



30 April 2024

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CABINET MEMBER FOR PLANNING AND REGULATORY SERVICES DECISION MEETING

A Cabinet Member for Planning and Regulatory Services Decision Meeting will be held at the Council Chamber - Council Offices, Trinity Road, Cirencester, GL7 1PX on **Thursday, 9 May 2024 at 2.30 pm.**

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

AGENDA

1. **Declarations of Interest**
To confirm any declarations of interest by the Cabinet Member or by any other Officers and Members present.
2. **Neighbourhood Planning: Representation to the Chipping Campden Regulation 14 Draft Consultation (Pages 3 - 166)**
Purpose
To ensure the Council takes the opportunity to influence the content of the Chipping Campden Neighbourhood Plan.

Recommendation
That the Cabinet Member for Planning and Regulatory Services:
 - I. Considers the draft representation presented at Annex B, and subject to any amendments, agrees this for submission to Chipping Campden Town Council.
3. **Neighbourhood Planning: Regulation 18 Decision on the Stow-On-The-Wold And The Swells Neighbourhood Development Plan (Pages 167 - 198)**
Purpose
To consider whether the Stow-on-the-Wold and the Swells Neighbourhood Development Plan, as modified, meets the Basic Conditions required by the Localism Act, and therefore should proceed to referendum.

Recommendation
That the Cabinet Member for Planning and Regulatory Services:
 - I. Considers the recommendations of the examiner, and the proposed modifications, and agrees that the Plan meets the Basic Conditions.

(END)

Agenda Item 2



COTSWOLD
DISTRICT COUNCIL

Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET MEMBER FOR PLANNING AND REGULATORY SERVICES DECISION MEETING – 9 MAY 2024
Subject	NEIGHBOURHOOD PLANNING: REPRESENTATION TO THE CHIPPING CAMPDEN REGULATION 14 DRAFT CONSULTATION
Wards affected	Campden Vale
Accountable member	Cllr Juliet Layton, Cabinet Member for Planning and Regulatory Services Email: juliet.layton@cotswold.gov.uk
Accountable officer	Charlie Jackson, Assistant Director, Planning and Sustainability Email: Democratic@Cotswold.gov.uk
Report Author	Joseph Walker, Community Partnerships Officer Email: joseph.walker@cotswold.gov.uk
Summary/Purpose	To ensure the Council takes the opportunity to influence the content of the Chipping Campden Neighbourhood Plan.
Annexes	Annex A: A1: Chipping Campden Neighbourhood Plan A2: Chipping Campden Design Guide Annex B: Draft Cotswold District Council Representation
Recommendation(s)	That the Cabinet Member for Planning and Regulatory Services: <ol style="list-style-type: none">1. Considers the draft representation presented at Annex B, and subject to any amendments, agrees this for submission to Chipping Campden Town Council

Corporate priorities	<p>Supporting Communities Delivering Housing Responding to the Climate Emergency Supporting the Economy</p> <p>Neighbourhood Plans are prepared by or on behalf of parish councils, and express their priorities, albeit that they need to be in general conformity with the policies of the Local Plan. In this instance, the ambitions of the Chipping Campden Neighbourhood Plan complement the Council's Corporate Priorities, as the Plan contains planning policies seeking to address climate change, enhance biodiversity and support local businesses.</p>
Key Decision	NO
Exempt	NO
Consultees/ Consultation	<p>This report seeks agreement for a consultation response from this Council. It has been prepared with input from a number of officers with an interest in Neighbourhood Planning. Chipping Campden Town Council, as the body responsible for this plan, are legally bound to consult with defined statutory bodies and others whose interests are affected.</p>

1. EXECUTIVE SUMMARY

- 1.1.** The purpose of this report is to explain the purpose of submitting a representation to the Chipping Campden Neighbourhood Plan Regulation 14 Consultation.

2. BACKGROUND

- 2.1.** Chipping Campden Town Council (CCTC) requested designation of the area of the parish as a neighbourhood area, for the purposes of developing a neighbourhood plan, in 2013. CCTC launched a consultation on this Regulation 14 draft of their Neighbourhood Plan ('the Plan') on 8 April, closing on 22 May 2024.

3. MAIN POINTS

- 3.1.** The Council designated the full extent of the Chipping Campden parish boundary as a neighbourhood area in 2013. This boundary encompasses the town of Chipping Campden, and the nearby village of Broad Campden, and a rural hinterland wrapping around the two settlements. Since then, residents and professional planning consultancy support have been developing the evidence base and draft policies for this Plan.
- 3.2.** This Pre-submission Consultation presents an opportunity for Council to comment formally on the Plan. The Plan has been circulated to officers from across the different Development Management disciplines.
- 3.3.** The points raised in the draft representation attached at Annex 2 reflect officers' views on how the Plan fits with national and local planning policy and guidance, and their views on whether its policies will be usable. Officers have also commented where evidence might be lacking or subject to challenge, and where text is unclear, or where there are grammatical or typographical errors.

4. ALTERNATIVE OPTIONS

- 4.1.** The Council could choose not to respond, but in so doing would lose the opportunity to influence the content of the Plan at a formative stage. This would increase the risk of inappropriate policy direction achieving legal status, and moreover would fail to provide CCTC with constructive criticism and direction to help them present a Plan that both meets legal requirements and responds to local ambition.

5. CONCLUSIONS

- 5.1.** The attached representation provides constructive criticism and direction to CCTC, which will help them progress their neighbourhood plan. In that sense, it supports local communities. By helping to refine emerging planning policy, the response contributes towards the effective operation of the Council's Planning Service.

6. FINANCIAL IMPLICATIONS

- 6.1.** None direct. Later stages in the development of the Plan require direct financial commitment from the Council. Under recent arrangements, this has reimbursed by a grant from the Department for Levelling Up, Housing and Communities, although this is not confirmed for future years.

7.LEGAL IMPLICATIONS

- 7.1.** The Localism Act 2011 establishes that the Council has a duty to support Neighbourhood Planning activity. This is generally interpreted as a requirement to engage constructively with Neighbourhood Planning groups throughout the Plan process, rather than limited to statutory processes.

8. RISK ASSESSMENT

- 8.1.** Should the Council not respond at this stage, it misses a critical opportunity to influence the content of the emerging Plan. The risk here is twofold: should the Plan proceed with minimal changes through Regulation 16 and examination, there would be a greater risk of planning policies which are difficult to implement or interpret, creating challenges for Development Management. There would also be a greater risk that the Plan would either fail examination, or be subject to significant modifications, disappointing the Plan's supporters and at risk to the Council's reputation in carrying out its duty to support.

9. EQUALITIES IMPACT

- 9.1.** Not directly applicable to this decision. However, the Plan will need to meet the 'Basic Conditions' laid out in the Localism Act 2011 to proceed to referendum. This should ensure it recognises equalities practice in the English planning system.

10 CLIMATE CHANGE IMPLICATIONS

- 10.1** Not directly applicable to this decision.

11. BACKGROUND PAPERS

- 11.1** None



Chipping Campden Neighbourhood Development Plan 2023 - 2031

Regulation 14 Draft Version April 2024





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Chipping Campden Town Council,
Old Police Station,
High Street,
Chipping Campden,
Gloucestershire,
GL55 6HB

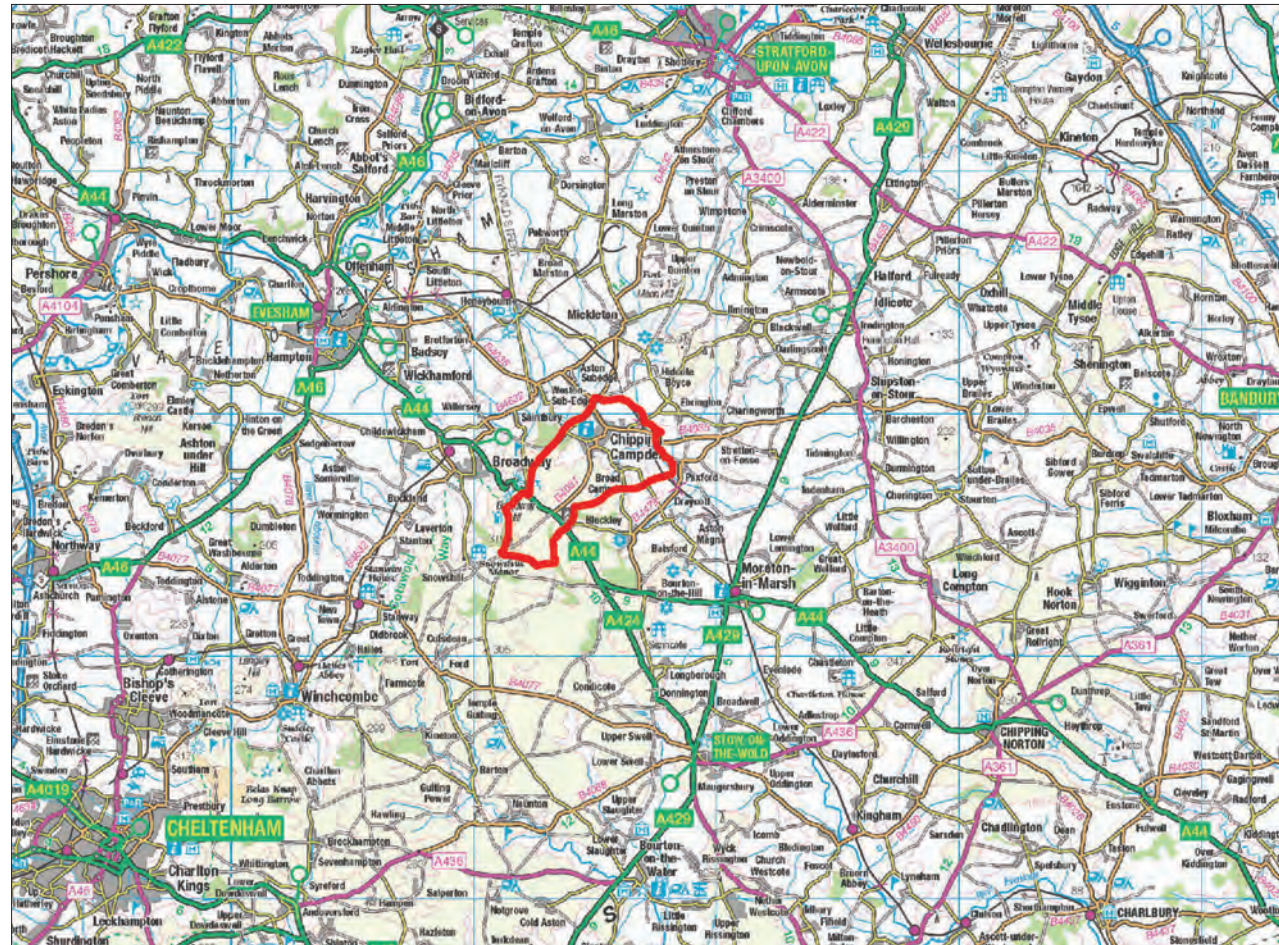
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Keyna Doran, Arthur Cunynghame,
Campden BRI, Chipping Campden School,
Chipping Campden Music Festival / Simon
Hanagarth, Cotswold District Council,
Chipping Campden Surgery, Betty Stocker,
Hedgehog Bus, Portus & Whitton, Caroline
Richardson and Virginie Thizy

Graphic design by Loose Chippings

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



Foreword & Acknowledgements

This Neighbourhood Development Plan (NDP) has evolved over a long period of time. There are a number of reasons for the long timescale, but prominent among these have been the differing views held by various residents. Many, if not most, of our townsfolk have a strong emotional attachment to Chipping Campden and Broad Campden. This is hardly surprising – the town is a jewel in the Cotswolds, with a unique history and architecture. Campden townsfolk naturally feel protective of this wonderful heritage.

But we cannot just stand still and try to prevent any changes to our town. In fact, to do so will gradually harm what we seek to protect. We must try to improve our services, support our businesses, and enhance our quality of life.

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

The first is that the NDP is a tool. It does not dictate to planners what they can and cannot do when making planning decisions. Our NDP 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. Thus the planner elsewhere can refer to the NDP 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 NDP, and that is precisely because it has been prepared for an expert planner to read.

The second important point is that the NDP 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 NDP that you would have framed differently. Once an 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 NDP to this stage. The Town Council would like to thank the NDP Working party in particular, namely Mark Benson, Michael Haines, David Roberts, Patrick Spink and Janet Wilkinson.

Andrea Pellegram has provided indispensable professional expert advice, and we are grateful also for the help of Cotswold District Council, in particular Joseph Walker.

That the NDP is such a beautifully presented document

is largely down to the graphic design expertise of Arthur Cunynghame, who spent a lot of his time on this.

We are grateful to the Campden Society for a huge amount of support, in particular in relation to biodiversity and ecological matters, and special mention should go to Vanessa Rigg for this. We would also like to thank Keyna Doran for help with the photographs, Virginie Thizy for the logo, Judith Ellis for historical details, and the Campden Business Forum for sharing data relating to parking.

Lastly, we are grateful to Locality for their support with funding for this NDP project.

*Mark Benson
on behalf of
Chipping Campden
Town Council*





INTRODUCTION



CHIPPING CAMPDEN



Introduction

by Chipping Campden Town Council

The Chipping Campden Neighbourhood Development Plan (the NDP) 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 has been responsible for leading the plan-making for Chipping Campden Parish with significant support from an advisory group, Cotswold District Council, key societies, and other organisations.

The Chipping Campden NDP 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 includes 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 NDP has been prepared to comply with the requirements of government policies and

guidelines, particularly the National Planning Policy Framework 2023 and the Cotswold District Local Plan 2011-2031.



Consultation

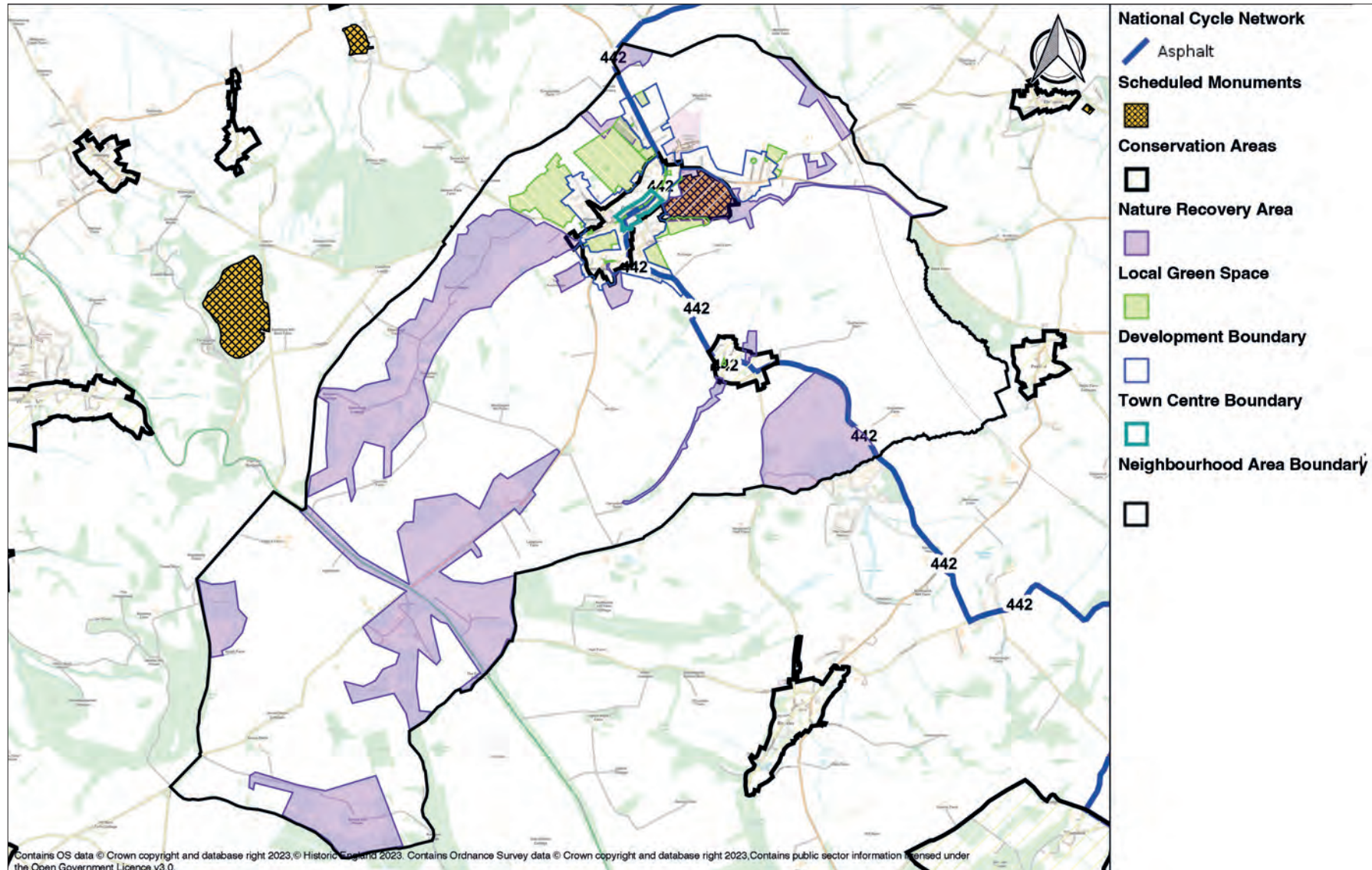
Consultation processes have included the following:

- “Your town needs you” letter sent to all parish households 5.11.2013
- NDP 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 NDP 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 townsfolk to give feedback on NDP proposals 5.3.2016 and 12.3.2016
- Meeting with CPRE regarding environmental considerations for NDP 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 NDP published on town council website 20.3.2017
- Public exhibition in town hall of NDP 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 NDP proposals 16.8.2022 & 23.9.2022
- Meeting with Campden Society 1.9.2022
- CDC confirmation Design Guide accepted 6.12.2022
- Advice obtained from Andrea Pellegram Ltd 19.5.2023
- Consultation with Cotswold District Council September/ October 2023
- Parking Survey. CC Town Council November 2023





Key Diagram



Chipping Campden Neighbourhood Plan Area

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.

Neighbourhood Area

Cotswold District Council designated the Chipping Campden neighbourhood area on 20 November 2013 for the parish of Chipping Campden, shown right in Figure 1.

