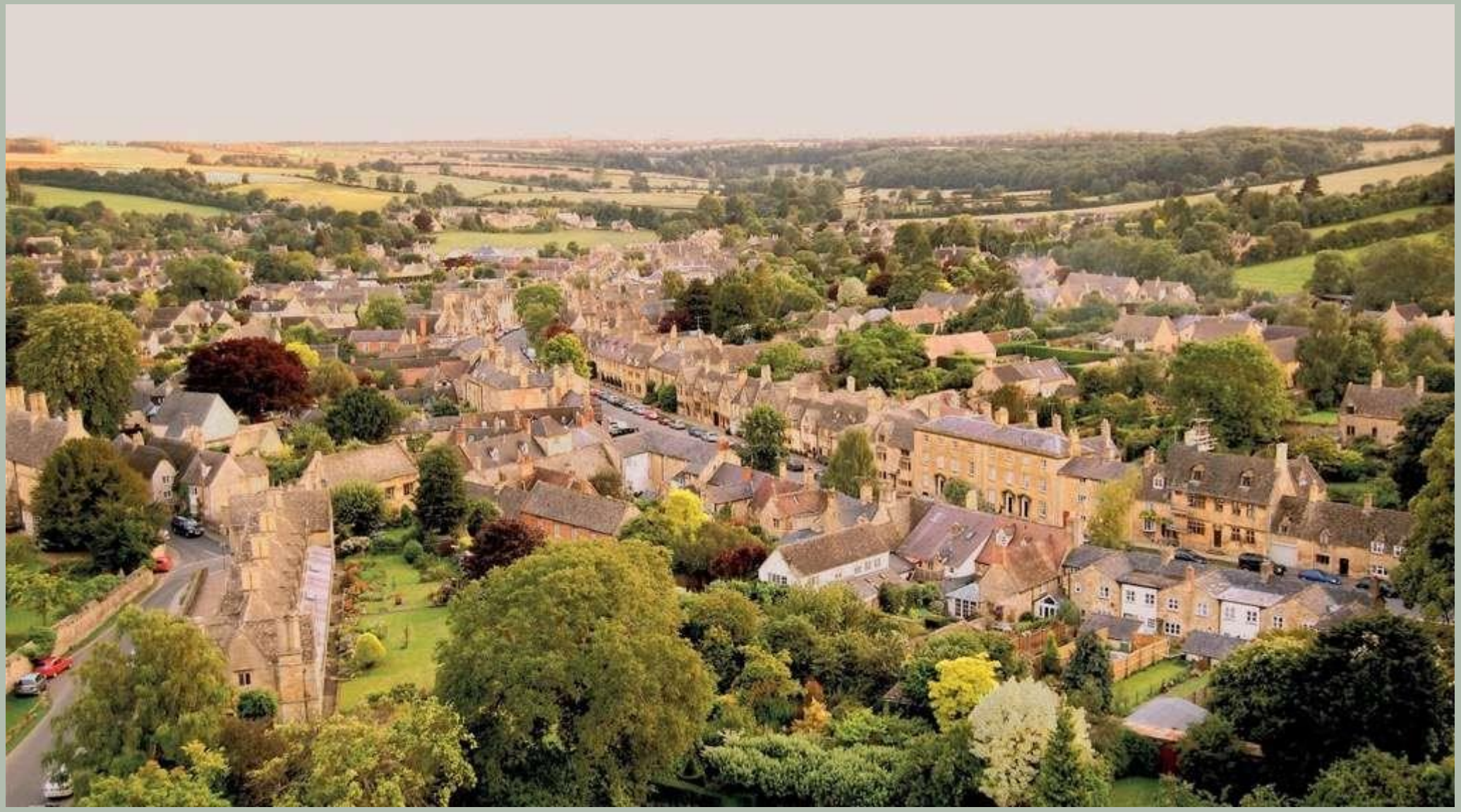

Chipping Campden Parish Neighbourhood Development Plan (CCNDP) 2023 - 2031

Adopted 25th September 2026

Noel Arms Hotel

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This document and supporting appendices and other evidence can also be viewed on our website at www.chippingcampden-tc.gov.uk/

Foreword and acknowledgements

The Chipping Campden Neighbourhood Development Plan (CCNDP) has evolved over a decade or more and there are several reasons for this. Prominent among these have been the desire to take account, where possible, of the differing views held by residents of the parish. Many, if not most, of our residents have a strong emotional attachment to the settlements of Chipping Campden and Broad Campden. This is hardly surprising – the town is a jewel in the Cotswolds – while both have a unique history and architecture which fuels a natural wish to protect this wonderful heritage.

It is important we recognise we cannot stand still and try to prevent any changes to the main settlements and wider parish. In fact, to do so will gradually harm what we seek to protect. We must do our best to improve our services, support our businesses, and enhance employment opportunities and ultimately our quality of life.

In that regard, it is important to understand two things about the CCNDP.

The first is that the CCNDP is a tool. It does not dictate to planners what they can and cannot do when making planning decisions. Our CCNDP does not have the authority to do that. But what it does constitute is a compendium of information about our town, and an indication of the wishes of our townsfolk regarding future development. Cotswold District Council can refer to the CCNDP to help make their decisions in a way that is most suited to us. You will see that there is a good deal of “technical” language in the CCNDP, and that is precisely because it has been prepared for an expert planner to read.

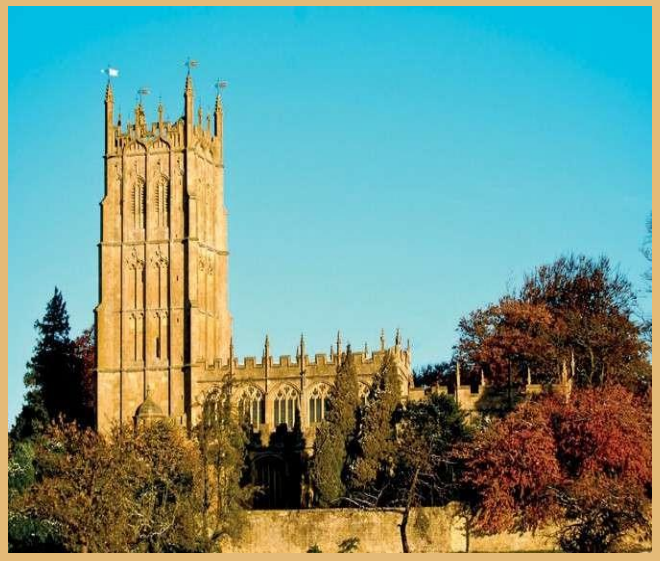
The second important point is that the CCNDP is not fixed for all time. It is a document that can and should evolve. What seems appropriate now may not be so in due course, and of course there may be elements of the CCNDP that you would have framed differently. Once a NDP is adopted it can still be changed at a later date if there is a will to do this.

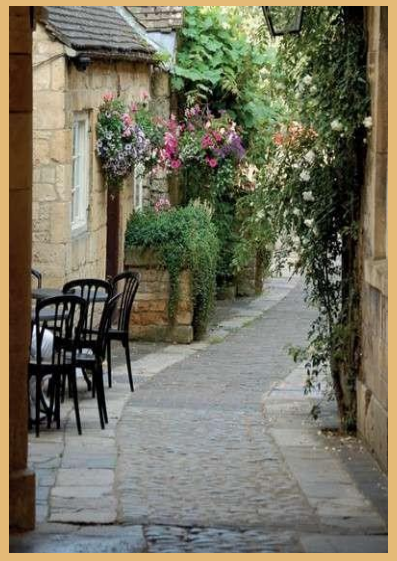
Many people have been involved in bringing the CCNDP to this stage, too many to individually mention here. Nonetheless, we would like to acknowledge and say thank you to all of those who have spent a considerable amount of their time helping to secure a positive future for their community through this document.

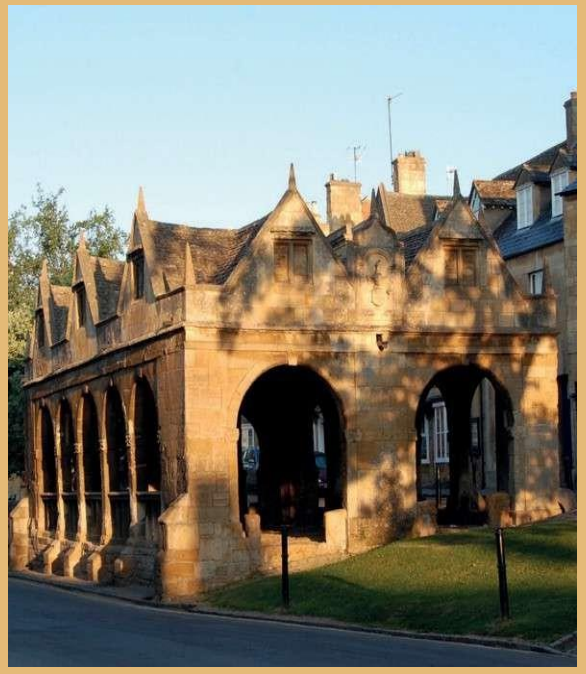
Chipping Campden Town Council

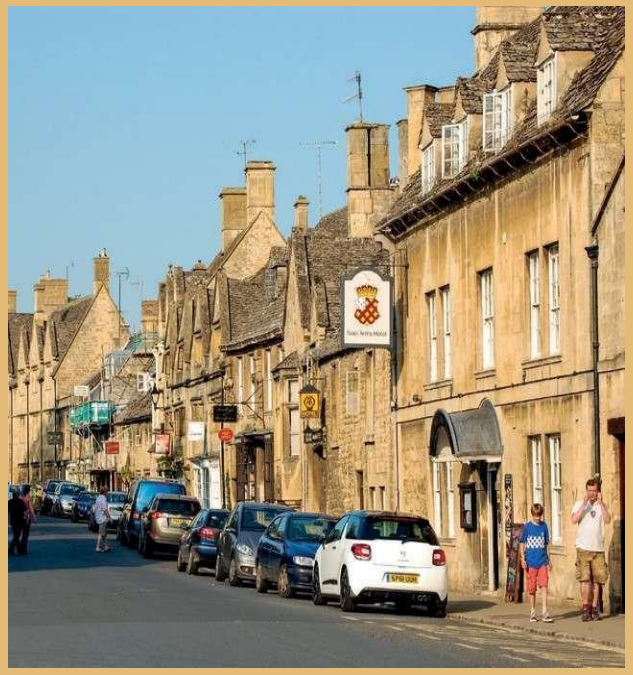
CHIPPING CAMPDEN

Introduction p7









Introduction

by Chipping Campden Town Council

The Chipping Campden Parish Neighbourhood Development Plan (CCNDP) is based on the provisions of the Localism Act 2011, which allows local communities to form a shared vision for their area's future. Chipping Campden Town Council (CCTC) has been responsible for leading the plan-making for Chipping Campden Parish with significant support from an advisory group, Cotswold District Council, local societies residents and organisations.

The CCNDP seeks to address the issues identified by the local community during community consultations carried out by the Town Council since 2014. It contains planning policies to help ensure that future developments in Chipping Campden Parish are of a high quality, will protect and enhance the environment of the Parish, Chipping Campden, and Broad Campden; provide adequate housing and parking, and support local employment. It also includes 'Community Proposals' which are projects and actions that are not planning policies but which the community wishes to pursue.

It is supported by a 'Community Design Guide' (CDG), a separate document comprising design guidelines to inform and encourage anyone proposing development in the Parish to create developments which complement and enhance the area's outstanding architectural and environmental qualities.

Local people and groups have been engaged throughout the process, resulting in the accumulation of an "evidence base" for our plan.

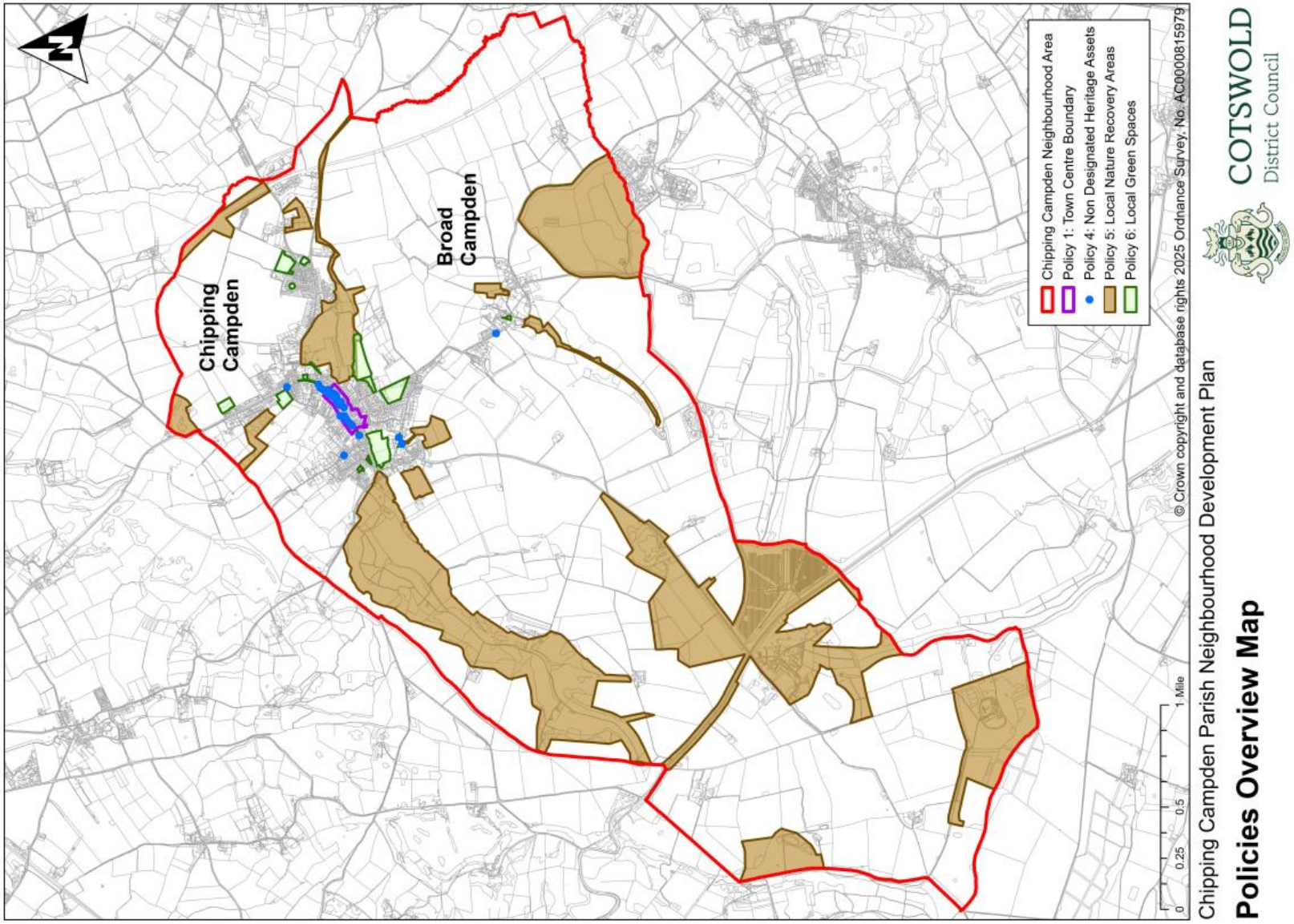
The CCNDP has been prepared to comply with the requirements of government policies and guidelines, particularly the National Planning Policy Framework (December 2024 amended with minor changes in February 2025) and the Cotswold District Local Plan 2011 - 2031

Consultation

Consultation processes have included the following

- "Your town needs you" letter sent to all parish households 5.11.2013
- CCNDP survey sent to all households in parish 20.11.2013
- Survey on CDC SHLAA proposals sent to all households 15.3.2014
- Public exhibition of CDC SHLAA sites 19.3.2014
- Drop-in event regarding parking 2.6.2014
- Meeting with residents to form CCNDP team 10.7.2014
- Draft proposals for business strategy sent to all local businesses 29.8.2014
- Discussions with Campden Business Forum Sept-Dec 2014
- Survey of proposed housing development sites sent to all households Jan 2015
- Public exhibition of CDC Local Plan 17.2.2015
- Public meeting to discussed town's response to Local Plan 17.2.2015
- Meeting with CDC Highways 27.4.2015
- Meetings with various local landowners 30.8.2014-22.9.2015
- Drop-in event for residents to give feedback on CCNDP proposals 5.3.2016 and 12.3.2016
- Meeting with CPRE regarding environmental considerations for CCNDP 13.4.2016
- Meeting with Principal of Chipping Campden Academy to discuss future secondary school provision 2.5.2016
- Invitation to local primary schools to discuss future primary school provision 3.5.2016
- Draft CCNDP published on town council website 20.3.2017
- Public exhibition in town hall of CCNDP and supporting documents 21.4.2017
- Letters to all household regarding LGS proposals 30.9.2017
- Letters to landowners regarding LGS proposals 30.9.2017
- LGS proposals placed on Campden Hub 1.10.2017
- Parking Survey. CC Business Forum 2017
- CDC discussion re CCNDP proposals 16.8.2022 & 23.9.2022
- Meeting with Campden Society 1.9.2022
- Letters sent to LGS landowners, September-November 2022
- CDC confirmation Design Guide accepted 6.12.2022
- Consultation with Cotswold District Council September / October 2023
- Parking Survey. CC Town Council November 2023
- Regulation 14 Consultation between 6th March and 20th April 2024

Key Diagram for the Chipping Campden Parish NDP



Chipping Campden Parish Neighbourhood Plan Area

Neighbourhood Plan Period

The CCNDP supports policies in the Cotswold District Local Plan 2011 – 2031. The CCNDP period is tied to the local plan and covers the period to 2031. Where local plan policies change some of the policies in this CCNDP may become out of date and a review of the NDP would be justified. In this context the Town Council will consider the need for a full or partial review of the Plan within six months of the adoption of a new Local Plan for the District.

Chipping Campden Parish Neighbourhood Area

The Chipping Campden Parish Neighbourhood Area is based on the boundaries of Chipping Campden Parish as determined by Cotswold District Council on 14th February 2014 (see Figure 1).

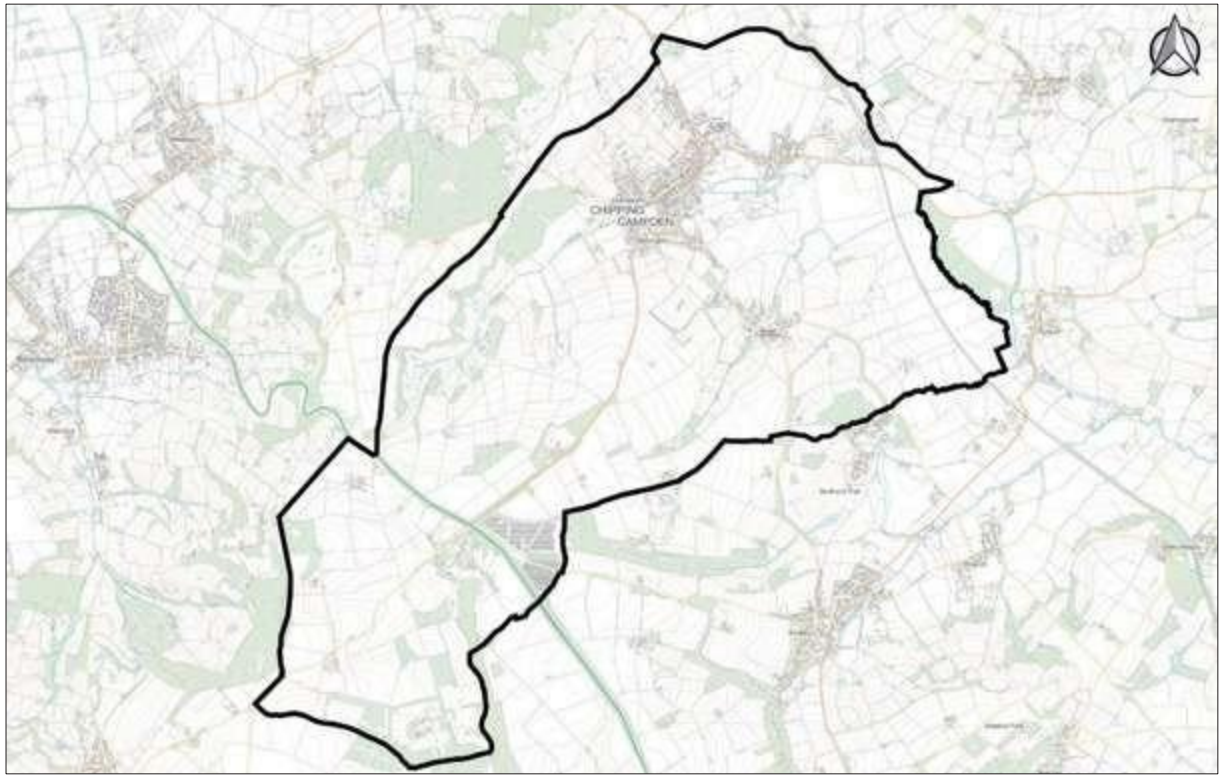
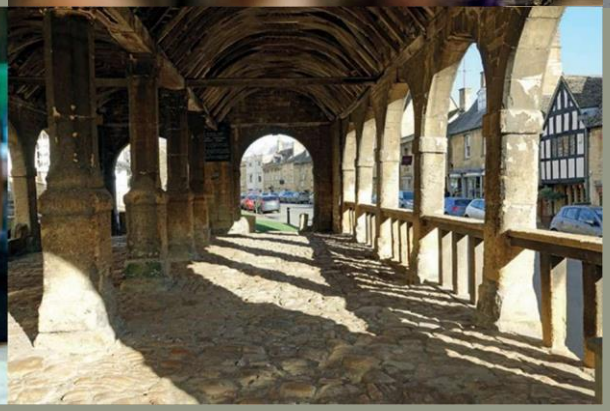


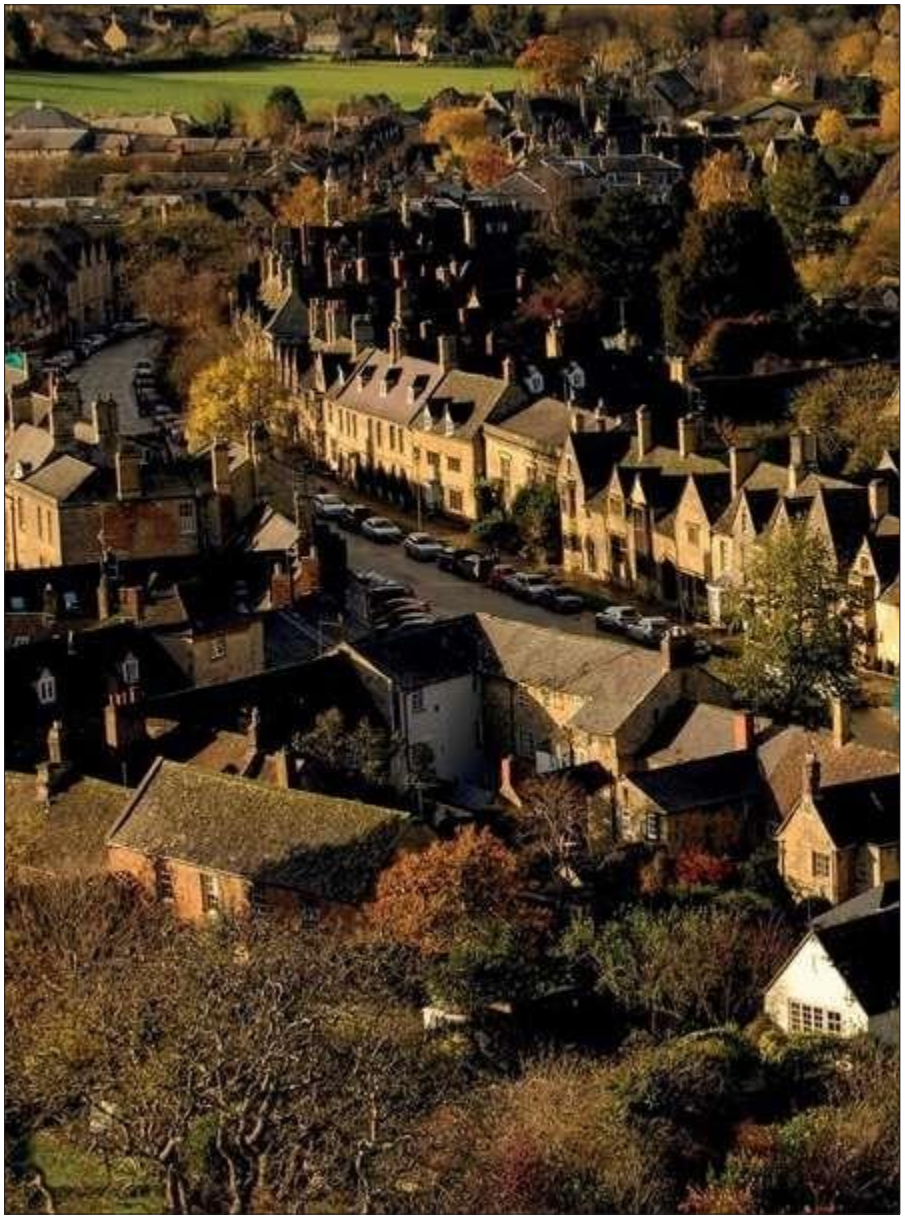
Fig 1. Chipping Campden Parish Neighbourhood Area
Source: Andrea Pellegram Ltd, under OS licence AC0000808712

Vision for Chipping Campden Parish (p12)



Our vision for Chipping Campden, often described as “The Jewel of the Cotswolds”, is that it will continue to be:

‘A vibrant rural community, renowned for its creativity, culture and commerce, as much as for the beauty of its buildings, agriculture and natural surroundings. Our aim for the CCNDP is to foster a society working together to realise the potential of our young people, to develop our businesses, and to provide financially rewarding work and fulfilling activities for all our residents to promote wellbeing, and amenities for all visitors to the area. A beautiful natural and built environment within the Cotswolds National Landscape that provides safe and accessible housing for all residents where the historic legacy is preserved.’



