

The Hoo West LGS19

Session 4 – The Hoo West

Demonstrating the Site Is ‘Demonstrably Special’ to the Local Community (NPPF 107b)

Community Value and Identity

The Toolkit presents clear evidence that The Hoo West is integral to Chipping Campden’s historic setting, townscape identity, and community experience.

The site provides

- Prominent skyline views over the town from multiple public vantage points (Conduit Hill, Recreation Ground, Cotswold Way)
- Visual continuity with the town’s agricultural history, including ridge and furrow features and long-established field boundaries (supported by research from CCHS)
- A long-standing cultural and social identity, including historic sledging, footpath use, and place-name heritage dating to the 18th century (CCHS letter)

This meets the NPPF 107b requirement that LGS designation must be based on demonstrable evidence of specialness relating to beauty, recreation, tranquillity, or wildlife.

Recreational Value

The site is exceptionally well-used for informal recreation

- Multiple footpaths cross the site, including connections to nationally significant routes (Cotswold Way and Monarch’s Way)
- Residents and visitors regularly use the land for walking, dog walking and running within minutes of the town centre.

Tranquillity and Landscape Quality

The Toolkit records

- The Hoo is within an area classified as highly or mainly tranquil (CPRE Tranquillity Mapping)
- The western slopes act as a buffer of quiet rural character immediately adjacent to the town, contributing meaningfully to the local experience of contrast between settlement and countryside.

Local in Character and Not an Extensive Tract of Land (NPPF 107c & PPG 37-015)

The Toolkit provides detailed size and qualitative assessments

- The site area is 15.3 ha, below thresholds often cited in examinations (>20 ha. considered potentially unsuitable)
- Despite agricultural surroundings, the site forms a small but critical part of the rural-town interface, immediately abutting the Development Boundary and closely tied to the shape and scale of the settlement.
- The Hoo is perceived as the rural north-west edge of the town, not a broad sweep of countryside or a strategic landscape block. It does not constitute an ‘extensive tract’ within the meaning of PPG 37-015.

The site clearly satisfies the requirement that LGS must be local in character, not blanket countryside designation, and must form a recognisable, locally scaled parcel.

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

Public Access Is Not Required (PPG 37-017)

PPG 37-017 clarifies that LGS designation does not require public access, nor does it create new rights of access. CCTC has respected this guidance.

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Nevertheless, The Hoo West features exceptionally strong existing access, strengthening (but not required for) the case

- Two public footpaths crossing the site
- The Cotswold Way passing along its boundary
- A well-connected, heavily used northern loop of the town's circular footpath network

Public Rights of Way (PPG 37-018)

PPG 37-018 emphasises that PRowWs do not require designation and are already protected but can contribute to the evidence of local value.

The Toolkit correctly uses PRowWs as supporting evidence of

- Recreation
- Community use
- Landscape appreciation
- Public visibility

CCTC has therefore appropriately used PRowWs to demonstrate specialness, without relying on them as justification for protection.

Consistency with Local Planning of Sustainable Development (NPPF 106)

NPPF 106 requires that LGS must be consistent with sustainable development principles, including

- Meeting housing needs
- Supporting essential services
- Avoiding misuse of LGS as a barrier to development

The evidence shows

- The site is outside the Development Boundary, and therefore not identified for future housing or economic development in the Local Plan, meaning LGS designation does not conflict with planned growth.
- No current planning applications exist for the site, and designation would not impede allocated development.
- The site contributes to natural flood management, identified in the Cotswolds Natural Capital Assessment, helping protect the town centre and thereby reducing infrastructure risk and contributing to sustainable development.
- The site enhances green infrastructure identified in Cotswold District Council strategies and supports local recreation and health objectives.

The designation complements the sustainable development of Chipping Campden, rather than obstructing it.

Capability of Enduring Beyond the Plan Period (NPPF 106)

The NPPF states LGS designation should be capable of enduring beyond the end of the plan period.

Evidence supporting long-term perpetuity includes

- The site's long-established role in the historic landscape setting of Chipping Campden (documented from maps dating to the 18th century)
- The absence of development allocations or pressures
- Its contribution to flood mitigation, tranquillity, recreation, and townscape character - all qualities likely to persist or grow in importance
- Its presence fully within the Cotswolds National Landscape (formerly AONB), further reinforcing protection but not substituting for LGS policy.