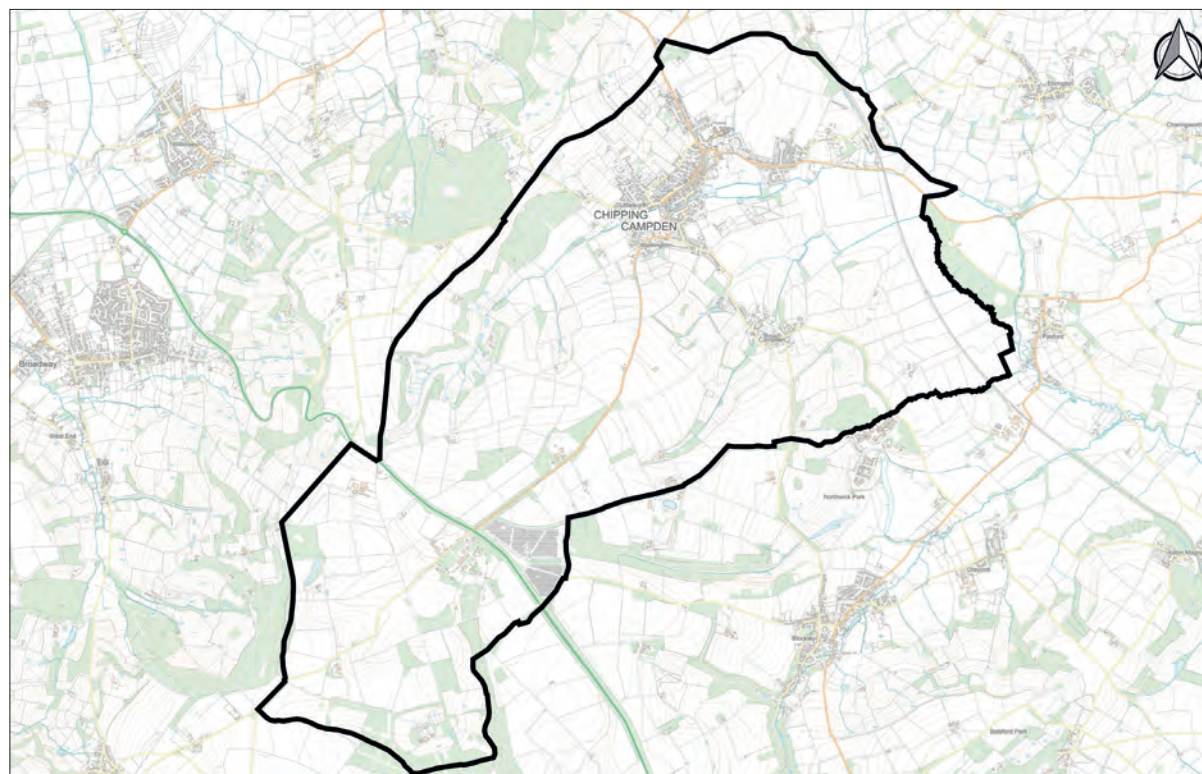


Fig 1. Chipping Campden Neighbourhood Area
Source: Andrea Pellegram Ltd, under OS licence AC0000808712



CHIPPING CAMPDEN



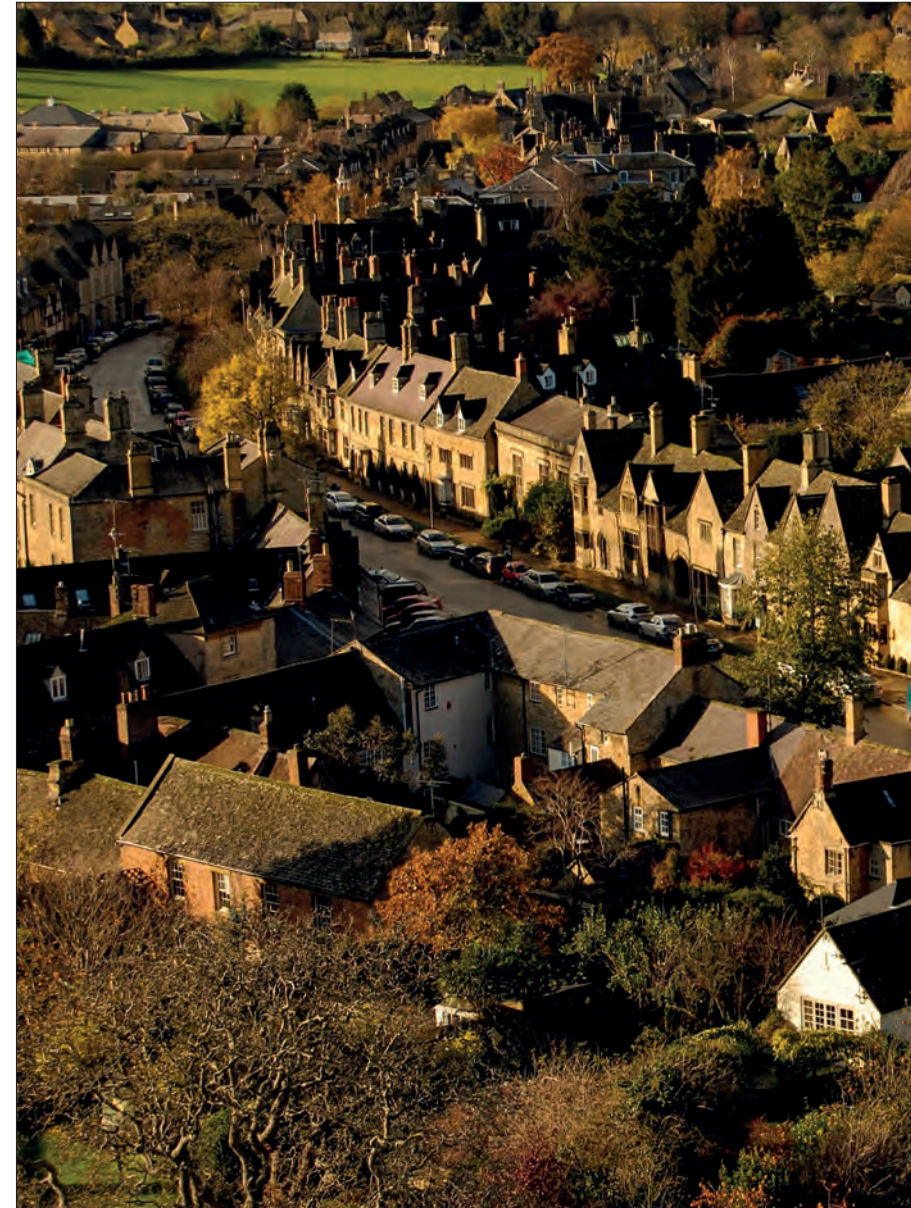
VISION FOR CHIPPING CAMPDEN





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

‘A vibrant community, renowned for its creativity, culture and commerce, as much as for the beauty of its buildings and natural surroundings. 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 and amenities for all visitors to the area’.



CHIPPING CAMPDEN



Objectives

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

- Environment & Sustainability
- Housing
- Economy
- Design
- Facilities, Services & Amenities
- Traffic & 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 town

To provide and/or maintain green corridors for wildlife across and around Chipping Campden

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

To encourage start-up businesses



Design

To protect and enhance the area’s heritage assets and its AONB location, by encouraging development and conservation projects for uses that are sympathetic to the character of Chipping Campden and its beautiful landscape setting and resisting developments for inappropriate uses, or that are unsympathetic to the character and setting of the Town

Facilities, Services & 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

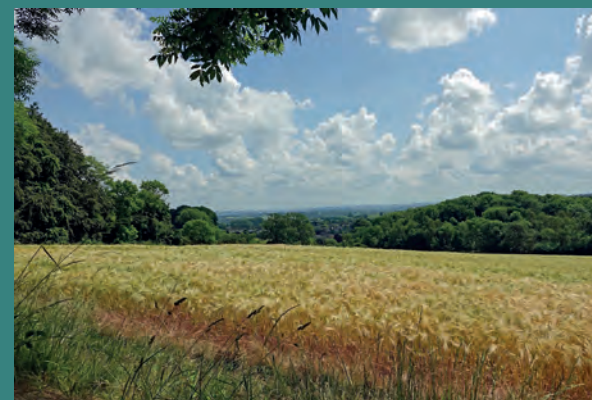
Traffic & Transport

- To improve facilities for car parking
- To improve the facilities and safety for cyclists and pedestrians





HISTORIC AND PRESENT-DAY CONTEXT





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 renowned architectural 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 ‘decamped’ to the town, giving rise to a variety of creative industries.

Chipping Campden Parish, the Neighbourhood Area, lies within the Cotswold Area of Outstanding Natural Beauty (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’¹. 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.

¹ See full list on the Historic England website: www.historicengland.org.uk/listing/the-list.

Alongside its traditional agriculture and creative industries, Chipping Campden 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 and is engaged in vegetable production and preparation for leading supermarket outlets, 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 being close to 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.



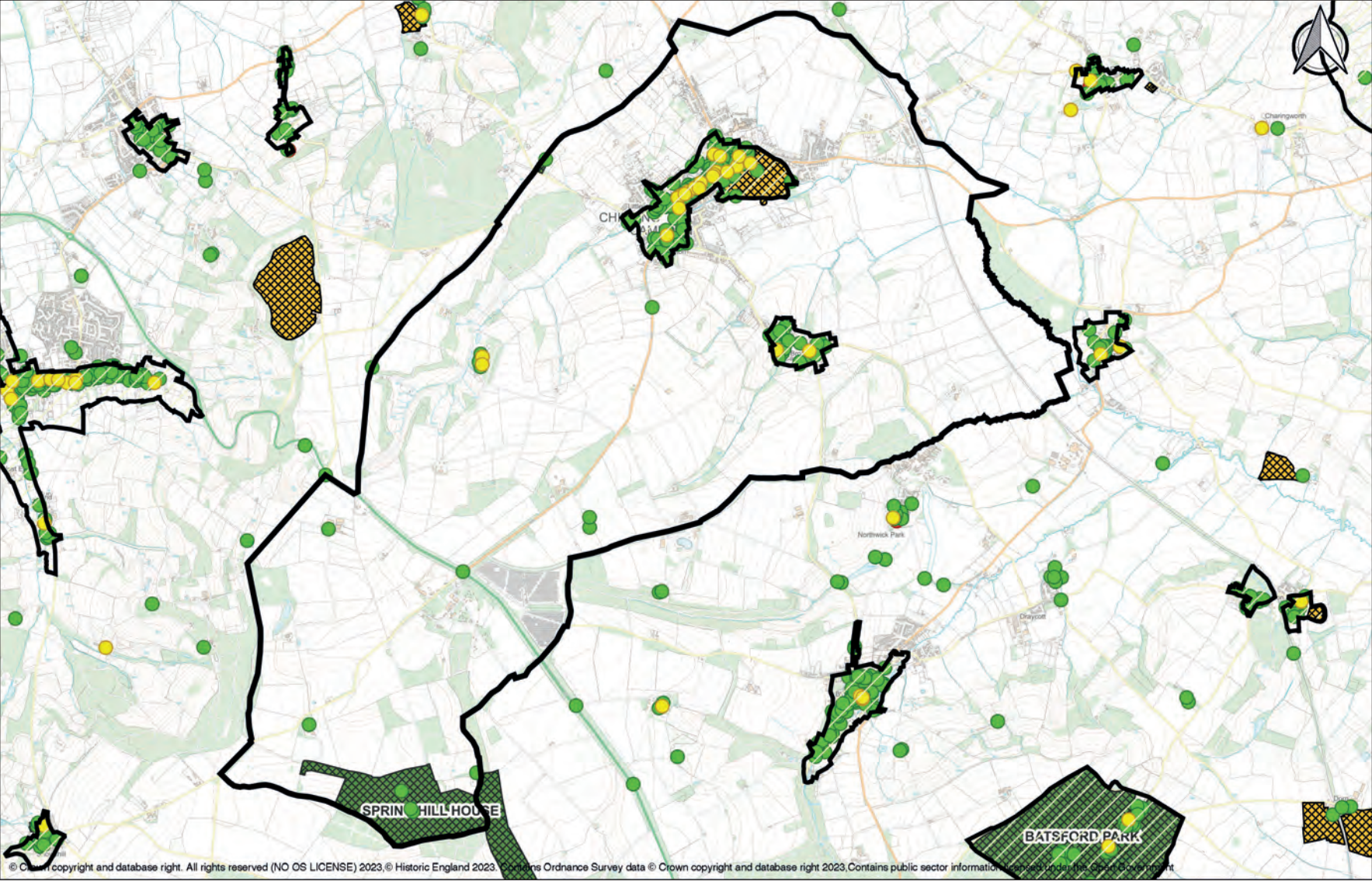


Figure 2: Chipping Campden Parish historic features
Source: Andrea Pellegram Ltd, under OS licence AC0000808712



Chipping Campden

Figure 2 shows the historic features of Chipping Campden, and Figure 3 in greater detail, illustrating the exceptional historic built environment. 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.

Chipping Campden History Society website¹ and it is currently available for hire from the Landmark Trust². The site itself contains a number of listed buildings and structures including Campden House, East and West banqueting houses, tithe barns and stables, and the remains of a the formal garden and associated medieval cultivation earthworks.

Campden House is a scheduled ancient monument (brown hatching): the history of this exceptional feature can be seen on the

- 1 www.chippingcampdenhistory.org.uk/content/history/campden_house-2/campden_house
2 www.landmarktrust.org.uk/search-and-book/landmark-groups/old-campden-house/#Search



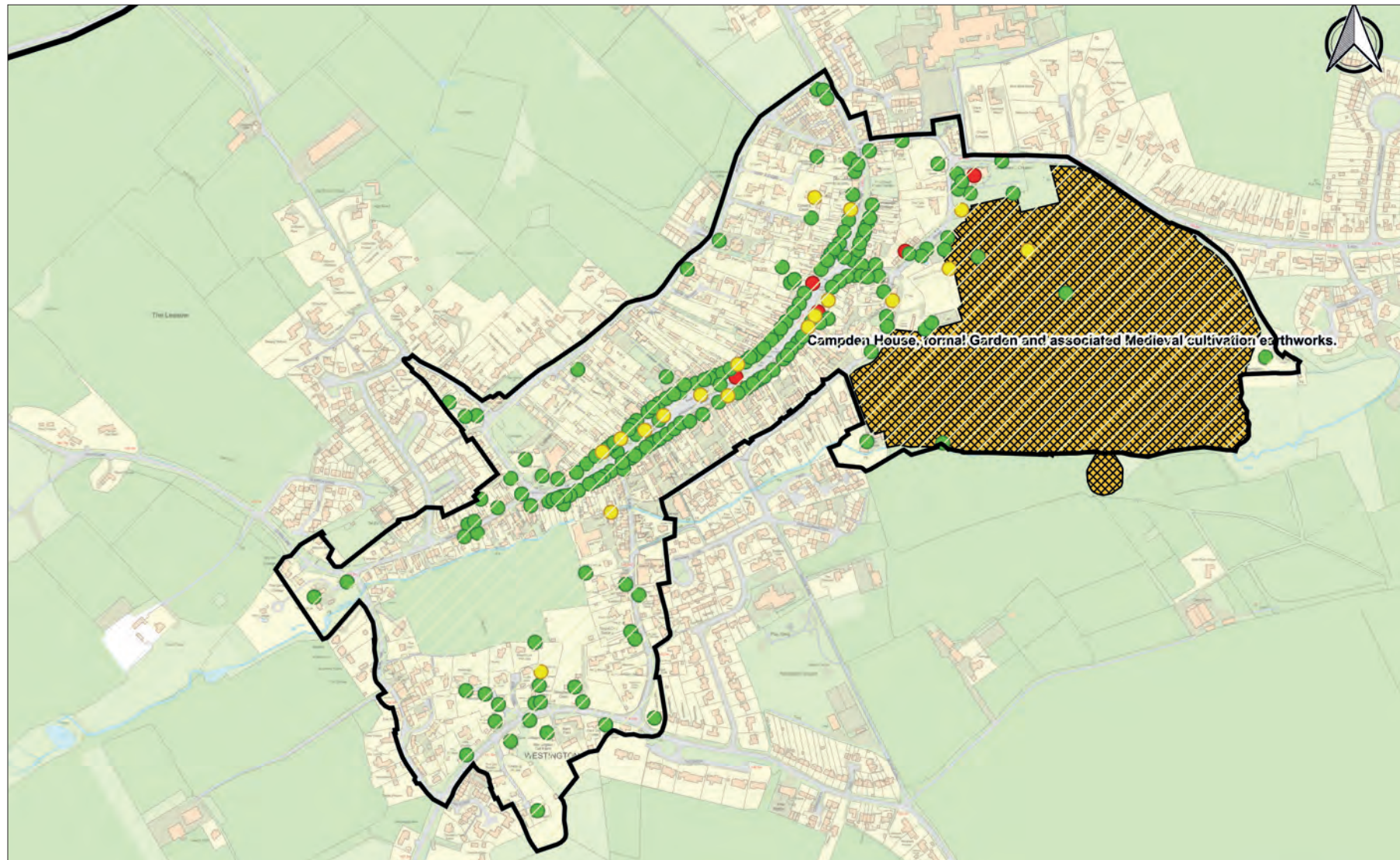


Figure 3: Historic Features – Chipping Campden
Source: Andrea Pellegram Ltd, under OS licence AC0000808712





Broad Campden

Broad Campden is a small hamlet which also contains noteworthy and beautiful historic buildings. Grade I listed buildings (yellow dots in Figure 4) and Grade II listed buildings (green dots) are 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.