Objectives

The CCNDP sets out a strategy for development both of the town centre and of the parish as a whole. To achieve our vision, the CCNDP has identified objectives within six themes:

- Environment and Sustainability
- Housing
- Economy
- Design
- Facilities, Services and Amenities
- Traffic and Transport

Environment & Sustainability

To conserve and enhance the natural environment, and encourage a wide diversity of flora and fauna

To conserve and enhance the natural setting that characterises the parish

To provide and / or maintain green corridors for wildlife across and around the parish

To meet the challenge of climate change, flooding and light pollution

Housing

To ensure that the community has an appropriate range and supply of housing to meet its needs, including affordable and social housing developed in sympathy with the existing townscape and surrounding countryside

To ensure that new housing location is consistent with the environmental objectives noted above, and is designed in accordance with the design objectives below

Economy

To protect and develop the town's economy

To strengthen the vitality and viability of the town centre by protecting and enhancing the range of retail, hospitality and other commercial offerings

To improve the tourism offer and the parish's attraction to tourists and visitors by improving existing facilities and introducing new ones

To ensure that there is an appropriate balance between rental accommodation for tourists and that which meets the needs of residents and their families

To support the development of specialist food and food-related industry and businesses

To support the local agricultural industry

To encourage start-up business

Where it is not within the power or resources of the Town Council itself to achieve these objectives, it will encourage and support to the best of its ability all efforts by public bodies, commercial entities, individuals and others to achieve the objectives.

Design

To protect and enhance the parish's heritage assets and its location within the Cotswold National Landscape, by encouraging development and conservation projects for uses that are sympathetic to the character of Chipping Campden and Broad Campden and their beautiful landscape setting and resisting developments for inappropriate uses, or that are unsympathetic to the character and setting of the settlements

To manage impacts brought about by climate change and flooding using natural capital and management

Facilities, Services and Amenities

To ensure that the community has appropriate infrastructure in terms of health services, sports / leisure facilities, amenities, public transport and green infrastructure

To protect existing green spaces and to increase the provision of green spaces

Traffic and Transport

To improve facilities for car parking

To improve the facilities and safety for cyclists and pedestrians

Historic and present-day context (p17)

Overview

Chipping Campden is an architectural gem, having a very high density of listed buildings, many dating from the Middle Ages. Its mellow, honey-coloured façades have earned it the nickname of "the Jewel in the Crown of the Cotswolds", and its High Street has been described as "the most beautiful in all England"[1].

Sir Nikolaus Pevsner, the renowed architectual historian, described Chipping Campden as 'the best piece of townscape in Gloucestershire, arguably one of the best in England'.

1 GM Trevelyan

Following the grant of its Market Charter in 1185, Chipping Campden's economy has centred around agriculture, particularly the wool trade in earlier times. Then, in the early 1900s, the Arts and Crafts Movement and CR Ashbee' 'decamped' to the town, giving rise to a variety of creative industries.

Chipping Campden Parish, the Neighbourhood Area, lies within the Cotswold National Landscape (formerly the Cotswold Area of Outstanding Natural Beauty or AONB). There are two conservation areas within the CCNDP area, one in Chipping Campden and one in Broad Campden. Chipping Campden Parish contains 5 Grade I, 22 Grade II* and 228 Grade II 'list entries'. Campden House formal garden and associated medieval cultivation earthwork is a scheduled monument. Spring Hill House, at the southern-most part of the parish is an 18th century landscape park and is registered as a Park and Garden of Special Historic Interest.

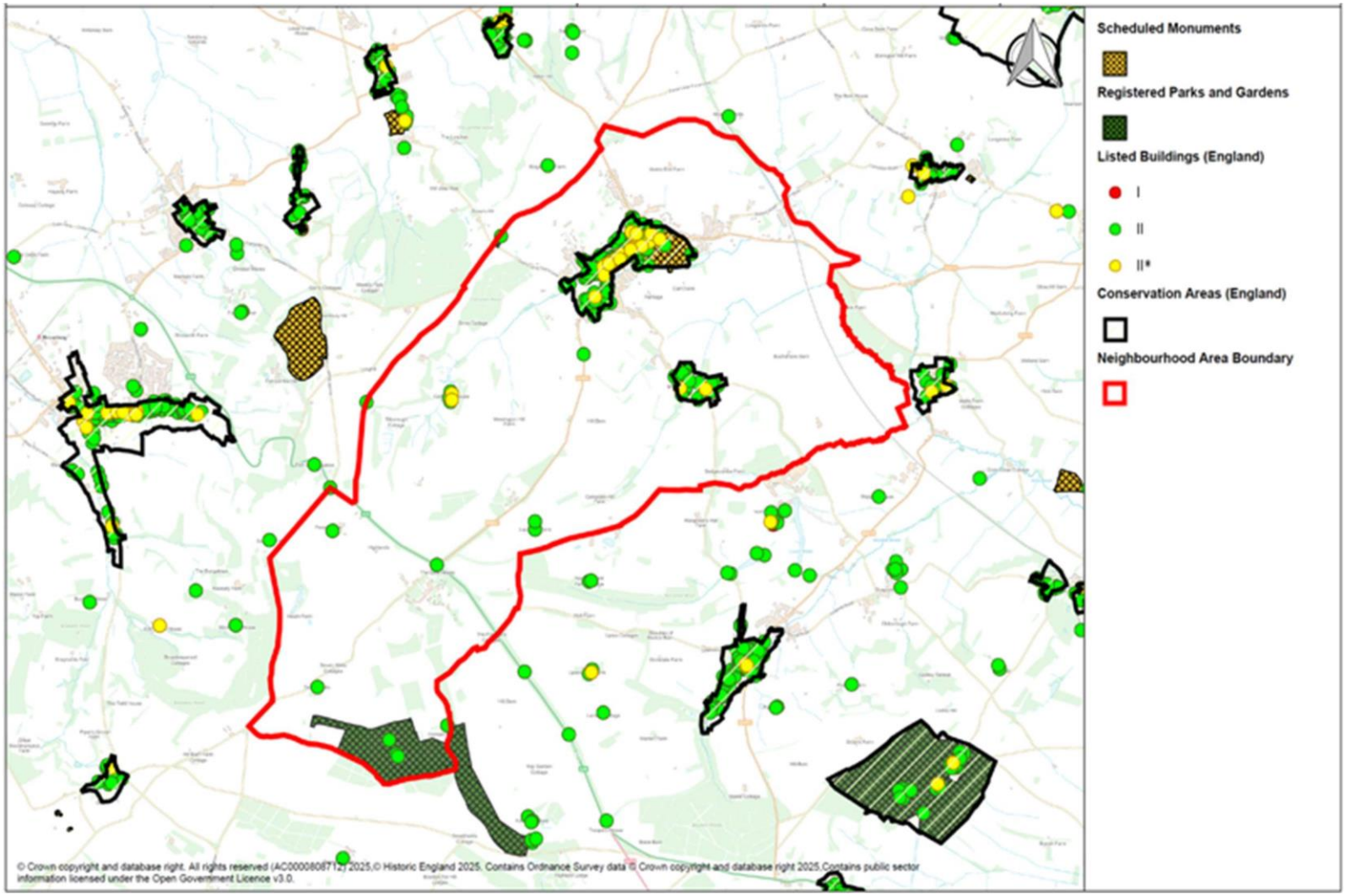
Alongside its traditional agriculture and creative industries, Chipping Campden Parish now supports a variety of light industries, and it is a major draw for tourists on account of its beautiful natural setting, heritage and architecture.
In addition, it is home to the world-renowned Campden BRI food research centre which provides consulting, technical and legal advice for the food industry as a membership organisation, which fits well with the agricultural and market history of the town.

A world-class Music Festival is the highlight of a thriving cultural scene throughout the year. The town also hosts a popular Literature Festival, the Robert Dover's Games / Cotswold Olimpicks and the Scuttlebrook Wake. Chipping Campden has a highly regarded Academy school with a long and distinguished history dating back to 1440. The school has now developed a performing arts centre which is supporting expansion of the town's well-established cultural festivals.

The town is very popular as a base for undertaking long distance walks, being the start of the Cotswold Way long distance footpath, and on the Monarch's Way and the Heart of England long-distance footpaths. These named walks and the many other footpaths in the countryside around the Town provide magnificent views into the town and out towards the rolling Cotswold countryside.

Chipping Campden

Figure 2: Chipping Campden Parish historic features



Source: Andrea Pellegram Ltd, under OS licence AC0000808712

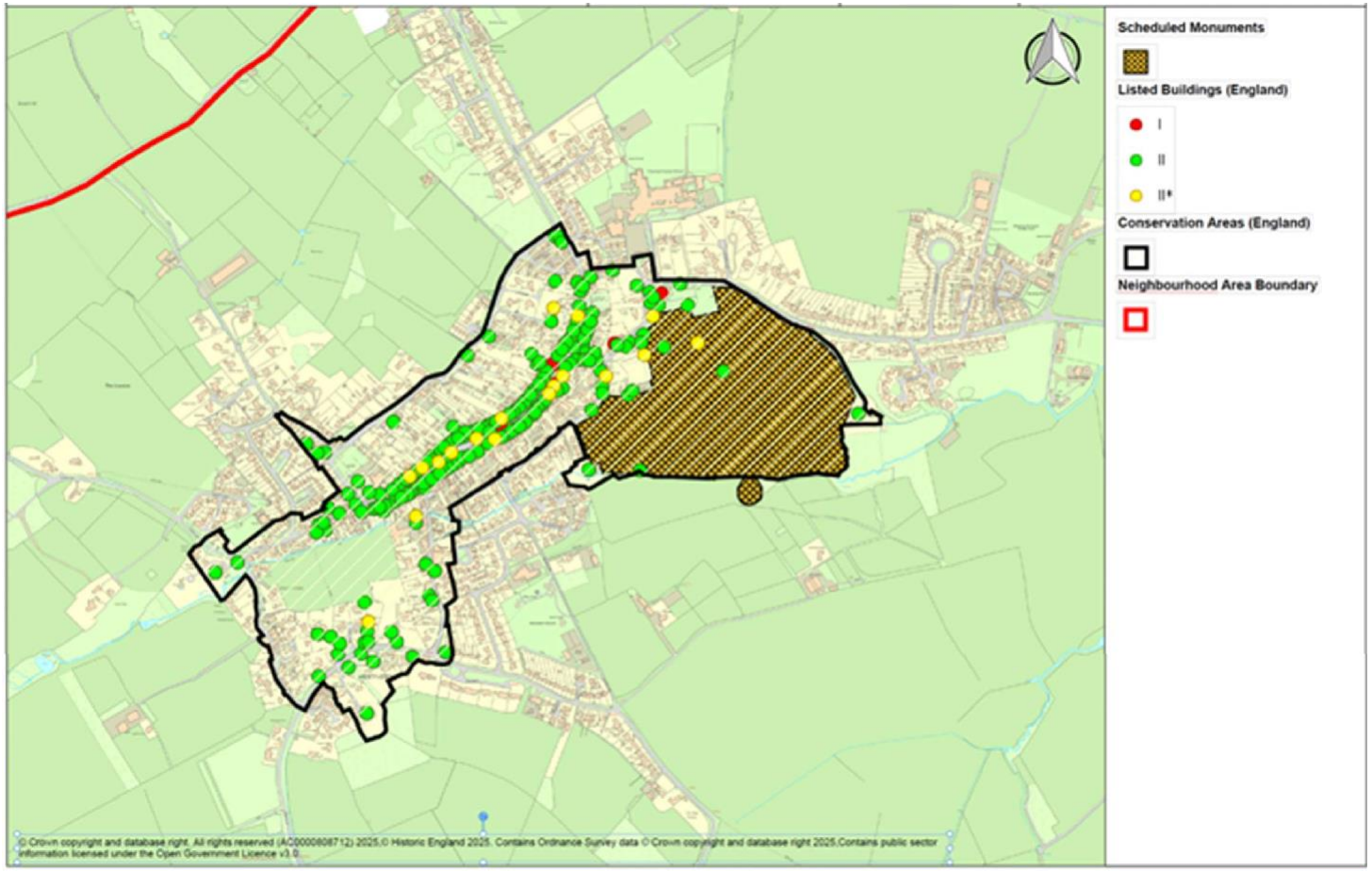
Chipping Campden

Figure 2, above, shows the nationally designated heritage assets of Chipping Campden Parish, and **Figure 3** shows them for Chipping Campden town in greater detail, illustrating its exceptional historic built environment. These features include listed buildings, Scheduled Monuments, and Conservation Areas, all of which are formally designated heritage assets. The High Street is dominated by Grade I (yellow dots) and Grade II (green dots) listed buildings. The black outline shows the extent of the conservation area.

The remains of Old Campden House are designated as a Scheduled Monument (brown hatching): the history of this exceptional feature can be seen on the Chipping Campden History Society website and it is currently available for hire from the Landmark Trust.

The site itself contains a number of listed buildings and structures including Old Campden House, East and West banqueting houses, tithe barns and stables, and the remains of a formal garden and associated medieval cultivation earthworks.

Figure 3: Historic Features – Chipping Campden inset



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Broad Campden

Broad Campden is a village which also contains noteworthy and beautiful historic buildings. **Figure 4** shows the locations of Grade I listed buildings (yellow dots) and Grade II listed buildings (green dots) scattered throughout the settlement, creating a charming and intimate historic setting within the Conservation Area (black outline).

Broad Campden is a unique settlement that retains a separate identity and building style from Chipping Campden.

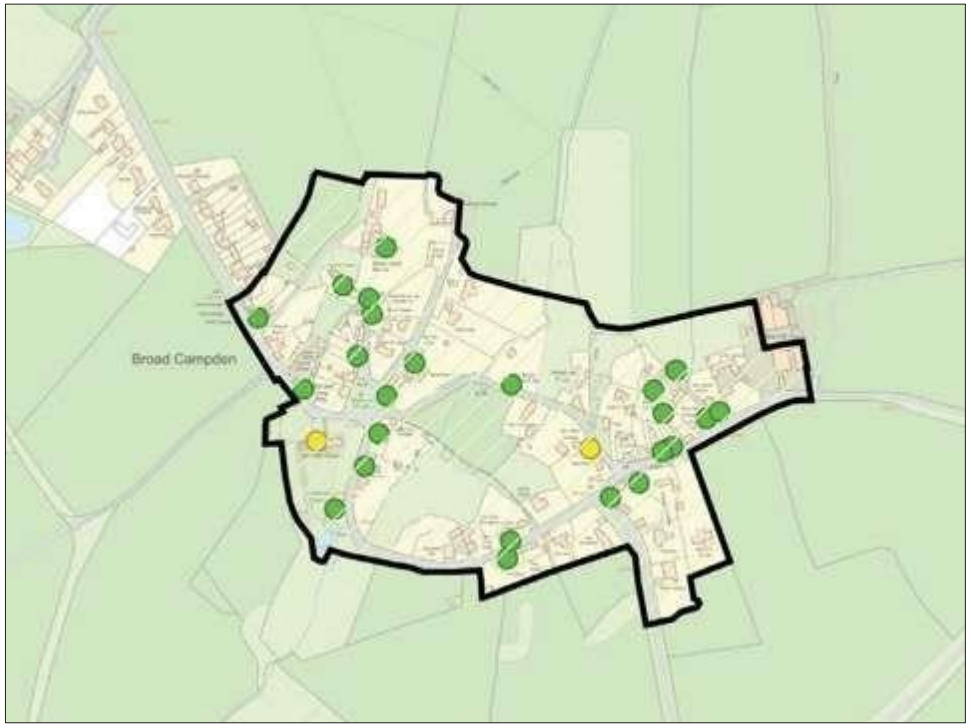

Figure 4: Historic Features – Broad Campden inset

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Creative industries and the local economy

Chipping Campden hosts a very wide variety of creative industries that add to and define the local economy.
Though the parish is very rural in nature, commerce is not dominated by agriculture but rather by tourism and the creative industries.

The Arts and Crafts movement drew many artists to Chipping Campden. According to the Campden online website[1], Chipping Campden became known as a centre for the Cotswold Arts and Crafts movement early in the 20th Century, following the move of Charles Robert Ashbee with the members of his Guild and School of Handicraft from the East End of London in 1902. The Guild of Handicraft specialised in metalworking, producing jewellery and enamels, as well as hand-wrought copper and wrought ironwork, and furniture.

A number of artists and writers settled in the area, including F.L. Griggs, the etcher, who built Dover's House, one of the last significant Arts and Crafts houses, and set up the Campden Trust with Norman Jewson and others, initially to protect Dover's Hill from development. H. J. Massingham, the rural writer who celebrated the traditions of the English countryside, also settled near the town.

Another main contributor to Chipping Campden's creative economy is from the Campden BRI[2] which is a leader in global food and drink science and research, possessing both the knowledge and practical expertise to deliver results that safeguard businesses and unlock opportunities.

The historical influences of the Arts and Crafts Movement, arguably anti-technology, and the Campden BRI which embraces it, have together created a fertile environment for creativity and innovation in the local economy which is dominated by specialisms in food and drink, artisans and makers, and music.

The beautiful Cotswold stone buildings in the parish date back to the Middle Ages when Chipping Campden was a wool trading centre, and for centuries after the town has benefited from the patronage of wealthy wool merchants. Agriculture remains a major component of the local economy, and the parish a farming community; albeit sheep farming has generally declined over recent decades. The main crops grown currently are winter wheat, oilseed rape, and spring barley, with the areas of maize and set-aside increasing. Forthcoming plans for the parish should ensure the protection of the agricultural industry, which not only provides food but an attractive backdrop to the to the town.

[1] https://www.chippingcampdenonline.org/ [2] https://www.campdenbri.co.uk/

Chipping Campden
APPLE JUICE

Cotswold House

Campden BRI

The Cotswold Local Plan Policy EC4 (Special Policy Areas) supports the growth and development of the Campden
BRI site (which is mainly outside the neighbourhood area) and the adjacent Camden Business Park. These are strategic policies and therefore not suitable for the neighbourhood plan to comment upon, but the impact of the BRI and the opportunities for growth and innovation on the Business Park, allow for the local economy to grow, thrive and innovate. Much of Chipping Campden's economy is tied to the success of these enterprises.

Food and drink

As discussed above, the tourism market generates demand for, and supports, the need for eating and drinking establishments so that residents enjoy a much wider range of gastronomic opportunities than they might otherwise.

In 2023, there were 21 different eating and drinking establishments, shown in **Appendix 1**, ranging from cafes, restaurants and bakeries to cooking schools.

Artisans and makers

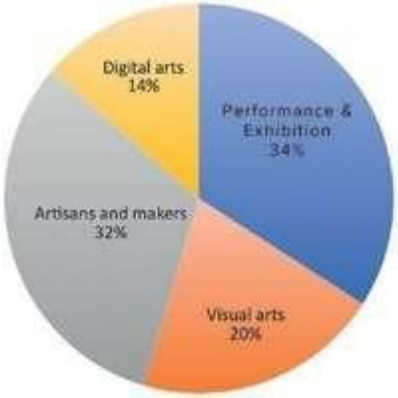
Many Chipping Campden Parish residents are artisans and makers in the "art of things": floristry, bespoke shoemaking, jewellers, printing, fabric design, glass making and pottery. In 2023, there is also a thriving performance and exhibition community.

In 2023, there were the following commercially active organisations, plus many more semi-professional and amateurs: 12 organisations that specialised in performance and exhibition; 10 "visual artists" including painters and photographers; 13 artisans and makers including jewellers, printers, florists and textile designers; and three digital designers and publishers.

The full list of organisations and individuals is provided in **Appendix 1.**

Most of these creative industries are based in private homes or small business units: many are located on the High Street. The CCNDP policies on the town centre are therefore highly relevant.

In addition, Chipping Campden provides marketing space for these industries in a regular weekly food market (Country Market) and monthly craft and gift market (Campden Market), held in the Town Hall, and also regular craft markets in the Market Hall.



Music & Literature

Each May, some of the world's top classical musicians come to perform at the Chipping Campden Music Festival. The festival lasts for two weeks and, apart from the stellar list of leading performers, a feature of the second week is the Festival Orchestra, reconvened each year and comprising of young musicians just starting their professional careers, paired with experienced professionals. The orchestra gives three full performances, each featuring a renowned soloist. The festival was started in 2002 and has always been run by local people and supported financially by a loyal group of patrons and friends, originally all local but now expanded due to the international reputation of the festival. Most concerts are completely or nearly sold out; audiences in the most recent festivals totaled around 4,500 each year.

Alongside the music festival is a Literary Festival hosted in the Cidermill Theatre. Another cultural highlight of Chipping Campden is its traditional Morris dancing, which dates back centuries and is still thriving today. Campden Morris are a local group who perform lively and colourful dances at events throughout the year, particularly around May Day and during the town's celebrations.

The natural environment

Chipping Campden Parish sits in the midst of some of England's most iconic countryside in the Cotswold National Landscape. The settled areas of Chipping Campden and Broad Campden are contained by steep hills from which a number of vantage points offer beautiful views, the main high points shown as stars are shown in **Figure 5**.

Detailed information published in 2017 about Chipping Campden Parish's environment can be found in **Appendix 2**. Here, it is sufficient to say that the River Cam which runs across the parish and through the Chipping Campden town is subject to flooding with large areas in Zones 2 and 3.

There are also patches of ancient orchard and notable woodlands. Flooding and woodlands are illustrated in **Figure 6**. There are no nationally designated sites of special scientific interest or other nationally designated nature sites in the parish though there are immediately outside.

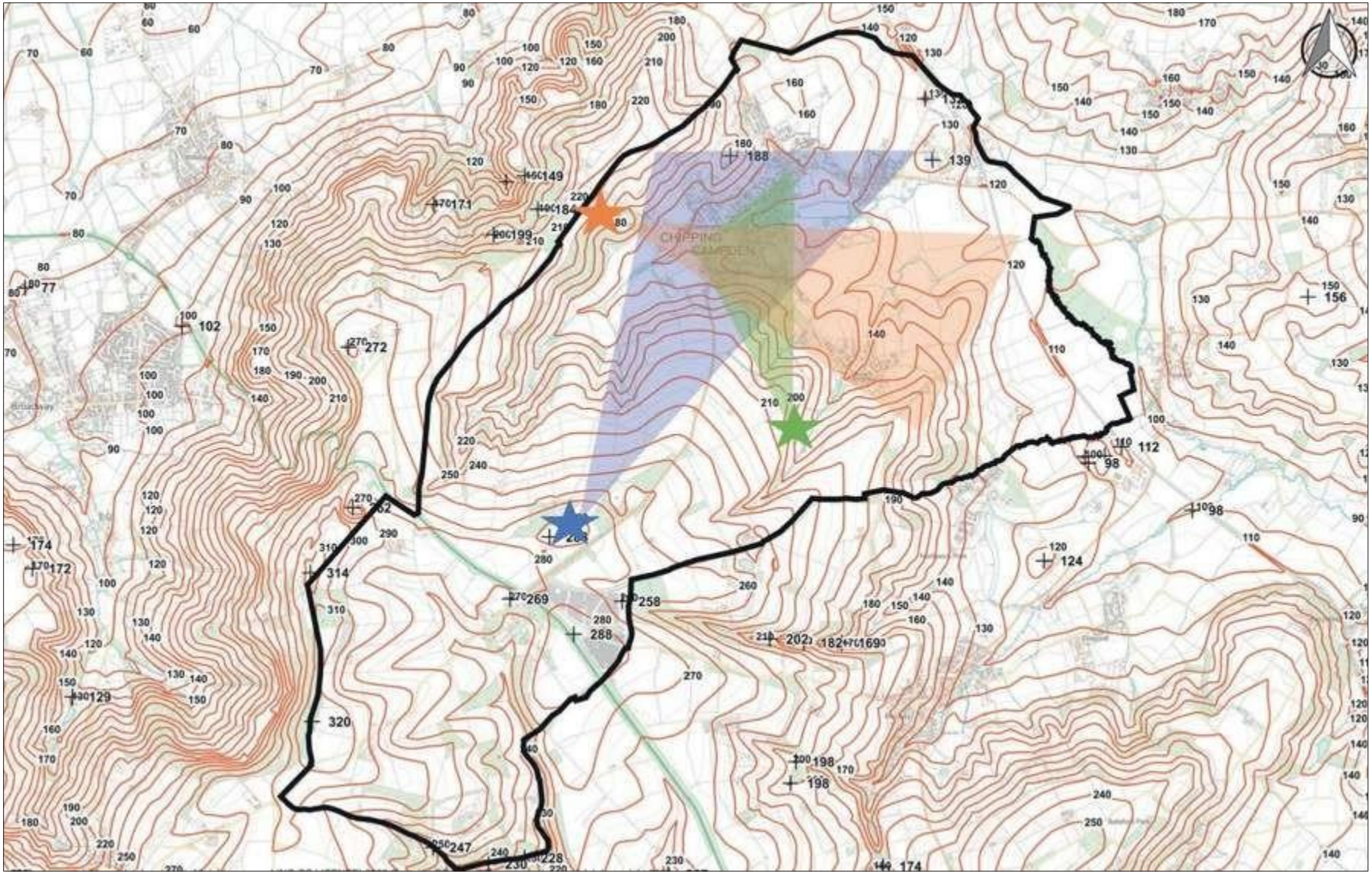


Figure 5: Topographical map of Chipping Campden Parish neighbourhood with key views

Source: Andrea Pellegram Ltd, under OS licence AC0000808712

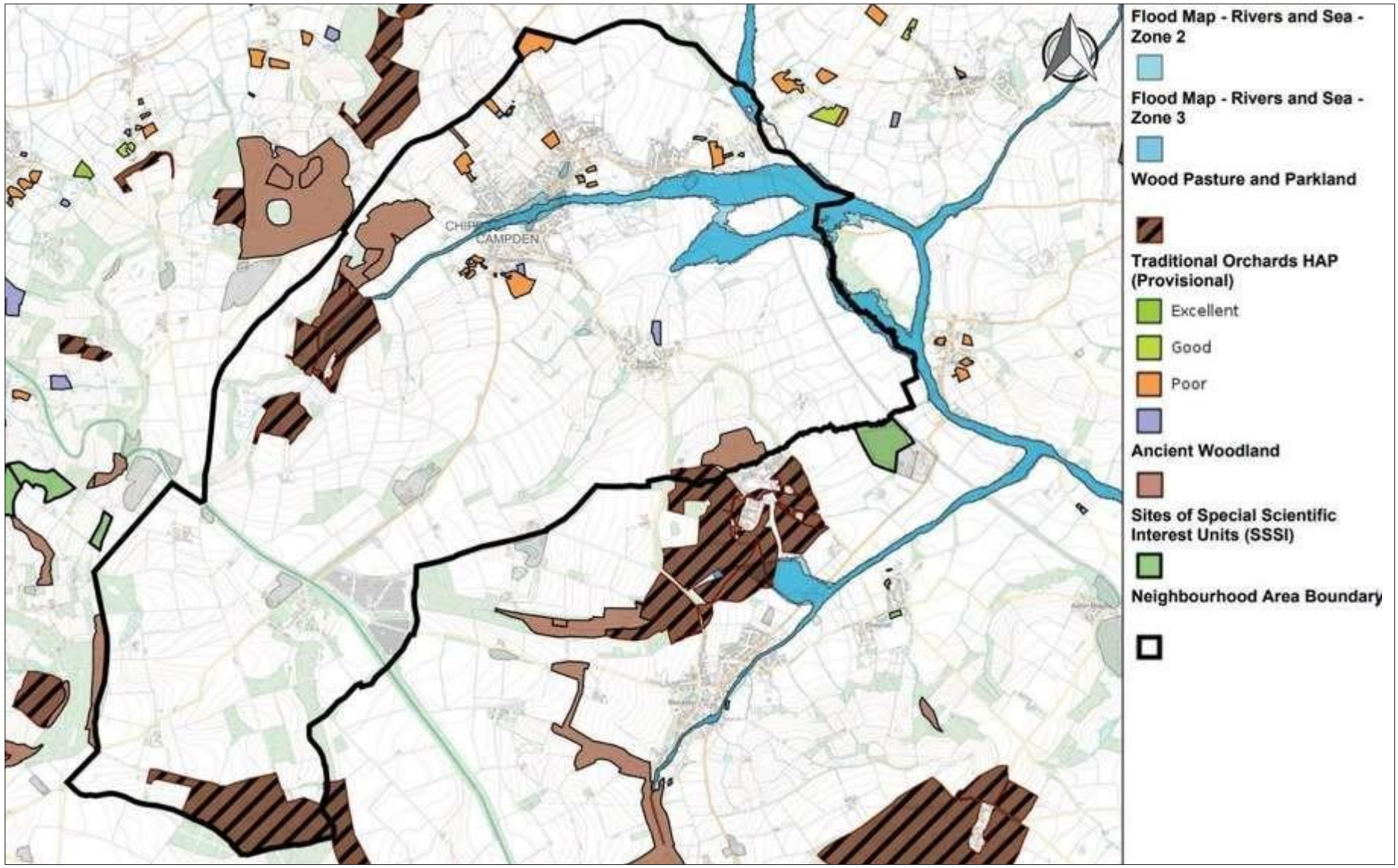


Figure 6: Flooding and woodlands in Chipping Campden Parish
Source: Andrea Pellegram Ltd, under OS licence AC0000808712

Population characteristics

The Census 2021 (see **Table 1**) shows that the population was 2,400 living in 1,100 households. The population is older than for the UK as a whole with a lower proportion of people aged 15-49. Around 92% of residents were born in the UK and are 98% white. The proportion of population who are school children is relatively lower than for England (14% students in Chipping Campden Parish compared with 20% in England).

