

Session 2 -

Demonstrable Specialness and Particular Local Significance (NPPF 107b)

a) Community Value and Identity

- The Hoo East is identified as a defining element of the rural setting of Chipping Campden, integral to the town's historic and visual character.
- It provides the north-western skyline of the town and is visible from key locations within and approaching the settlement, reinforcing local distinctiveness.

b) Beauty

- The site lies within the Cotswolds National Landscape and is specifically recognised by the Cotswold District Council Green Infrastructure Strategy as being fundamental to the town's aesthetic setting.
- The landscape is pastoral, open, and uninterrupted, providing classic views of the town 'nestling in the folds of the landscape'.

c) Recreational Value

- The site is heavily used for informal recreation, including walking, dog walking, and running, and forms part of a valued circular walking network around the town.
- It includes a public footpath linking Hoo Lane and Aston Road and connects to nationally recognised routes including the Cotswold Way.

d) Tranquillity

- The site is described as tranquil, with limited traffic intrusion and shielding from busier roads by surrounding landform and vegetation.
- CPRE tranquillity mapping confirms the wider area as 'very' or 'mainly tranquil'.

e) Wildlife and Natural Capital

- The Hoo East forms part of a wildlife corridor and has been identified in the Cotswolds National Landscape Natural Capital Evaluation (May 2021) as an opportunity area for strengthening woodland networks.

f) Community Support

- Strong and well-documented local support is evidenced through Town Council resolution, local organisations, and the Chipping Campden History Society.

Local Character and Scale (NPPF 107c)

- The site measures 17.8 hectares. While substantial, it remains below thresholds commonly regarded as 'extensive tracts of land' and is clearly defined by physical boundaries.
- The land forms a single, cohesive landscape unit, immediately adjoining the town's Development Boundary.
- It functions as the local rural edge of Chipping Campden, not as open countryside unrelated to settlement form.
- The site's physical, visual, and social connection to the town is evidenced by:
 - Immediate adjacency to housing and roads (Back Ends, Hoo Lane)

LGS20 – The Hoo East

- Views from the town and approaches
- Regular local use

The guidance in PPG ID: 37-015 makes clear that there is no minimum or maximum size for LGS designation, rather, the test is whether the site is perceived and functions as local rather than strategic countryside.

Public Access and Public Rights of Way (PPG ID 37-017 and 37-018)

Public Access (PPG 37-017)

- The Town Council acknowledges that public access is not a prerequisite for LGS designation.
- Existing access arrangements are transparently described and respected, with no implication that new access rights are created.

Public Rights of Way (PPG 37-018)

- A public footpath crosses the site, connecting Hoo Lane and Aston Road and forming part of a wider path network around the town.
- The designation does not rely solely on the footpath to justify LGS status and does not seek to designate the path corridor in isolation, fully consistent with the guidance.

Consistency with Sustainable Development (NPPF 106)

The proposed designation of LGS20 is consistent with NPPF 106 and local planning for sustainable development

- The site is not allocated for development in the Local Plan and lies outside the Development Boundary.
- There is no current planning application affecting the site.
- The designation is not advanced to frustrate housing delivery but to protect a key piece of green infrastructure essential to the town's character, recreation, and flood management.

The Toolkit demonstrates that the designation

- Supports environmental sustainability
- Protects ecosystem services and flood mitigation
- Enhances the attractiveness and liveability of the settlement, thereby complementing sustainable growth rather than constraining it.

Endurance Beyond the Plan Period (NPPF 106)

- The land is in long-established agricultural use, with no temporary or transitional function.
- The site's significance derives from permanent physical characteristics - landform, location, views, hydrology, and relationship to the town.
- There is no reliance on short-term community projects or reversible land uses to justify designation.

The designation protects inherent and enduring attributes, not transient preferences.