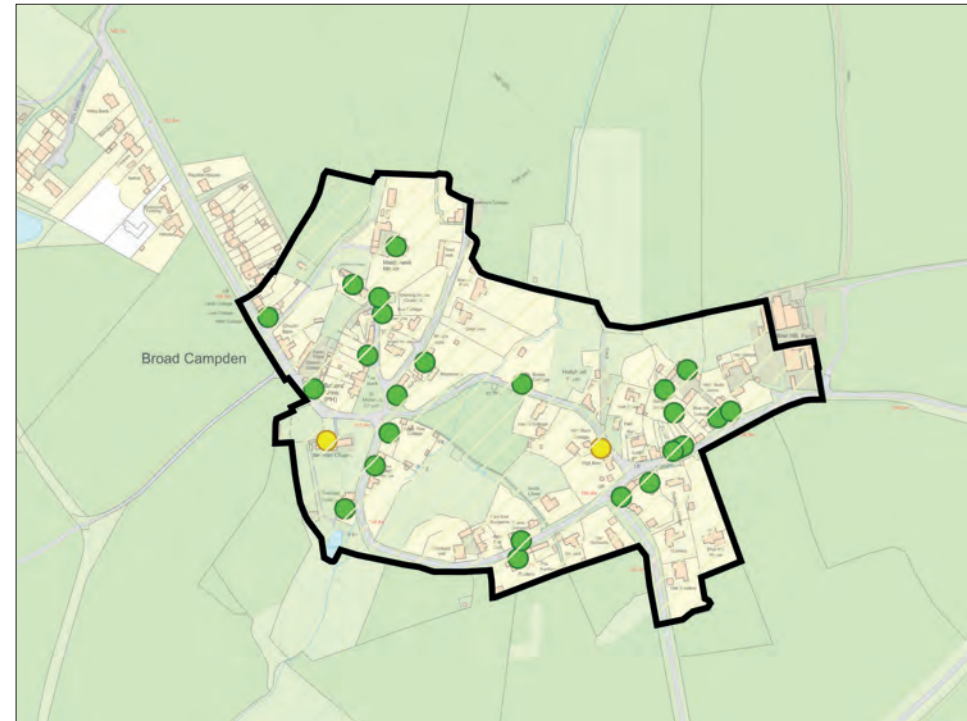


Figure 4: Historic Features – Broad Campden

Source: Andrea Pellegram Ltd, under OS licence AC0000808712



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 website¹, 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.

The other main contributor to Chipping Campden's creative economy is from the Campden BRI² 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.



Culture
&
Creativity
in Chipping Campden

www.creativecampden.co.uk

¹ www.chippingcampdenonline.org/

² www.campdenbri.co.uk



CHIPPING CAMPDEN



Campden BRI

The Cotswold Local Plan Policy 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. This

allows for “cross fertilisation” with the Campden BRI.

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

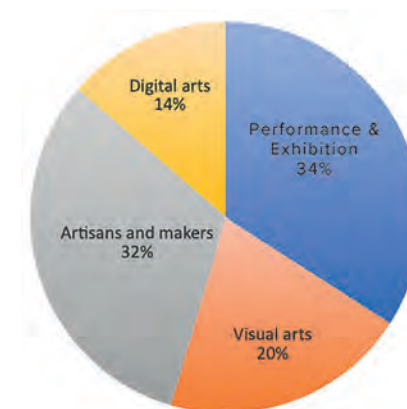
Many Chipping Campden residents are artisans and makers in the “art of things”: floristry, bespoke shoe-making, jewellers, printing, fabric design, glass making and pottery. In 2023, there is also a thriving performance and exhibition community.

In 2023, there were the following commercially active organisations, plus many more semi-professional and amateurs: 15 organisations that specialised in performance and exhibition; 9 “visual artists” including painters and photographers; 14 artisans and makers including jewellers, printers, florists and textile

designers; and six 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 weekly Craft and Gift Market in the Town Hall, a monthly Campden Market in the Town Hall, and a weekly market in the Campden 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, re-built 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 totalled around 4,500 each year.

Alongside the music festival is a slightly shorter Literary Festival.





The natural environment

Chipping Campden sits in the midst of some of England's most iconic countryside in the Cotswold AONB. The settled areas of Chipping Campden and Broad Campden sit at the base of a bowl of hills from which a number of vantage points offer beautiful views, the main high points shown as stars are shown in Figure 5.

Chipping Campden parish is surrounded by rolling hills with a green and forest mosaic rural background. Detailed information about Chipping Campden'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 special designations such as sites of scientific interest in the parish though there are immediately outside.



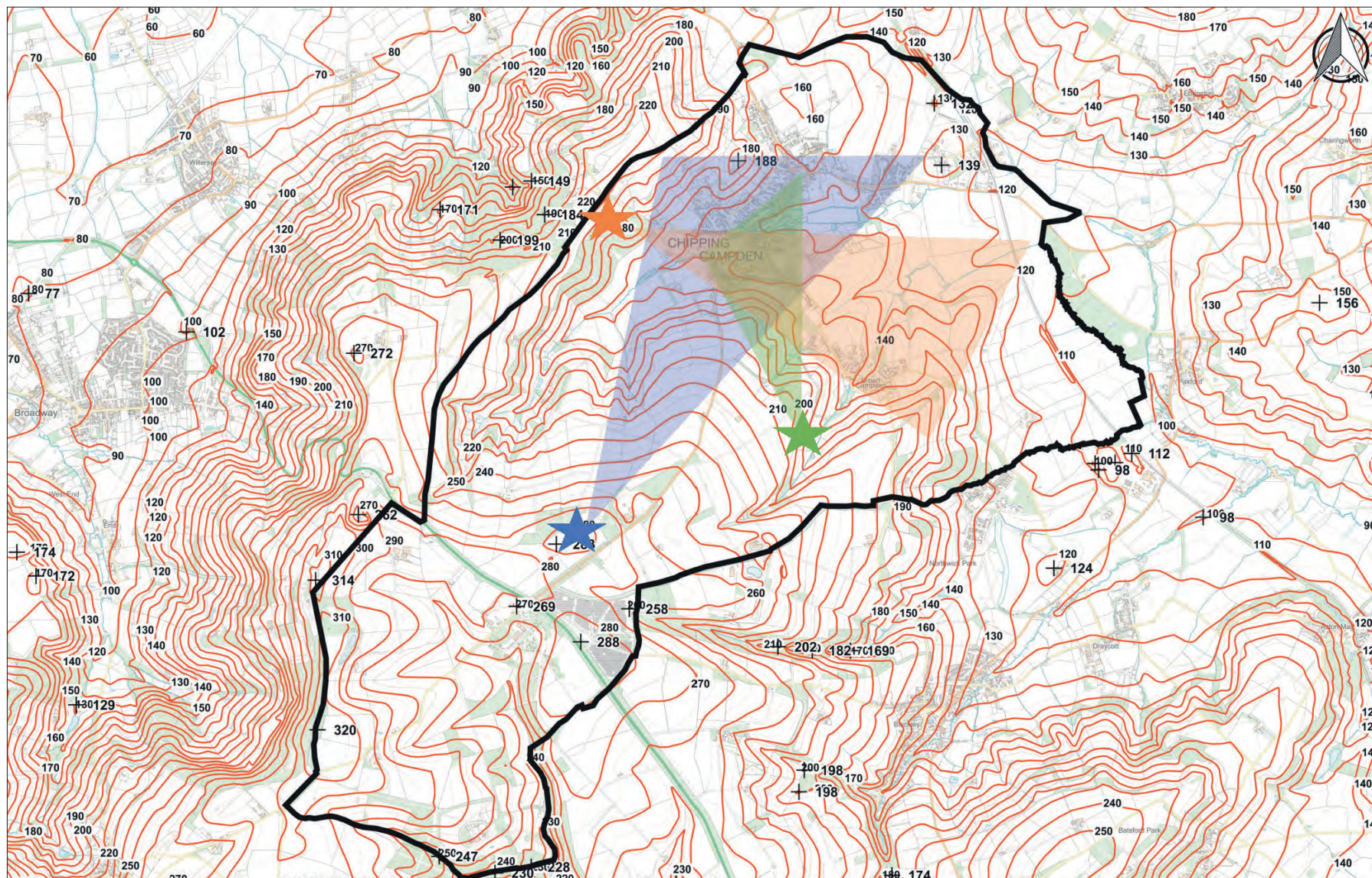


Figure 5: Topographical map of Chipping Campden neighbourhood with key views
Source: Andrea Pellegam Ltd, under OS licence AC0000808712



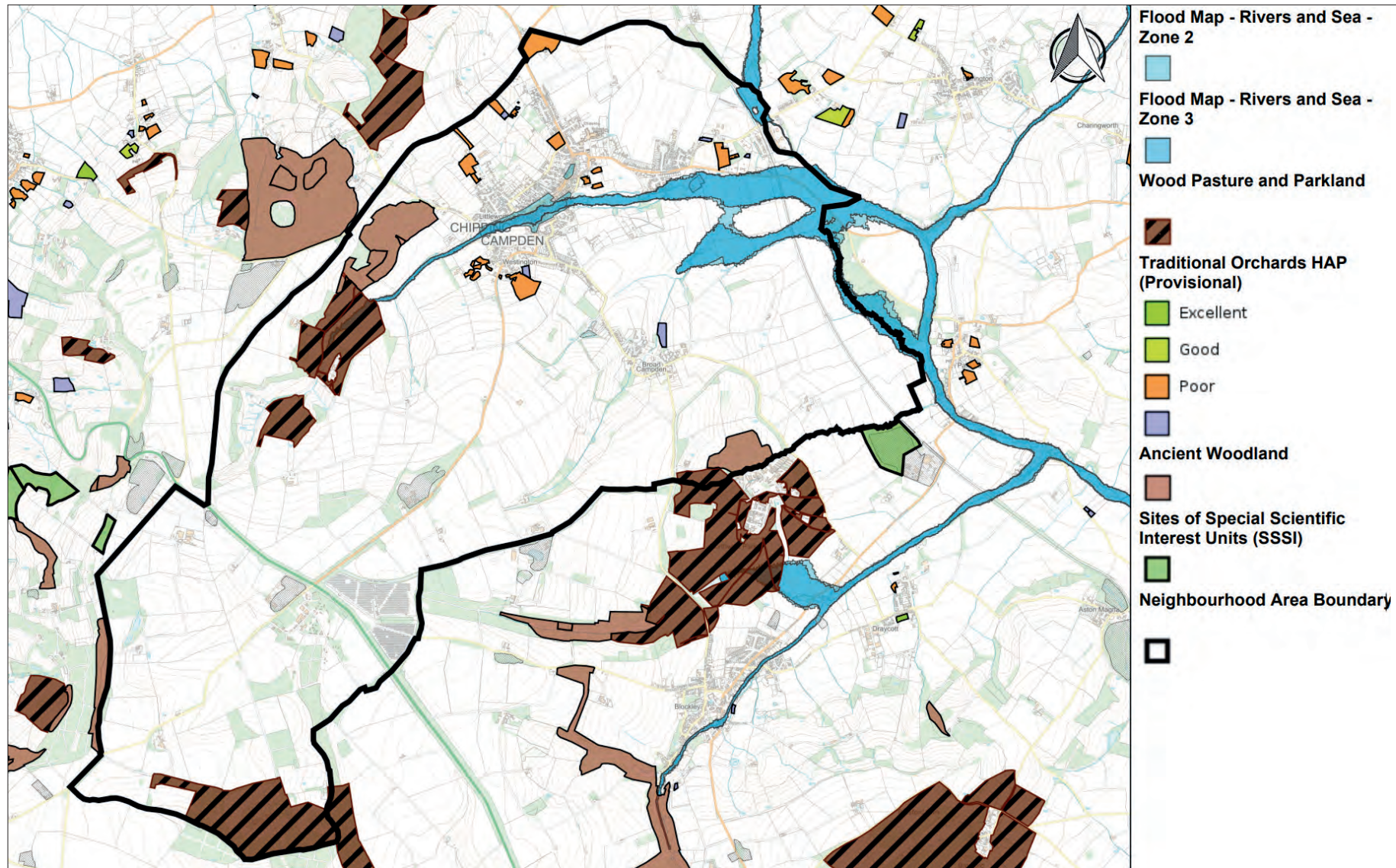


Figure 6: Flooding and woodlands in Chipping Campden.
Source: Andrea Pellegam Ltd, under OS licence AC0000808712



Population characteristics

The Census 2021 (see Table 1) shows that the population was 2,400 in 2021 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 number of school children is relatively lower than for England (14% students in Chipping Campden compared with 20% in England).

Chipping Campden 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 only 8% 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 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 an “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, 33% for England), social renting is on par with England, and there is a lower amount of private renting.

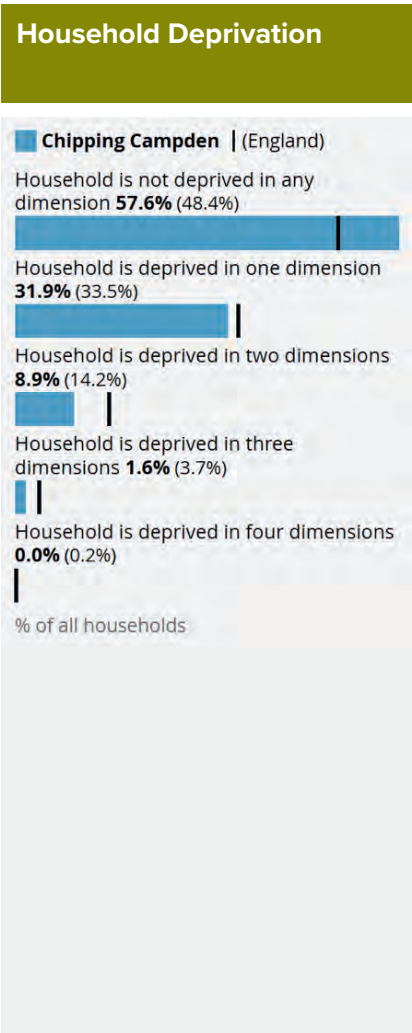
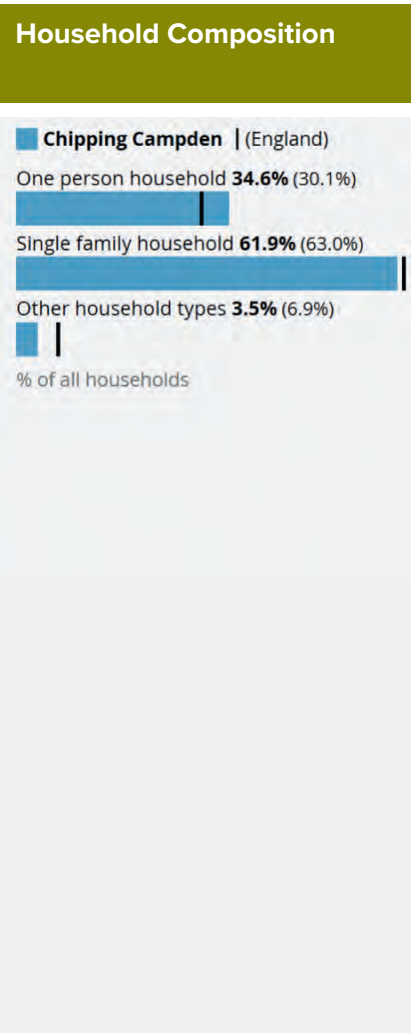
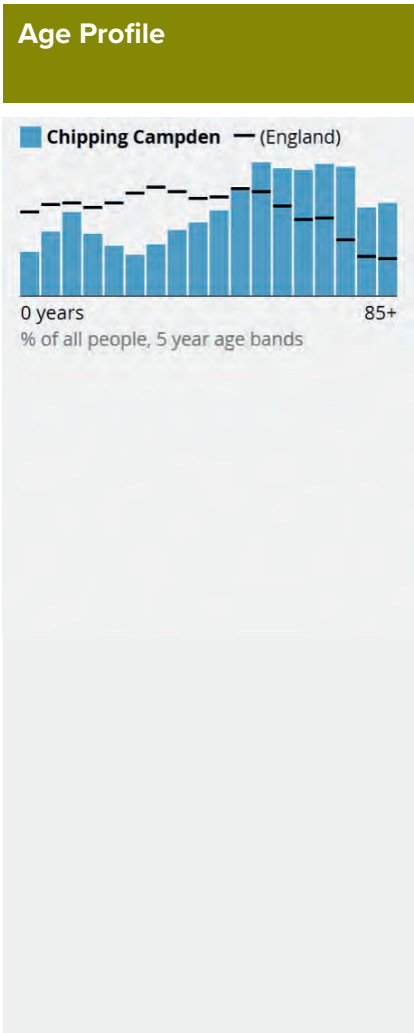
Chipping Campden is a rural parish and is not accessible to major employment locations by train – there is support for a new train station which will

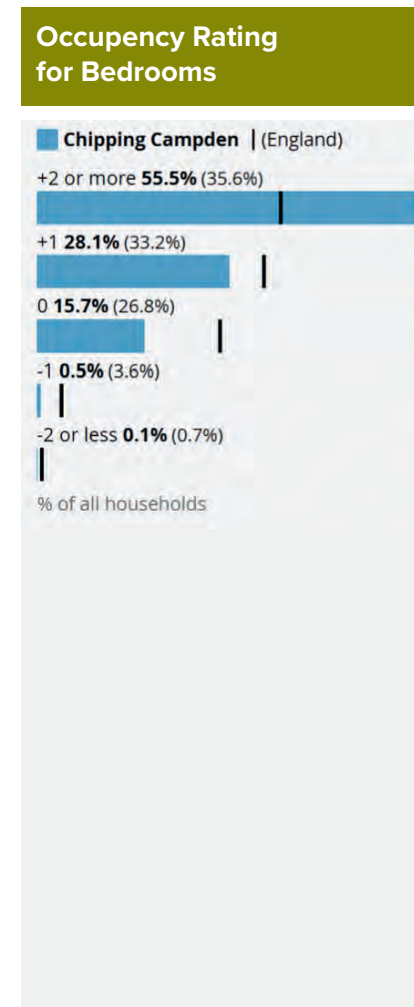
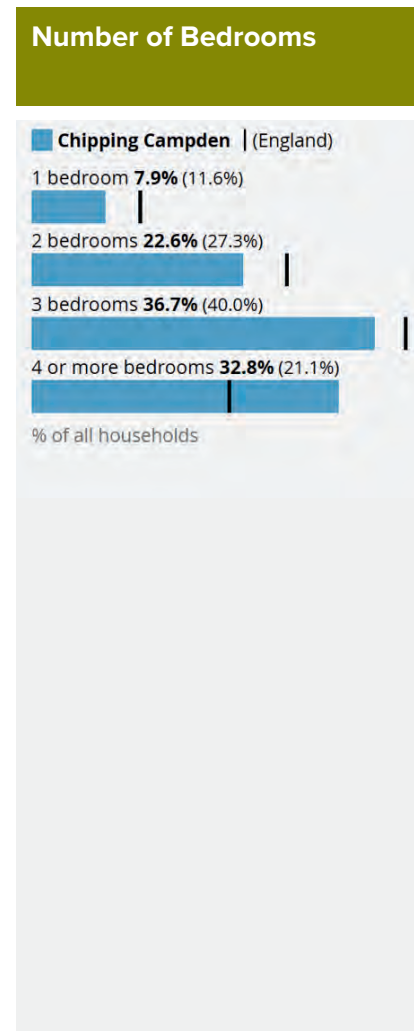
be discussed below. Chipping Campden shows a lower level of economic activity than for England (Chipping Campden has 49% of the population as economically active compared with 57% for England) and 41% of these people work mainly from home. For those who travel to work, the majority tend to work locally.