Chipping Campden Parish has a higher proportion of one and two person households compared to England as a whole and household composition is dominated by one person households (35%) and single-family households (62%). Household deprivation is lower than for England and general health is good.

Housing is dominated by houses and bungalows (91%) with only8% of the population living in flats. The proportion of houses with 1-3 bedrooms is lower than for England as a whole but there is a much higher proportion of homes with 4 or more bedrooms (33% in Chipping Campden Parish compared with 21% for England). Since households are generally smaller, and homes are generally larger than for England, it is expected that the occupancy rating for bedrooms (having more bedroom than is strictly necessary for the number and type of occupants) shows that there is and “excess” of bedrooms indicating that some older single people are occupying large homes.

Most homes are owned outright which is much higher than for England as a whole (49% for Chipping Campden Parish, 33% for England), social renting is on par with England, and there is a lower amount of private renting.

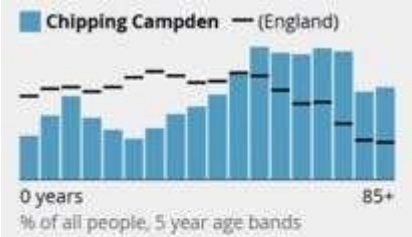
Chipping Campden Parish is a rural parish and is not accessible to major employment locations by train – there is support for a new train station which will be discussed below. Chipping Campden Parish shows a lower level of economic activity than for England (Chipping Campden Parish has 49% of the population as economically active compared with 57% for England) and 41% of these people work mainly from home. For those who travel to work, the majority tend to work locally.

The dominant occupations are as managers/directors (27% which compares to 13% in England) and professionals and associated professionals. Socio economic classifications show higher values than for England.

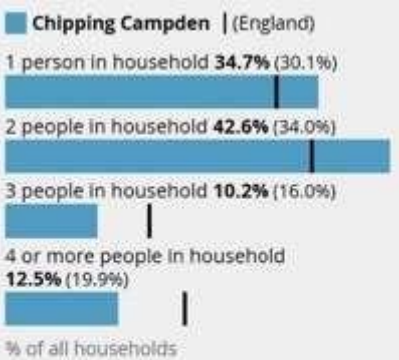
Table 1: Key Indicators from the Census 2021 for Chipping Campden Parish and England

Source: www.ons.gov.uk/visualisations/customprofiles/build/

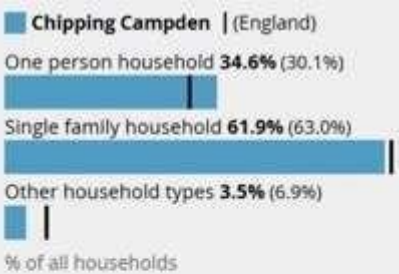
Age Profile



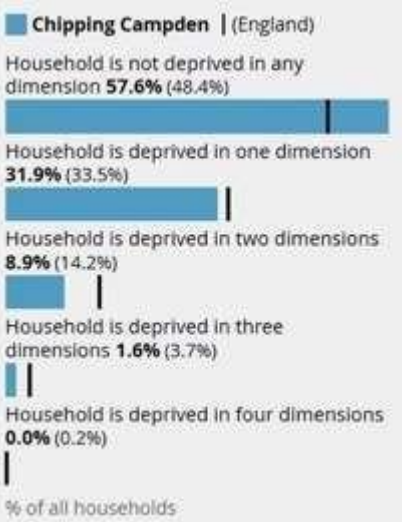
Household Size



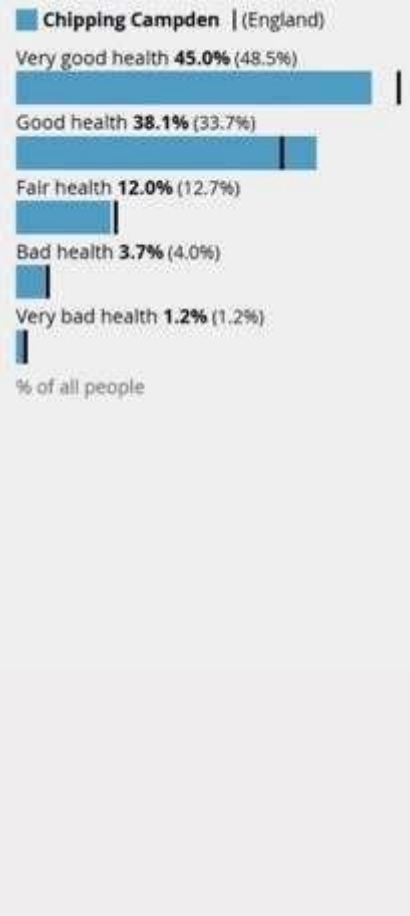
Household Composition



Household Deprivation



General Health

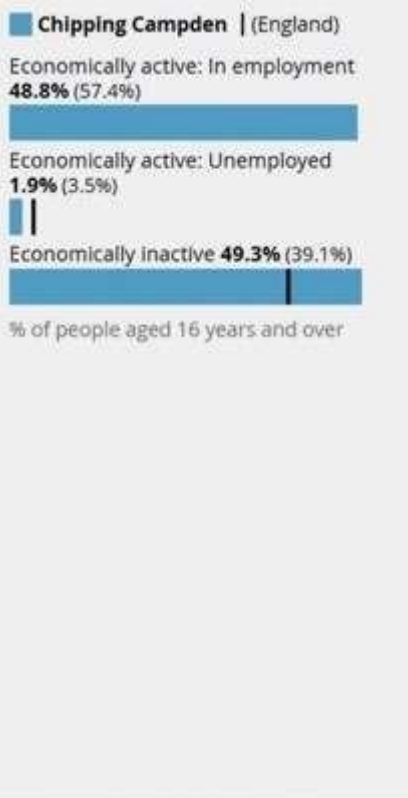


Number of Bedrooms

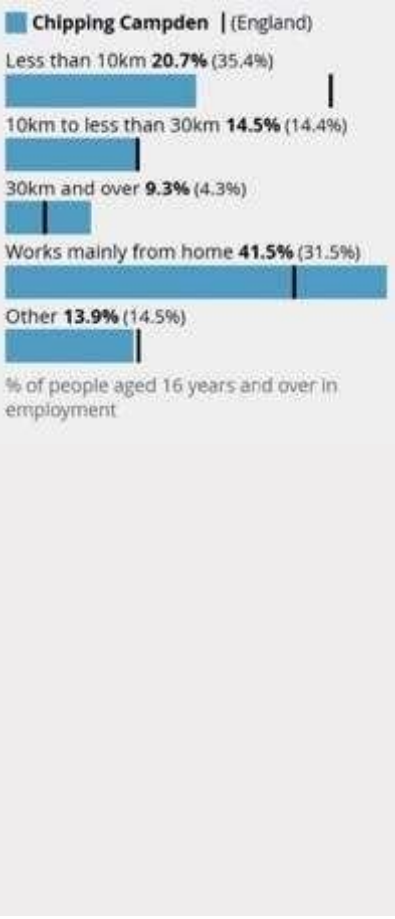
Occupency Rating for Bedrooms

Tenure of Household

Economic Activity Status



Distance Travelled to Work



Occupation

Socio-Economic Classification (NS-SeC)

Housing completions and type

Since 2012 Chipping Campden Parish has seen substantial housing development: 288 houses have been built, with another 76 in the Local Plan proposed for the Aston Road development (see Local Plan). But very little new social housing has been built for many years, and the older stock of social housing has been significantly reduced through the exercise of right to buy. Over the 1930s and 1950s approximately 200 social houses were provided, with another 20 or so private houses available for low rent. In the present day there are approximately 58 properties available as social housing within the town. This lack needs to be addressed.

The Town Council requested housing completions data from Cotswold District Council for 1 April 2018 to 31 March 2023 (5 years), summarised in **Table 2**. Most dwellings were built on greenfield land - there is not much previously developed land in the parish and that new housing development will probably, of necessity, need to be located on greenfield sites.

Year	Net completions	Dwellings on greenfield land	Dwellings on brownfield land
2018/19	10	23	0
2019/20	24	10	13
2020/21	38	34	4
2021/22	23	10	14
2022/23	23	3	7
Annual Average	18	16	2

Table 2: Residential completions 2018/19 –2022/23
Source: Cotswold District Council

Data in 2023 was recorded differently from the preceding years and for that year (2022/23) it is possible to review house sizes. Almost two thirds of new homes were large and there was a relatively small number of one- and two-bedroom properties. This confirms the census data that shows that many homes have “unoccupied” bedrooms. This is shown in **Figure 7.**

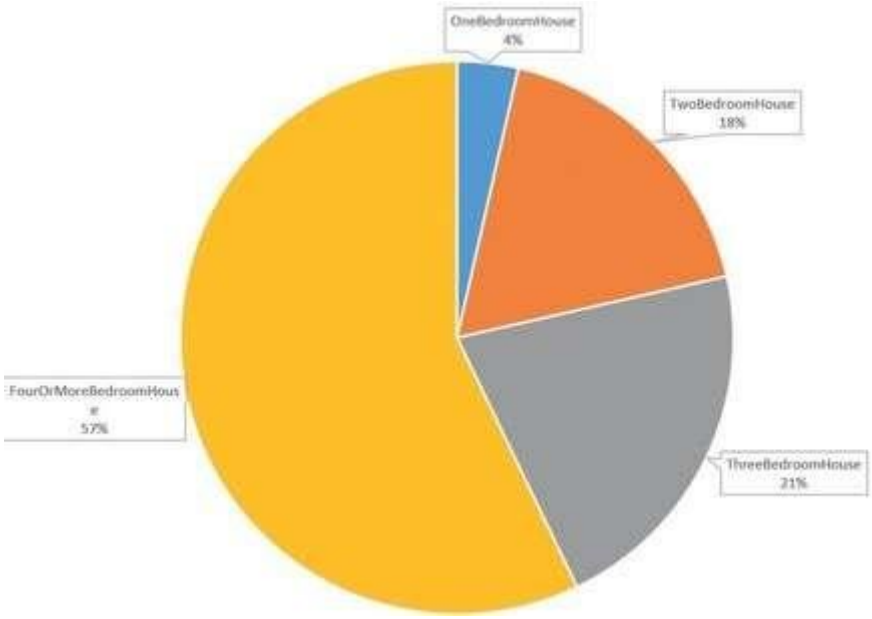


Figure 7: Residential completions in 2022/23 by number of bedrooms
Source: Cotswold District Council

NEW BARRELS PITCH

Community concerns and aspirations (p39)

Community concerns

- Details of the consultation with the local community during the CCNDP preparation process which began in 2014, and included meetings, open days and community surveys are contained in the Consultation Report which is a separate document. The CCNDP reflects the results of these consultations. A summary of the key findings of community consultations for the CCNDP and of the approved Local Plan is set out below.

- Because of its international reputation as the 'Jewel in the crown of the Cotswolds', Chipping Campden Parish is an attractive location for people with means to purchase homes, including weekend or second homes. The impact of this has also been felt in surrounding villages and hamlets, with high house prices, disruption of communities and the stifling of economic activity, a fact recognised in Local Plan Policy S16.[3]

- There is a need for affordable and / or social housing for local people, housing suitable for an aging population, and conversion of properties within the town where this would restore listed buildings in line with the Cotswold Design Code but would not result in the loss of retail, hospitality or employment floorspace.

- There is strong opposition to new peripheral housing developments outside the Chipping Campden Development Boundary.

- There is a need to protect the unique townscape and natural environment and setting of the Town and Parish. These should be conserved and enhanced, not spoilt by poorly designed and/or sited developments for inappropriate uses which can affect the Town and the area's attraction to tourists and damage the local economy.

- A Community Design Statement is needed to support the Cotswold Design Code.

[3] Cotswold District Council Local Plan

- Neighbourhood Plan policies should protect land quality and the sensitivity of Chipping Campden Parish's environment and setting, by resisting development on the valley floor of the Cam and the Coneygree to the south of the church and the steep slopes on the north-west edge of the town, the view corridors and vistas to the church; landscape to the south between Chipping Campden and Broad Campden, and the rising ground to the west.

- Plan policies should seek to maintain and develop the Town's economy, protect and develop existing employment sites, create new employment opportunities within the parish, and support and develop tourism.

- The Town is very fortunate to have the range of shops available and residents should 'either use them or lose them'. The weekly and monthly markets prove popular and provide additional retail choice in the town, Most people used the Town for 'top-up' grocery shopping rather than mainstream shopping.

- Additional parking is required (including bus parking), better access to public transport is needed and a reduction in the impact of through traffic is required, especially relating to Heavy Goods Vehicles.

- Residents tend to use their cars for heavier weekly shopping although this means that they do not do their 'weekly shop' in the Town. Comments made about the need to have a car park close to the shopping facilities included – 'Parking diabolical, street blocked all day by office/ shop workers and Cotswold Way walkers, Get A Car Park! Parking is the essence, too many long-term parked vehicles by people walking the Cotswold Way, Whenever planning permission is given, parking provision should be mandatory, opportunities in the past missed'.

- Many leading food retailers offer home delivery services within the Parish.

A.I.M.Logistics
Ltd

Elizabeth Ralph

Campden BRI
food and drink innovation

Community aspirations

The Cotswold District Local Plan has offered a number of as yet unrealised opportunities that the community continues to support: these include the opportunity to create better car parking facilities in the town centre alongside the redevelopment of Chipping Campden School and the opening of a new railway station. These matters are strategic in nature and beyond the capacity of a neighbourhood plan to deliver. However, the main opportunities can be summarised as follows and mapped in **Figure 8**. This figure should not be construed as an allocation.

Better town centre parking

It is hoped that eventually, Chipping Campden School will have a new school campus that will offer new car and coach parking opportunities for residents and tourists out of school hours.

It is understood that Chipping Campden School has been working closely with Gloucestershire County Council to develop an overall plan for the delivery of the Bratches Development including the new access road and car park and is in discussion with Gloucestershire County Council with respect to the financing of the road and car park. The school has consulted widely and has received substantial support for the project.

Railway Station

Chipping Campden Town Council supports the reopening of the Cheltenham to Stratford-upon-Avon railway line (Local Plan Policy SP6, INF3), a railway station at Chipping Campden, and the review of HGV routes and traffic management improvements in the CCNDP area.

The re-opening of the Cheltenham to Stratford-upon-Avon railway line is an opportunity to add a new mode of travel to the town.

Improvements to the Honeybourne line, and the inclusion of a railway station at Chipping Campden could allow residents and visitors to travel by more sustainable modes than the current reliance on private cars.

Campden BRI, Campden Business Park and start-up industries

The Town Council supports the master-planning and development of the BRI site, expansion of the Campden Business Park for international and local start-up businesses.

- Ensuring buildings are of a high standard of design to attract high quality industry.
- Encouraging new firms to start up or relocate to Chipping Campden for new laboratories, business space, conference and training facilities and food testing.
- Chipping Campden Library in the town centre provides a local business hub offering 3-D printing, graphic design hardware and other business support.

Chipping Campden Town Council supports the development of a replacement primary School, Health Centre and Indoor Sports Facility on a site adjacent to the Bratches Housing Development off Aston Road.

Replacement Primary School

St James and Ebrington Primary School on Cherry Tree Close is on a cramped site where all the children from the current two sites cannot be all accommodated at once. The children who do attend regularly need to spill out onto the adjacent Recreation Ground for supervised fun and games. Parking and drop-off at school opening and closing times is chaotic on narrow residential streets. A new site for a bigger school with playgrounds and easy access would be welcome, improve school children's outcomes, and relieve congestion in Chipping Campden.

Health Centre

With an increasing population due to extra housing, and with an increasingly ageing residential profile, the current surgery in Back Ends cannot cope with demand and car parking is virtually non-existent. A new larger health centre with parking would overcome these problems.

Indoor Sports Facility

The secondary school has a small indoor swimming pool and gym made available to the Town outside school hours. The Town does not have a general access public indoor leisure facility and relies on the school and whilst these are valuable, the standard of facilities requires improvement. An indoor facility to help keep the townsfolk generally healthier, and to allow expert coaching and practice would be a great asset. A shared car park for these facilities also makes sense.

Figure 8. Community aspirations
Source: Andrea Pellegram Ltd, under OS licence AC0000808712

Plannning Policies
(p47)

Planning Policy context

The Development Plan[4] for Chipping Campden is the Cotswold District Local Plan 2011 – 2031, adopted August 2018. Notable policies are:

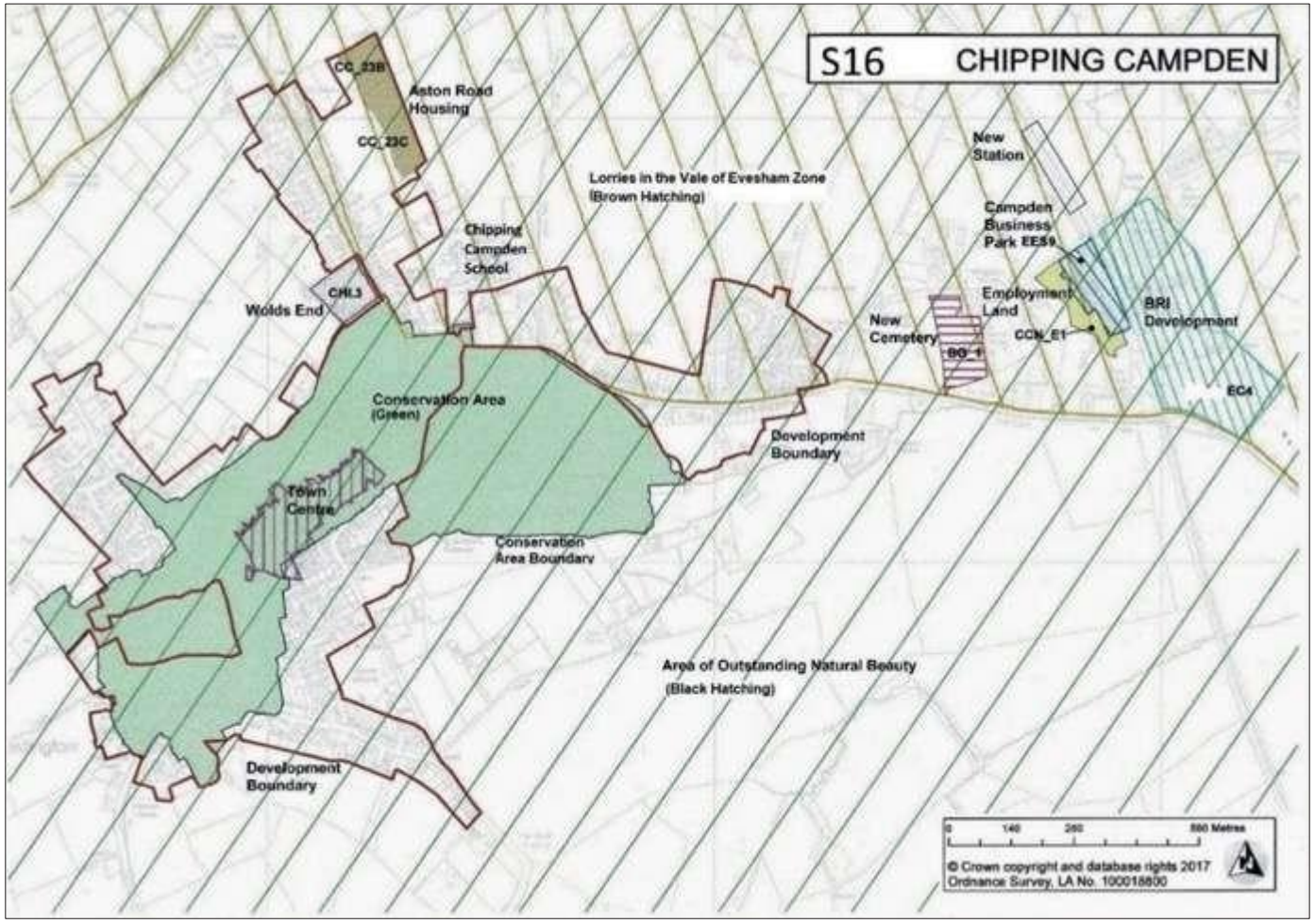
- Policy DS1 identifies Chipping Campden as a Principal Settlement.
- Policy DS2 allows development within Development Boundaries.
- Policy CHI3 allocates land for a car park which has since that allocation has proven to be undeliverable.
- Policy S16 (Chipping Campden)
  - Allocates land at Aston Road for 36 dwellings (this has been delivered through planning permission 18/04768/ OUT granted in 2020).
  - Allocates land for a burial ground that has also proven to be undeliverable.
  - An extension to the Campden Business Park.
  - Identifies the need to safeguard the railway station site to accommodate requirements in the Local Transport Plan for a new station.
  - A new pocket park is allocated.
- Policy EC4 (which is predominantly outside the neighbourhood area) contains policies for the Campden BRI.
- Policy EC7 identifies the Key Centre Boundary.
- Policy SA3 in relation to INF1 identified the strategic infrastructure requirement for the expansion of Chipping Campden Secondary School.

[4] Waste and minerals plans produced by Gloucestershire County Council are not

Cotswold District Council Local Plan

The local plan is being updated and where policies change substantially, this may render some of the CCNDP policies out of date.

The Cotswold District Local Plan contains many policies to support the Local Plan's Development Strategy. These are not repeated in the CCNDP and any reading of the CCNDP should be accompanied by a study of the District Local Plan so that the full implications of both plans are understood.



CHIPPING CAMPDEN

Sustainable development

The NPPF requires plans to be based upon the presumption in favour of sustainable development to meet the development need of their area, align growth and infrastructure, improve the environment, and mitigate climate change. Sustainable development is defined as having economic, social and environmental objectives.

The CCNDP has set out policies to meet the requirement for sustainable development and this is illustrated in **Table 4**.

CCNDP policy	Economic Objective	Social Objective	Environmental Objective
1: Chipping Campden Town Centre			
2: Social and community infrastructure			
3: Design of the built and natural environment			
4: Non-designated heritage assets			
5: Biodiversity net gain and local nature recovery			
6: Local Green Spaces			

Table 4: How the CCNDP promotes sustainable development objectives

Policy 1: Chipping Campden Town Centre

Objectives

- to protect and develop the town's economy
- to strengthen the vitality and viability of the town centre by protecting and enhancing the range of retail, hospitality and other commercial offerings
- to improve the town's tourism offer and its attraction to tourists and visitors by improving existing facilities and introducing new ones.
- To ensure that there is an appropriate balance between rental accommodation for tourists and that which meets the needs of residents and their families
- To improve facilities for car parking
- To improve the facilities and safety for cyclists and pedestrians

Chipping Campden town centre is a key attraction for tourists to the town and the surrounding area. It also provides for the day-to-day needs of residents because there is no major supermarket in the parish. Residents must drive to Evesham and Stratford-upon-Avon for their main shopping.

The town centre, because of its beauty and historic integrity, is very popular for visitors and attracts a mix of day visitors, people who stay in local hotels and B and Bs (including AirBnB) and for those who are passing through as walkers on the Cotswold Way which starts in Chipping Campden High Street.

The visitor economy is crucial to the well-being of permanent residents because their trade keeps small local businesses open and boosts the local economy to provide for more eateries, pubs and cafes than would normally be possible in such a small settlement. Providing for and supporting tourism is critical to the continued success of Chipping Campden town centre.

Tourism brings negative impacts as well and these must be managed. Overnight visitors are better-located in the town centre where they can walk to shops and hostelries; and existing shops, which create the vibrant and enjoyable town centre experience and create its character, should be protected.

The town centre is also an important employment location as the provider of a range of professional and other services required by residents and other local businesses.

Although the scope for housing may be limited, the town centre could be a good location for the elderly or those people who work there and cannot afford to travel. There can often be opportunities for housing conversion in the upper floors of commercial premises.

campden
gallery

Town Centre land uses

Local Plan Policy EC7 (Retail) identifies Chipping Campden as a key centre.

Policy EC8 (Town centre uses) states that the preferred sequence of locations for main town centre uses are in the centre only for key centres, and out of centre locations will only be considered if there are no suitable town centre locations. Policy EC8 goes on to require that all town centre uses should help maintain an appropriate mix of use in the centre and contribute to the quality, attractiveness and character of the settlement and the street frontage within which the site is located. The policy goes on to state that within the centre boundaries, town centre uses will be permitted where they would complement and enhance the retailing offer and that loss of town centre uses will be resisted.

