


CHECKLIST AND CRITERIA FOR LOCAL GREEN SPACE DESIGNATION
The Hoo (East of Hoo Lane)

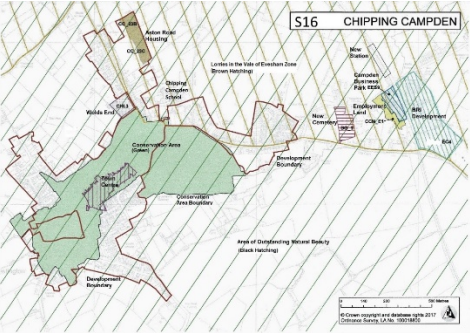
1	General Information	Tick if relevant evidence provided
1.1	Name and address of site <i>Some sites have several names and all known names should be given</i>	
	The Hoo, meaning land bounded to the SW by the houses/gardens along Hoo Lane, to the SE by Back Ends and the houses/gardens already built to the N of Back Ends, to the NE by Wolds End Orchard, the Cley, and houses/gardens built to the W of Aston Road, and to the NW by a line extending from the path to the N of The Cley to Hoo Lane (above the chicken sheds).	
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>	
	<p>Googlemap of site showing measured area.</p> 	Larger version at Appendix 1
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 Land Registry. 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>Both photos below are looking NW up the rising ground.</p>  		<p>Larger versions are in App 2</p> <p>From NE side of Hoo</p> <p>From midway along Back Ends</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, is extensively walked (a footpath runs through it) and is part of the wildlife corridor from The Cley westwards.	
2	Planning History	
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 – planning applications</i>	
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	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 – planning policy.</i>	

	No. Site is outside the Development Boundary per the Local Plan (map below).	Larger version at App 3
	 <p>The map, titled 'S16 CHIPPING CAMPDEN', shows the town's layout with various planning zones. A red line indicates the 'Development Boundary'. A green shaded area represents the 'Proposed Site'. Other features include 'Wilde End CPWS', 'Chipping Campden CPWS', 'Area of Outstanding Natural Beauty (Black Headings)', and 'Area of Outstanding Natural Beauty (Black Headings)'. A scale bar and north arrow are also present.</p>	


3	Size, scale and “local nature” of proposed Local Green Space	
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3.1	Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i>	
	17.8 Ha	Measured map at App1
3.2	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>	
	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 a critical element thereof. The site is the rural NW edge of the Town.	

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 within and 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.</p>  	<p>Photos showing the Hoo in relation to and overlooking the town (larger versions in App 4)</p> <p>From the top of the Craves</p> <p>From the bottom of George Lane</p>
4	<p>Need for Local Green Space</p>	
4.1	<p>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 (Accessible Natural Greenspace Standard) Cotswold District Council - Open Spaces, Sport and Recreation Study</i></p>	
	<p>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.</p>	

5	<p>Evidence to show that “the green space is in reasonably close proximity to the community it serves” Please indicate what evidence you have provided against each point.</p>	
5.1	<p>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></p>	
	<p>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.</p>	Map at App 3.
5.2	<p>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></p>	
	<p>There is a public footpath running through the site, accessible at one end from Hoo Lane and at the other from Aston Road. It is part of the network of footpaths circling the town.</p>  <p>The map shows Chipping Campden with various roads and footpaths. A green line indicates a public footpath running through the town, accessible from Hoo Lane and Aston Road. The map also shows the town center, including the church and the Hoo.</p>	OS Map showing footpaths (larger version at App5)
6	<p>Evidence to show that the green area is “demonstrably special to a local community”ence you have provided against each point.</p>	
6.1	<p>Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i></p>	
	<p>TC resolution supporting LGS</p>	OS
6.2	<p>Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i></p>	
	<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. The Hoo is the rural border of Back Ends, itself the natural NW boundary of the town. It preserves the essentially rural character of Back Ends, although</p>	Photos at Apps 4 and 6