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.

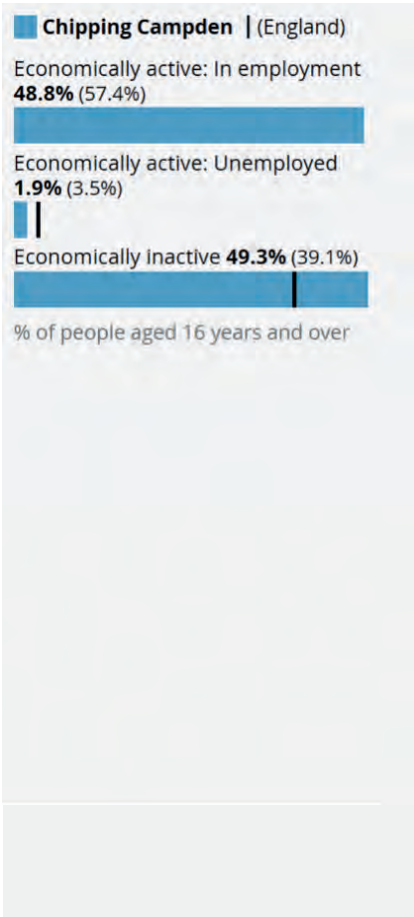


The following tables (collectively Table 1) show key indicators from the Census 2021 comparing Chipping Campden with England
Source: www.ons.gov.uk/visualisations/customprofiles/build/





Economic Activity Status



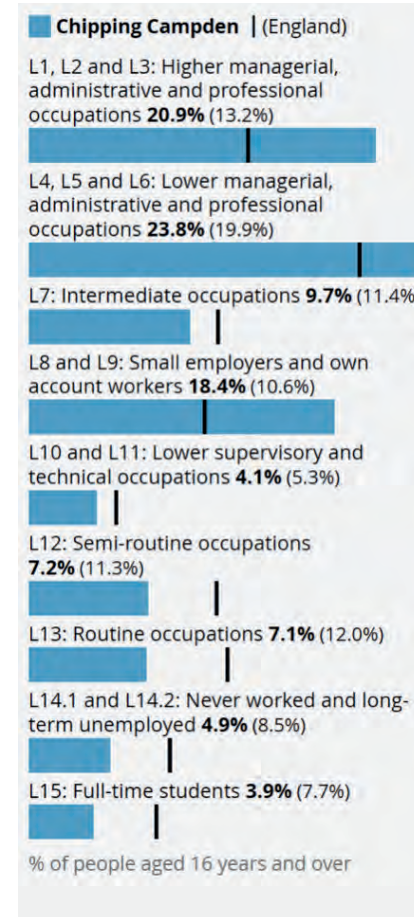
Distance Travelled to Work



Occupation



Socio-Economic Classification (NS-SeC)





Housing Completions and Type

Since 2012 Chipping Campden has seen substantial housing development: 288 houses have been build, with another 76 in the Local Plan proposed for the Aston Road development (see Local Plan and Appendix 3). 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 showing a poor utilisation of previously developed land.

Data in 2023 was recorded differently from the preceding years and for that year (2022/23) is it 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 below:

Cotswold District Council reviewed its housing requirement in August 2023¹. It identified an overall housing need for the 20-year period from 1 April 2011 to 31 March 2031 to be 9,094 dwellings. The review concluded that Local Plan Policy DS1 does not require updating and that no new housing allocations are required. The review does not provide information on the housing need for the neighbourhood area, nor has the Town Council requested this figure.

¹ Review of the Cotswold District Local Plan 2011-2031 Housing Requirement, August 2023



Year	Net completions	Dwellings on greenfield land	Dwellings on brownfield land
2018/19	10	23	0
2019/20	-4	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

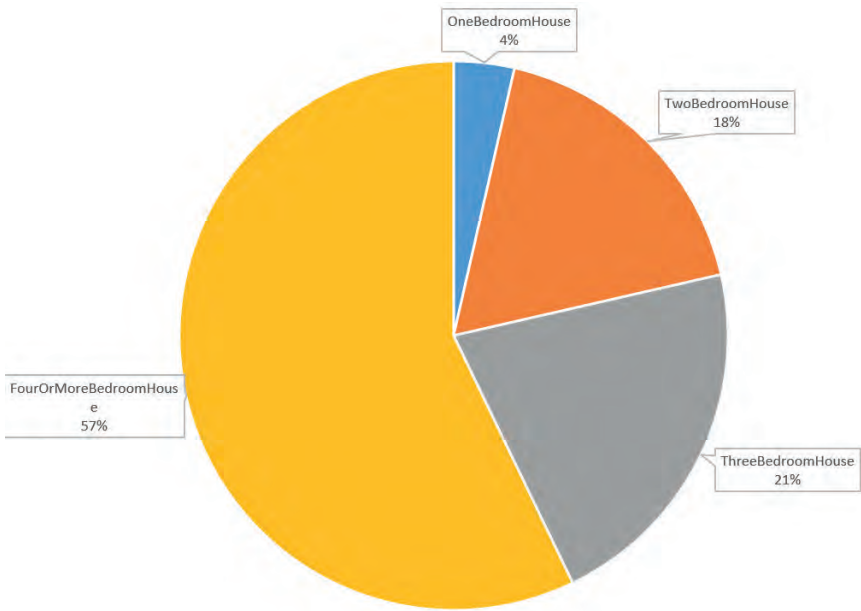


Figure 7: Residential completions in 2022/23 by number of bedrooms
Source: Cotswold District Council





COMMUNITY CONCERNS & ASPIRATIONS





Community concerns

Details of the consultation with the local community during the NDP 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 NDP reflects the results of these consultations. A summary of the key finding of community consultations for the NDP 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 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 S16¹

- 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 of the Cotswold Design Guide.

¹ Cotswold District Council Local Plan



- Neighbourhood Plan policies should protect land quality and the sensitivity of Chipping Campden's environment and setting, by resisting development on the valley floor of the Cam and the Coneygree to the south of the church, the steep slopes on the north-west edge of the town, and the low ridge directly to the north of the school – the Aston Road sites, the view corridors and vistas to the church and tower; 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

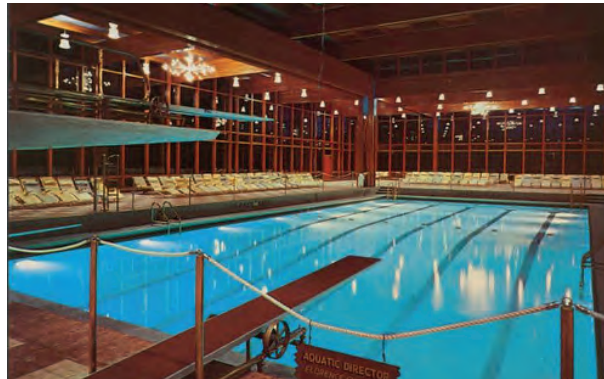
existing employment sites, create new employment opportunities within the parish, and support and develop tourism

- The Town is very fortunate to have the range of shops available and residents should 'either use them or lose them'. The WI Market and Campden Market were a good idea and increased the opportunity of a wider range of purchases. Most people used the Town for 'top-up' grocery shopping rather than mainstream shopping.
- Additional parking, including bus parking, is required, better access to public transport and a reduction in the impact of through traffic, especially HGVs.

Older people 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, cars for sale, 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'.









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 overleaf.

Better town centre parking

It is hoped that eventually, Chipping Campden School will have a new school car park that will offer car and coach parking for the school and that the existing school car park will be made over for public parking by residents and tourists and workers in the town's businesses.

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 and Campden Business Park

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

- Using BRI's reputation to attract added-value food businesses such as fruit juice, charcuterie, wine and cheese makers, to locate in Chipping Campden in order to create a Food Park - which has been done elsewhere in the UK
- 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.



Replacement Primary School

The Council supports the development of a replacement primary School on a site adjacent to the Bratches Housing Development off Aston Road.

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 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 has no other indoor sports facilities for badminton, tennis, netball, basketball, cricket, football etc... 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



PLANNING POLICIES



CHIPPING CAMPDEN

45



Planning Policy Context

The Development Plan¹ for Chipping Campden is the Cotswold District Local Plan 2011 – 2031, adopted August 2018. Notable policies are:

- Policy DS1 identifies Chipping Campden as a Principle 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 though 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.

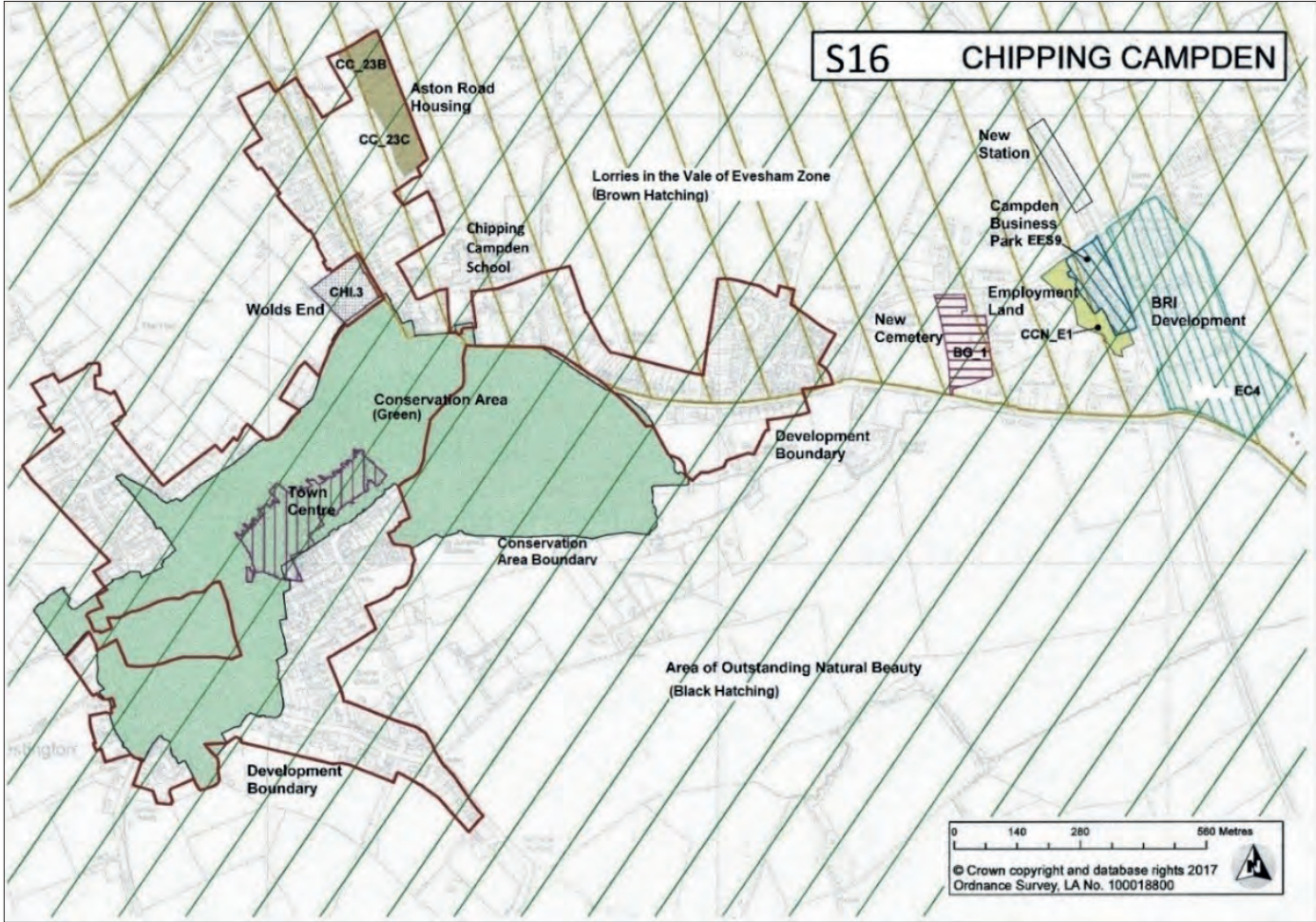
- Policy SA3 in relation to INF1 identified the strategic infrastructure requirement for the expansion of Chipping Campden Secondary School.

¹ Waste and minerals plans produced by Gloucestershire County Council are not considered here because these policies are not within the purview of neighbourhood plans.



Cotswold District Council Local Plan

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





Sustainable Development

The NPPF 2023 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 applies the presumption in favour of sustainable development







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.

However, 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 hostelryes; 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.







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 steering group 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 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. As will be shown below, many of these residential properties also function as visitor accommodation according to evidence on the AirBnB website¹.

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 Blockley and Northleach do not boast as many shops and eateries.

As intended by Local Plan Policy EC8, the mix of town

centre uses defines the character of the high street and the a great extent the Conservation Area within which it sits. There has been no clear data on town centre land uses in Chipping Campden until this CCNDP has mapped them, and 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.

¹ Holiday Homes & 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, in a manner that is not justified when considering the existing land uses and town centre 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 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.

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.



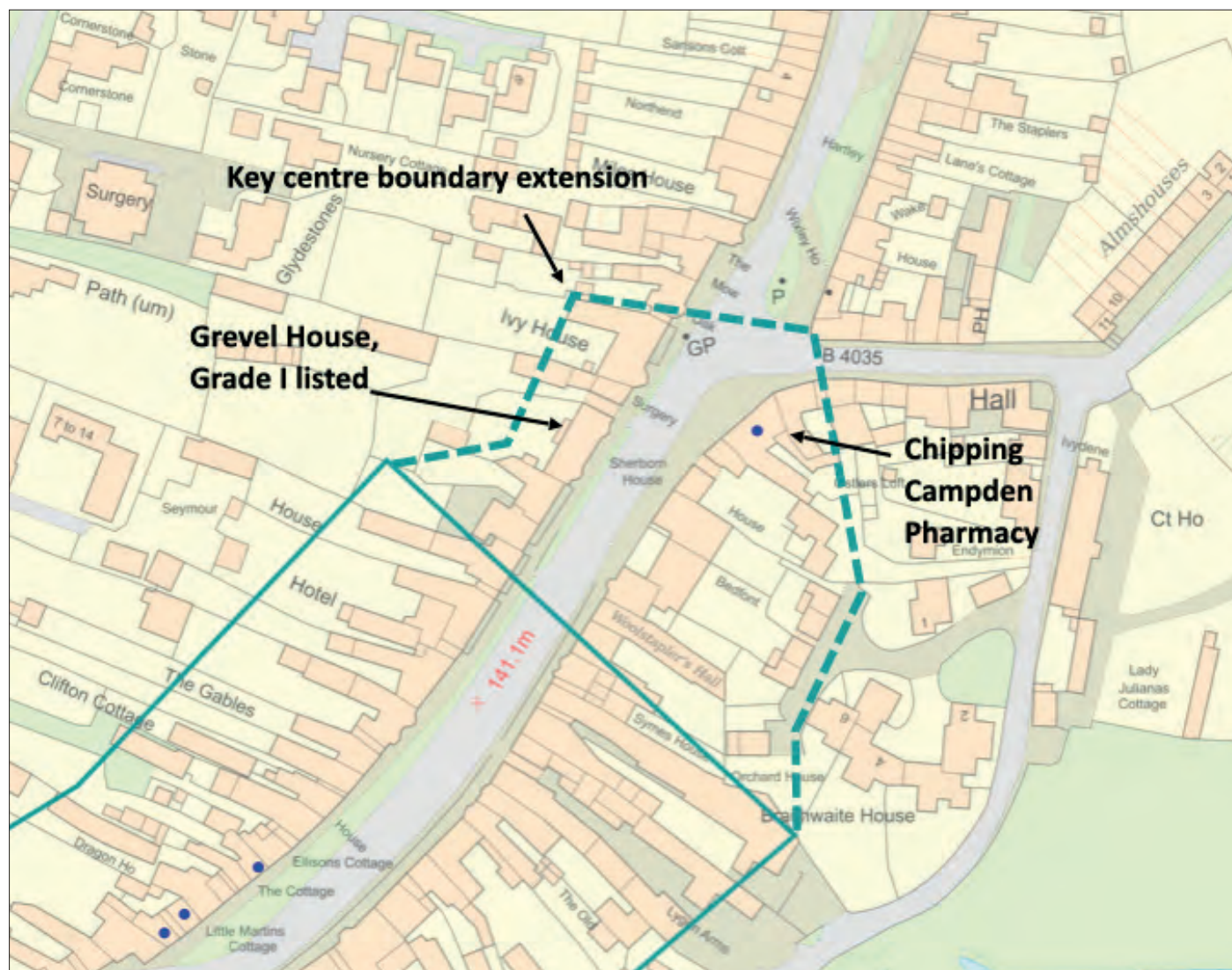


Figure 13: Revised Key Centre Boundary (Local Plan Policy EC7)
Source: Andrea Pellegram Ltd, under OS licence AC0000808712





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 AONB.

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 the number of AirBnB accommodations 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, 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:

- its demolition – in whole or in part
- any works of alteration or extension which would affect its character as a building

of 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, the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures.