Where the loss of a main town centre use is proposed, evidence must be submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest. Upper floor conversion in the town centre for housing will be permitted.

The CCNDP working party mapped all the main town centre uses in Chipping Campden for the area within and immediately adjacent to the key centre boundary (EC7) for ground and upper floors. This map is very detailed and has been repeated in **Appendix 3** in a smaller scale so that individual properties can be identified. **Figure 9**, below, shows the key centre boundary and the individual properties with their land uses.

Figure 9 shows that in October 2023, there was a good mix of town centre land uses although residential use clearly dominates[5]. As will be shown below, many of these residential properties also function as visitor accommodation according to evidence on the AirBnB website[6].

It is likely that visitor trade is responsible for the good mix of retail and food and drink establishments in the town centre – there is clearly a positive inter-relationship between town centre uses and the tourism industry. Other north Cotswold settlements that are a similar size as Chipping Campden, such as Mickleton and Northleach, do not boast as many shops and eateries though Stow has a thriving town centre.

As intended by Local Plan Policy EC8, the mix of town centre uses defines the character of the high street and to a greater extent the Conservation Area it sits within. No clear data on town centre land uses in Chipping Campden was available until this CCNDP mapped them. The data in **Figure 9** and **Appendix 3** should be considered the baseline for Local Plan policy EC8 as the basis of future planning decision-making with regard to EC8 (4) (b). The data shows the town centre land uses in 2023 and can be used to monitor change in land use over time.

[5] Sui Generis denotes activities that don't have a standard land use and therefore must always require planning permission to change use.

[6] Holiday Homes C Apartment Rentals - Airbnb, November 2023.

Figure 9: Town Centre Land Uses in Chipping Campden Key Centre
Source: Street survey October 2023, map by Andrea Pellegram Ltd, under OS licence AC0000808712

Changes to key centre boundary

Chipping Campden High Street runs in a south-westerly direction from its junction with Church Street to the east and Leysbourne to the north-east – the High Street runs on to become Leysbourne, and where they meet a T-junction is formed with Church Street.

The current key centre boundary line cuts across the High Street just a few metres short of its junction with Leysbourne and Church Street. CCTC believes this is not consistent with key centre main uses and functionality. On the northern side of the street, just 3 more properties lie between the existing boundary (which cuts through The Malt House): The Old School House, Grevel's House and Ivy House. The road sign for the High Street is situated at the front of Ivy House as shown in **Figure 10**.

Grevel House is Grade I listed, and is the oldest building in Chipping Campden, much photographed by tourists **Figure 12**. On the opposite side of the street, at the commencement of the High Street where it forms the junction with Church Street, is Chipping Campden Pharmacy, which is perhaps the most important facility on the High Street, serving the whole community and surrounding area with medicines, other pharmaceutical products, and services such as blood pressure testing.

The existing key centre boundary relating to Local Plan policy EC7 will be modified to better reflect the real function of the high street, as reflected in the geometry of the junctions and the existence of a key town centre use that is currently outside control of Policy EC8, but should be included within, given its importance to the community. The revised boundary is shown in **Figure 13.**

Figure 10: Commencement of High Street at Ivy House, three properties away from existing boundary.

Figure 11: Opposite Ivy House, junction with Church Street, and commencement of High Street, with Chipping Campden Pharmacy.

Figure 12: Grevel House; 14th Century, Grade I listed.

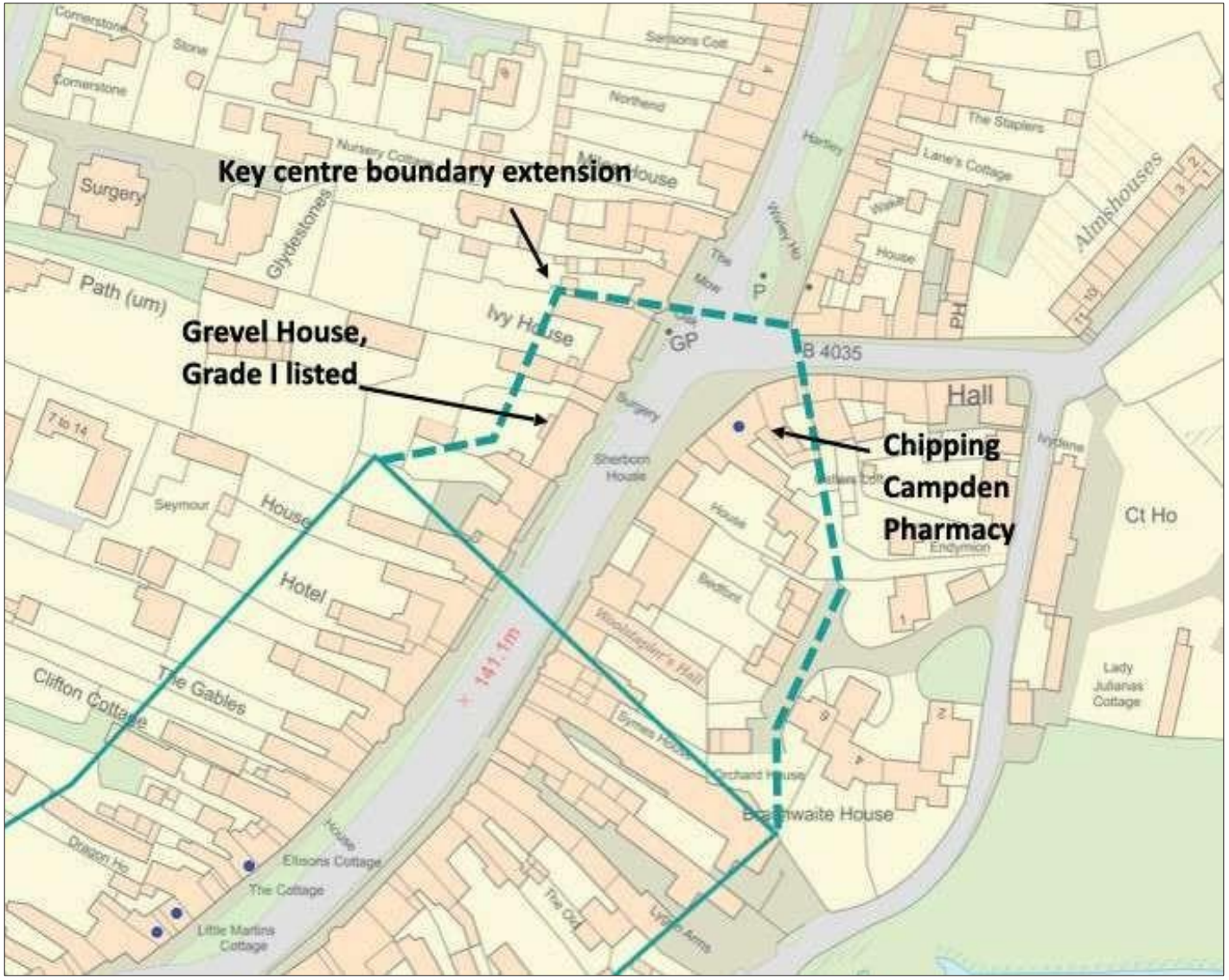


Figure 13: Revised Key Centre Boundary (Local Plan Policy EC7)

Source: Andrea Pellegram Ltd, under OS licence AC0000808712

Visitor accommodation

As already mentioned, Chipping Campden is the "jewel of the Cotswolds", an ancient wool town, centre of the Arts and Crafts Movement, an exquisite wedding location, hosting a world-class music festival, location for Court Barn museum, start of the iconic Cotswold Way long distance footpath, near some of the National Trust's best sites such as Hidcote Manor Garden and is located in the world-renowned Cotswold National Lanscape.

Chipping Campden is a visitor attraction in itself: an immaculate and perfect example of the Cotswold design vernacular where the local Cotswold Stone is evident throughout its extremely well-preserved historic environment and rural setting.

Tourism is a key part of the local economy as a result, providing footfall for local businesses and maintaining the vitality of the high street. **Figure 14** shows a snapshot of the number of AirBnB accommodation addresses listed in November 2023 as a snapshot, though the number of units will probably change over time. **Figure 14** shows (in blue) that there are 3 hotels in Chipping Campden that also provide restaurant and pub spaces.

Local Plan Policy EC10 takes a positive approach towards the creation of new tourism facilities and visitor attractions that have a relationship with the historic and natural heritage of the area. Policy EC11, as it would be applied in the neighbourhood area, would allow for new hotels and serviced accommodation through the change of use of existing buildings within the Chipping Campden development boundary. Likewise, that policy requires that the creation of self-catering accommodation should also be provided in existing buildings and within the development boundaries.

This policy has implications for the Chipping Campden town centre because existing residential units can be converted without planning permission (in most cases) into holiday accommodation such as that advertised on the AirBnB site. At present, there is no separate use class for this sort of visitor accommodation and as such, these changes from residential to visitor accommodation are outside planning control. However, it is understood that the Government may introduce a new use class for short term holiday lets and if this is done, it may be possible to exert greater control over this form of development in Chipping Campden.

Under current rules, planning permission or listed building consent may be required where the existing buildings need to be altered to make the change from residential to visitor accommodation. Many of the buildings in Chipping Campden are listed and where this is the case, consent is normally required for:

- demolition - in whole or in part.
- any works of alteration or extension which would affect its character as a building special architectural or historic interest.
- any repair work that could affect the historic character of the building.
- replacement of historic features, fittings or fabric. It is a common misconception that only the exterior of a building is protected. Listed Building protections can extend to both the interior and exterior of the property. Protection can also extend to the curtilage of a listed buildings or structure.

Clearly, short term holiday let accommodation generates tourist visitors who are customers which help to keep Chipping Campden high street businesses alive. If the change from residential to visitor accommodation goes too far, it could become a threat to the vitality of the high street. Seasonality of tourism visits to the area is a key consideration and there is a balance that needs to be struck between retaining local residents who shop all year round, and visitors who may only visit the high street seasonally, thus leaving local shops vulnerable during off-peak tourist season.

Until there is planning control to regulate changes from residential uses to AirBnB type uses, planning control is limited to change under listed building consents and perhaps the change of use of shops to tourism accommodation which falls under Local Plan Policy EC8.

Chipping Campden town centre is currently functioning well and the current levels of footfall from both permanent residents and visitors is sufficient to maintain this vibrant town centre. The creation of new non-serviced short-term holiday let visitor accommodation from existing residential accommodation in the town centre could result in loss of retail and service activity, particularly in low tourist season.

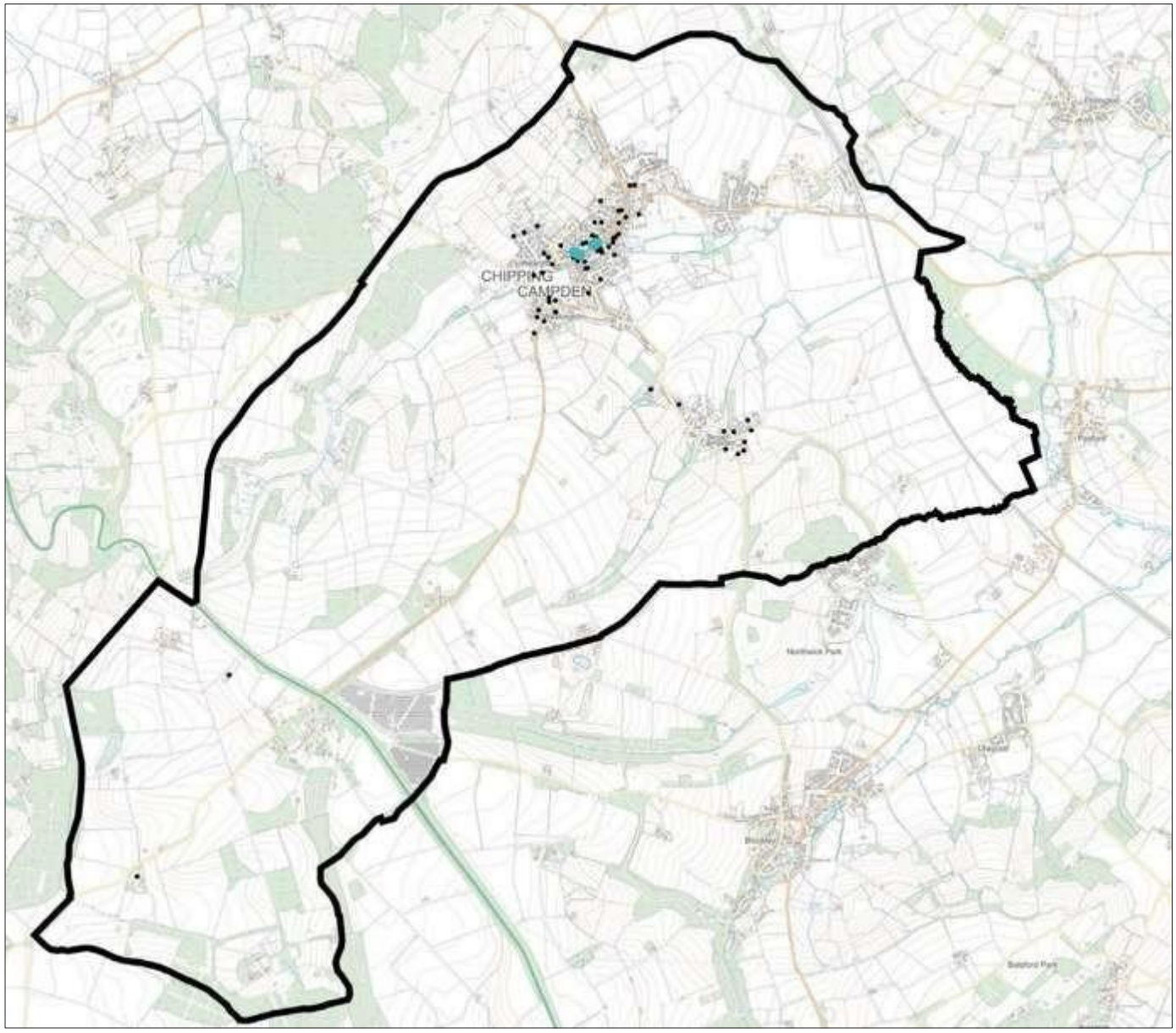


Figure 14: AirBnB accommodation and hotels in Chipping Campden Parish (November 2023)

Source: Andrea Pellegram Ltd, under OS licence AC0000808712

Town centre parking

Community discussions around the Vision and Objectives identified that local residents were concerned that there was insufficient parking in the town centre and elsewhere in the two main settlements. The result is cars searching for spaces causing congestion, vibration and pollution in the town centre.

The Town Council undertook a parking survey in November 2023. A survey form was sent to all households inside the *Campden Bulletin* and 167 forms were returned. **Table 5** shows the results of the survey in order of support with the highest average score indicating greatest support.

The most popular options were time-limited parking and parking provided at the school. Other popular suggestions (38 respondents) were for parking at Cutt's Yard in the town centre. None of these suggestions can be progressed through the neighbourhood plan as policies but they can be progressed by the Town Council in response to planning applications and proposed policies from Gloucestershire County Council as the Highways Authority.

The Highways Authority, publishes data on road casualties. The 2019-21 data shows that for the parish as a whole, there were two fatalities in that year, 3 serious accidents, and 9 slight accidents. These figures (except for casualties) should be considered as under-reported since not all accidents are logged into the Gloucestershire database.

Local Plan policy S16 allocates land at Wold's End Orchard as a car and coach park. However, this site has been withdrawn since the site has been acquired by the Campden Society and maintained as a working orchard.

Initial discussions are progressing on a proposal to construct a new Chipping Campden School car and coach park on a site within the School campus to the north of Chipping Campden School. The car park would be accessed by a road integrated with the 'Bratches' housing development, on land in the ownership of Gloucestershire County Council; partly on the existing access road to Wolds End Farm, which would be upgraded; with the final section of the road being within the School Campus.

At present, the site proposed for the car park is a rough grassed area, bordered by the Wolds End Farm boundary, the Heart of England Way and Monarch's Way long distance footpaths, the School's Astroturf football / hockey pitch and the school playing field.

Chipping Campden is expanding, with 348 extra houses recently constructed or awaiting planning permission, putting significant strain on the Town's road and parking infrastructure. For some time, Chipping Campden has required a new public car park for coaches and cars particularly for visitors and local workers.

The creation of a new car park for the School would allow the existing School car park to be used for public parking providing approximately 100 additional public parking spaces within safe walking distance of the Town Centre. This will help meet the growing demand for parking from visitors to Chipping Campden and improve road safety standards, while alleviating congestion and reducing pollution to help improve the health and wellbeing of school children and residents.

The existing Chipping Campden School car park has capacity for around 100 cars, but the School anticipates an increase in students over the next five years which will lead to an increase in the demand f or car and coach parking. At present, access is via Cidermill Lane, a one-way narrow gyratory system, which serves roads to the north, south and east of Chipping Campden. Throughout term time, sixteen coaches transport students to and from the School – between 8-9am and 2.30-4pm – at the beginning and end of each school day.

During the school day, the existing car park is available for parking by staff, students, and school visitors, however, the central area of the car park requires to be vacated twice a day when coach movements take place. Random parking of cars, camper vans and coaches, when combined with the arrival and departure of School student coaches causes severe congestion.

The Town Council undertook a parking survey in November 2023. A survey form was sent to all households inside the *Campden Bulletin* and 167 forms were returned. **Table 5** shows the results of the survey in order of support with the highest average score indicating greatest support.

Table 5: November 2023 Parking Survey Priorities

Source: Chipping Campden Town Council, November 2023

Respondents scored various proposals, with 1 being opposed and 10 being fully supportive. The averages where:	Average score
Provide new school car park and free up existing school car park for all to use (usual fees)	6.8
School car park freed-up, with reduced parking fees for all town residents and employees	6.5
Time-limited, with permits for long-term parking for residents lacking off-street parking	6
Time-limited parking, but permits for town-centre residents to park long-term	5
School car park freed-up, with reduced parking fees for town employees only	5
New public car park off Aston Road	4.6
Paid permit parking for residents of town centre with no time-restriction	3.6
New public car park on Back Ends	3.6
New public car park on Station Road next to sewage works	3.4
No change to current situation	3.3
Time-limited (eg 2-hours) parking on street for all	3.2
Paid permit parking for all Campden residents with no time-restriction	3
Pedestrianise the town centre	2
Ban on all on-street parking in the town centre (as defined in survey form)	1.7

Policy 1:
Chipping Campden Town Centre

Within the key centre boundary identified on the Policies Map, Class E uses will be supported where they will complement and enhance the retailing offer of the key centre. The loss of Class E uses in the key centre will not be supported where this would adversely affect the vitality and viability of the key centre entre or harm wider town centre investment, or cause amenity issues.

Where the loss of a Class E use is proposed, evidence should be submitted to demonstrate that the property has been continually, actively and effectively marketed for at least twelve months and that the use is no longer of commercial interest.

Proposals to provide extra parking at Chipping Campden School or elsewhere to alleviate congestion in the town centre will be supported.

Policy 2: Community facilities and infrastructure

Objective

To ensure that the community has appropriate infrastructure in terms of health services, sports / leisure facilities, amenities, public transport and green infrastructure

Chipping Campden is fortunate to have a full range of community facilities, local health services, opportunities to meet, high quality recreation for all ages, and beautiful and tranquil open spaces within the built up areas. This is in addition to the beautiful countryside in the Cotswolds National Lanscapes and the many recreational opportunities that it provides.

It is important to take stock of what is available and to ensure that provision is maintained in the long term so that this high level of quality services is maintained for future generations.

Local Plan policy INF2 defines social and community infrastructure as being:

- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare/social service facilities;
- community safety and emergency services (fire, police, ambulance: the "blue light" services);
- education and training facilities (including adult and further education), pre-school centres and other children's services community halls/hubs, including places of worship and youth provision;
- cultural facilities, such as arts centres, libraries and museums;
- waste management, collection, recycling and disposal services;
- local shops, meeting places, and public houses;
- sports facilities and open space of public or nature conservation value; and
- parks, gardens, allotments and amenity open space together with natural or semi-natural green spaces such as disused canals or railway lines.

Table 6 and **Appendix 4** list all the social and community infrastructure in Chipping Campden Parish as the baseline of what exists and that should be protected under Local Plan policy INF2. Some infrastructure shown in the table such as defibrillators and the specific activities that are carried out inside commercial sites do not require planning permission to change use and so it will be important to maintain an overview of the current provision in these cases.

Policy EC8 of the Local Plan takes a very comprehensive approach to the loss of Class A1 and other town centre related uses. On this basis grocery shops are not included in the details of Table 6 and Appendix 4. Whilst they serve a clear community purpose, they are safeguarded by a development plan policy that relates to their retail use. For clarity the community attaches a specific community benefit to the following retail uses:

- The Co-operative
- Fillet and Bone
- The One Stop Shop
- Toke's
- Maylams'

Table 6: Social and community infrastructure in Chipping Campden Parish

Allotments
- Chipping Campden Allotments - F2

Care Homes
- Mill House Care Home - C2
- Jecca's House / Campden Home Nursing - C2

Churches
- St James Church - F1f
- Chipping Campden Baptist Church - F1f
- St Catherine's Church - F1f
- St Michael and All Angels Church - F1f
- Friends (Quaker) Meeting House - F1f

Defibrillators
- Berrington Road telephone kiosk
- Broad Campden telephone kiosk
- Leisure Centre
- Chipping Campden Pharmacy
- Post Office
- St Catharine's School

Dentists
Today's Dental Care - Ee
Ashbee Dental Care - Ee

Doctors' Surgeries
- Chipping Campden Surgery - Ee

Gardens and parks
- Ernest Wilson Gardens - F2c
- Wolds End Orchard - F2c

Fire Stations
- Fire Station

Meeting Rooms / Facilities
- Church Rooms - F2c
- Town Hall - F2c
- Old Police Station – Courtroom - F2c
- Broad Campden Village Hall - F2c
- Baden Powell Centre - F2c

Opticians
- Dr C.P. Grey - Ee

Play areas
- Recreation Ground Play Area (George Lane) - F2
- Castle Gardens Play Area - F2
- Recreation Ground Play Area (Olimpick Drive) - F2

Post Offices
- Post Office - F2a

Public Houses
- The Eight Bells
- The Lygon Arms Hotel
- The Noel Arms Hotel
- The Red Lion
- The Volunteer Inn
- The Bakers Arms
- Cotswold House Hotel

Schools
- Chipping Campden School - F1a
- St James and Ebrington C of E Primary School - F1a
- St Catharine's Catholic Primary School - F1a

Spas
Cotswold House Spa Ed

Sports Facilities
- Recreation Ground - F2c
- Chipping Campden Bowling Club - F2c
- Chipping Campden Cricket Club - F2c
- Chipping Campden Tennis Club - F2c
- Chipping Campden Leisure Centre - F2c

Toilets
- Sheep Street Public Convenience - F2
- Old Police Station - F2

Theatres, museums and library
- Court Barn Museum - F1c
- Cidermill Theatre
- The Old Silk Mill - F1c
- Chipping Campden Library - F1d
- Visitor information centre - F2a

Mickleton HS
PRONTO
YN08 SOH

Nationally permitted development and use classes

National legislation[7] allows for the change of shops (Use Class E) to dwellings (Use Class C3) under most circumstances (referred to as Class MA development). This means that it is easy for landowners to convert town centre uses such as shops into dwellings. This does not apply to the Chipping Campden town centre because of the policy does not apply where the proposed building to change use:

- has floorspace that exceeds 1,500 sq. m.
- is a listed building
- is in a conservation area
- is within a National Landscape (formally referred to as AONB).

All these exemptions apply in Chipping Campden Key centre and therefore there is no nationally permitted change of use from shops to residential.

Planning permission will be required for these conversions and then Local Plan Policy INF2 and EC8 will apply.

Some shops are not considered to be Use Class E but are Use Class F2 (local community) where they are smaller than 280 metres square and there is no other such facility within 1000 metres radius of the shop's location. This is limited to shops that sell 'essential goods, including food, to visiting members of the public'.

The criteria set out above relates to shops selling 'essential goods' which include food but are not limited to food. In Chipping Campden, the post office also serves essential purposes in selling a range of household products, some foods, operating as a post office and additionally as a bank. It can therefore be considered to be Use Class F2a because if it were to close, the community would lose an essential service which sells a range of daily products and services and where there is no alternative within 1000 metres.

Similarly, at present, there are three small shops that would be defined as Use Class F2a, if they were the last shop standing. This means that it might be possible for two shops to close but the third and remaining shop should be retained.

Other services, such as the optician and dentist, are Use Class E but it could be argued that they important community facilities. However, these businesses rely upon the willing trading of individual trained professionals who may, out of personal choice, cease trading. There is that the planning system can do when the occupants of commercial premises vacate.

Other essential infrastructure

Some other infrastructure is essential to life in Chipping Campden but is not referred to in Local Plan policy INF2. This includes defibrillators and care homes. Defibrillators provide an essential safety feature in the case of an emergency. These are listed in **Table 6** and should be retained.

There is a care home at Mill House that provides residential accommodation and care for older people who can no longer live independently. This is a valued component of local community infrastructure. Additionally, there are two assisted living developments at Badgers Croft and Saxon Grange. Finally, there is a home care service charity (Campden Home Nursing) providing end of life nursing care to people in their homes.

Burial plots

A recent survey (March 2024) commissioned by CCTC confirmed that there were a potential additional 44 burial plots remaining. Land allocated in the Local Plan for burial space is no longer available. New burial land is therefore required and will become urgent in time. The Town Council has not identified potential sites. All sites require the approval of the Environment Agency regarding pollution impacts to groundwater. Burial sites should be accessible to all members of the community on foot, cycle or car, and should accommodate the needs of all faith groups.

[7] The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2023 (legislation.gov.uk)

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (legislation.gov.uk)

Policy 2:
Social and community infrastructure

Development proposals that would affect the community infrastructure identified in Table 6 and Appendix 4 will be determined on the contents of Local Plan Policy INF2.

The development of land for human burial purposes will be supported where it safeguards the residential amenity of adjoining parcels of land.

Policy 3 Design

Objective

- **To protect and enhance the area's heritage assets and its location within the Cotswold National Landscape, by encouraging development and conservation projects focuses that are sympathetic to the scale, design, heritage, and character of Chipping Campden Parish and its beautiful landscape setting and resisting developments for inappropriate uses, or that are unsympathetic to the scale, design, heritage and character of the town and its landscape setting.**

The Cotswold Local Plan provides very strong control over building design for the district in general and further advice is available from the Cotswolds National Landscape Management Plan.