	<p>there has been some limited housing development on the NW side. 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 which illustrate the agricultural history of the town. It is visible from National Footpaths such as the Cotswold Way and the Monarch's Way. The Hoo is much walked by local residents and by visitors, and 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>	
6.3	<p>Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i> <i>Further information on contact details - Cotswold District Council, Gloucestershire County Council, House of Commons</i></p>	
	<p>Part of Hoo (East) was identified as an Amenity Green Space in the CDC's Green Infrastructure, Open Space and Play Space Strategy Aug 2017.</p> <p>TCS support letter OS</p>	<p>CCHS support letter at App 7</p>
6.4	<p>Evidence of support from other groups <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; Cotswolds Conservation Board; Gloucestershire Wildlife Trust; Gloucestershire Rural Community Council; Cotswold Water Park Trust; local amenity societies; local schools etc.</i></p>	
	<p>CPRE, Cotswold National Landscape</p>	<p>OS</p>
7	<p>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable) Please indicate what evidence you have provided against each point.</p>	
7.1	<p>Is this criterion relevant to this site ?</p>	
	<p>YES</p>	
7.2	<p>Describe why the community feels that the site has a particular local significance for its beauty.</p>	
	<p>It is an essential part of the rural environment within which the Town is set, and which gives the Town its specific character. The fields often have sheep grazing. 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.</p>	
7.3	<p>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></p>	

	<p>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 in the vicinity, including the Cotswold Way</p> 	<p>Photos from Conduit Hill showing the town nestling in the folds of the landscape with the Hoo at the centre of the images. (Larger versions at App 6)</p> <p>See also photos at App 4</p>
7.4	<p>Is the site covered by any landscape or similar designations? e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area Further information – Cotswold District Council; Natural England; Cotswolds Conservation Board</p>	
	<p>AONB, Cotswold National Landscape Area.</p>	
7.5	<p>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? e.g. Cotswolds AONB landscape character assessment. Further information – Cotswold District Council; Natural England; Cotswolds Conservation Board</p>	
	<p>The site is a key part of the town's "fine landscape setting within the AONB" as referred in CDC Local Plan Policy S16.</p>	
7.6	<p>Does the site contribute to the setting of a historic building or other special feature?</p>	
	<p>The site's southern border runs along Back Ends and helps to provide an historical context with a rural lane behind the formal High Street. The Hoo is the setting for three Grade II Listed Buildings : Twine Cottages</p>	

	(1078475); Gates to the Malt House (1078476); and Woodbine Cottages (1224250) 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 as far as we are aware	
8	Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
8.1	Is this criterion relevant to this site ?	
	NO	
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. Further information – Cotswold District Council; English Heritage; Gloucestershire Historic Environment Record; Gloucestershire Archives; local history society;</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 Further information – Cotswold District Council; English Heritage; Gloucestershire Historic Environment Record; local history society</i>	
	Some ridge and furrow field features typical of the area’s agricultural history	
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>	
	No	
9	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) <i>Please indicate what evidence you have provided against each point.</i>	

9.1	Is this criteria relevant to this site?	
	YES	
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> Further information – Sport England	
	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> Further information – Gloucestershire County Council	
	The Cotswold Way runs up Hoo Lane from the centre of the town, and a public footpath crosses the site from Hoo Lane to the Aston Road. The site is mostly open pasture, and forms part of the popular circular footpath route around the town, consistent with the CDC suggestion in the Cotswold Green Infrastructure Strategy March 2021 draft.	See OS map at App 5
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>	
	Running, dog walking and other recreational walking.	
10	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>	
10.1	Is this criterion relevant to this site ?	
	YES	
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. Back Ends (part of SE boundary) is not a busy road (narrow and largely for access), and although Aston Road (not part of the boundary) is busier, the site is shielded from the road by houses/gardens, Wolds End Orchard and the wooded Cley site.	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England’s tranquility maps</i>	
	Yes – the CPRE tranquility maps show the wider areas as being very or mainly tranquil.	