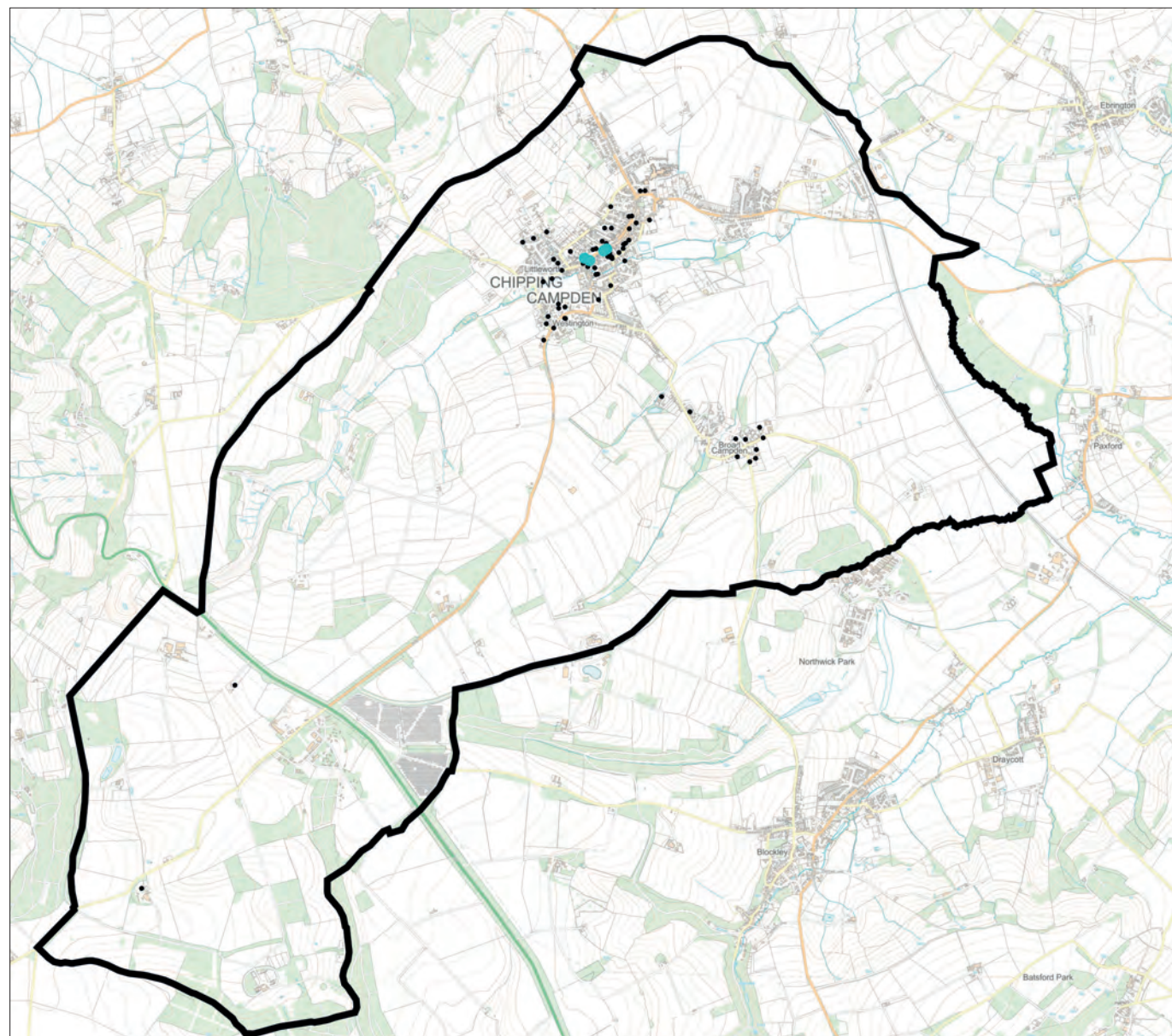
Though visitor accommodation provides necessary customers to keep the high street businesses alive, if the change from residential to visitor accommodation goes too far, it could become a threat to the vitality of the high street. There is therefore a balance that needs to be struck between retaining 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.



Since there is no 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.

The 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 visitor accommodation should be resisted where this balance is threatened.

Figure 14: AirBnB accommodation and hotels in Chipping Campden neighbourhood area (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.

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 for 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.

Respondents scored various proposals, 1 being opposed and 10 being fully supportive. The averages where:	Average
Ban on all on-street parking in the town centre (as defined in survey form)	1.8
No change to current situation	3.3
Time-limited (eg 2-hours) parking on street for all	3.2
Time-limited parking, but permits for town-centre residents to park long-term	5.1
Time-limited, with permits for long-term parking for residents lacking off-street parking	6
Paid permit parking for all Campden residents with no time-restriction	3.2
Paid permit parking for residents of town centre with no time-restriction	3.6
Pedestrianise the town centre	2.1
Provide new school car park and free up existing school car park for all to use (usual fees)	6.9
School car park freed-up, with reduced parking fees for all town residents and employees	6.5
School car park freed-up, with reduced parking fees for town employees only	5.1
New public car park off Aston Road	4.7
New public car park on Station Road next to sewage works	3.4
New public car park on Back Ends	3.8

Table 5: Results of November 2023 parking survey, ranked priorities (1 = opposed, 10 = fully supportive)





Policy 1: Chipping Campden Town Centre

1. The information in Appendix 3 in this plan should be the baseline for Local Plan Policy EC8, and there will be a presumption that town centre uses (Class E, Sui Generis and all forms of visitor accommodation) will be retained.
2. The Key Centre Boundary is extended as shown in Figure 13.
3. Where planning control can be exerted, the change from residential and town centre uses to visitor accommodation will only be allowed where it can be demonstrated that there will be no harm to the vibrancy of the town centre.
4. 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 AONB 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 neighbourhood area as the baseline of what exists and that should be protected.

INF2 allows for new facilities to be provided, but also protects against the loss of existing facilities. In some cases however, permitted development rights that came into force in 2021 (after the local plan was adopted) might allow for some of these facilities to be allowed to change use to residential.





Table 6: Social and community infrastructure in Chipping Campden neighbourhood area
Showing infrastructure type, name and use class where applicable

Allotments <ul style="list-style-type: none">Chipping Campden Allotments - F2	Doctors' Surgeries <ul style="list-style-type: none">Chipping Campden Surgery - Ee	Post Offices <ul style="list-style-type: none">Post Office - F2a	Sports Facilities <ul style="list-style-type: none">Recreation Ground - F2cBowling Green - F2cChipping Campden Bowling Club - F2cChipping Campden Cricket Club - F2cChipping Campden Tennis Club - F2cChipping Campden Leisure Centre - F2c
Care Homes <ul style="list-style-type: none">Mill House Care Home - C2Jecca's House C2	Gardens and parks <ul style="list-style-type: none">Ernest Wilson Gardens - F2cWolds End Orchard - F2c	Public Houses <ul style="list-style-type: none">The Eight BellsThe Lygon Arms HotelThe Noel Arms HotelThe Red LionThe Volunteer InnThe Bakers ArmsCotswold House Hotel	
Churches <ul style="list-style-type: none">St James Church - F1fChipping Campden Baptist Church - F1fSt Catherine's Church - F1fSt Michael and All Angels Church - F1fFriends (Quaker) Meeting House - F1f	Fire Stations <ul style="list-style-type: none">Fire Station	Schools <ul style="list-style-type: none">Chipping Campden School - F1aSt James and Ebrington C of E Primary School - F1aSt Catharine's Catholic Primary School - F1a	Toilets <ul style="list-style-type: none">Sheep Street Public Convenience - F2Visitor Centre - F2
Defibrillators <ul style="list-style-type: none">Berrington Road telephone kioskBroad Campden telephone kioskLeisure CentreChipping Campden PharmacyPost OfficeSt Catharine's School	Meeting Rooms <ul style="list-style-type: none">Church Rooms - F2cTown Hall - F2cOld Police Station - F2cKoti Autotalli - F2cBroad Campden Village Hall - F2cScout Hut - F2c	Shops <ul style="list-style-type: none">The Co-operative (Co op) - EaFillet & Bone - EaThe One Stop Shop - Ea	Theatres, museums and library <ul style="list-style-type: none">Court Barn Museum - F1cCidermill TheatreThe Old Silk Mill - F1cChipping Campden Library - F1dVisitor information centre - F2a
Dentists <ul style="list-style-type: none">Today's Dental Care - EeAshbee Dental Care - Ee	Opticians <ul style="list-style-type: none">Dr C.P. Grey - Ee	Spas <ul style="list-style-type: none">Cotswold House Spa Ed	
	Play areas <ul style="list-style-type: none">Recreation Ground Play Area (George Lane) - F2Castle Gardens Play Area - F2Recreation Ground Play Area (Olimpick Drive) - F2		







Nationally permitted development and use classes

National legislation¹ 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 an 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 member of the public'. The last sentence is important in the context of Chipping Campden: it is for 'essential good' which include food but are not limited to food. In Chipping Campden, there are no banks but there is a post office. This means that the post office serves essential purposes as a post office but also 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.

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 shops, such as the opticians and dentists area also Class E but it could be argued that they should also be retained. However, these businesses rely upon the willing trading of individual trained professionals who may, out of personal choice, cease trading. There is little protection that the planning system can afford under these circumstance.

Other essential infrastructure

Some other infrastructure is essential to life in Chipping Campden but is not referred to

in Local Plan policy INF2. This is defibrillators and care homes. There are a number of defibrillators that provide an essential safety feature in the case of an emergency and they should not be lost. There are also two care homes that provide essential care for older people who can no longer live independently. There is no housing policy in this CCNDP and care homes will therefore be included here.

Burial plots

In November 2023, there were only two remaining burial plots in the parish. Though the Local Plan allocated land for burial, this is no longer available. New burial land is therefore required but the Town Council has not found an alternative available and deliverable site. This will become a matter of some urgency for later planning policies and decisions to resolve.

¹ 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

1. The infrastructure identified in Table 6 and Appendix 4 should be used as the basis of Local Plan Policy INF2 and EC8.
2. The provision of suitable land for human burial will be supported.





Policy 3 Design

Objective

- **To protect and enhance the area’s heritage assets and its AONB location, by encouraging development and conservation projects focuses that are sympathetic to the scale, design, heritage, and character of Chipping Campden 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 Plan¹.

through Locality. This can be found as a separate document which accompanies this CCNDP, also marked Appendix 5.

However, neither of these important documents are specific to Chipping Campden or Broad Campden and for this reason, the Town Council commissioned AECOM to prepare The Chipping Campden Design Guide,

The Design Guide provides general advice for applicants and should be consulted in the preparation of designs. Applicants are also strongly encouraged to contact the Town Council for advice on design who may call on local expertise, for instance from the Campden Society². Pre-

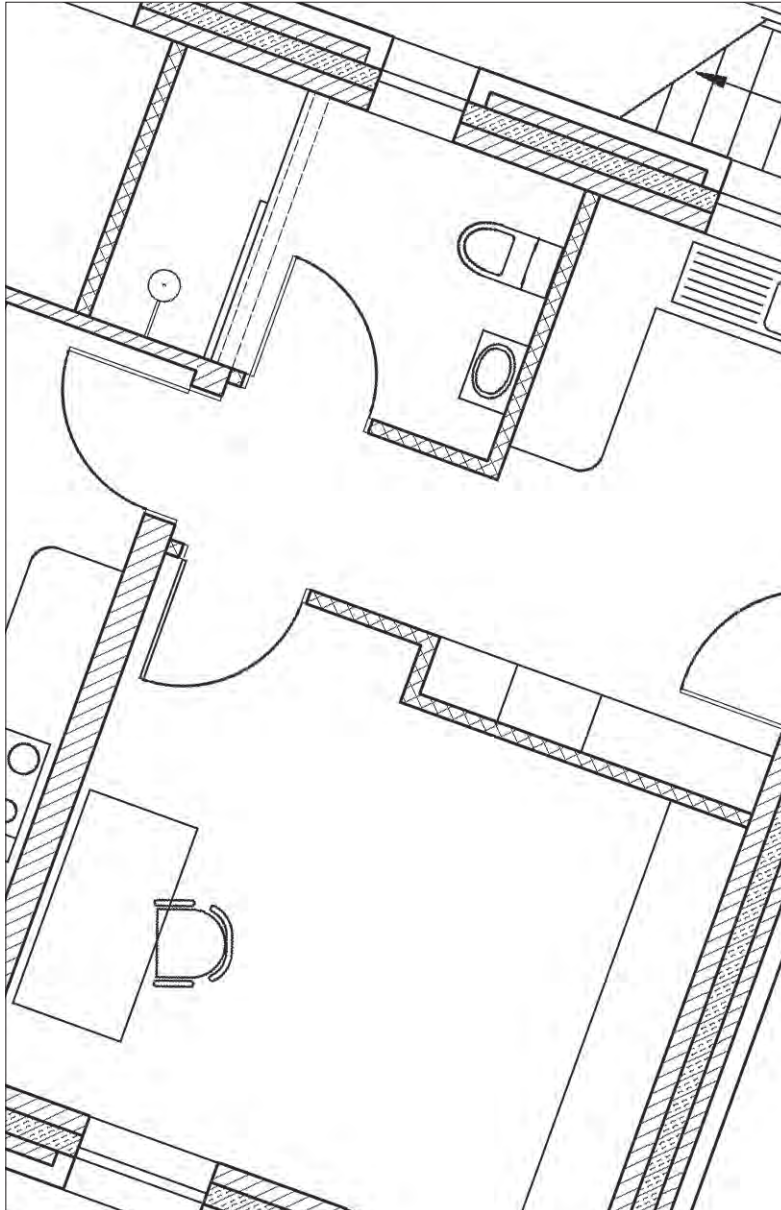
application discussions with the parish council are strongly advised.

helps applicants to meet their requirements to provide biodiversity net gain.

In addition to the design of the built environment, Building With Nature³ provides standards for green infrastructure and even offers accreditation for meeting those standards. Given the exceptional quality of Chipping Campden’s environment, Building With Nature will ensure that new development makes the best contribution possible to the environment and also

1 www.cotswoldsaonb.org.uk/planning/cotswolds-aonb-management-plan/
2 www.thecampdensociety.org/
3 www.buildingwithnature.org.uk/







Policy 3: Design of the built and natural environment

Planning proposals, particularly those with Design and Access Statements, should demonstrate that they have paid regard to the Chipping Campden Design Guide and should be designed according to the Building with Nature Standards Framework.



Policy 4: Non-designated Heritage Assets

Objective

- To protect and enhance the area’s heritage assets and its AONB location, by encouraging development and conservation projects focuses that are sympathetic to the scale, design, heritage, and character of Chipping Campden 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 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’s unique character. These small and

sometimes humble features are worth preserving and are identified for preservation under Local Plan Policy EN12.

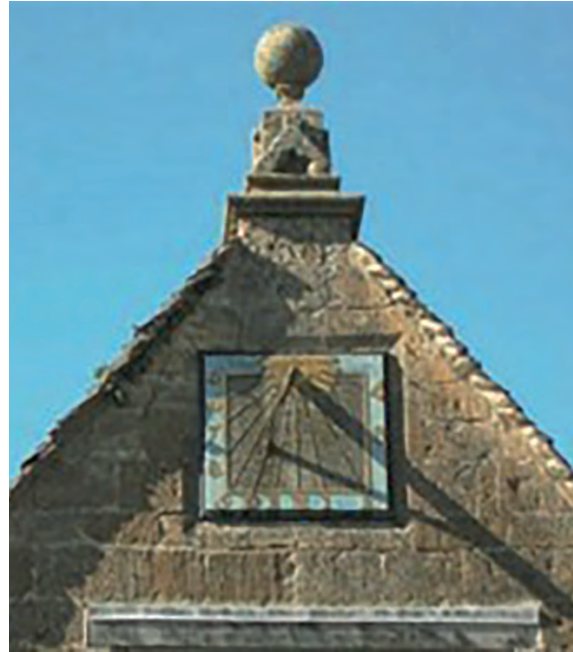
The main criteria that have been used to select these features derive from Local Plan Table 6, Buildings and structures, namely:

- Historic interest
- Age
- Rarity
- Aesthetic merits
- Representativeness of Chipping Campden
- Historic association
- How they contribute to

- “group value”
- Known architect/designer/ builder
- Social or communal value.

Appendix 6 gives detail of all the non-designated heritage assets in Chipping Campden, provides their address, and explains their local significance.







Policy 4: Non- designated Heritage Assets

The following features are designated 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
- 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.

This CCNDP policy supports the local plan policies and is also provided in anticipation

to changes required under the Environment Act 2021 but not yet implemented. It identifies locally significant opportunities for restoration and enhancement of ecological networks, corridors and areas. The data supporting this policy identifies what is available locally which is mainly:

- 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.

The Environment Act 2021 requires 10% biodiversity net gain from all development and this is echoed in National Policy¹.

National guidance on local nature recovery (LNR) was issued by DEFRA on 23 March 2023 and continues to be provided in advice notes and other materials. Local nature

recovery strategies are a nationwide system of spatial strategies to help reverse the decline of biodiversity. There will be approximately 50 strategy areas covering the whole of England with no gaps or overlaps. Preparation of each strategy will be locally led by a 'responsible authority', in this case Gloucestershire County Council (GCC) will be working with Gloucestershire Wildlife Trust (GWT) and the Gloucestershire Environmental Records Centre to deliver the LNR for Chipping Campden. As the responsible authority, GCC will be required to work

¹ NPPF 2023, 179 requires plans to identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks. Para. 174 requires development to provide net gains for biodiversity.



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. In this case, the CCNDP is setting out a local land use strategy for inclusion in the wider LNR strategy when that is prepared.

Section 106 of the Environment Act 2021 requires that all local nature recovery strategies must contain a statement of biodiversity priorities and local habitat map and lists what both must include. In this case, the LNR strategy has not been prepared and in anticipation, the Town Council has commissioned the Gloucestershire Wildlife Trust to prepare maps of habitats and ecological data for local input into the preparation of the LNR, probably as part of the local habitat map for Gloucestershire.

The Environment Act 2021 requires that all statements of biodiversity priorities set out:

- a description of the strategy area and its biodiversity
- a description of the opportunities for recovering or enhancing biodiversity in the strategy areas
- the priorities for recovering or enhancing biodiversity
- proposals as to potential measures relating to those priorities

The strategy area

The strategy area is the neighbourhood area. Appendix 7 provides detailed habitat maps describing the local baseline which may be included in the LNR strategy for Gloucestershire. The maps show areas of particular importance for biodiversity, either because of their existing designations, they are locally important or have potential for improvement. Figure 15 shows potential areas of importance.



