

The Craves – LGS22

Session 5 –

NPPF 107b - Demonstrably Special and of Particular Local Significance

The Craves is demonstrably special for multiple reasons

Beauty

- The site's sloping topography, panoramic views, and visibility from the Cotswold Way make it a defining visual feature of the town.
- It provides a green backdrop to numerous listed buildings, enhancing the setting and character of the Conservation Area.

Historic significance

- Historically part of the Gainsborough Estate, known as Big and Little Croft, and later Ley Close, it forms a key remnant of the historic separation between Campden and Westington.
- Documented memories and mapping evidence held by CCHS support its longstanding role in local life.

Recreational value

- Three well-used footpaths cross the site, with daily use for walking, dog-walking, paddling, and informal recreation.
- Oral histories and survey comments show widespread and long-standing recreational use.

Tranquillity

- The site is insulated from road noise, providing a calm, tranquil green space within the town and identified on CPRE tranquillity mapping.

Wildlife richness

- Presence of white-clawed crayfish (endangered), brown trout (priority species), and priority aquatic habitats linked to the Cotswolds AONB ecological network.

Strong community support

- Petition signatures (225+ in seven days), Campden Society survey (over 90% support), and letters from local groups.

NPPF 107c - Local in Character and Not an Extensive Tract of Land

The Craves meet this requirement through

- Size - At 3.21 hectares, is well within the typical scale of LGS designations.
- Character - It is a contained, enclosed green parcel bordered by homes, footpaths, and the Cam, giving it a distinctly local sense of place- not open countryside.
- PPG 37-015 consistency - The site clearly avoids the definition of an 'extensive tract of land,' and carries strong locally specific qualities.

Regard to PPG ID 37-017 - Public Access and ID 37-018 - Public Rights of Way

PPG ID 37-017- Public Access

PPG clarifies that public access is not required for LGS designation, but existing access should be understood.

The Craves significantly exceeds normal access expectations

- Three established PRoWs cross the site, offering full public accessibility.
- Longstanding community use demonstrates active and valued access.

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PPG ID 37-018 - Public Rights of Way

PPG states that PRowS need not themselves be designated, but they may strengthen the case for LGS designation.

In this case

- The Craves' PRowS reinforce its role as a key connective green corridor, linking Westington and Park Road.
- The PRowS provide visual, recreational, and community connectivity, directly supporting the demonstrably special criterion.

NPPF 106 - Consistency with Sustainable Development and Complementary to Local Needs

No conflict with housing allocations

- The site is not allocated for development in the Local Plan or NDP.
- Its designation therefore does not impede planned sustainable growth.

Town-wide need for balanced greenspace provision

- The west of Chipping Campden is experiencing development pressure and has few remaining accessible greenspaces, with nearby ones under threat.
- Protecting the Craves ensures balanced, healthy urban form consistent with long-term wellbeing and climate resilience.

Supports economic vitality and local services

- The Craves' contribution to tourism experience (views from Cotswold Way and town centre) complements the local economy.
- Retaining greenspace preserves the historic setting of the town- an essential component of Campden's visitor economy.

Flood management and resilience

- Evidence shows the Craves contributes to natural flood management, helping protect homes and infrastructure (Park Road).
- This directly supports sustainable development by reducing downstream risk and long-term costs.

NPPF 106 - Capability of Enduring Beyond the Plan Period

This is demonstrated through

- Long-established boundaries - The Craves has clearly defined and stable boundaries unchanged for centuries.
- Historic and continuing use - Its recreational, ecological, and cultural importance is longstanding and not subject to short-term change.
- Absence of competing development allocations - There is no planned strategic need to develop this land, supporting the permanence of designation.