11	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>	
11.1	Is this criterion relevant to this site ?	
	YES	
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 - Natural England; Gloucestershire Centre for Environmental Records</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.</i> <i>Further information - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network; Cotswold Water Park Trust; RSPB</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 - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network; Cotswold Water Park Trust</i>	
	OS	
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	
12	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>	
12.1	Is this criterion relevant to this site ?	
	Yes	
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 a major element of the flood risk management for the Town. The risk is illustrated by the experience of 1982, when houses in Back Ends (the southern boundary of the site) were badly flooded due to drainage systems being inadequate to	

	<p>handle the run-off from the Hoo.</p> <p>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.)</p>	
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Appendix 2

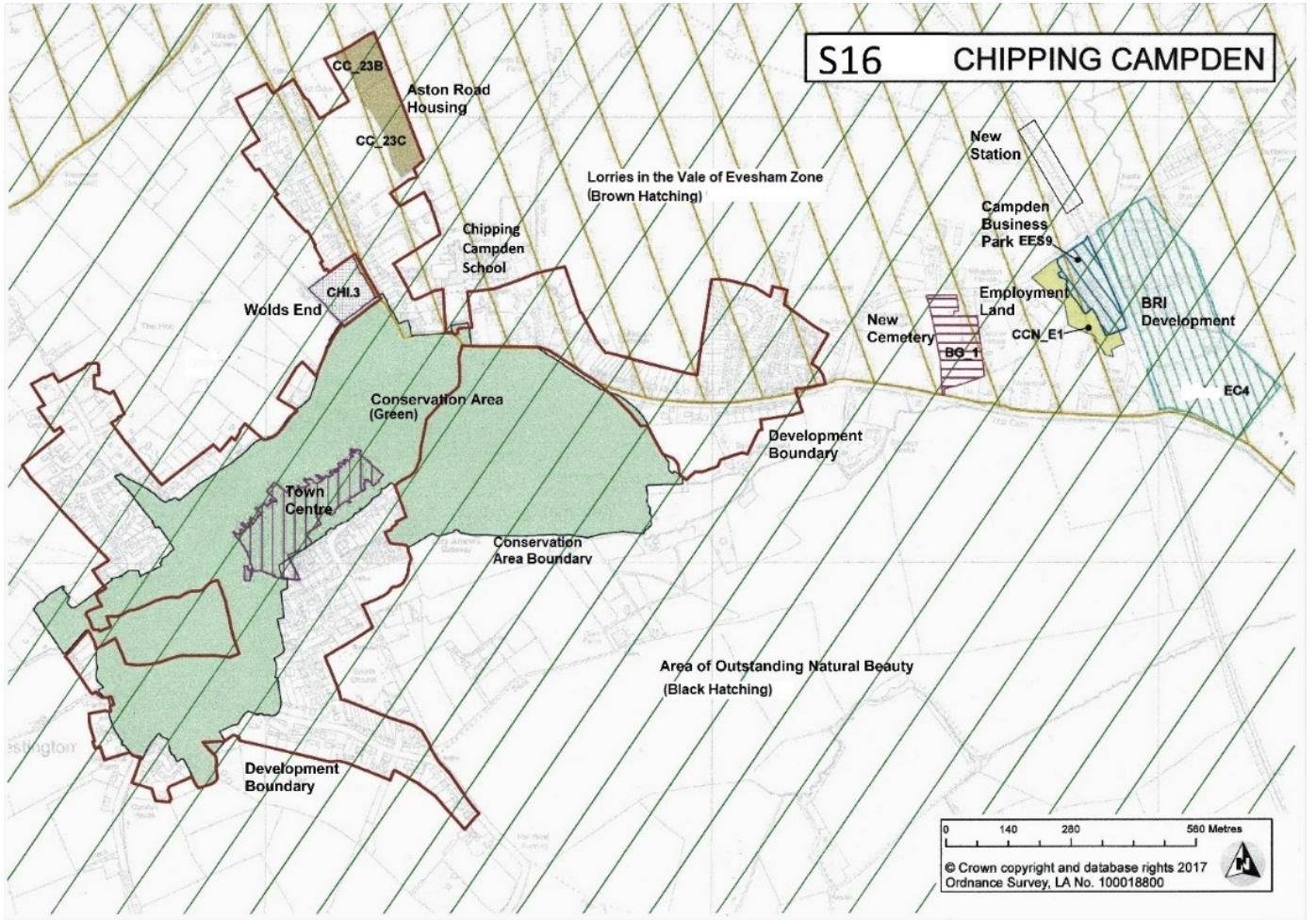
From NE side of Hoo



From midway along Back Ends



Appendix 3



Appendix 4

From the top of the Craves

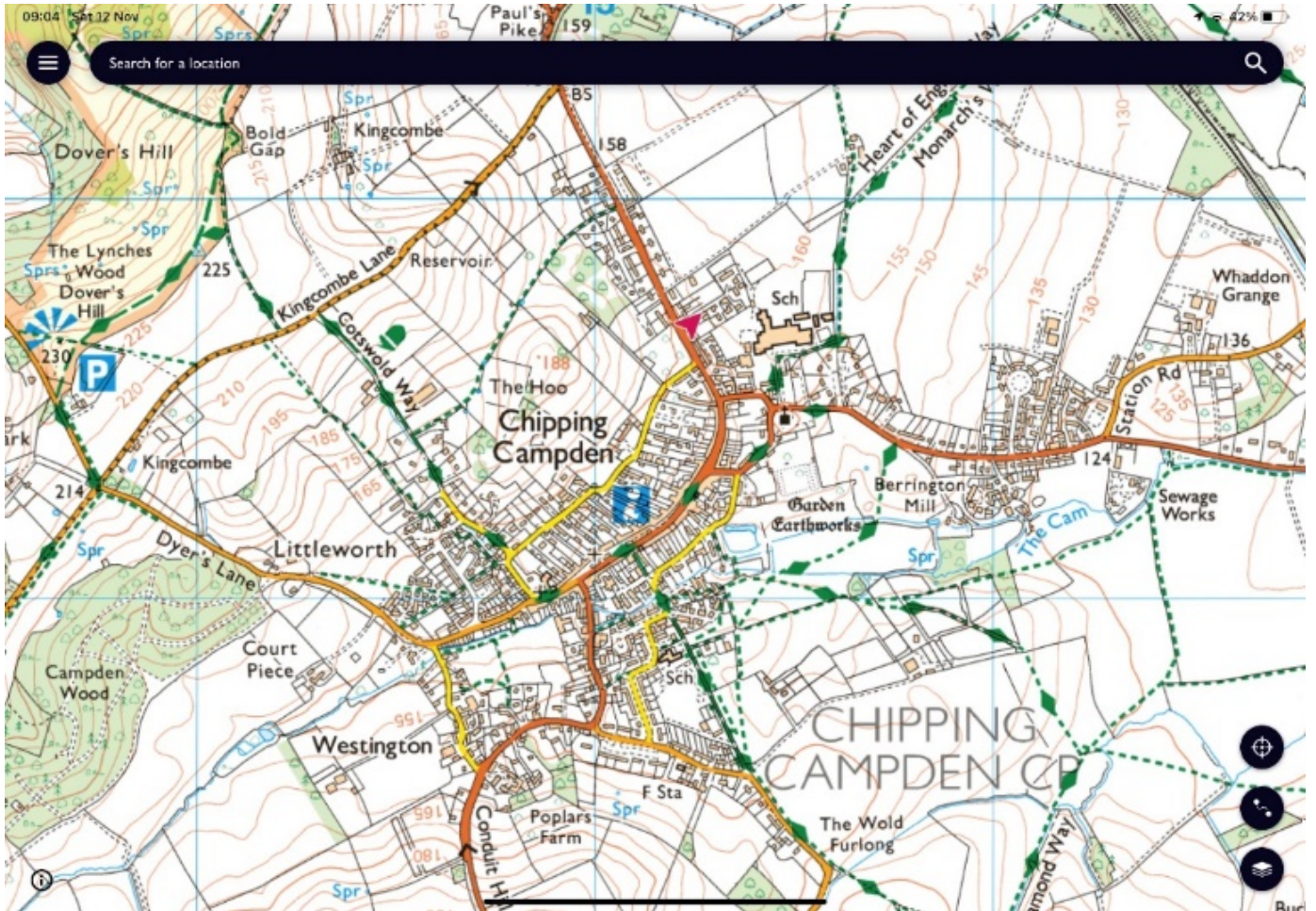


From the bottom of George Lane



Appendix 5

OS map showing the Hoo rising NW of Back Ends



Appendix 6

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



Appendix 7

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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Website: www.chippingcampdenhistory.org.uk

2nd 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 8