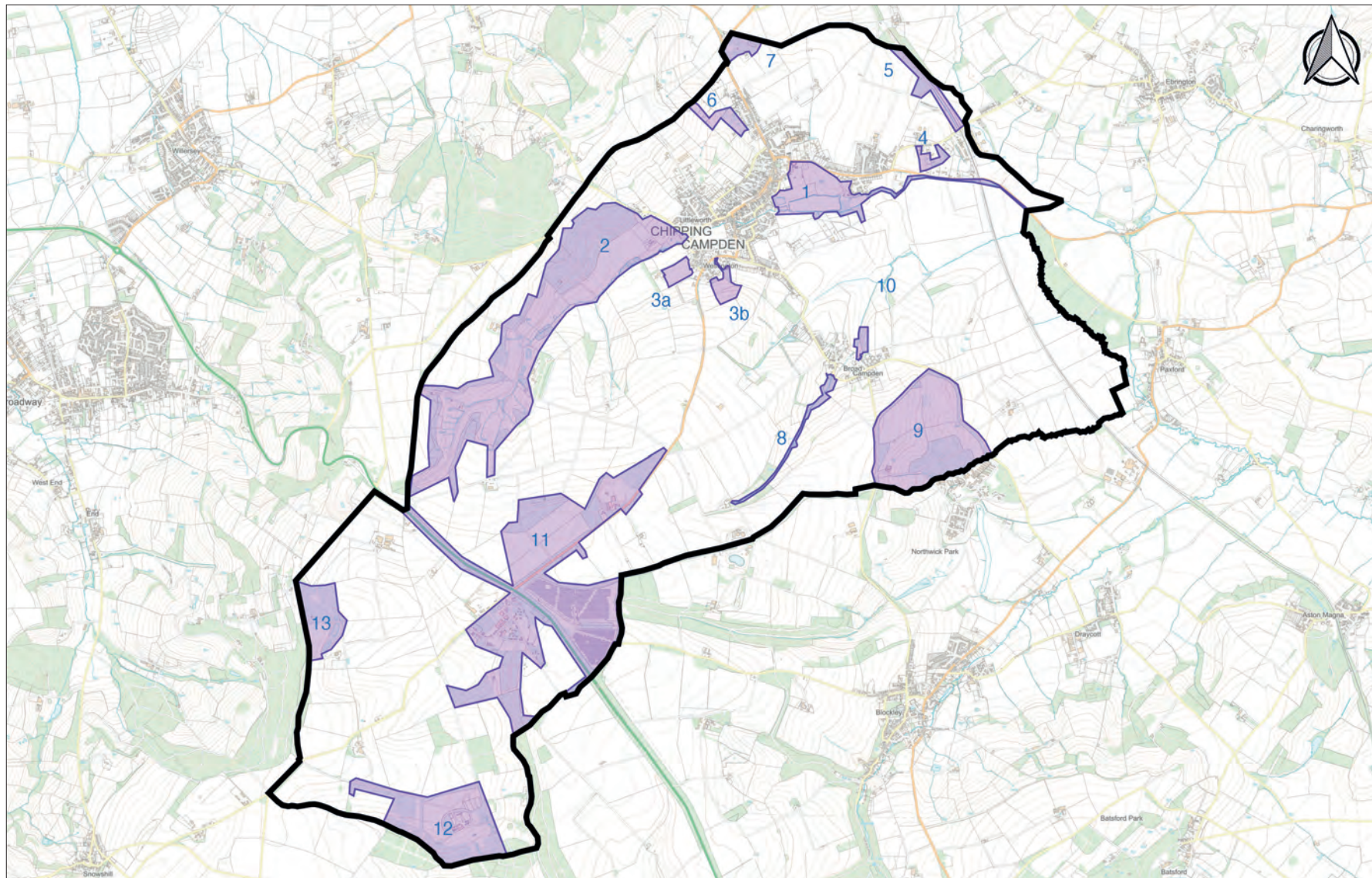


Figure 15: Nature recovery priority areas
Source: Andrea Pellegam Ltd, under OS licence AC0000808712



Opportunities and priorities for recovering and enhancing biodiversity

DEFRA advice is that some changes in land use or management may require a separate consent before they can be undertaken, such as planning permission. Responsible authorities do not need the relevant consents to be in place before including areas that could become of particular importance in their local habitat map. It is therefore appropriate and possible for the CCNDP to indicate where biodiversity net gain and habitat improvement could be directed to be finally determined at planning application stage, when the details of a specific proposal can be fully explored.

DEFRA guidance states that the priorities identified by every local nature recovery strategy should reflect local

circumstances, including the most important issues to local people and organisations. The CCNDP is therefore setting out local priorities to assist in the preparation of the wider LNR strategy.

Figure 15 and the more detailed evidence in Appendix 2 and Appendix 7 shows that there are already existing habitats that could benefit from protection and improvement, marked 1-13. Table 7 indicates how biodiversity gain and habitat improvement could be achieved in each area.

It is important to note that identification as a local nature recovery area does not preclude development. Existing land use policies will remain in place. What will change

however is that the identified sites will be put forward as local nature recovery strategy options. 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 Fund¹, 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.

¹ GNCF – Gloucestershire Nature + Climate Fund (www.glosncf.com)



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

Map number	NRA name	Improvement focus based on existing features
1	River Cam corridor	<ul style="list-style-type: none"> • Riparian habitat • Grassland • Woodland • Scheduled Monument • Traditional orchard
2	River Cam and Campden Wood	<ul style="list-style-type: none"> • Riparian habitat • Woodland
3	West Chipping Camden a. Leasows Farm b. Westington	<ul style="list-style-type: none"> • Traditional orchard
4	Dounor House	<ul style="list-style-type: none"> • Traditional orchard
5	Mickleton woodland	<ul style="list-style-type: none"> • Woodland • Riparian habitat
6	Kingscome Lane	<ul style="list-style-type: none"> • Woodland • Riparian habitat
7	Hillsdown Farm	<ul style="list-style-type: none"> • Traditional orchard
8	Broad Campden south	<ul style="list-style-type: none"> • Riparian corridor • Traditional orchard
9	Sedgecombe	<ul style="list-style-type: none"> • Woodland • Wildlife corridor (verges)
10	Hollybush Farm	<ul style="list-style-type: none"> • Woodland • Riparian habitat
11	The Gate House	<ul style="list-style-type: none"> • Opportunities to enhance wildlife corridors and connectivity • Woodlands
12	Hare Park Plantation	<ul style="list-style-type: none"> • Opportunities to enhance wildlife corridors and connectivity • Woodlands
13	Sally Beds	<ul style="list-style-type: none"> • Woodland • Riparian habitat







Policy 5: Biodiversity net gain and Local Nature Recovery

Land identified in Table 7, Figure 15 and Appendix 7 is designated as the Chipping Campden Local Nature Recovery Areas for inclusion in the Gloucestershire Local Nature Recovery Map under provisions of the Environment Act 2021.

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

- a. Contact Cotswold District Council to determine whether work has been done towards the preparation of the Gloucestershire Local Nature Recovery Strategy regarding the proposal site, its relationship with the Gloucestershire Local Nature Recovery map, and seek advice on how best to deliver local nature recovery and biodiversity net gain within that context.
- b. Where biodiversity net gain cannot be delivered on site, applicants must work with Cotswold District Council to identify ways that off-site biodiversity net gain can be delivered in Chipping Campden Parish.
- c. Where off-site biodiversity gain is proposed, this should be focused on the nature recovery areas shown in Figure 15 or the Gloucestershire Local Nature Recovery Map.
- d. 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.
- e. Only where off-site biodiversity improvements can be proven impossible to deliver within the parish can off-site and out-of-parish biodiversity improvements be considered.
- f. Planning proposals must demonstrate that landowners of sites where biodiversity net gain is proposed agree to the proposals and will cooperate in their delivery.



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 16 according to the provisions of the NPPF 2023. Full descriptions and detailed maps are provided in Appendix 7.

National Planning Policy Framework policies apply for this:

101. 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.

102. 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.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.



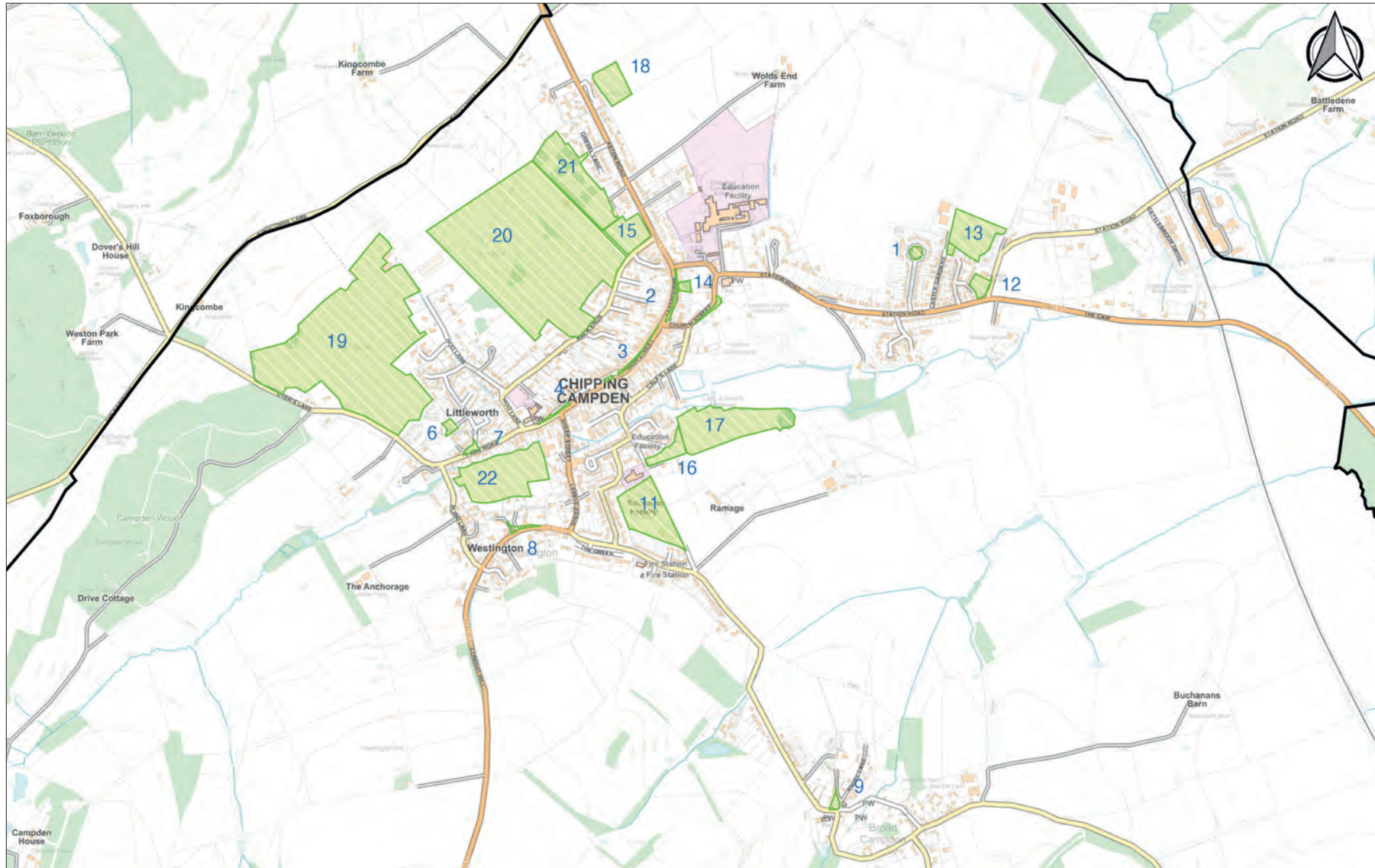


Figure 16: Local Green Spaces in Chipping Campden
Source: Andrea Pellegam Ltd, under OS licence AC0000808712





Policy 6: Local Green Spaces

Land identified in Figure 16, 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 Hoo West
20. The Hoo East
21. The Cley
22. The Craves



Appendices





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

courtbarbarn.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

Broadway Arts Festival

broadwayartsfestival.com
Russell House, Lower Green,
Broadway, Worcestershire,
WR12 7BU
Arts Festival



Andrew James Music
andrewjamesmusic.co.uk
Musician

Blockley Chamber Concerts
lgpacker123@gmail.com
Concert Organiser

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

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

Cherry Press
cherrypress.co.uk
Vale Farm, Saintbury,
Worcestershire, WR12 7PX
Letterpress Printer

**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

Red Lemon

redlemoncreate.com
Draycott Rd, Draycott, GL56 9JY
Digital Marketing

Shuttlefish Creative

shuttlefish.co.uk
Branding & Graphic Design

Shire Marketing

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

Wizard Web

www.wizard-web.co.uk
15 Lifford Gardens, Broadway,
Worcestershire, WR12 7DA
Web site designer

Food and Drink

Bantam Tearooms

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

Campden BRI

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

Cotswold House Hotel

bespokehotels.com/
cotswoldhouse/dining
The Cotswold House Hotel, The
Square, Chipping Campden,
GL55 6AN
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 and Restaurant

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

Katie's Café

katiesofchippingcampden.co.uk
Katie's, Cambrook Court, High
Street, Chipping Campden,
GL55 6AT
Café

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



Maylam's

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

The Red Lion Tavern

redliontavern.co.uk
Lower High Street, Chipping
Campden, GL55 6AS
Pub, restaurant

Toke's Food & Drink

tokesfoodanddrink.co.uk
Toke's, High Street, Chipping
Campden, GL55 6AG
Delicatessen, Wine shop

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

42nd East

42ndeastbakehouse.com
Hook House, High Street,
Chipping Campden, GL55 6AT
Restaurant, Baking School





Appendix 2. Natural Environment

Natural and landscape features Chipping Campden parish, Gloucestershire

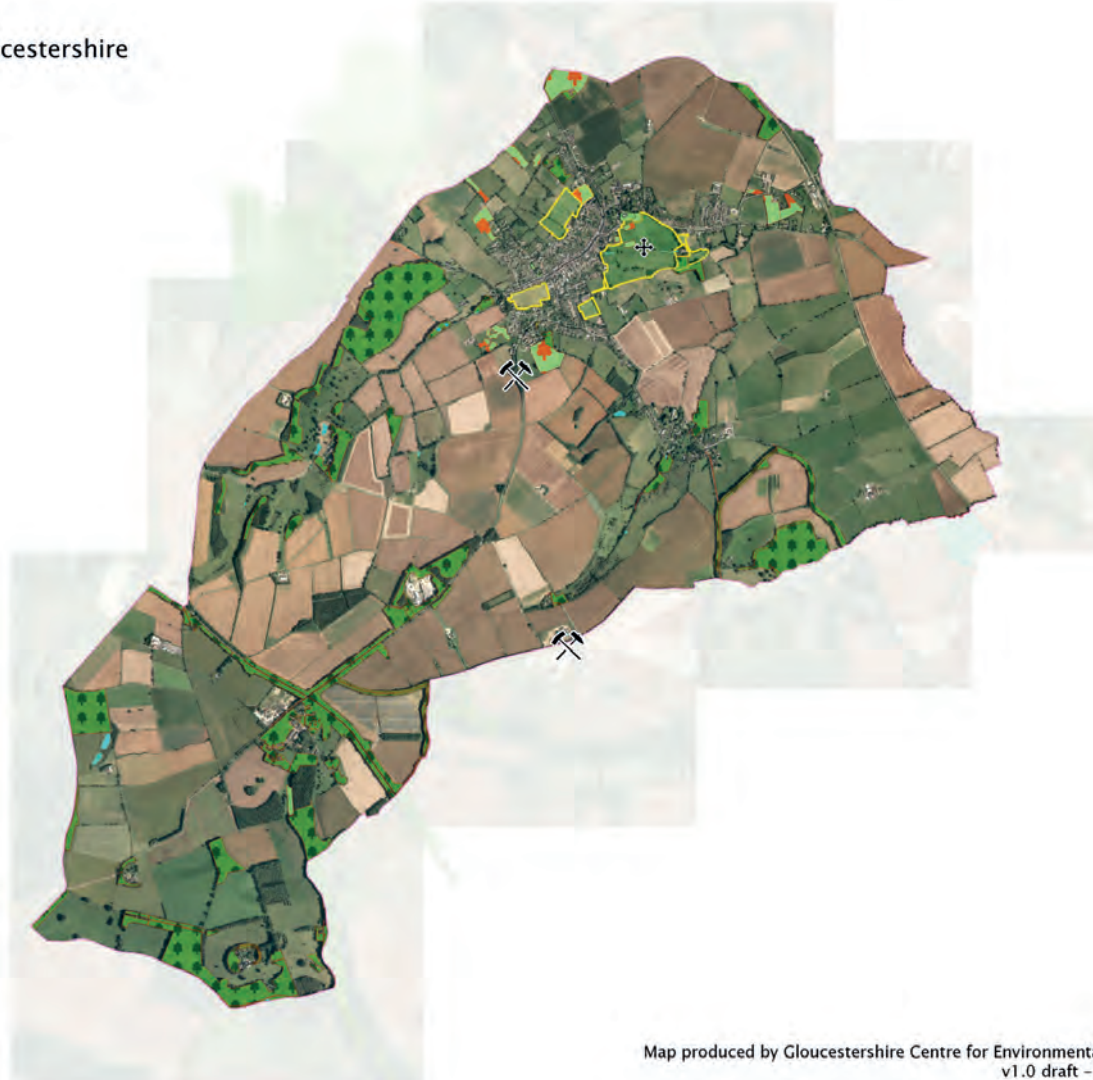
Chipping Campden NDP - Green Space

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

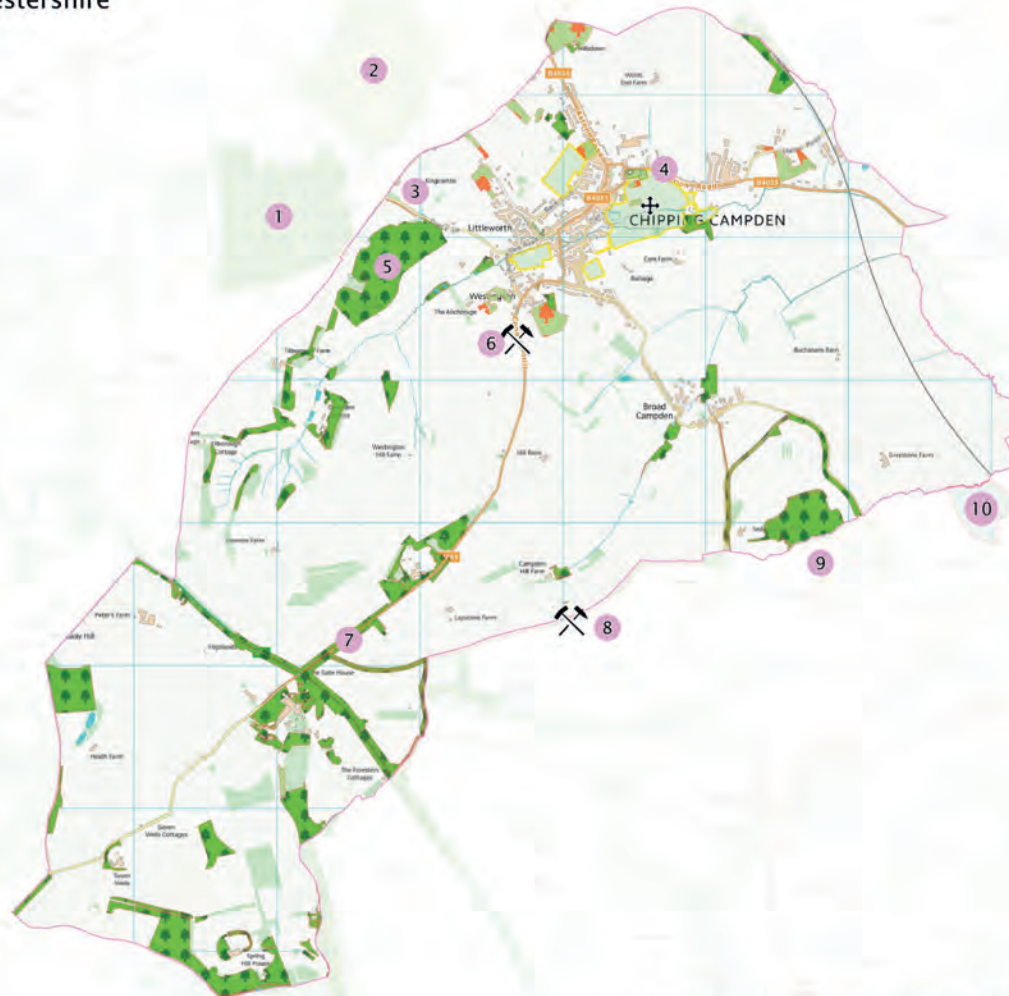
RIGS

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



CHIPPING CAMPDEN

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.