The Cotswold Local Plan provides very strong control over building design for the district in general and further advice is available from the Cotswolds National Landscape Management Plan[8]. However, neither of these important documents are specific to Chipping Campden or Broad Campden and for this reason, the Town Council secured free technical support to prepare The Chipping Campden Design Guide. This can be found as a supporting document to the CCNDP. The Design Guide provides general advice for applicants and should be consulted in the development of designs.

In addition to the design of the built environment, Building With Nature[9] provides standards for green infrastructure and even offers accreditation for meeting those standards. Given the exceptional

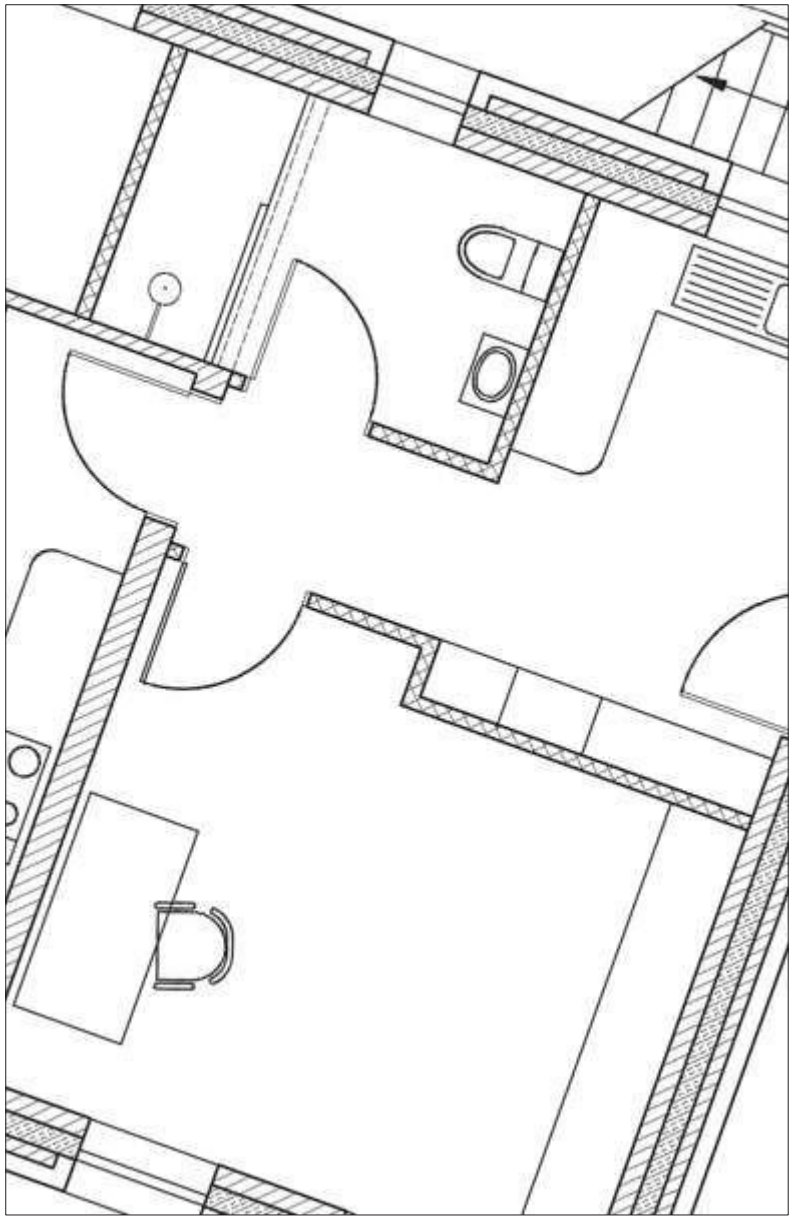
quality of Chipping Campden Parish's environment, Building With Nature will ensure that new development makes the best contribution possible to improving the natural environment.

The historic environment is equally important in defining Chipping Campden Parish's unique identity and this is discussed further in Policy 4 for non-designated heritage assets. The historic environment is protected through Conservation Area status, listed building designations and Scheduled Monument protections, all of which are discussed elsewhere in the CCNDP.

The Historic Environment Record can also be consulted to reveal other assets and can be accessed by email at *her@gloucestershire.co.uk*

[8] https://www.cotswoldsaonb.org.uk/planning/cotswolds-aonb-management-plan/

[9] https://www.buildingwithnature.org.uk/



Policy 3:
Design of the built and natural environment

As appropriate to their scale, nature and location, development proposals should respond positively to the Chipping Campden Design Guide and be designed in accordance with Natural England's Green Infrastructure Planning and Design Guide and the Building with Nature standards or equivalent.

Policy 4: Non-designated heritage assets

Objective

- **To protect and enhance the area's heritage assets and its location within the Cotswold National Landscape, by encouraging development and conservation projects focuses that are sympathetic to the scale, design, heritage, and character of Chipping Campden Parish and its beautiful landscape setting and resisting developments for inappropriate uses, or that are unsympathetic to the scale, design, heritage and character of the town and its landscape setting**

Local Plan policy EN12 manages development affecting non-designated heritage assets and where possible, seeks to enhance the character of the non-designated asset whilst avoiding its demolition or total loss subject to a balanced assessment of its significance. Table 6 of the Local Plan sets out the criteria for deciding whether a building, site or structure should be considered to be a non-designated heritage asset.

As set out earlier in this CCNDP, Chipping Campden Parish has two conservation areas and numerous listed buildings. These designations afford a tremendous level of protection for the historic environment and the CCNDP cannot, and should not, attempt to subvert these protections.

However, sometimes the small and overlooked historical features add a charm and character that formal listing may not protect. Examples of these sorts of features are signs, pumps, boot scrapers, sundials, post boxes and other small but significant features that add to Chipping Campden Parish's unique character. These small and sometimes humble features are worth preserving and are identified for preservation under Local Plan Policy EN12.

The main criteria that have been used to select these features derive from Local Plan Table 6, Buildings and structures, namely:

- Historic interest
- Age
- Rarity
- Aesthetic merits
- Representativeness of Chipping Campden Parish
- Historic association
- How they contribute to "group value"
  - Known architect / designer / builder
  - Social or communal value.

Appendix 5 gives detail of all the non-designated heritage assets in Chipping Campden Parish, provides their address, and explains their local significance. Some of the important features of buildings are already protected under existing legislation, national and local planning policy. Features of listed buildings are generally protected. However, there is no way to monitor the smaller features such as sundials and boot scrapers and they are therefore listed in Policy 4 so that decision-makers are aware of their existence.

Figure 15 shows the location of the town centre assets. The numbering on the figure corresponds to the asset number in **Appendix 5** and **Policy 4**.

Figure 15: Non-designated heritage assets

Source: Andrea Pellegram Ltd, under OS licence AC0000808712

Policy 4:
Non-designated heritage assets

The Plan identifies the following features as non-designated heritage assets:

- NDHA 1 The Millenium Sign
- NDHA 2 Westington Streetlamp
- NDHA 3 High Street Stamp Box
- NDHA 4 St Catharine's postbox
- NDHA 5 Westington postbox
- NDHA 6 High Street postbox
- NDHA 7 Scuttlebrook
- NDHA 8 Town Pump
- NDHA 9 Cotswold Way marker
- NDHA 10 Broad Campden Post Box
- NDHA 11 Punk stone carving
- NDHA 12 Graham Greene plaque
- NDHA 13 Sundial Grevel's House
- NDHA 14 Sundial Dragon House/Cottage 1690
- NDHA 15 Sundial Sundial House
- NDHA 16 Sundial Cotswold House Hotel
- NDHA 17 Sundial Dial House
- NDHA 18 Sundial Green Dragons
- NDHA 19 Sundial Crosby House
- NDHA 20 Sign of the Swan Inn
- NDHA 21 Sign of the Lygon Arms
- NDHA 22 Sign outside Elsley House
- NDHA 23 Bootscraper King's Hotel
- NDHA 24 Bootscraper Baptist Church
- NDHA 25 Bootscraper The Martins
- NDHA 26 Bootscraper Trinder House
- NDHA 27 Bootscraper Westcote House
- NDHA 28 Bootscraper Ivy House
- NDHA 29 Bootscraper Woolstapler Hall
- NDHA 30 Bootscraper Dovers House
- NDHA 31 Bootscraper Bantam Tearooms

Policy 5: Environment and Biodiversity Net Gain

Objectives

- To conserve and enhance the natural setting that characterises the town
- To provide and / or maintain green corridors for wildlife across and around Chipping Campden Parish
- To meet the challenge of climate change, flooding and light pollution

Cotswold Local Plan Policy EN8 requires development to conserve and enhance biodiversity providing net gains where possible. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.

CCNDP Policy 5 supports local plan policies and local implementation of requirements under the Environment Act 2021. Under the Act, Biodiversity Net Gain regulations set out requirements for at least 10% biodiversity net gain from most developments.

The CCNDP used supporting evidence obtained from the Gloucestershire Environmental Records Centre to map habitats (see **Appendix 2**). The working party identified areas of the parish which present an opportunity to function as locations for achieving nature recovery and improvement (**see Figure 16 and Appendix 6**). The following types of opportunity are available in the Parish:

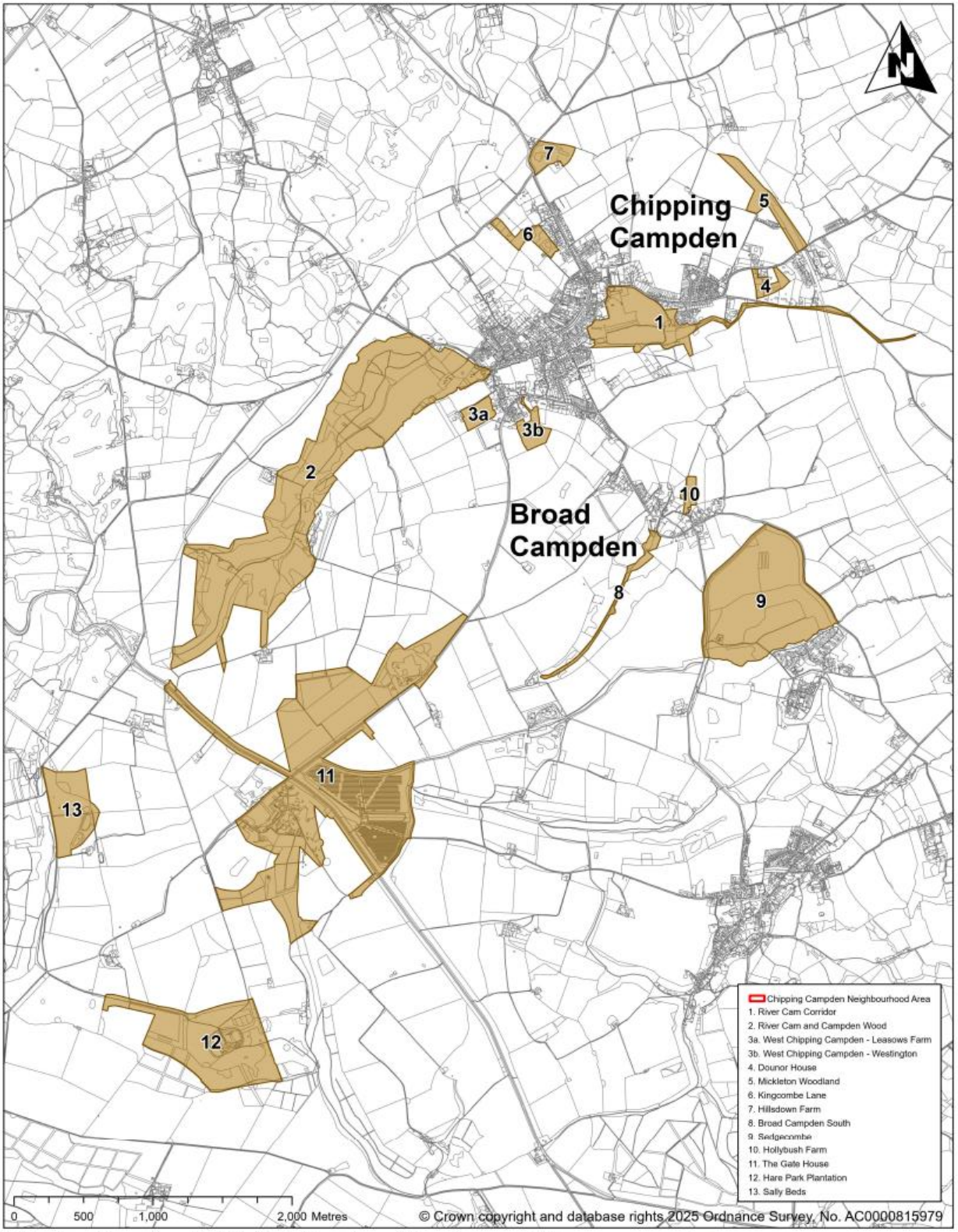
- Waterways (the River Cam and smaller streams and drains) which form valuable riparian habitats
- Orchards and remnants of traditional orchards
- Woodlands and hedges of all types
- Key wildlife sites identified by Gloucestershire Wildlife Trust
- Other linear natural features that function as wildlife corridors.

Gloucestershire County Council (GCC) is working with Gloucestershire Wildlife Trust (GWT) to prepare a Local Nature Recovery Strategy (LNRS) for Gloucestershire which will include Chipping Campden Parish. As the responsible authority, GCC is required to work collaboratively with other local organisations including parish councils with input encouraged from across the public, private and voluntary sectors to establish shared proposals for what action should be taken and where. The LNRS will be published in 2025.

The CCNDP acknowledges that the County Council is responsible for preparing the Local Nature Recovery Strategy (LNRS). Within this context Figure 16 identifies areas which could be optimum locations within the parish to deliver nature recovery and improvement, because either they are already important for biodiversity in their own right, provide ecological connectivity or have good potential to increase in biodiversity value or connectivity. These are based on data provided by the Gloucestershire Environmental Records Centre. It is acknowledged that the report (published in 2017) relies on data from that time and more recent data will be available, but it is considered to remain a realistic and credible representation of nature recovery and improvement potential in the area. Planning proposals should demonstrate that landowners of sites where biodiversity net gain is proposed agree to the proposals and will cooperate in their delivery.

Local areas where nature can be enhanced

Based on this work, the areas where nature has greater chance of improvement in Chipping Campden Parish are identified in **Figure 16** and **Appendix 6.** The appendix provides detailed habitat maps describing the local baseline which is being put forward for inclusion in the Gloucestershire LNRS. This should be referred to by landowners and scheme proposers when devising schemes. This local evidence should be used alongside the LNRS when that is issued. The maps show areas of particular importance for biodiversity, either because of their existing designations, they are locally important or have potential for improvement.



Chipping Campden Parish Neighbourhood Development Plan

Policy 5: Local Nature Recovery Areas

COTSWOLD District Council

Figure 16

Whilst it is hoped that the Gloucestershire LNRS will include locations for local nature recovery and improvement within Chipping Campden Parish, the locations identified in Figure 16 may indicate the most ecologically meaningful local opportunities to deliver off-site bio-diversity net gain in relation to developments in the Parish which cannot meet their requirements on-site. Table 7 indicates how biodiversity gain and habitat improvement could be achieved in each of the locations identified in **Figure 16**.

Ultimately, it is up to landowners to decide whether they want to make their land available for nature recovery and improvement initiative or to support local biodiversity net gain associated with local developments.

Additional opportunities arise with individual developments where it may be possible as part of scheme design to improve nature on site or use natural processes to manage water run off or link habitats. Preserving what is already in place, for instance open ditches should not be covered. Natural England's green infrastructure design guide will also help create nature friendly design.

Where possible, light pollution should be minimised.

It is important to note that identification as a local nature recovery or improvement area does not preclude development. Existing land use policies will remain in place. What will change however is that the identified sites are highlighted as being of particular importance with highest opportunities for nature recovery and improvement. It is expected that as the Environment Act legislation evolves, funding for nature improvements will become available through a range of sources such as the Gloucestershire Nature and Climate Fund[10], agri-environment schemes or through the delivery of biodiversity net gain through the planning system. The latter would also include off-site biodiversity net gain contributions, probably managed through the Nature and Climate Fund or similar.

Developers in Chipping Campden Parish are encouraged to approach development and the delivery of nature improvement and biodiversity net gain as follows:

- Consult the Local Nature Recovery map as a starting point to identify priorities and measures for nature recovery in Chipping Campden Parish.
- Where biodiversity net gain cannot be delivered on site, applicants are encouraged to work with Cotswold District Council to identify options for delivering off-site biodiversity net gain in Chipping Campden Parish. The following guide will be of interest:
  - Guidance on delivering Biodiversity Net Gain for planning applicants in Gloucestershire
- Where off-site biodiversity gain is proposed, this should ideally be focused on nature improvement areas shown in Figure 16 or the Gloucestershire Local Nature Recovery Map and within the parish.
- Expert ecological advice should accompany planning applications to demonstrate how long-term biodiversity net gains on-site or off-site will be delivered with enduring benefits, and long-term management where necessary.
- Only where off-site biodiversity improvements can be proven impossible to deliver within the parish should off-site and out-of-parish biodiversity improvements be considered.
- It would be helpful for planning proposals to demonstrate that landowners of sites where nature improvement or biodiversity net gain is proposed agree to the proposals and will cooperate in their delivery.

Table 7: Existing habitat features that could be improved for the purposes of biodiversity gain and local nature improvement / recovery

Map number	NRA name	Improvement focus based on existing features
1	River Cam corridor	• Riparian habitat • Grassland • Woodland • Scheduled Monument • Traditional orchard
2	River Cam and Campden Wood	• Riparian habitat • Woodland
3	West Chipping Camden a. Leasows Farm b. Westington	• Traditional orchard
4	Dounor House	• Traditional orchard
5	Mickleton woodland	• Woodland • Riparian habitat
6	Kingcombe Lane & the Cley	• Traditional orchard • Woodland
7	Hillsdown Farm	• Traditional orchard
8	Broad Campden south	• Riparian corridor • Traditional orchard
9	Sedgecombe	• Woodland • Wildlife corridor (verges)
10	Hollybush Farm	• Woodland • Riparian habitat
11	The Gate House	• Opportunities to enhance wildlife corridors and connectivity • Woodlands
12	Hare Park Plantation	• Opportunities to enhance wildlife corridors and connectivity • Woodlands
13	Sally Beds	• Woodland • Riparian habitat

Policy 5:

Biodiversity Net Gain and Local Nature Recovery

Proposals that are required to provide biodiversity net gain should demonstrate that those requirements have been fully addressed as follows:

- by ensuring any relevant overlap with Gloucestershire Local Nature Recovery Strategy regarding the proposal site, including its relationship with the Gloucestershire Local Nature Recovery map; and

- ensuring that long-term biodiversity net gains will be delivered with enduring benefits, and with long-term management arrangements where necessary.

Wherever practicable, biodiversity net gain should be delivered on the development site. Where this is not practicable, a sequential approach to off-site delivery will be applied as follows:

- within the Chipping Campden Local Nature Recovery Areas; or
- if this is not practicable, elsewhere within Chipping Campden Parish; or
- if neither of the above is practicable, in locations that contribute to the Gloucestershire Local Nature Recovery Strategy.

Proposals should only deliver biodiversity net gain outside the three areas listed above where it can be clearly demonstrated that none of the listed options are practicable.

Policy 6: Local Green Spaces

Objective

- To protect existing green spaces and to increase the provision of green spaces

Chipping Campden's character is defined in large part by the available local green spaces that provide opportunities for the community to gather, celebrate, play and relax. The green spaces are in many forms: local amenity grassland in the town centre, historical features, places of tranquillity or for organised sporting activities.

The CCNDP is allocating the following sites as Local Green Spaces shown in **Figure 17** according to the provisions of the NPPF (December 2024). Full descriptions and detailed maps are provided in **Appendix 7**.

Some of these sites such as Bratches Allotments, Bowling Green and the Cricket Ground already have some level of protection making development challenging but not impossible. However, they are included here to provide an even greater level of protection, ensuring that they remain available to the community in the very long term.

National Planning Policy Framework policies apply for this:

106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.	107.The Local Green Space designation should only be used where the green space is: (a) in reasonably close proximity to the community it serves; (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and (c) local in character and is not an extensive tract of land.	108. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

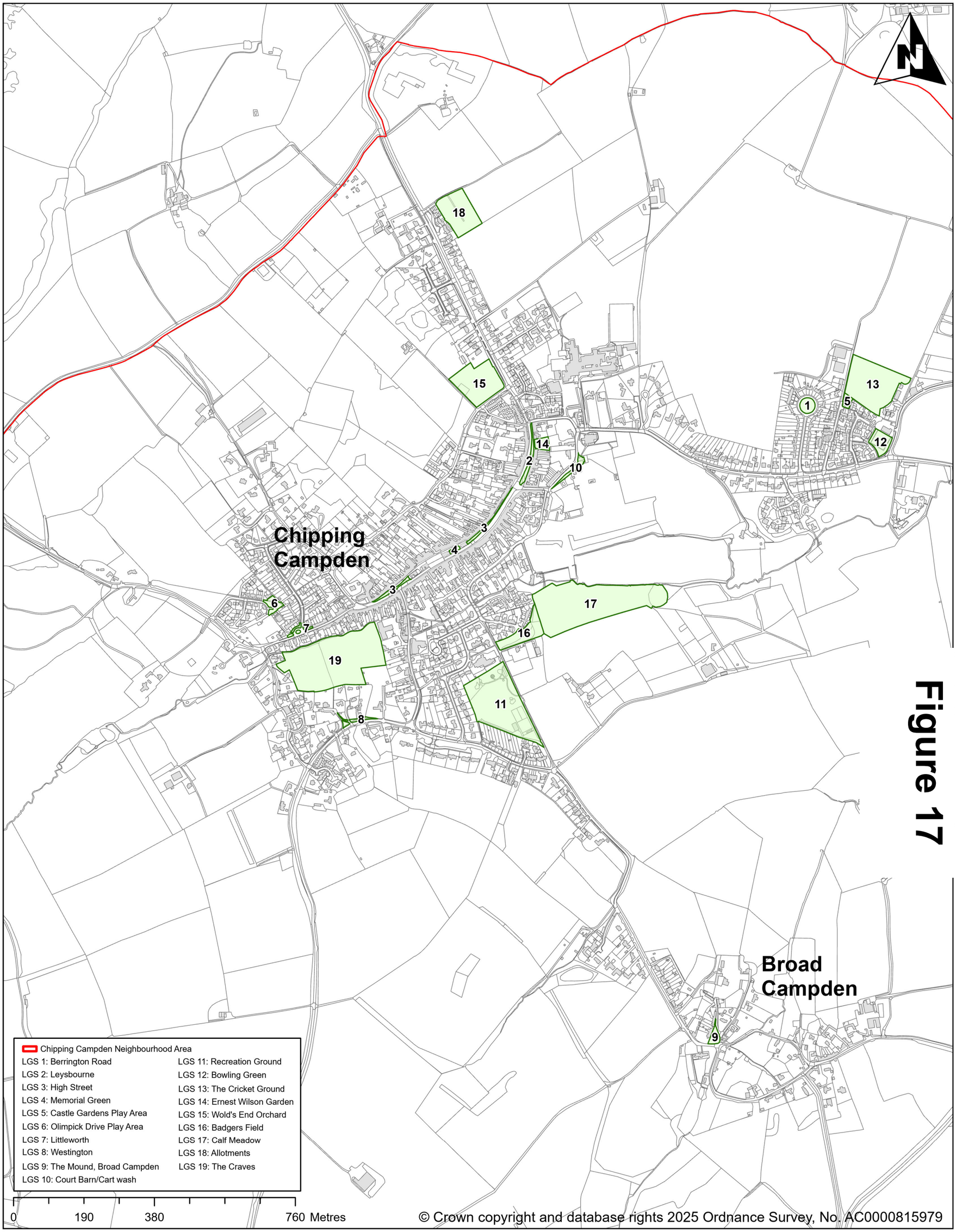


Figure 17

Chipping Campden Parish Neighbourhood Development Plan

Policy 6: Local Green Spaces

COTSWOLD District Council

Policy 6:

Local Green Spaces

Land identified in Figure17, Appendix 7 and listed below is designated as Local Green Space.

1. Berrington Road
2. Leysbourne
3. High Street
4. Memorial Green
5. Castle Gardens Play Area
6. Olimpick Drive Play Area
7. Littleworth
8. Westington
9. The Mound, Broad Campden
10. Court Barn/Cartwash
11. Recreation Ground
12. Bowling Green
13. Cricket Ground
14. Ernest Wilson Garden
15. Wold's End Orchard
16. Badger's Field
17. Calf Meadow
18. Allotments
19. The Craves

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Appendices (p88)

Appendix 1. Creative Industries

Chipping Campden owes much of its beauty to the design skills of the 15th century craftsmen who built the gently-curving, honey-coloured High Street. Many appreciate Campden for just that glimpse of the past. And yet behind the golden façades, a new generation of creative individuals and businesses is thriving.

