

LGS21 - The Cley

Session 2 –

Demonstrably Special to the Local Community (NPPF 107b)

The Cley is widely regarded as a defining component of Chipping Campden's rural setting and environmental character. It is the last remaining area of wild woodland within the town, contributing to local identity, sense of place, and environmental quality.

The site is valued for multiple qualifying reasons recognised by national policy, including

- **Beauty and landscape value**, forming a visible green backdrop on key approaches to the town and from surrounding public vantage points.
- **Tranquillity**, with CPRE tranquillity mapping confirming the wider area as 'very or mainly tranquil'.
- **Richness of wildlife**, including Priority Habitat Inventory Deciduous Woodland, extensive species records, and its identification as a woodland stepping stone in a Natural Capital Evaluation.
- **Community value and support**, evidenced by letters from residents, support from the Town Council, local District Councillors, and The Campden Society.

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

NPPF 107(c), supported by PPG ID 37-015, requires that an LGS be local in character and not an extensive tract of land.

LGS21 has a clearly defined boundary and measures approximately 5.66 acres, well below the scale typically considered problematic for LGS designation. The Toolkit expressly confirms that the site does not read as an extensive tract when viewed in its local context and is modest in scale relative to surrounding agricultural land parcels.

The site is physically, visually, and functionally related to the built-up area of Chipping Campden. It sits adjacent to existing housing, contributes to the setting of the town, and is perceived as part of the settlement's green infrastructure rather than open countryside. This aligns fully with PPG guidance that LGS designation is appropriate where land is local in character and not used as a proxy for Green Belt designation.

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

PPG ID 37-017 makes clear that public access is not a prerequisite for LGS designation and that designation does not create new access rights. PPG ID 37-018 further clarifies that the existence (or absence) of public rights of way does not undermine eligibility.

LGS21 - The Cley

The Toolkit confirms that

- The site is in private ownership and does not currently have public access across it.
- A well-used public footpath runs along the northern boundary, connecting Aston Road to the Cotswold Way National Trail, allowing views into the site and reinforcing its visual and experiential value to the community.

The absence of public access across the land itself is entirely consistent with national guidance and does not weigh against designation. On the contrary, the limited access is identified as helping to protect sensitive habitats while still enabling community appreciation through adjacent rights of way, fully in accordance with PPG 37-017 and 37-018.

Consistency with Sustainable Development and Local Plan Strategy (NPPF 106)

LGS21

- Is not allocated for development in the Local Plan or Neighbourhood Plan.
- Lies outside the Development Boundary.
- Has been assessed as unsuitable for development in the Chipping Campden Strategic Housing and Economic Land Availability Assessment (SHELAA), due in part to Tree Preservation Orders and environmental constraints.

As a result, designation of The Cley does not prejudice housing or economic delivery. Rather, it complements sustainable development by protecting green infrastructure that contributes to climate resilience, biodiversity, landscape quality, and flood mitigation. This reflects the NPPF's integrated approach to sustainability rather than representing a barrier to growth.

Endurance Beyond the Plan Period (NPPF 106)

The Cley's enduring value is demonstrated through

- Its long-established landscape function and historic land use.
- Strong ecological resilience and long-term biodiversity value.
- The presence of mature and regenerating woodland with a projected retention span of 40 - 100 years.
- Its continuing contribution to natural flood management and environmental stability.

There is no evidence to suggest that the special qualities of the site are time-limited.