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



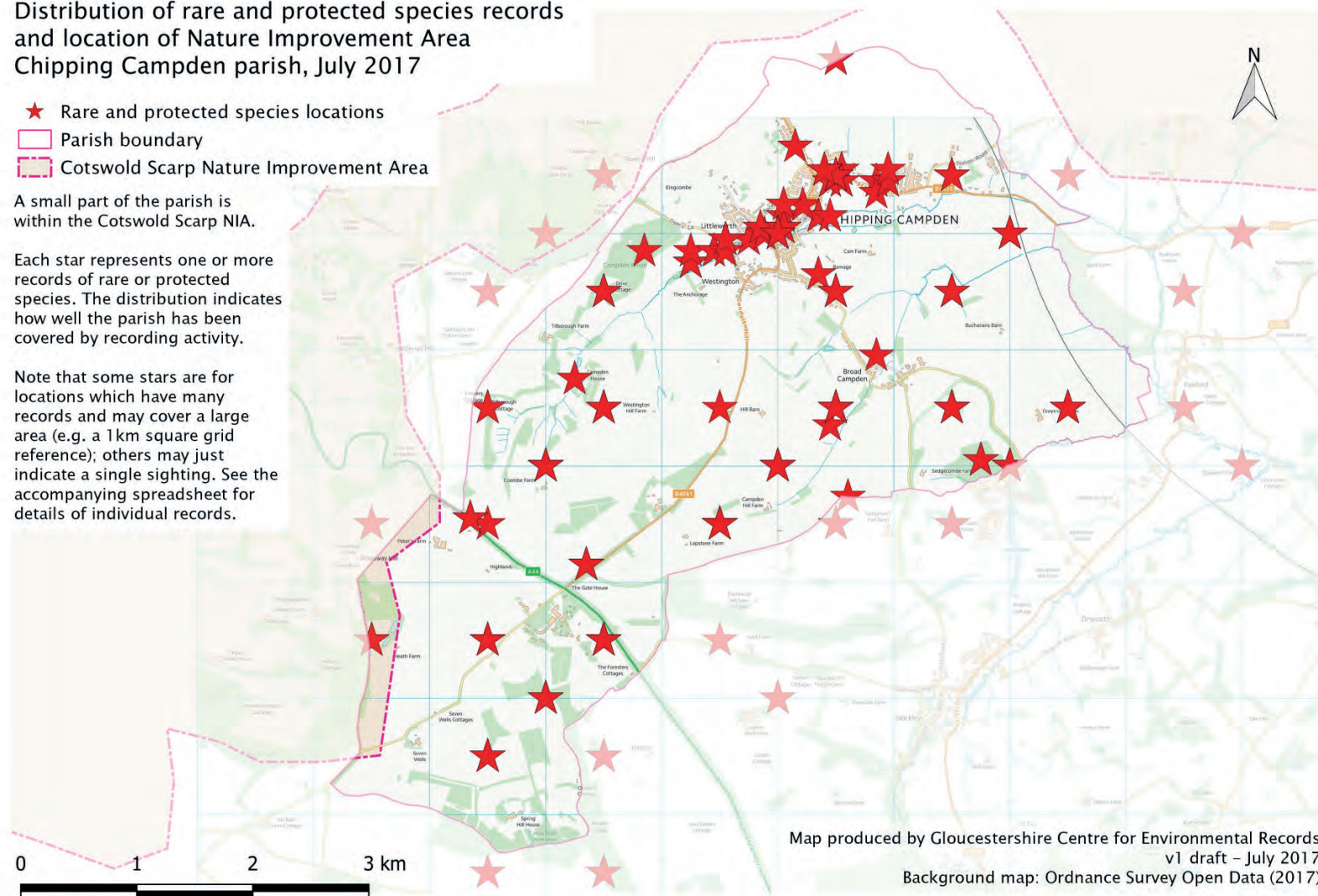
Distribution of rare and protected species records and location of Nature Improvement Area Chipping Campden parish, July 2017

- ★ 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 1 km square grid reference); others may just indicate a single sighting. See the accompanying spreadsheet for details of individual records.





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 Cotteswold 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 Free-stone 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 following.

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
Ea; Upper floor C3

Moreton House
C3

Jackson Stops
Ec

Michael's Restaurant
Eb; Upper floor C3

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

Empty

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
Sui generis

High Street heading East from Sheep Street B4081

Red Lion PH
Sui generis

One Stop Shop
Ea

Victor's
Eb; Upper floor C3

Blacksmith's House
Mooch
Ea

Blacksmith's House
Andrew Greenwood
Ec; Upper floor Ec

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

Behind florist
The Attic
Ea

Grafton House
Estate Agent
Ec

Behind Grafton House
Dentist
Ec

Fillet & Bone
Ea, Eb

Behind Fillet & Bone
The Butchers flat
C3

Behind Fillet & Bone
The Old Abattoir
C3

Behind Fillet & Bone
Storage
B8

42 East
Eb

Hook House
Ea

Library
F1

Funeral Director's
Sui generis

Noel Arms Hotel
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 info, Town Clerk,
cinema/meetings
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

Above Da Luigi
Masonic Lodge
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

Maylam's
Ea; Upper floor C3

Saxton House
C3

Dover's House
C3

The Lanterns
C3

Amberley House
C3

Lygon Arms
C1

Lygon Arms other side
of passageway
Ea

Braithwaite House
Former Lloyd's Bank
C4 application passed
by CDC

Braithwaite House other
side of passage
C4 application passed
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

Hairdresser's
Sui generis

Barber's
Sui generis

Island adjacent to western end of car park

Cotswold Luxe
Ea

Town 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











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
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 homes.



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.



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



CHIPPING CAMPDEN

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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 (note: this one awaiting
installation of defib – but that is
arranged and imminent).



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 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 6AT

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 town picnic.



Fire Stations



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

Fire & Rescue Station

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

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 town.



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

Meeting and Function Room
(Town Hall)

Used for talks, meetings, cinema. It is where meetings of the Town Council are held. An important hub for the artistic and civic life of the town.



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

Function Room

Used for talks and cinema. Meetings of the History and Cinema Societies are held here. An important hub for the artistic life of the town.



Meeting Rooms



Koti Autotalli
Unit 7, Campden Business Park,
Battlebrook Drive, Chipping
Campden, GL55 6JX

Motorcyclists café & meeting place

A café and meeting place for the motorcycling community of the campden area. It attracts motorcyclists to the town, providing an economical impact.



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 exercise and play facilities for the children of the town.



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

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 Olimpik Drive.



Olimpik Drive Play Area
Olimpik 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 facilities to the inhabitants of the town.



Public Houses



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

Public House

Provides food, wide-ranging menu, hosts functions and events



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 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.



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.



The Bakers Arms
Broad Campden, GL55 6UR

Public House

A public house, the only one in the Broad Campden part of the parish.



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

Hotel and restaurant

A Hotel with a restaurant 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, very successful secondary school, serving a wide 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 town and surrounding area



St Catharine's Catholic Primary School

Lower High Street, Chipping Campden, GL55 6DZ

Primary School

The Catholic primary school serving the town and surrounding area

Food Shops



The Co-operative ("Co-op")

12-14 High Street, Chipping Campden, GL55 6HB

A comprehensive food shop

Supplies a wide range of food and drink items, covering all the necessities of daily living. Allows for provisioning of local residents without travelling away from town. Improves the local economy and has a positive environmental impact.



Fillet & Bone

High Street, Chipping Campden, GL55 6AT

A food shop, delicatessen, fishmonger and butcher.

Supplies a wide range of food and drink items, including delicatessen items, fresh meat and fresh fish. Allows for provisioning of local residents without travelling away from town. Improves the local economy and has a positive environmental impact. The only butcher and fishmonger in the town.



Food Shops



The One-Stop Shop
High Street, Chipping
Campden, GL55 6AT

A comprehensive food shop

Supplies a wide range of food and drink items, covering all the necessities of daily living. Allows for provisioning of local residents without travelling away from town. Improves the local economy and has a positive environmental impact. Contains the only free cashpoint machine in the town.

Spas



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

Spa, with 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 two football pitches and a landscaped children's play area. Allows for physical recreation of townsfolk.



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. 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 dining facilities. Allows for physical recreation for 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

Includes a gymnasium, a variety of indoor sports facilities, weight-training room, and indoor heated swimming pool. Very important for the health of residents and for training for sports eg 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 Visitor Information Centre

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 town.



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 town's residents, 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 has economic value.



CHIPPING CAMPDEN



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.



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.



Appendix 5. Chipping Campden Design Code

This design code is provided as a separate document.





Appendix 6. Non- designated Heritage Assets

With a description of each asset and an explanation of why the asset meets any of the criteria in the Local Plan Table 6 pages 156/157. eg:

- 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 in that for a long time this was 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 Defibrillator Broad Campden

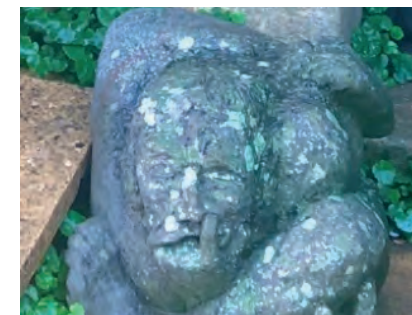


Broad Campden GL55 6UR

George VI post box

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 Ashhurst 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's 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 Dragon sundial



Green Dragon,
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



Maylam's,
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 missing its central two red lions, but remains 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 of old boot-scrappers, 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 7. Local Nature Recovery Areas

1. River Cam corridor

Improvement focus

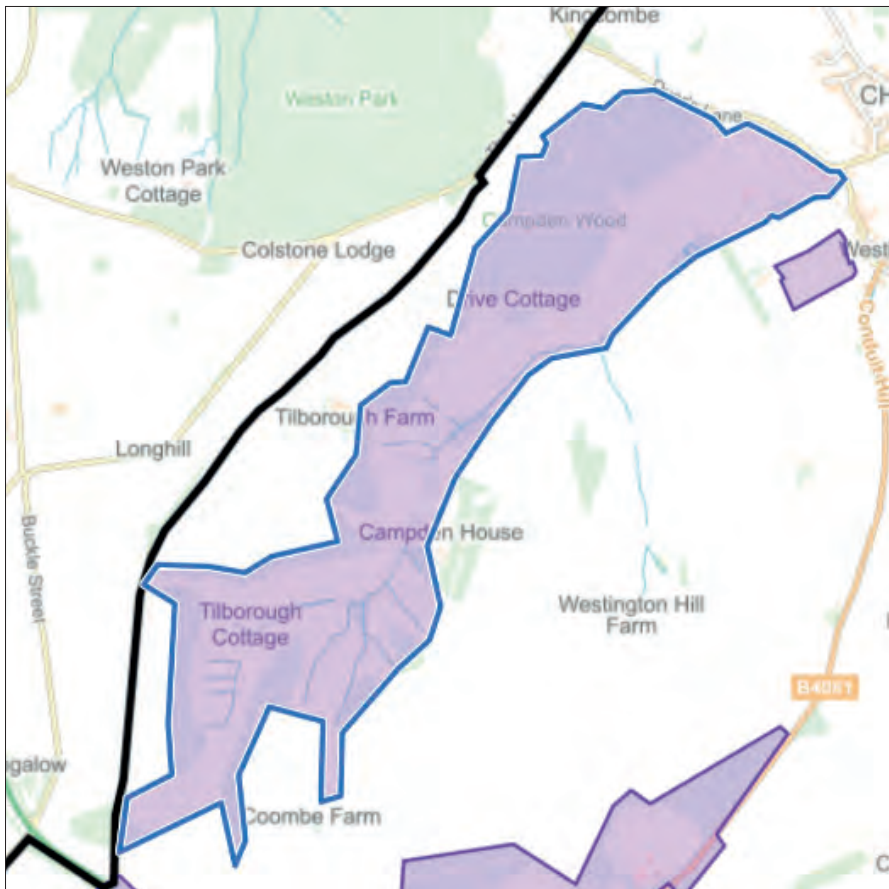
- Riparian habitat
- Grassland
- Woodland
- Scheduled Monument
- Traditional orchard