Artists, writers, graphic designers, photographers, jewellers, digital media providers and musicians are amongst the many to whom Chipping Campden is home. Further details are available on the Creative Campden website creativecampden.co.uk

Performance & Exhibition

Campden Edge
campdenedge.org
Youth Arts Fund

Campden Gallery
campdengallery.co.uk
High Street, Chipping Campden, GL55 6AG
Art Gallery

Campden Literature Festival
campdenmayfestivals.co.uk
Old Police Station, High Street, Chipping Campden, GL55 6HB
Literature Festival

Campden Music Festival
campdenmayfestivals.co.uk
Old Police Station, High Street, Chipping Campden, GL55 6HB
Concert Organiser

Campden Music Winter Season
campdenmusic.org.uk
St James' Church, Church Street, Chipping Campden
Concert Organiser

Charles Matthews
charlesmatthews.co.uk
Musician

Cidermill Theatre
cidermilltheatre.com
Chipping Campden School, Cidermill Lane, Chipping Campden, GL55 6HU
Theatre

Court Barn Museum
courtbarn.org.uk
Church Street, Chipping Campden, GL55 6JE
Arts & Crafts Museum

Gallery at the Guild
The Old Silk Mill, Sheep Street, Chipping Campden, GL55 6DS
Artists' Cooperative

Generation Jones
geoffmcarr@hotmail.com
Musician

Rachel Horton Kitchlew
rhortonkitchlew.co.uk
Musician

Andrew James Music
andrewjamesmusic.co.uk
Musician

Visual Arts

Betty Stocker
Cherry Orchard Close, Chipping Campden
Photographer

Campden Innovation Lab
gloucestershire.gov.uk/libraries/library-services/the-lab/
The Library, High Street, Chipping Campden, GL55 6AT
Creative technology support

David Birch
thegalleryattheguild.co.uk
Gallery at the Guild, Sheep Street, Chipping Campden, GL55 6DS
Artist: Teaching sessions

Geoffrey Jackson
geoffreyjackson.com
Artist

Houghton Art
jeremyhoughton.co.uk
6 High Street, Chipping Campden, GL55 6AT
Artist

Louise Goves
louisegovesillustrations.co.uk
Illustrator, Card Maker

Rachel Swallow Photography
Photographer

Simon Hanagarth Photography
simonhanagarthphotography.co.uk
5 Grafton Mews High Street, Chipping Campden
Photographer

Susan Rosenberg
rosenberg-art.com
Orchard Lawn, Broad Campden, GL55 6UU
Artist

Terry Morgan
terrymorganphotography.co.uk
42 Castle Nurseries, Chipping Campden, GL55 6NT
Photographer

Artisans and makers

Bay Tree
thebaytreeatcampden.com
High Street, Chipping Campden, GL55 6AG
Floristry

Caroline Groves
carolinegroves.com
Bespoke Shoes

Caroline Richardson
carolinejewellery.co.uk
The Old Silk Mill, Sheep Street, Chipping Campden, GL55 6DS
Jeweller

Covent Garden Academy of Flowers
academyofflowers.com
High Street, Chipping Campden, GL55 6HB
Floristry School

Harts Silversmiths
hartsilversmiths.co.uk
The Old Silk Mill, Sheep Street, Chipping Campden, GL55 6DS
Silversmiths

Lisa Drinkwater Flowers
lisadrinkwaterflowers.wordpress.com
Floristry

Mooch
moochcotswolds.co.uk
Blacksmiths House, High Street, Chipping Campden, GL55 6DR
Fabric designs

Mary Day Silks
marydaysilks.com
Gallery at the Guild, Sheep Street, Chipping Campden, GL55 6DS
Silk Artist

Niki Crew
@nikicrewart - insta
9 Catbrook, Chipping Campden, GL55 6DF
Glass Artist

Ridge & Furrow
ridgeandfurrowceramics.com
Ceramacist

Robert Welch
robertwelch.com
Lower High Street, Chipping Campden, GL55 6DY
Cutlery, Homeware Design

Sam Wilson Studio
samwilsonstudio.com
Elsley House, High Street, Chipping Campden, GL55 6HA
Homewares

Stefan Day
stefandaysilver.co.uk
Gallery at the Guild, Sheep Street, Chipping Campden, GL55 6DS
Jeweller

Digital design and publishing

Fiell Publishing
fiell.com
Barley Mow High Street GL55 6AG
Publishing

Loose Chippings
loosechippings.org
Pan's Place, Back Ends, Chipping Campden, GL55 6AU
Publishing & Design

Shire Marketing
shiremarketingspecialists.co.uk
9 The Cambrook, Chipping Campden, GL55 6AT *Marketing*

Food and Drink

Bantam Tearooms
bantamtea-rooms.co.uk
High Street, Chipping Campden, GL55 6HB
Tearooms & B&B

Campden BRI
campdenbri.co.uk
Campden BRI, Station Road, Chipping Campden, GL55 6LD
Food & drink research / science

Campden Coffee
The Old Silk Mill, Sheep Street, GL55 6DS
Coffee shop

Cotswold House Hotel
bespokehotels.com/cotswoldhouse/dining
The Cotswold House Hotel, The Square, Chipping Campden, GL55 6AN
Hotel & two restaurants

Crystal Palace Chinese Takeaway
mealmap.co.uk/crystalpalace
13 Sheep Street, Chipping Campden, GL55 6DS
Chinese takeaway

Da Luigi Bistro
daluigi.co.uk
High Street, Chipping Campden GL55 6HB
Italian restaurant

Eight Bells Inn
eightbellsinn.co.uk
Church Street, Chipping Campden, GL55 6JG
Pub, restaurant & B&B

Fillet & Bone
filletandbone.co.uk
High Street, Chipping Campden, GL55 6AT
Delicatessen, Butcher, Fishmonger

Huxley's Brasserie
cafehuxleys.co.uk
High Street, Chipping Campden, GL55 6AL
Brasserie & café

Huxley's Bakery
cafehuxleys.co.uk/bakery
High Street, Chipping Campden, GL55 6AL
Bakery & takeaway

Little Oak Vineyard
littleoakvineyard.com
Little Oak Cottage Paxford Road, Chipping Campden, GL55 6LA
Vineyard & wine producer

Lygon Arms
lygonarms.co.uk
High Street, Chipping Campden, GL55 6HB
Hotel, restaurant & pub

Maylams
find-open.co.uk/chipping-campden/maylams-1723458
High Street, Chipping Campden, GL55 6HB
Delicatessen, fine foods

Michael's Restaurant
michaelsmediterranean.co.uk
High Street, Chipping Campden, GL55 6AG
Restaurant

MorHQ
morbakery.co.uk
Unit 8 Battlebrook Drive, Campden Business Park, GL55 6JX
Bakery & breadmaking courses

The Noel Arms Hotel
bespokehotels.com/noelarmshotel/
High Street, Chipping Campden, GL55 6AT
Hotel, restaurant & pub. Folk music venue

The Red Lion Tavern
redliontavern.co.uk
Lower High Street, Chipping Campden, GL55 6AS
Pub, restaurant & B&B. Folk music venue

Toke's Food & Drink
tokesfoodanddrink.co.uk
Toke's, High Street, Chipping Campden, GL55 6AG
Delicatessen, wine shop & event caterer

Victor's
facebook.com/victorschippingcampden/
High Street, Chipping Campden, GL55 6AT
Sandwich bar & café

The Volunteer Inn
thevolunteerinn.net
St. Catharine's Square, Chipping Campden, GL55 6DY
Pub, Indian restaurant & B&B

Bromleys of Cotswolds
bromleysofcotswolds.co.uk
Hook House, High Street, Chipping Campden, GL55 6AT
Coffee shop

Appendix 2. Natural Environment

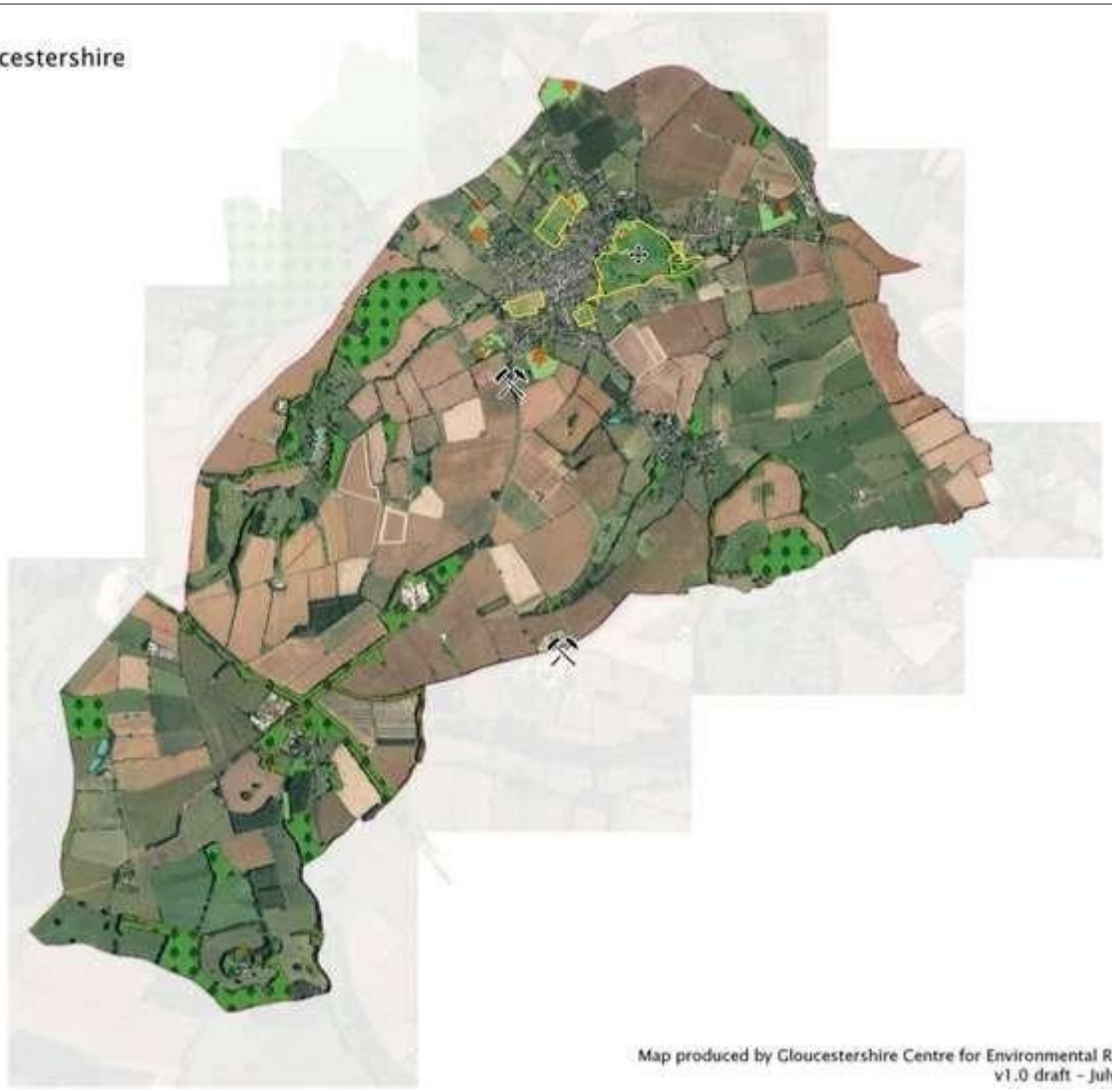
This data was prepared in 2017. Data on environmental features can become out of date and is therefore regularly updated. Applicants are encouraged to ensure that the data they use in the preparation of their proposals is up to date. This data is provided for illustrative purposes only.

Natural and landscape features
Chipping Campden parish, Gloucestershire

Chipping Campden NDP - Green Space

Habitat features

- Grassland
- Amenity grassland
- Open water
- Woodland - semi-natural
- Woodland - plantation
- Traditional orchard
- Churchyard
- Marsh
- SSSI
- RIGS
- Scheduled Ancient Monument



Priority Habitats are outlined in red; SSSIs are outlined boldly in red. Note that some of the ponds and the older hedgerows may also be in a Priority Habitat category, depending on their stage of establishment and use. These are often too small for Natural England to map, but known to be locally important.

Other designations:
The whole parish falls within the Cotswold Area of Outstanding Natural Beauty (AONB);
The Cotswold Scarp Nature Improvement Area (NIA) just overlaps the south west edge of the parish (see separate map).

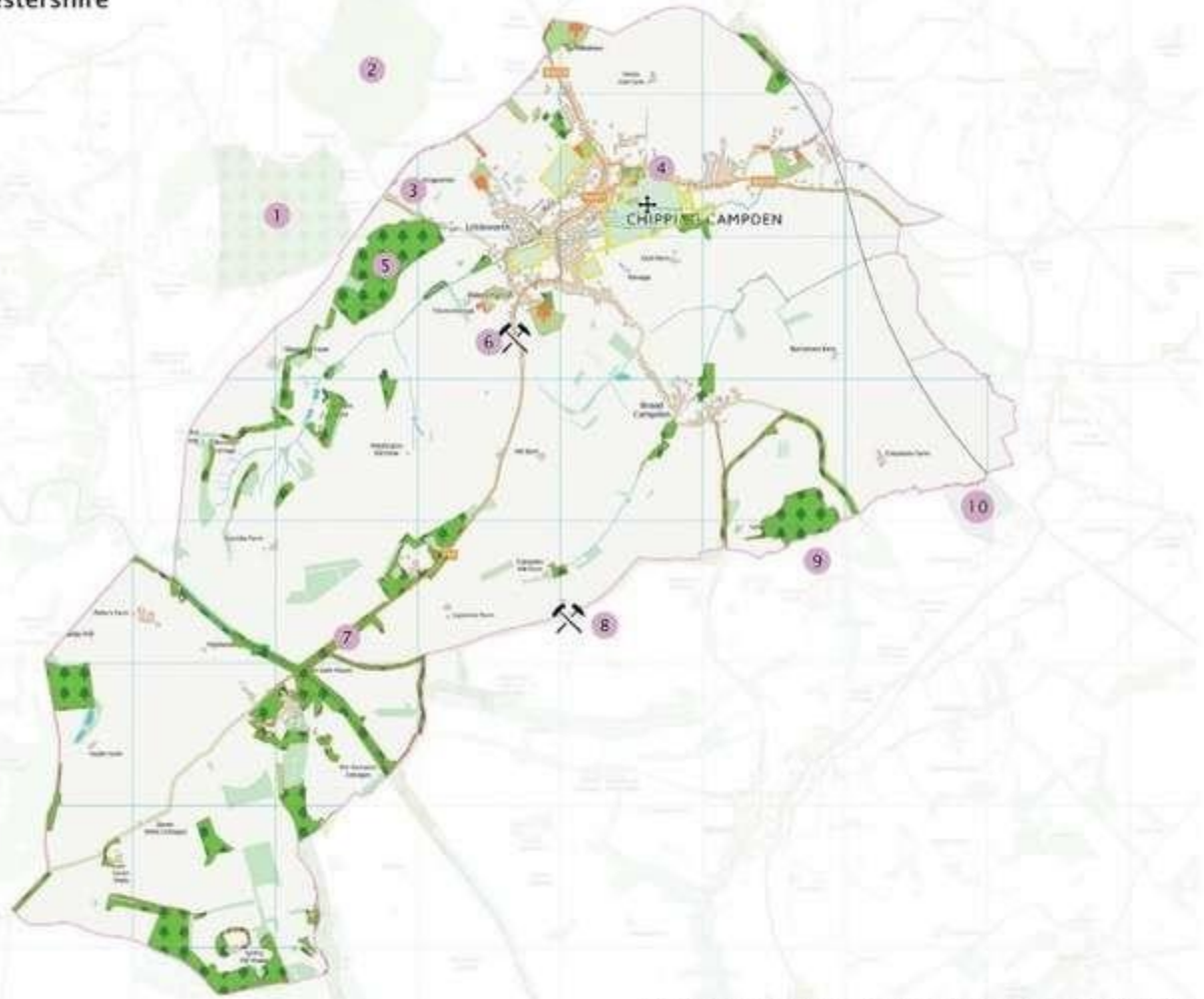
Map produced by Gloucestershire Centre for Environmental Records
v1.0 draft - July 2017

Natural and landscape features
Chipping Campden parish, Gloucestershire

Chipping Campden NDP - Green Space

Habitat features

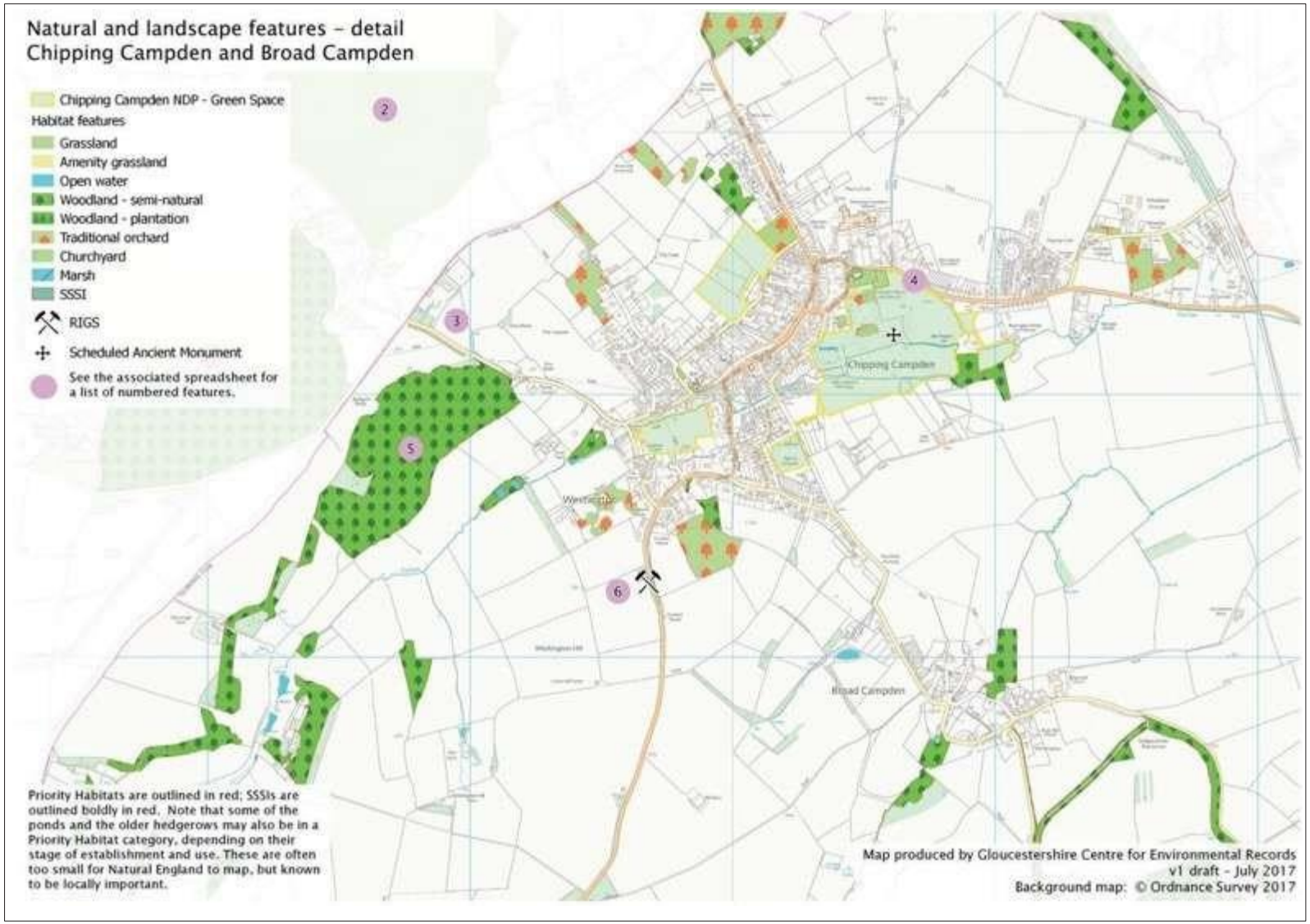
- Grassland
- Amenity grassland
- Open water
- Woodland - semi-natural
- Woodland - plantation
- Traditional orchard
- Churchyard
- Marsh
- SSSI
- RIGS
- Scheduled Ancient Monument
- See the associated spreadsheet for a list of numbered features.

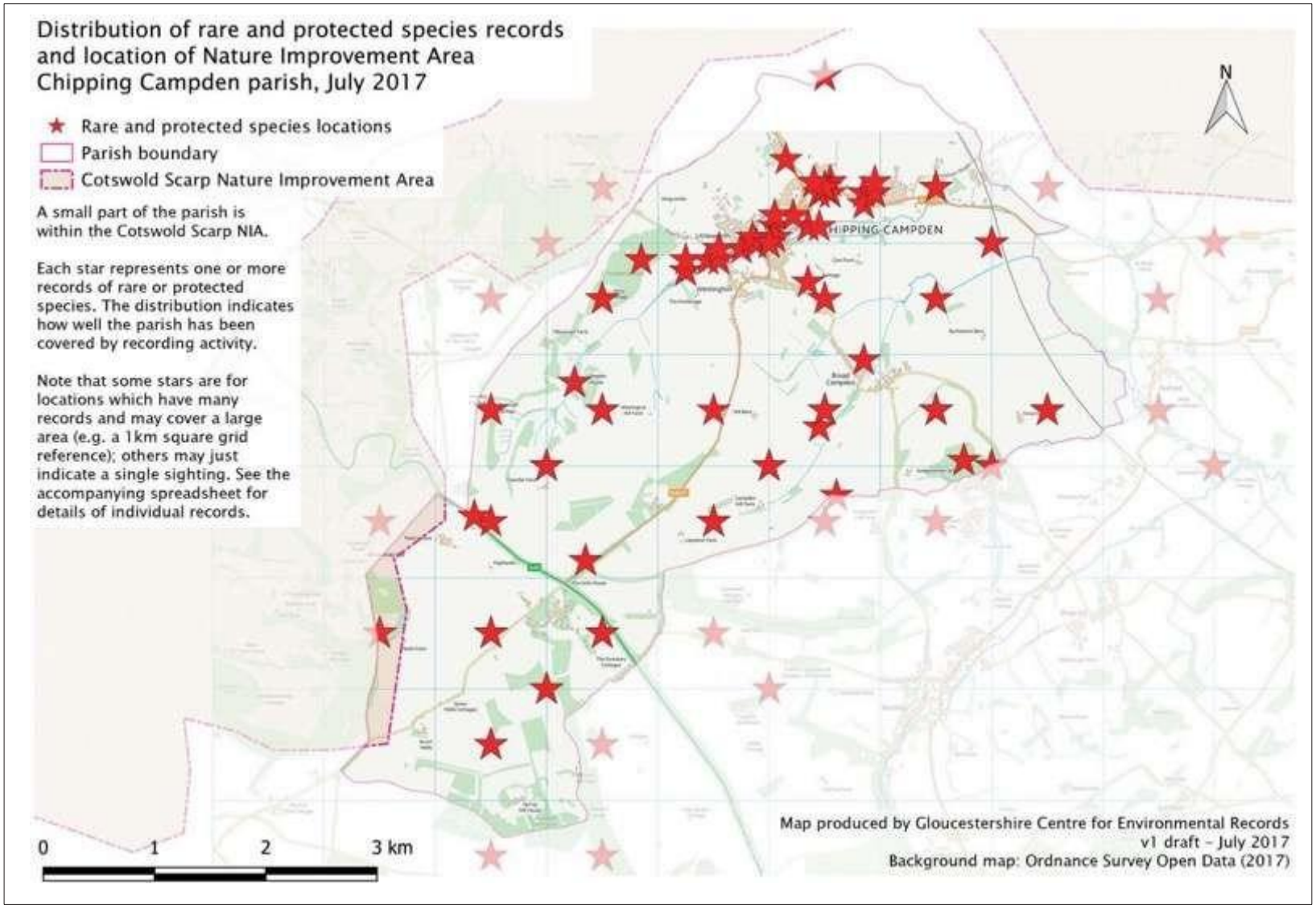


Priority Habitats are outlined in red; SSSIs are outlined boldly in red. Note that some of the ponds and the older hedgerows may also be in a Priority Habitat category, depending on their stage of establishment and use. These are often too small for Natural England to map, but known to be locally important.

Other designations:
The whole parish falls within the Cotswold Area of Outstanding Natural Beauty (AONB);
The Cotswold Scarp Nature Improvement Area (NIA) just overlaps the south west edge of the parish (see separate map).

Map produced by Gloucestershire Centre for Environmental Records
v1 draft - July 2017


Natural and landscape features – detail
Chipping Campden and Broad Campden
Chipping Campden NDP - Green Space
Habitat features
Grassland
Amenity grassland
Open water
Woodland - semi-natural
Woodland - plantation
Traditional orchard
Churchyard
Marsh
SSSI
RIGS
Scheduled Ancient Monument
See the associated spreadsheet for a list of numbered features.
2
3
4
5
6
Chipping Campden
Broad Campden
Priority Habitats are outlined in red; SSSIs are outlined boldly in red. Note that some of the ponds and the older hedgerows may also be in a Priority Habitat category, depending on their stage of establishment and use. These are often too small for Natural England to map, but known to be locally important.
Map produced by Gloucestershire Centre for Environmental Records
v1 draft - July 2017
Background map: © Ordnance Survey 2017


Distribution of rare and protected species records
and location of Nature Improvement Area
Chipping Campden parish, July 2017
Rare and protected species locations
Parish boundary
Cotswold Scarp Nature Improvement Area
A small part of the parish is within the Cotswold Scarp NIA.
Each star represents one or more records of rare or protected species. The distribution indicates how well the parish has been covered by recording activity.
Note that some stars are for locations which have many records and may cover a large area (e.g. a 1km square grid reference); others may just indicate a single sighting. See the accompanying spreadsheet for details of individual records.
N
CHIPPING CAMPDEN
0
1
2
3 km
Map produced by Gloucestershire Centre for Environmental Records
v1 draft - July 2017
Background map: Ordnance Survey Open Data (2017)

Number	Name	Type	Status	Comments	Hectares	Source
1	Weston Park KWS	Deciduous woodland	Key Wildlife Site, Priority Habitat	Ancient semi-natural broad-leaved woodland (just outside the parish boundary)	74.61987	GCER KWS layer
2	Dover's Hill KWS	Grassland	Key Wildlife Site, Priority Habitat	Large National Trust area of fields and woodland (just outside the parish boundary). Invertebrate interest.	73.68912	GCER KWS layer
3	Chipping Campden (Dyer's Lane) CRV	Grassland	Conservation Road Verge	Rank grass bank with very small population of sweet cicely, adjacent to Campden Wood KWS	0.18140	GCER CRV layer
4	Campden House	Garden, Medieval earthworks	Scheduled Ancient Monument	Campden House, formal Garden and associated Medieval cultivation earthworks.		English Heritage download
5	Campden Wood KWS	Deciduous woodland	Key Wildlife Site, Priority Habitat	Ancient semi-natural broad-leaved woodland site larger than 2 ha	26.03183	GCER KWS layer
6	Holt Quarry	Good exposure of the Cotswold Sands	RIGS	Former quarry workings now covered by graded slope of thinnish woodland		GCER RIGS layer (c/o Gloucestershire Geology Trust)
7	Chipping Campden (B4081) CRV	Grassland	Conservation Road Verge	Secondary woodland flora including c10 sweet cicely plants at the southern end of verge on the south side of the road	0.20746	GCER CRV layer
8	Stanley's Quarry	Research and all levels of education	RIGS	A large, active working quarry, exposing the Lower Freestone of the Inferior Oolite almost at its north-eastern limit. The quarry lies immediately west of the Vale of Moreton axis. The beds in the quarry are almost horizontal.		GCER RIGS layer (c/o Gloucestershire Geology Trust)
9	Sedgecombe Plantation KWS	Deciduous woodland	Key Wildlife Site, Priority Habitat	overlaps the parish boundary	16.98550	Natural England Priority Habitat Inventory v2.1 2016
10	Wellacre Quarry	SSSI	SSSI	the best exposures in Britain of part of the Lower Jurassic, Middle Lias rock succession. Rich in fossils. This is the subdivision called Luridum Subzone.	12.14909	Natural England GIS data download
10	Next to Wellacre Quarry SSSI	Deciduous woodland	Priority Habitat - also edge of SSSI		0.67436	Natural England Priority Habitat Inventory v2.1 2016

Appendix 3. Town Centre Land Uses

Table of Town Centre uses (Data gathered October 2023) showing use for ground floor and entire property unless otherwise stated. See also maps below.

