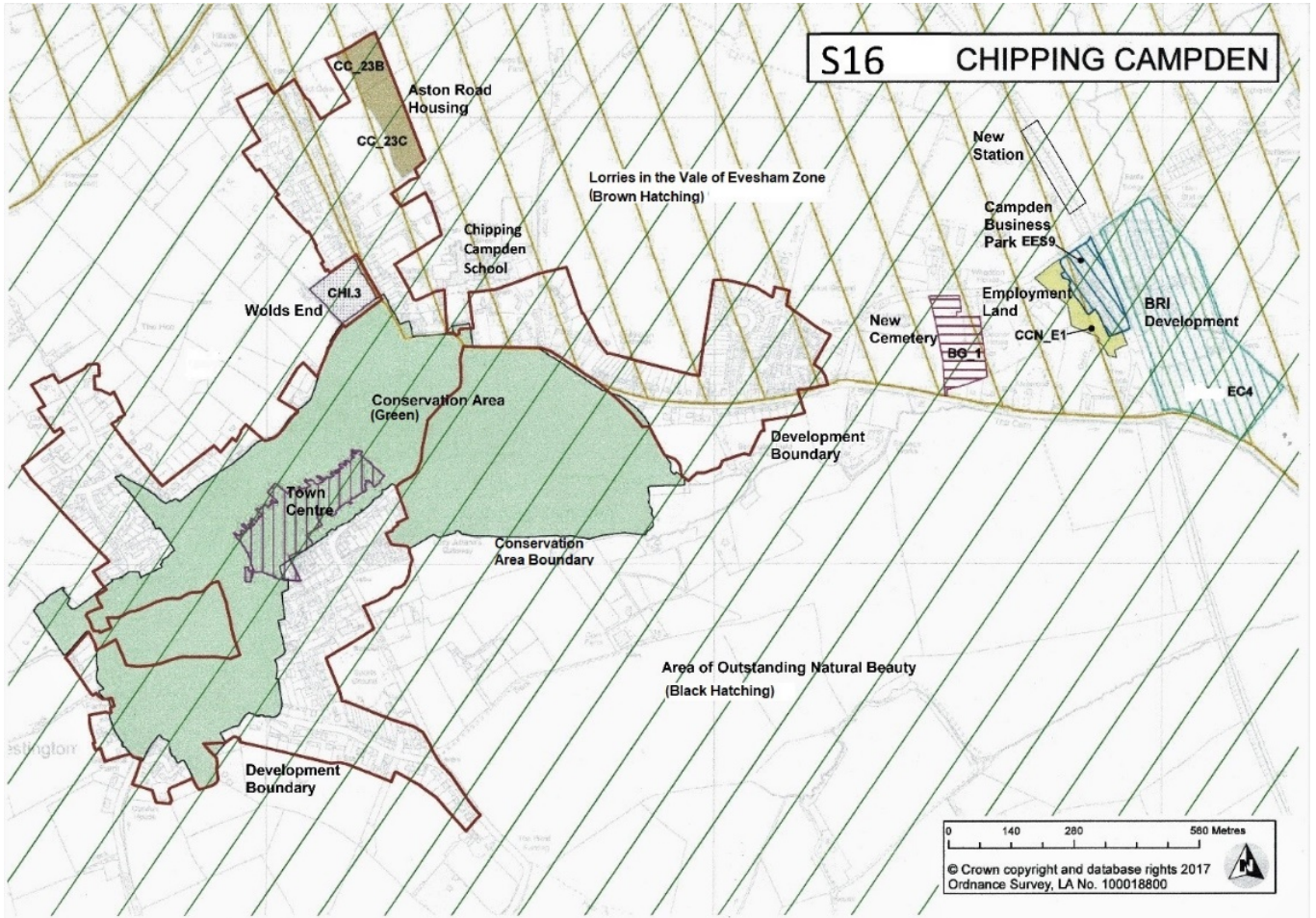
From Conduit Hill



Showing the site over the townscape from the Rec

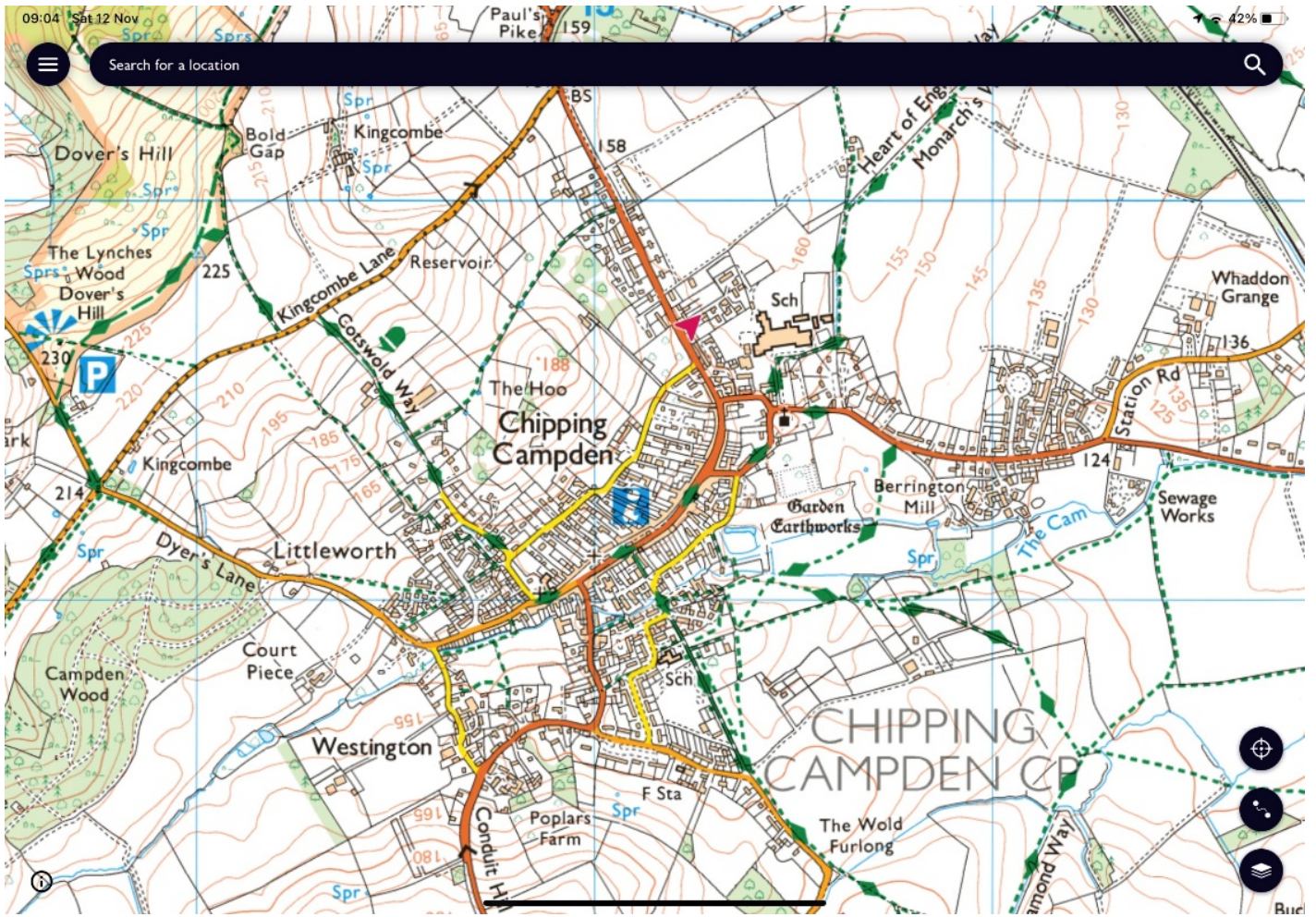


Appendix 3



## Appendix 4

OWS map showing footpaths



**Appendix 5**

Photos from Conduit Hill showing the town nestling in the folds of the landscape with the Hoo at the centre of the images



## Appendix 6

# Chipping Campden History Society

*Bringing local history to life*



The Old Police Station, High Street  
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Tel 01386 848840

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2<sup>nd</sup> November 2022

### Neighbourhood Development Plan – Green Spaces Consultation

Dear Mr Haines

Chipping Campden History Society (CCHS), formed in 1984, has always regarded the green spaces of Campden as important as the buildings that are appreciated by residents and visitors alike. We have a long-term research group investigating 'Campden's Changing Landscape' in its various formats – geology, ridge and furrow farming, pre-enclosure and post-enclosure fields, allotments since 1820 - and the impacts of the changes on the agrarian economy.

The two Gainsborough estate maps of 1722 and 1818, followed by the more recent OS maps, chart the changes in the fields which have names that mark their history and are part of the community's collective memory of the green spaces that surround us.

#### The Hoo

The origin of the name 'The Hoo' is unknown but it appears on the 1772 map and has been unchanged over the centuries. There is evidence of ridge and furrow farming in the past, but in the last hundred years or so it has been grazing land. Local people have always regarded Back Ends as the boundary between houses and countryside, and The Hoo has been seen as an iconic feature of the area, with an oak at the top, sadly no longer there but replaced by other trees. The Hoo was a popular place for sledging in winter, the slope being at perfect pitch for getting up speed and crashing into the bank at the bottom, with dire consequences. The recent development at Back Ends, encroaching on the slopes of The Hoo, has caused consternation amongst local people who have always looked to the hill as an expression of the countryside outside the town development.

The history of flooding in the town includes difficulties caused by water running off the hill and concern has been expressed by contributors to our Oral History Group that floods could be even worse if the area is built over.

Yours sincerely,

Jennifer Fox

Chairman



The Slopes of The Hoo rising above the town

Jim Smith for the Campden Society 2000

## Appendix 7