High Street heading West, North side

Ivy House
C3

Grevel House
C3

St James (the Old School House) C3

The Malt House C3

Seymour House C3

Westcote House
C3

Three Gables
C3

Trinder House C3

Clifton House
C3

Tokes
Eb; Upper floor C3

Campden Art Gallery
F1

Kendal House
Ea; Upper floor C3

Dragon House Cottage
C3

Dragon House C3

Martins Cottage
Ea

Little Martins
Ea

The Martins C3

Sundial House
Green Dragon Interiors
Ea;
Upper floor C3

Moreton House
C3

Jackson Stops Ec

Michael's Restaurant
Eb; Upper floor C1

London House C3

St Annes
C3

Montrose House
C3

Cotswold House SG;
Upper floor C1

Kings Hotel Unused
- was hotel

Darby House
C3

The Firs
C3

Drury House
Ec

Dial House
C3

Babtist Church
F1

Peyton House
C3

Twine House
C3

Poppett's
C3

Green Dragon
C3

Mullion House C3

Crosby House
C3

Churchill House Ea;
Upper floor C3

Pedlar's House
Ea

Elm Tree House
C3

Not in use (front ground floor – formerly Butty's), J Gabb Solicitors at rear E

The Old Bakehouse C3

The Old Presbytery C3

High Street heading
East, South Side

Plough House
C3

Robert Welch Studios Ea

Down Sheep Street,
West Side, away from
High Street B4081

2 Sheep Street
Draycott Books Ea;
Upper floor C3

3 Sheep Street
Ann Paul Hairdresser
Ea; Upper floor C3

4 Sheep Street
C3

5 Sheep Street
C3

6 Sheep Street
C3

7 Sheep Street
C3

The Silk Mill
F1, Ea, Eb

Sheep Street, East
Side, heading towards
High Street

Public Conveniences

Red Lion PH
– Folk music
venue Sui
generis

High Street heading
East from Sheep Street
B4081

Red Lion PH
– Folk music
venue Sui
generis

One Stop Shop
Ea

Victor's
Eb; Upper floor C3

Blacksmith's House
Mooch – Fabric design
artist Ea

Blacksmith's House
James Adcock
Cabinet maker E;
Upper floor E

Blacksmith's House
Silver Lily Jewellery
Ea

Cambrook Court - 10
units

From entrance on left Ea,
Ea, Ea, Ea, Ea

From entrance on right Eb,
Ea, Ea, Ea, Ec

Behind Campden Court
Block

Joy's soft furnishings Ea,
Upper floor Ec

Peridot Digital & Post
Office
Ea, Upper floor Ec

Beyond Post Office
Storage B8

Opposite Post Office
12 garages

Continuing up High
Street from Campden
Court

Prior House
Art Gallery
F1; Upper floor C3

Hidden Beauty Ea;
Upper floor C3

Lisa Drinkwater Florist
Ea; Upper floor C3

The Attic
(behind LD
Florist) Ea

Grafton House
Estate Agent
Ec

Dentist (behind Grafton
House) Ec

Fillet & Bone
Ea, Eb

The Butchers flat
(behind Fillet & Bone)
C3

The Old Abattoir
(behind Fillet & Bone)
C3

Storage (behind Fillet
& Bone)
B8

Bromleys of
Cotswolds Eb

Hook House
Ea

Library
F1

Julie Sullivan
Funeral Directors E

Noel Arms Hotel –
Folk music venue
C1

Behind Noel Arms - 4 properties
C3, C3, C3, C3

Elsley House
Ea

12-14 High Street,
The Co-operative
Ea

Behind Co-op - storage
B8

Badger's Hall
C3

The Old Police Station
- front
Dandelion Ea

The Old Police Station - Tourist
information, Council Office,
meeting rooms, cinema
sui generis

Behind Old Police Station - toilets

Behind Old Police Station 5 properties C3, C3, C3, C3, C3,

The Guild House
Bantam Tea Rooms Eb

Da Luigi's Bistro Eb

Masonic Lodge (above Da Luigi's) Sui generis

Passageway leading to 6 properies
C3, C3, C3, C3, C3, C3,

Stuart House
Ea; Upper floor C3

Cheltenham House Hairdresser
Sui generis; Upper floor C3

The Old Grammar School
C4; Upper floor C4

Fereby House
C3

Maylams
Ea; Upper floor C3

Saxton House C3

Dover's House
C3

The Lanterns C3

Amberley House C3

Lygon Arms (main) C1

Lygon Arms (other side of passageway)
Ea

Braithwaite House (former Lloyd's Bank) C4
application permitted by CDC

Braithwaite House (other side of passage – former Tricer) C4
application permitted by CDC

Symes House
Floral art academy
F1; Upper floor C3

Woolstapler's House
C3

Woolstapler's Hall
C3

Singer House
C3

Bedfont House
C3

Woodward House
C3

Through passageway

The Coach House
C3

The Groom's Lodge
C3

Chestnut Tree Cottage
C3

Sherbourne Mews
C3

After passageway

Chestnut Tree House
C3

Pharmacy - dispensary, consulting rooms, defibrillator
Ec

Island in High Steet near Sheep Street. Clockwise from western end

Rosary Cottage
C3

Empty property being renovated

Huxley's
Eb

Bread maker / shop
Ea, Eb

Hairdressers Sui generis

Barbers Sui generis

Island adjacent to west end of car park

Cotswold Luxe
Ea

Market Square car park

Island in High Street with war memorial. From western end

Town Hall F1

Memorial Green - start of Cotswold Way

The Market Hall
National Trust

Class F
Sui Generis
Class C3 - dwellings
Class Ec - services
Class Eb - food and drink
Class Ea - retail
Town Centre Boundary
Poppetts
Green Dragon Close
Cottage
Island House
Rosary Cottage
140.5m
TCB
GP
PH
The Old
Davies Hs
Library
Hotel
Grafton House
House
Grafton Mews
Burgage House
Wallland House
House
Cottage
El Sub Sta
PC
LB
142.0m
The Plough Cottage
B 4081
Silk Mill Cott
Rear Tree Cott
Francote
Shreelaine
Garage
House
Cross Cottage
FB
FB
Path

Class F
Sui Generis
Class C3 - dwellings
Class Ec - services
Class Eb - food and drink
Class Ea - retail
Town Centre Boundary
Rodings
Cotswold House Hotel
London House
Montrose
Sundial House
Dragon Ho
Little Martins Cottage
Brewers Cottage
School
House
Mkt
War Meml
Hotel
Town
HIGH STREET
The Firs
Island House
Library
Hotel
Grafton House
Noel Court
The Old Coach House
Badgers End
Farm
Alderley
CALF'S LANE
Sables
Cottage

Class F
Class C3 - dwellings
Class Ec - services
Class Eb - food and drink
Class Ea - retail
Town Centre Boundary
B 4035
Hall
Mill Cottage
Ostlers Loft
Endymion
House
Bedfont
GLEBE FOLD
Symes House
Sherborn House
Surgery
GP
Oak
Mow
P
Seymour Cottage
House
Hotel
Dragon Ho
House
Ellisons Cottage
The Cottage
Little Martins Cottage
Mkt
Brewers
Grammar
The Old
Lygon Arms
Flag Close

Appendix 4. Social and community infrastructure

With a description of each asset (from the list in para 11.2.2) and an explanation of why the asset is important to the Chipping Campden community.

Allotments

Chipping Campden Allotments
The Bratches, Aston Road, Chipping Campden, GL55 6JS

Allotments

Allows for the growing of vegetables, etc. with physical, health and economic benefits for residents, plus ecological advantages.

Care Homes

Mill House Care Home
55 Sheep Street, Chipping Campden, GL55 6DR

Care home for the elderly

Provides residential care for the elderly. Allows for those who need such care to stay in the locality.

Jecca's House (Campden Home Nursing)
Jecca's House, Aston Road, Chipping Campden, GL55 6HR

Charitable organisation providing nursing care for the terminally ill.

Provides nursing care for terminally ill residents of the town and surrounding area. Allows for those who need such care to be cared for in their own home.

Churches

St James' Church
Church Street, Chipping Campden, GL55 6JG

Historic Grade 1-listed C of E "Wool" church

One of the finest historic "wool" churches in England, it is the religious hub of the community. It hosts musical events of international calibre during the Music Festival.

Campden Baptist Church
High Street, Chipping Campden, GL55 6AL

Baptist Church

An active Baptist Church, one of the hubs for the religious community of the town. Provides location for Food Bank.

St Catharine's Church
Lower High Street, Chipping Campden, GL55 6DZ

Catholic Church

An active Catholic Church, the religious hub for the Catholic community of the town.

St Michael & All Angels Church
Broad Campden, GL55 6US

C of E Church in Broad Campden

Provides regular services for the inhabitants of Broad Campden

Churches

Friends Meeting House
Meeting House Lane, Broad Campden, GL55 6US

Quaker meeting house in Broad Campden

The location for meetings of the Society of Friends (Quakers) since 1663 it is the oldest building of its kind in UK still used for this.

Defibrillators

Berrington Road Defibrillator
Berrington Road, near junction with Station Rd.

Old red telephone kiosk housing defibrillator

Gives public access to a defibrillator, which may save lives

Broad Campden Defibrillator
Broad Campden, near Bakers Arms PH

Old red telephone kiosk housing defibrillator

Gives public access to a defibrillator, which may save lives

Leisure Centre Defibrillator
Chipping Campden School, Cidermill Lane, GL55 6HU

Defibrillator

Gives public access to a defibrillator, which may save lives

Defibrillators

Pharmacy Defibrillator
Pharmacy, High Street, Chipping Campden, GL55 6HB

Defibrillator

Gives public access to a defibrillator, which may save lives

Post Office / Peridot Digital Defibrillator
2c The Cambrook, High Street, Chipping Campden, GL55 6AT

Defibrillator

Gives public access to a defibrillator, which may save lives

St Catharine's Defibrillator
St Catharine's School, Lower High Street, GL55 6DZ

Defibrillator

Gives public access to a defibrillator, which may save lives

Dentists

Today's Dental Care
Grafton Mews, Chipping Campden GL55 6BW

Dentist

Provides dental examinations and treatment.

Dentists

Ashbee Dental Care
3 Ashbee House, Battlebrook Drive, GL55 6JX

Dentist

Provides dental examinations and treatment.

Doctors' Surgeries

Chipping Campden Surgery
Back Ends, Chipping Campden, GL55 6AU

Doctors' surgery

Doctors practice providing primary healthcare to the local community

Gardens and Parks

Ernest Wilson Garden
Leysbourne, Chipping Campden, GL55 6AD

Walled garden commemorating famous Campden plant-collector

A quiet, special, rest-area with seating in the centre of the town, providing a pleasant restful ambience plus information about this plant-collector of national importance.

Wolds End Orchard
Back Ends, Chipping Campden, GL55 6HR

Community-owned and maintained ancient orchard

The last ancient orchard of the town, now community-owned and maintained. Allows residents opportunity of physical exercise, learning about fruit-growing and ecology, and positive ecological impact. Hosts events like Apple Day and community picnic.

Fire Stations

Community Fire & Rescue Station
Catbrook, Chipping Campden, GL55 6DG

Fire & Rescue Station
Defibrillator

Provides fire and rescue services for Chipping Campden and surrounding area.

Gives public access to a defibrillator, which may save lives

Meeting Rooms

Church Rooms
Church Rooms, Calf Lane, Chipping Campden, GL55 6JQ

Function Room

Used for talks, meetings, community lunches. An important community hub for the parish.

Chipping Campden Town Hall
High Street, Chipping Campden, GL55 6AT

Meeting and Function Room
(Town Hall)

Used for local craft and food markets, talks, meetings for local groups and societies, rural cinema and it is where meetings of the Town Council are held. An important hub for the artistic and civic life of the parish. Also, a weekly Chipping Campden Youth Club is held here.

The Old Police Station High Street, Chipping Campden, GL55 6HB

Meeting and Function Room

Used for talks and cinema. Meetings of the History, Art and Cinema Societies are held here. An important hub for the artistic life of the parish. Also, houses the Council Office for the Parish.

Meeting Rooms

Broad Campden Village Hall
Hall Close, Broad Campden, GL55 6UZ

Village Hall

Provides a meeting place and a facility for events for the residents of Broad Campden

Baden Powell Centre
Recreation Ground, Catbrook, Chipping Campden, GL55 6DA

Large hut on recreation ground, for scouts and other activities

Provides a venue for the local Scouts, Beavers and Brownies. Also available for hire for children's parties etc. Alongside the Recreation ground and sports facilities – important for the health and development of the local children.

Opticians

Dr C.P.Grey, Optician
Drury House, Chipping Campden, GL55 6AL

Optician

Provides eye examinations, screening for glaucoma, macular degeneration and other eye diseases.

Play Areas

Recreation Ground Play Area
George Lane, Chipping Campden, GL55 6DA

Play Area

An extensive play area with a wide variety of play equipment carefully maintained and landscaped. Provides important outdoor exercise and play facilities for the children of the parish.

Castle Gardens Play Area
Castle Gardens, Chipping Campden, GL55 6JR

Play Area

A play area with a variety of play equipment. Provides important outdoor exercise and play facilities for the children resident at this end of the town, which is distant from the larger play area at the recreation ground or at Olimpick Drive.

Olimpick Drive Play Area
Olimpick Drive, Chipping Campden, GL55 6BL

Play Area

A play area with a variety of well-maintained play equipment. Provides important exercise and play facilities for the children resident at this end of the town, which is distant from the larger play area at the recreation ground or at Berrington Road.

Post Offices

Chipping Campden Post Office
Peridot Digital, 2c Cambrook, High Street, GL55 6AT

Post Office

Provides a range of post-office services for the inhabitants of the parish and surrounding area, including banking services.

Public Houses

The Eight Bells
21 Church Street, Chipping Campden, GL55 6JG

Public House

Provides food, wide-ranging menu, hosts functions and events. Provides B&B accommodation

The Lygon Arms Hotel
High Street, Chipping Campden, GL55 6HB

Hotel & Public House

Although a hotel, functions as a public house for locals, serving food, and hosting functions and events. Also contains a shop selling clothes, gifts, food and culinary products.

The Noel Arms Hotel
High Street, Chipping Campden, GL55 6AT

Hotel & Public House

Although a hotel, functions as a public house for locals, serving food, and hosting functions and events.

The Red Lion Tavern
Lower High Street, Chipping Campden, GL55 6AS

Public House

A public house serving food and, hosting functions and events. Provides B&B accommodation.

Public Houses

The Volunteer Inn
Lower High Street, Chipping Campden, GL55 6DY

Public House

A public house, with an Indian restaurant. Hosts functions and events, particularly with live music. Provides B&B accommodation.

The Bakers Arms
Broad Campden, GL55 6UR

Public House

A public house serving food and, hosting functions and events.

Cotswold House Hotel
The Square, Chipping Campden, GL55 6AN

Hotel with two restaurants

A Hotel with two restaurants, which is much used by local people, and also with a Spa open to the local population.

Schools

Chipping Campden School
Cidermill Lane, Chipping Campden, GL55 6HU

Secondary School

A highly regarded and very successful secondary school, serving a wide catchment area around Chipping Campden.

Schools

St James & Ebrington C of E
Primary School
Pear Tree Close, Chipping Campden, GL55 6DB

Primary School

The Church of England primary school serving the parish and surrounding area

St Catharine's Catholic
Primary School
Lower High Street, Chipping Campden, GL55 6DZ

Primary School

The Catholic primary school serving the parish and surrounding area

Spas

Cotswold House Hotel Spa
Cotswold House Hotel, The Square, GL55 6AN

Spa, with a variety of associated treatments

Provides facilities for a variety of spa treatments. Allows for relaxation and revitalisation. Available to local population.

Sports Facilities

Recreation Ground
George Lane, Chipping Campden, GL55 6DA

Large green space with sports pitches and play area

Covenanted fields providing a football pitch, landscaped children's play area and picnic area. Provides outdoor space for physical recreation for residents of and visitors to the parish.

Chipping Campden Bowling Club
Station Road, Chipping Campden, GL55 6LB

Full-size bowling green with clubhouse with bar and kitchen facilities

Full sized bowling green and clubhouse with bar and other facilities for hosting functions and events. Offers opportunity for physical activity, particularly for older residents.

Sports Facilities

Chipping Campden Cricket Club
Station Road, Chipping Campden, GL55 6LB

Large cricket pitch with large pavilion

Large cricket ground supporting teams of all ages from young children up, including women's teams. Coaching provided at all levels. Large pavilion with bar and dining facilities for hosting functions and events. Allows for physical recreation for the local population.

Chipping Campden Tennis Club
Recreation Ground, George Lane, GL55 6DA

Four floodlit tennis courts with clubhouse

Provides facilities for playing tennis, along with coaching. Extensively used – 150 adult members and 70 juniors. Allows for physical recreation of local population.

The Leisure Centre
Chipping Campden School, Cidermill Lane, Chipping Campden, GL55 6HU

Leisure Centre

Provides facilities for playing tennis, a variety of indoor sports, weight-training and swimming.
Very important for the health of residents and for training for sports e.g. swimming.

Toilets

Sheep Street Public Conveniences
Sheep Street, Chipping Campden

Toilets

Male and female public conveniences. They are signposted from the high street, and given the tourism industry of the town, they are an important facility.

Toilets

Toilets at The Old Police Station
The Old Police Station courtyard, The Old Police Station, High Street, GL55 6HB

Toilets for public use

Male and female public conveniences. Given the tourism industry of the town, they are an important facility.

Theatres, Museums and Libraries

Court Barn Museum
Church Street, Chipping Campden, GL55 6JE

Museum

Museum displaying jewellery, paintings, prints, furniture and other types of creative art, together with an exhibition relating to the presence of C. Ashbee and the Arts & Crafts movement in Chipping Campden in the early part of the 20th Century. It highlights and showcases the creative heritage of the local community.

Cidermill Theatre
Chipping Campden School, Cidermill Lane, Chipping Campden, GL55 6HU

Theatre and performance venue

A modern theatre providing a venue for plays, musical performances and other types of performing art. Used by outside professional groups as well as local schoolchildren. Enriches the cultural lives of the residents of the parish and surrounding area and provides important educational opportunities for our children to study acting, musical performance and associated activities.

The Old Silk Mill Sheep Street, Chipping Campden, GL55 6DS

Gallery and workshops of creative artists & café

This historically important building, which from 1902 housed the Guild of Handicrafts movement led by CR Ashbee, showcases the works of
local artisans and provides workshops for them to work. It enriches the lives of inhabitants and is attractive to tourists and so also has economic value.

Theatres, Museums and Libraries

Chipping Campden Library
High Street, Chipping Campden, GL55 6AT

Library

Provides books, book search, internet facilities and photocopying for the community and Business Hub facilities.

Chipping Campden Visitor Information Centre
The Old Police Station, High Street, GL55 6HB

Visitor Information Centre

Tourism is an important industry for the town, and the Information Centre provides information for tourists and enhances their experience, which helps promote our tourism. Ticket sales, lost property, safe refuge and retail of maps, guidebooks and souvenirs.

Appendix 5. Non-designated heritage assets

With a description of each asset and an explanation of why the asset meets any of the criteria in the Cotswold Local Plan Policy EN12, Table 6 pages 156/157, e.g.

- Architectural interest
- Historic interest
- Age
- Rarity
- Aesthetic merits
- Selectivity or representativeness
- Integrity or “sense of completeness”
- Historic association
- Landmark status
- Group value

NDHA 1
The Millenium Sign

High Street,
Chipping Campden

Sign, created for Millenium Celebrations

This sign was created for Campden’s millennium celebrations. There is a metal snail crawling up the ironwork, which is the signature of the metalworker, Jeff Humpage, who created the sign. It is sought out by tourists. It thus has aesthetic interest; an historic association; and a local landmark status.

NDHA 2
Westington Street Lamp

Westington Green

Streetlamp

This streetlamp was a gift to the town by George Haines (whose descendants remain local landowners) in the late 19th Century. It is believed to have come from Westminster Bridge in London. It is thus of historic interest, and it is an attractive local landmark.

NDHA 3
High Street Stamp Box

High Street,
Chipping Campden

Period stamp dispenser

This postage stamp dispenser was installed here when Elsley House became the post office in 1967. It has an historical interest for the community and is a rare example of its type.

NDHA 4
St Catharine's postbox

High Street,
Chipping Campden

Victorian postbox

This is the earliest postbox in Chipping Campden, installed in 1895. It is of historic interest.

NDHA 5
Westington postbox

Westington,
Chipping Campden

Victorian postbox

This is the second earliest postbox in Chipping Campden, installed in 1896. It is of historic interest.

NDHA 6
High Street postbox

Elsley House, High St, Chipping Campden, GL55 6HA

Elizabethan postbox

This is a striking Elizabethan postbox on the High Street in the wall of what used to be the post-office, from 1967 to 2016. It is of historic interest and for a long time the premises were the town post-office.

NDHA 7
The Scuttlebrook

Aston Road, Chipping Campden

Open section of the Scuttlebrook (Cattlebrook)

The Scuttlebrook, named from Cattle Brook, flowed along the Leysbourne end of the High Street until it was covered in 1831. This is the only remaining open section and has historical significance for the town.

NDHA 8
Town Pump

Leysbourne,
Chipping Campden

Old water pump

The Reverend Lelend Noel had this pump installed in 1832 to provide water for the poor. It possibly is on the site of an older pump that existed in this area. It is of historic interest to the town.

NDHA 9
Cotswold Way marker

Adjacent to market square,
Chipping Campden

Stone marking start of The Cotswold Way path

This stone marks the start of the 102-mile Cotswold Way path from Chipping Campden to Bath. It was unveiled in 2014 and is of limestone with a central brass acorn motif. The wording is from the 2nd of T.S.Eliot's Quartet poems, Burnt Norton (which is nearby) which he was inspired to write on one of his many visits to Campden. This is thus of architectural, historic and landmark value to the town.

NDHA 10
Broad Campden postbox

Broad Campden GL55 6UR

George VI postbox

This is a good example of a George VI post box and has architectural and historical interest.

NDHA 11
Punk stone carving

Old School House, High St,
Chipping Campden

Stone carving

This stone carving was produced by local stone carver Ian Ashurst in 1977. It is aesthetically interesting and one of the landmarks on the High Street.

NDHA 12
Graham Greene Blue Plaque

Little Orchard Cottage, Hoo Lane, GL55 6AZ

Plaque commemorating previous resident

The novelist Graham Greene lived in Campden for 2 years from 1931-33, writing his first successful novel, Stamboul Train whilst here. The plaque commemorates the historic association with this now famous resident.

NDHA 13
Grevel House sundial

Grevel House, High Street, GL55 6AG

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic feature of the town. This one is on the oldest houses in the town (14th Century), but the dial itself dates from 1815.

NDHA 14
Dragon House sundial

Dragon House / Cottage, High Street, GL55 6AG

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic feature of the town. This one is set at an angle to show more hours of the day. It was used to set the town hall clock. Dated 1690.

NDHA 15
Sundial House sundial

Sundial House, High Street, GL55 6AG

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic feature of the town. This one has a vertical dial dated 1647.

NDHA 16
Cotswold House sundial

Cotswold House Hotel,
High Street, GL55 6AN

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic feature of the town. Richard Miles, a well-to-do local grocer built this house in 1815, but the dial is dated 1820.

NDHA 17
Dial House sundial

Dial House, High Street,
GL55 6AL

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic feature of the town. This was the home and shop of the Warner family 200 years ago. They made and mended clocks, watches and sundials. This dial would have been used to set these timepieces.

NDHA 18
Green Dragons sundial

Green Dragons,
High Street, GL55 6AL

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic/architectural feature of the town. This one has a curl at the end of the gnomon, and the hours and figures are, unusually, in relief.

NDHA 19
Crosby sundial

Crosby House,
High Street, GL55 6AL

Sundial

It is unusual for a town the size of Campden to have so many sundials, and they are a special historic/architectural feature of the town. This one is dated 1691.

NDHA 20
Sign of the Swan Inn

Maylams,
High Street, GL55 6AG

Old Pub Sign

This attractive sign once advertised the Swan Inn, located here from at least the mid 19th century, but now the building is a delicatessen. Campden has many interesting street signs, and this one is of historical and aesthetic value.

NDHA 21
Sign of the Lygon Arms

Lygon Arms Hotel,
High Street, GL55 6HB

Old Pub Sign

The Lygon Arms is the oldest coaching inn in Campden, trading continuously since the 15th century. This sign is an historic local landmark.

NDHA 22
Sign outside Elsley House

Elsley House,
High Street, GL55 6HA

Old sign designed by F L Griggs

This sign was originally designed for Keely's hardware shop by FL Griggs, associated with the Arts & Crafts movement, who moved to Campden in 1903. He was regarded as the finest etcher in the country. The sign is historically important.

NDHA 23
Boot-scraper Kings Hotel

Kings Hotel,
High Street, GL55 6AW

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 24
Boot-scraper Baptist Church

Baptist Church,
Lower High Street, GL55 6AL

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 25
Boot-scraper The Martins

The Martins,
High Street, GL55 6AG

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 26
Boot-scraper Trinder House

Trinder House,
High Street, GL55 6AG

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 27
Boot-scraper Westcote House

Westcote House,
High Street, GL55 6AG

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 28
Boot-scraper Ivy House

Ivy House,
High Street, GL55 6AG

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 29
Boot-scraper Woolstaplers

Woolstaplers Hall,
High Street, GL55 6HB

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 30
Boot-scraper Dovers House

Dovers House,
High Street, GL55 6HB

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

NDHA 31
Boot-scraper The Bantam

Bantam Tearooms,
High Street, GL55 6HB

Boot-scraper

The Campden High Street has an unusually high number old boot-scrapers, of historic and architectural interest.

Appendix 6. Local Nature Recovery Areas

1. River Cam corridor

Improvement focus

- Riparian habitat
- Grassland
- Woodland
- Scheduled Monument
- Traditional orchard

2. River Cam and Campden Wood

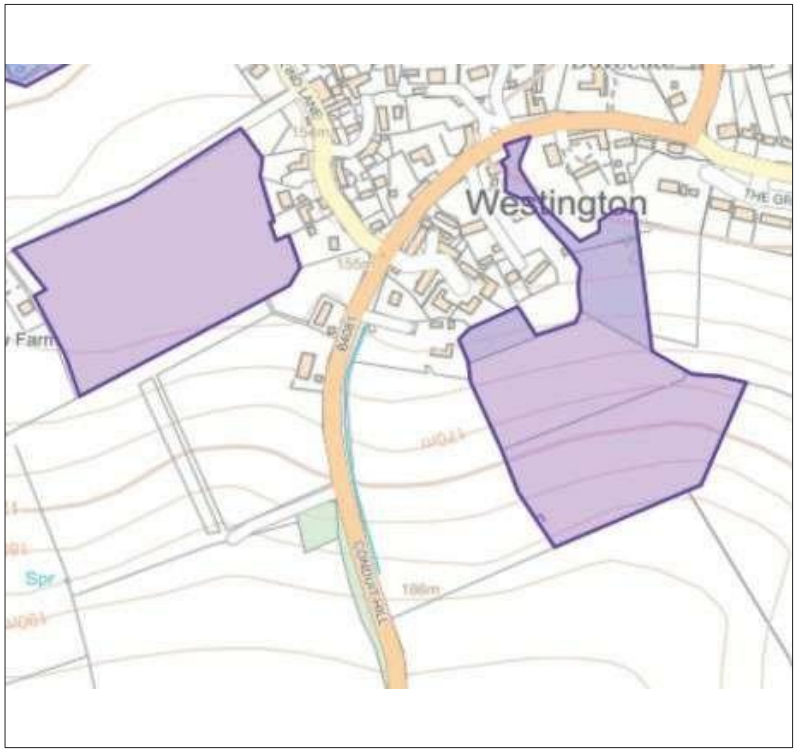
Improvement focus

- Riparian habitat
- Woodland

3. West Chipping Campden, Leasows Farm, Westington

Improvement focus

- Former traditional orchard



4. Dounor House

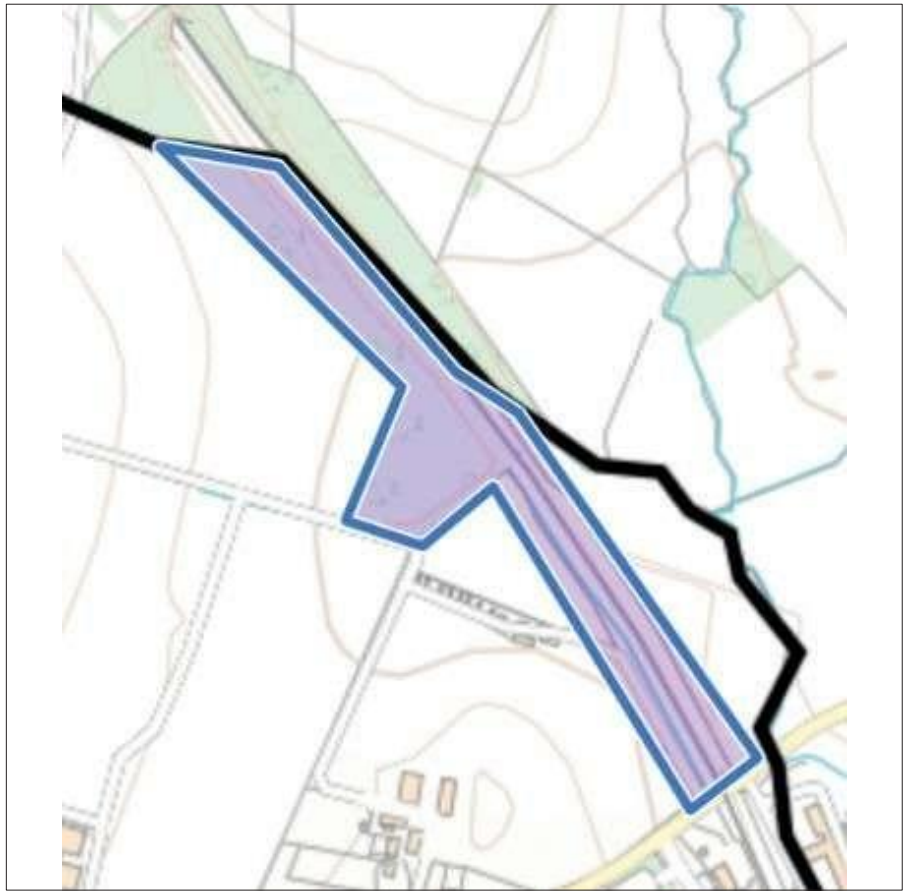
Improvement focus

- Traditional orchard

5. Mickleton woodland

Improvement focus

- Woodland
- Riparian habitat



6. Kingcombe Lane

Improvement focus

- Traditional orchard
- Woodland

7. Hillsdown Farm

Improvement focus

- Traditional orchard

8. Broad Campden south

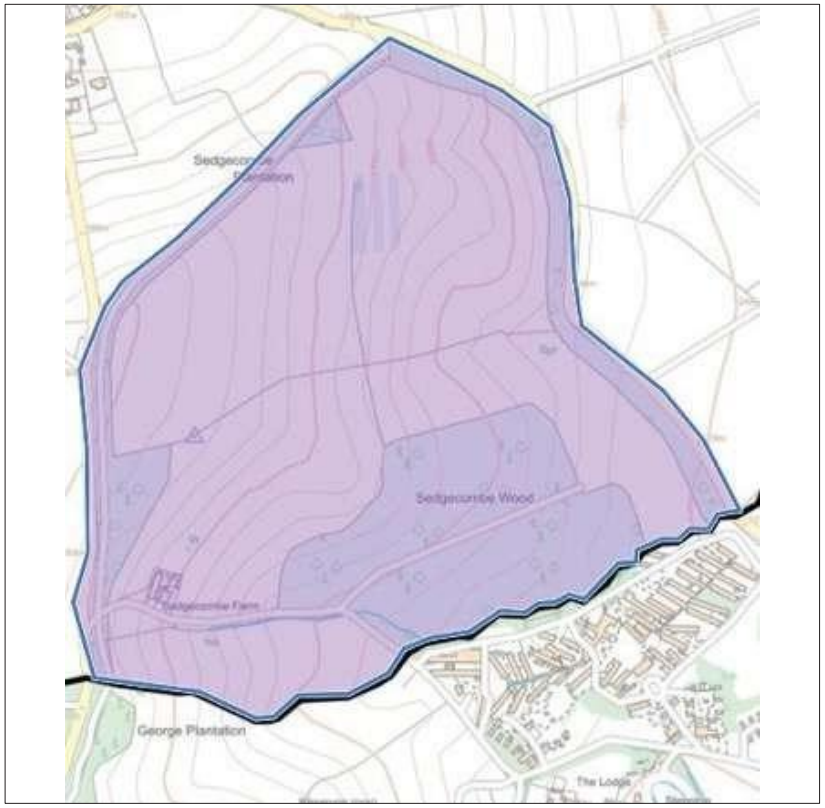
Improvement focus

- Riparian corridor
- Traditional orchard

9. Sedgecombe

Improvement focus

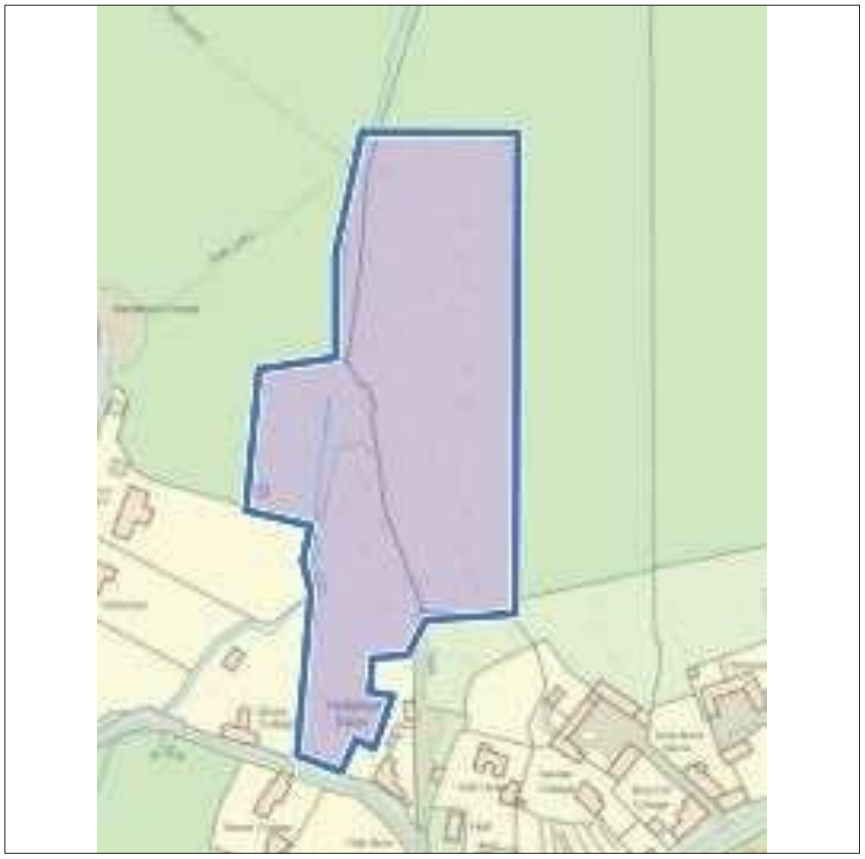
- Woodland
- Wildlife corridor (verges)



10. Hollybush Farm

Improvement focus

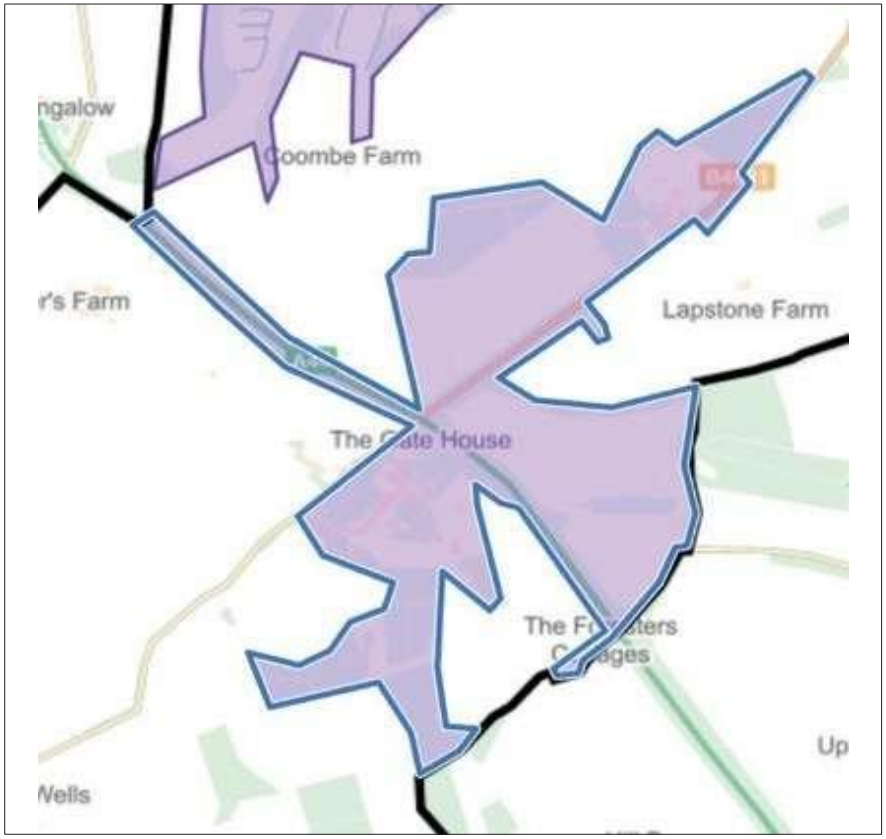
- Woodland
- Riparian corridor



11. The Gate House/ B4081/ Westington Quarry

Improvement focus

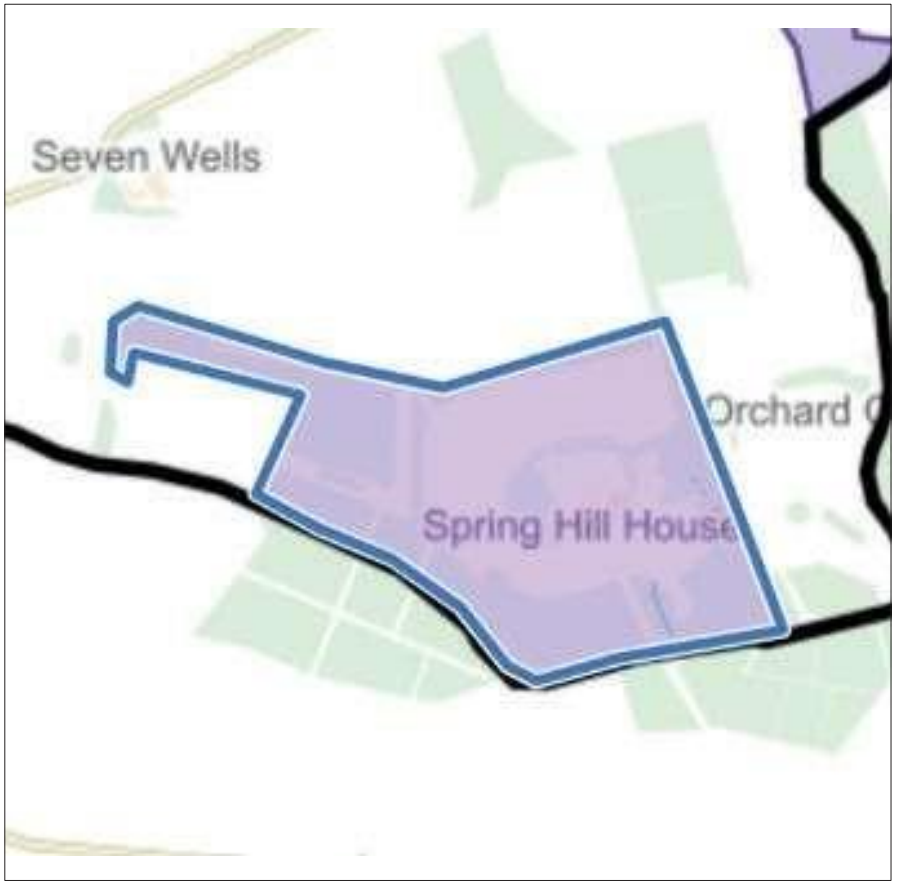
- Opportunities to enhance wildlife corridors and connectivity
- Woodlands



12. Hare Park Plantation

Improvement focus

- Opportunities to enhance wildlife corridors and connectivity
- Woodlands



13. Sally Beds

Improvement focus

- Woodland
- Riparian habitat

Appendix 7. Local Green Spaces

Local Green Space 1. Berrington Road

Berrington Road, Chipping Campden, GL55 6JA

This reasonably-sized circular area of land at the end of this quiet cul-de-sac is the only area of grass of sufficient size for children to play at this end of the town. It is of high recreational value for the local inhabitants, who have free access at all times. Use of this space provides for improved health for the local population.

Landowner:
Has the landowner already been consulted yes/no: No

Local Green Space 2. Leysbourne

Leysbourne, South side, from Church Street to Cidermill Lane, GL55 6HL

This strip of grass, freely accessible to the public, is an important part of the attractive nature of Leysbourne, leading on to the High Street, and has benches for residents and visitors to sit and admire the impressive street views. The appearance of these streets is very special, and one of the reasons why the town is much visited by tourists.

Landowner: Highways Authority
Has the landowner already been consulted yes/no: No

Local Green Space 3. High Street

High Street, North side, from Leysbourne to the Market Square, GL55 6AG

This strip of grass, freely accessible to the public, is an important part of the attractive nature of the High Street and has benches for residents and visitors to sit and admire the impressive street views. The appearance of these streets is very special, and one of the reasons why the town is much visited by tourists.

Landowner: Highways Authority
Has the landowner already been consulted yes/no: No

Local Green Space 4. Memorial Green

Memorial Green, High Street, Chipping Campden, GL55 6AG

This area, which contains the memorials to residents of the parish who lost their lives in the First and Second World Wars, is an important area historically and visually. It is freely accessible and provides a rest area for residents and visitors in this very central area of town between the market hall and the town hall.

Landowner: Chipping Campden Town Trust, registered Charity 203889
Has the landowner already been consulted yes/no: No

Local Green Space 5. Castle Gardens Play Area

Castle Gardens, Chipping Campden, GL55 6JR

This grassy area at the end of Castle Gardens is used as a play area for children resident at this end of the town. It has been furnished with a number of play facilities such as swings see-saws etc. and with benches for parents/carers to rest. It is an important recreational area which enriches the lives of the local residents.

Landowner: Chipping Campden Town Council
Has the landowner already been consulted yes/no: No

Local Green Space 6. Olimpick Drive Play Area

Olimpick Drive, Chipping Campden, GL55 6BL

This relatively new grassy area is used as a play area for children resident at this end of the town. It has been furnished with a number of play apparatus such as slides, see-saws etc. It is an important recreational area which enriches the lives of the local residents.

Landowner: Developers – Lagan Homes
Has the landowner already been consulted yes/no: No

Local Green Space 7. Littleworth

Grass area junction of Littleworth with Park Road, GL55 6BG

This grassy area at the junction of Littleworth with Park Road is an important part of the attractiveness of this part of the town.

Landowner: Highways Authority
Has the landowner already been consulted yes/no: No

Local Green Space 8. Westington

Land beside Woodroff House, Chipping Campden, GL55 6EG

This grassy area at the junction of Westington and Izod's Close is an important part of the attractiveness of this part of the town and provides seating for pedestrians to rest and admire the very attractive surroundings.

Landowner: Highways Authority
Has the landowner already been consulted yes/no: No

Local Green Space 9. The Mound, Broad Campden

Angel Lane, Broad Campden

This grassy area at the bottom of Angel Lane, opposite Broad Campden Church contributes to the beauty of Broad Campden. It has seating for pedestrians to rest and admire the very attractive surrounding buildings.

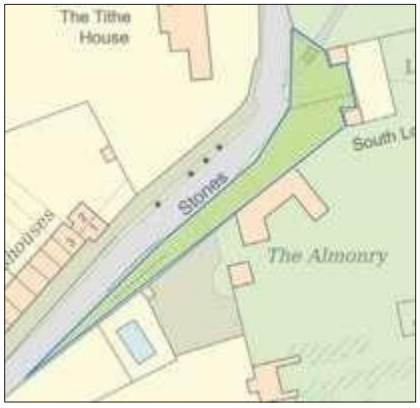
Landowner: Chipping Campden Town Council
Has the landowner already been consulted yes/no: No

Local Green Space 10. Court Barn / Cart wash

Court Barn, Church Street, Chipping Campden GL55 6JE

This grassy area which runs from the entrance of Old Campden House, past Court Barn Museum, to the old cart wash, opposite the Almshouses, is an important part of this very beautiful part of the town, arguably one of the most picturesque areas in Chipping Campden. It is also one of the most historically important parts of the town, lying between the church, the entrance to Old Campden House, the cart-wash and the old almshouses.

Landowner: Highways Authority
Has the landowner already been consulted yes/no: No



Local Green Space 11. Recreation Ground

George Lane, Chipping Campden GL55 6DA

The Recreation Ground provides a free to use large open space for children and residents to participate in outdoor recreation and sporting events. It is also used for parish events, such as the annual Fireworks display. It has an extensive landscaped play area with well- maintained play apparatus. The “Rec” is an important area for the town, for health reasons and as a social facility.

Landowner: Chipping Campden Town Council
Has the landowner already been consulted yes/no: No

Chipping Campden Bowls, Station Road, Chipping Campden, Glos GL55 6LB

Chipping Campden Bowling Club is on the edge of the town adjacent to the Cricket Club and the housing at Castle Nurseries, 10-15 minutes' walk from the town centre. It is the visible edge of the town when approaching the east side of town along Station Road.

The bowls club (established in 1910) was previously located behind The Noel Arms in the centre of town, but this area was redeveloped many years ago. The current green and clubhouse was built due to the drive and efforts and financial support of the local community which holds the Club in high regard.

The bowling club green is one of the best in the area and the recently built clubhouse offers excellent facilities to bowling and social members in addition to visiting bowlers, spectators and guests.

The club offers year-round bowling with indoor carpet bowls being offered in the clubhouse during winter months.

The club has an inclusive membership policy and is a vital recreational facility in the town.

The clubhouse is also a social hub for residents of the town with events such as quiz and bingo nights and caters for a wide range of functions and parties.
The Club lies within the Cotswolds National Landscape.

Landowner: Chipping Campden Bowling Club
Has the landowner already been consulted yes/no:

Chipping Campden Cricket Club, Station Road, Chipping Campden, Glos GL55 6LB

Chipping Campden Cricket Club is on the edge of the town adjacent to the Bowling Club and the housing at Castle Nurseries, 10-15 minutes' walk from the town centre. It is the visible edge of the town when approaching from Ebrington and the Campden Business Park.

The site is 2.1 ha and lies within the Cotswolds National Landscape.

The Cricket Club was formed over 150 years ago and moved to its current site in 1972, on land that was formerly allotments as long ago as 1830. The Club built itself a new pavilion in 2022 to serve its growing membership – now over 150 juniors (who play in the CHL league) and 47 adults who play in 2 men's senior team in the Gloucestershire leagues and a lady's team who compete in tournaments during the season. The state-of-the-art facilities resulted in Chipping Campden Cricket Club being selected for the Over 60's England trials and subsequently one of 6 grounds in The Grey Ashes Series in the summer of 2023. These facilities are available for community hire.

The Cricket Club is a thriving, inclusive community club providing excellent facilities that enhance the fitness and wellbeing of the residents of the town and the enjoyment of spectators.

Landowner: Trustees of Chipping Campden Cricket Club
Has the landowner already been consulted yes/no:

The Ernest Wilson Memorial Garden, Leysbourne, Chipping Campden, GL55 6HW

This 0.12 ha site lies within the Chipping Campden Conservation area and the Cotswolds National Landscape.

Ernest 'Chinese' Wilson (1876 - 1930) was born in Chipping Campden and became one of the great plant hunters and collectors of the early 20th Century. In 1980 the town acquired the lower part of the Old Vicarage Garden, which fronts on to the main street with the majestic tower of St James's Church to the rear. The garden was opened in 1984. 'As you walk through the gate in the high stone wall you seem to enter a secret garden, a haven of tranquility in the heart of Chipping Campden.'

This garden is enjoyed by residents and visitors alike, is open daily, and is free to visit although donations are encouraged.

Landowner: Chipping Campden Town Council
Has the landowner already been consulted yes/no:

Corner Back Ends and Aston Road, Chipping Campden, Glos. GL55 6HR

The National Planning Policy Framework (2019) requires the conservation of veteran trees and their historic context. The site has a large number of veteran fruit trees, some over 150 years old thus by definition can be classed as 'ancient' given this is 'notably old for its species, some of which are rare varieties. Wolds End Orchard is Campden's last remaining traditional orchard which allows public access. It forms part of the historic environment and cultural heritage of the town and is a tribute to Campden's cider and perry making history (reference nearby Cider Mill Lane). The volunteers who maintain the site still make apple juice from its fruit. Its distinctive Broad Rigg Ridge and Furrow landscape is one of the town's last remaining examples of medieval farming methods.

The annual Wassail, a Twelfth Night tradition that has been practiced in Britain for centuries, takes place in Wolds End Orchard and has done for many years. Volunteers and visitors remark upon the feeling of tranquility of the site and how the open space and activities on offer help with feeling of positive mental health and wellbeing.

Landowner: The Campden Society (registered Charity 261665) of The Old Police Station, High Street, Chipping Campden Glos. is the beneficial owner of the site. The Land Registry registered proprietor of the site is The Official Custodian of Charities of 102 Petty France, London SW1H 9AJ on behalf of the trustees of The Campden Society.

Has the landowner already been consulted yes/no: Yes.
The Trustees and Members of the Campden Society are aware of the application to designate it as a Local Green Space and are fully supportive of this.

Local Green Space 16. Badgers Field

Badgers Field. Chipping Campden. GL55 6EU

This 0.85-hectare site is adjacent to the development at Lady Juliana's view and adjoins open farmland and has for many years been seen as a local open space.

The site is within the Cotswold National Landscape and within a 5-minute walk of the town centre.

The land is for the recreational enjoyment of the owners and all residents of the town and dog walkers.

The owners are creating half the site as a wildflower meadow and the remainder as an orchard. This is to improve biodiversity and reestablish the historical landscape of the town which has lost all but one of its heritage orchards

Landowner: Badgers Field (Chipping Campden) Management Co. Ltd. Land Registry Title GR209307
Has the landowner already been consulted yes/no: Yes.
Badgers Field (Chipping Campden) Management Co. Ltd. are fully supportive of this.

Local Green Space 17. Calf Meadow

Beyond Lady Juliana's View, Chipping Campden, GL55 6EU

This meadow provides a tranquil and well-used amenity close to the centre of the town away from roads and cars. It has various public footpaths crossing it, including the Long-Distance Heart of England Way and Diamond Way. It is part of a patchwork of three fields which make up a green walking and recreational corridor surrounding the historically and locally significant site of Old Campden House and grounds including Pool Meadow. (Scheduled Monument 1013875). The site contains a distinctive C17th vaulted stone bridge associated and listed together with Lady Juliana's Gateway (1078462) of which the field allows excellent views.

The site is adjacent to the old Town Mill, Haydon Mill, which is a C17th listed building (1078451) and one of its borders is the mill stream/ River Cam.

Landowner: Emma Defries
Has the landowner already been consulted yes/no: Yes, and no objection has been raised.

Calf Meadow

The Bratches, Chipping Campden GL55 6JS

The Allotments provide the opportunity for townsfolk to gain some physical exercise whilst growing their own healthy food. It is important for health and ecological reasons.

Landowner: Gloucestershire County Council
Has the landowner already been consulted yes/no: No

Local Green Space 19. The Craves

South of Lower High Street & Park Lane, Chipping Campden, GL55 6DY

The site is integral to the town's identity. It has been a valued green space for centuries, with three well used public footpaths and is a unique remnant of the separation of the Norman new town of Campden from the distinct and earlier settlement of Westington.

It is a sloping field and from its high point walkers can see views over the town. The sloping site is also visible from within the town and provides a green backdrop to the historic buildings, which is a special feature not seen elsewhere. The town uses it for walking and dog walking – and paddling in the River Cam.

Six Listed buildings back onto the site from the north in Park Road and Lower High Street. One Listed building The Guild House is next to the Craves to the East. Four Listed buildings are next to or adjoin the boundary to the south.

Landowner: William and Martin Haines, Castle Farm, Station Road Chipping Campden. Gloucestershire. GL55 6JD
Has the landowner already been consulted yes/no: Yes, and they have sent a letter stating their objection.