2. River Cam and Camden Wood

Improvement focus

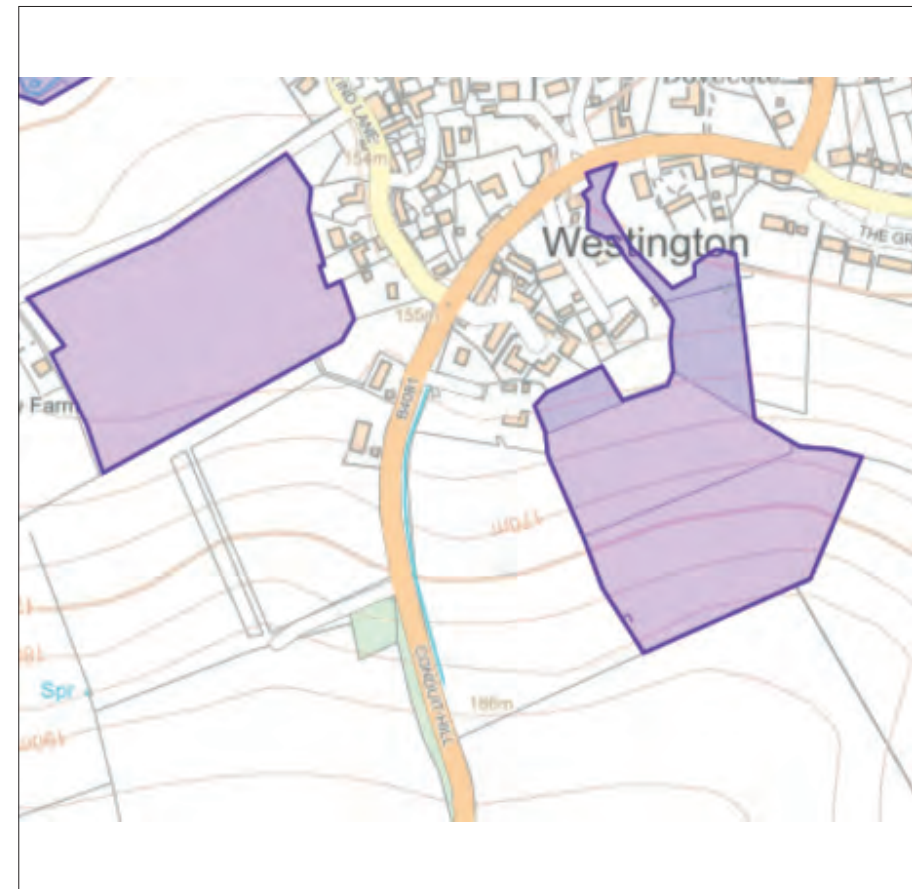
- Riparian habitat
- Woodland



3. West Chipping Camden, Leasows Farm, Westington

Improvement focus

- Traditional orchard





4. Dounor House

Improvement focus

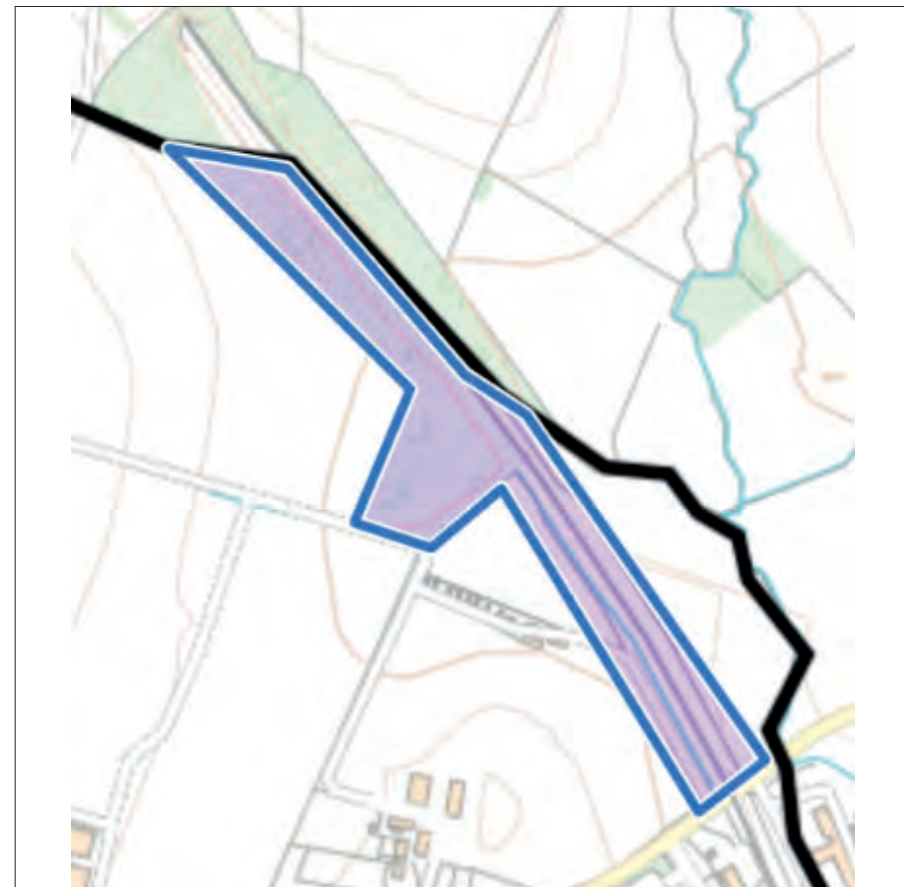
- Traditional orchard



5. Mickleton woodland

Improvement focus

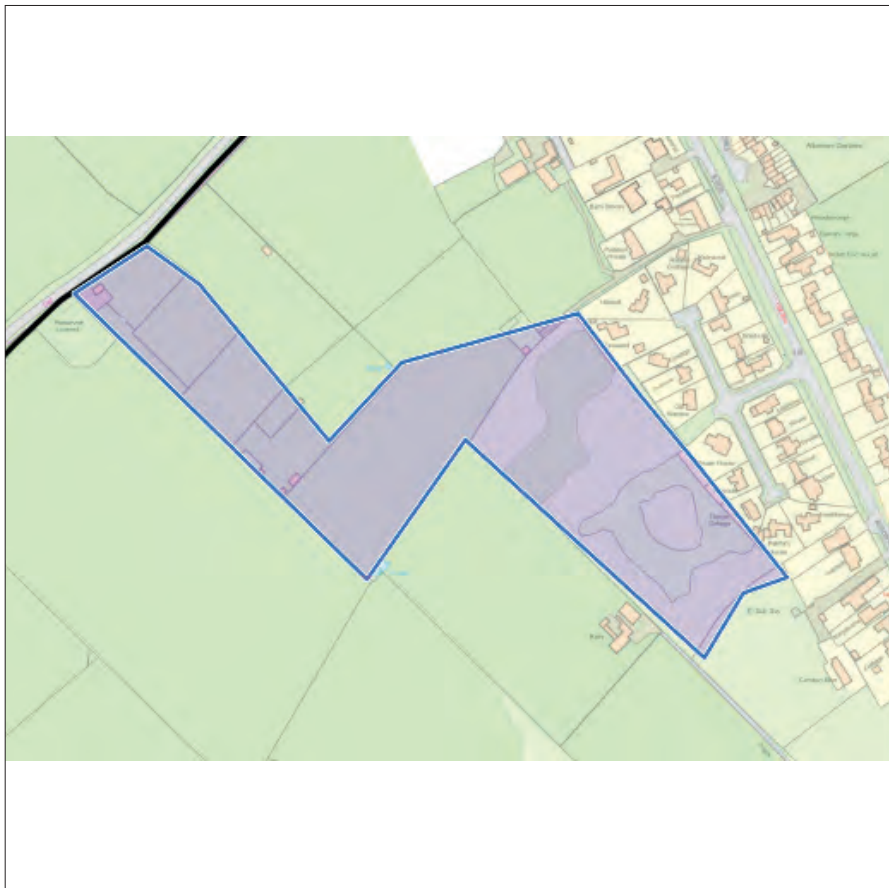
- Woodland
- Riparian habitat



6. Kingscome Lane

Improvement focus

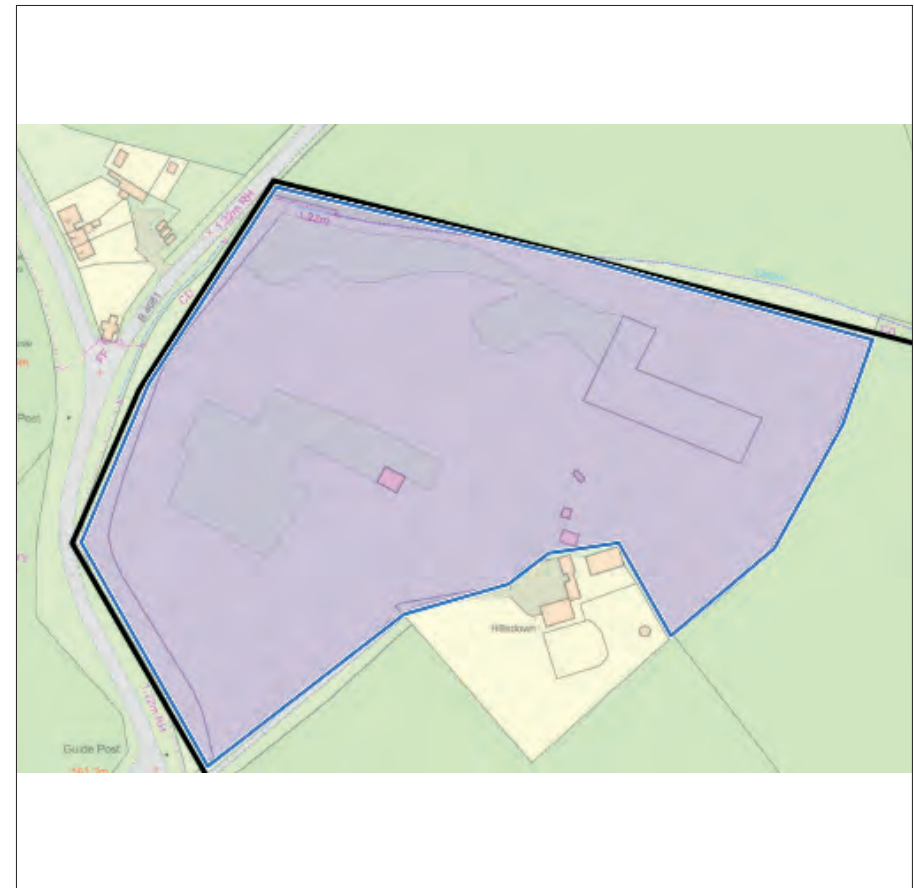
- Traditional orchard
- Woodland



7. Hillsdown Farm

Improvement focus

- Traditional orchard



8. Broad Campden south

Improvement focus

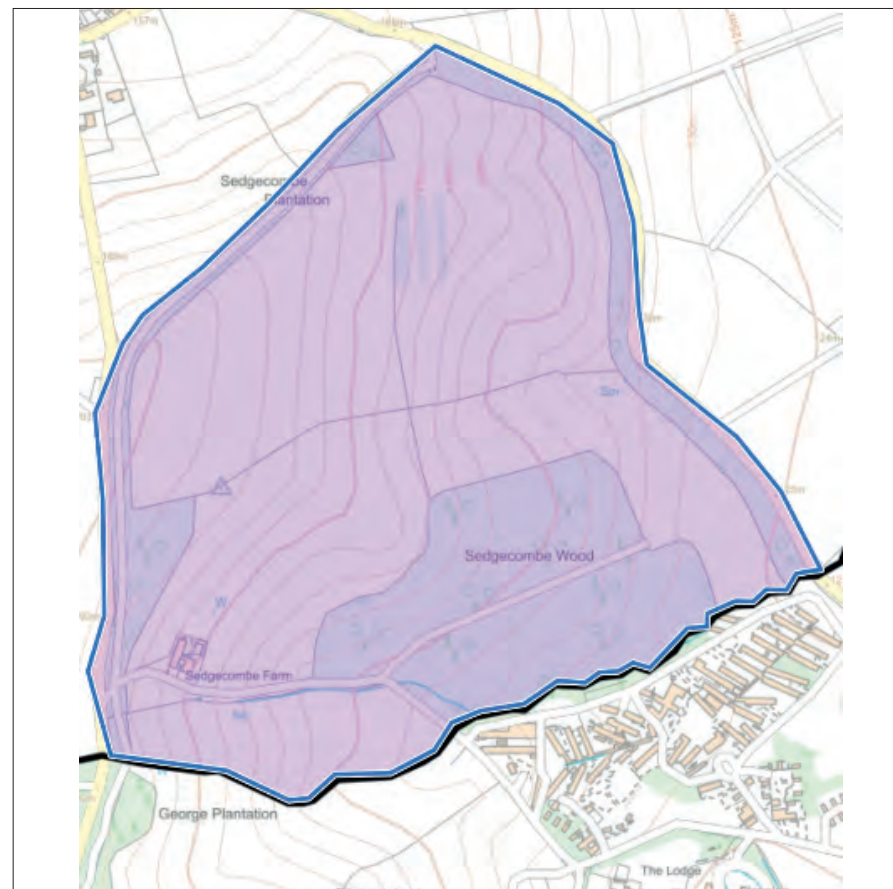
- Riparian corridor
- Traditional orchard



9. Sedgcombe

Improvement focus

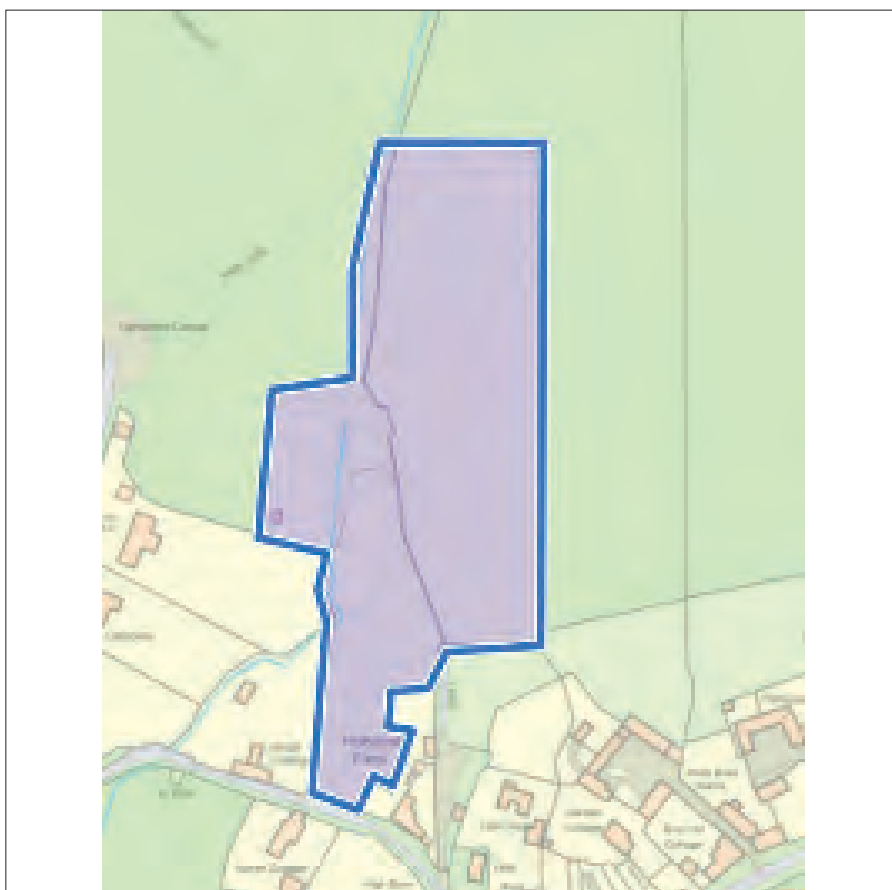
- Woodland
- Wildlife corridor (verges)



10. Hollybush Farm

Improvement focus

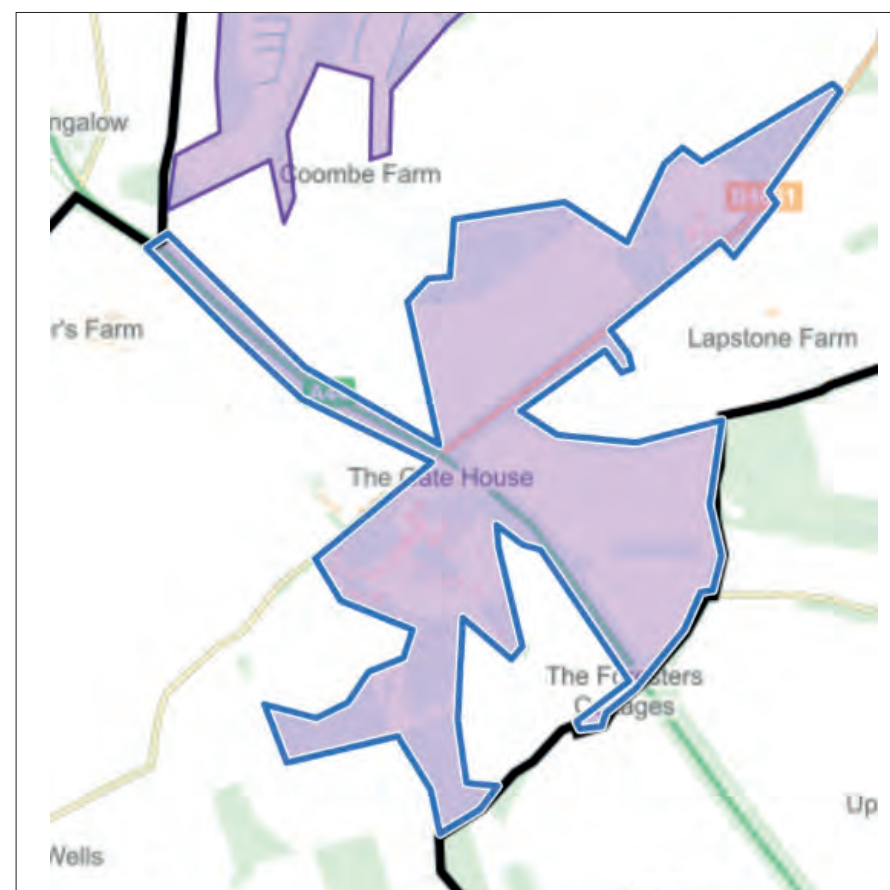
- Woodland
- Riparian corridor



11. The Gate House/ B4081/ Westington Quarry

Improvement focus

- Opportunities to enhance wildlife corridors and connectivity
- Woodlands

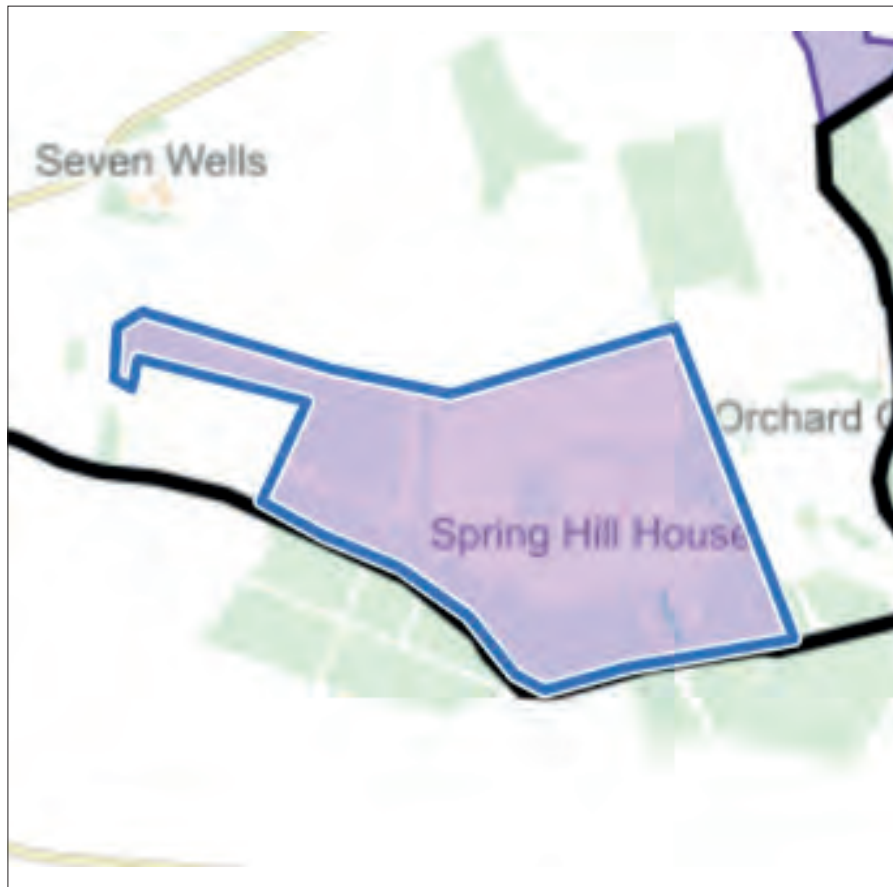




12. Hare Park Plantation

Improvement focus

- Opportunities to enhance wildlife corridors and connectivity
- Woodlands



13. Sally Beds

Improvement focus

- Woodland
- Riparian habitat





Appendix 8. 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



CHIPPING CAMPDEN



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: Gloucestershire Highways or CC Town Council

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: Gloucestershire Highways or CC Town Council

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 memorial to those townsfolk who lost their lives in the First World War, is an important area historically and visually. It is freely-accessible, and provides a rest area for townsfolk and visitors in this very central area of town between the market hall and the town hall.

Landowner: Gloucestershire Highways or CC Town Council
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:
Has the landowner already been consulted yes/no: No





Local Green Space 6. Olimpik Drive Play Area

Olimpik 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:

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





Local Green Space 10. Court Barn/Cartwash

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 cartwash, 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:

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 large area for children to play and for all townsfolk to participate in sporting events. It is also used for some events for the town, such as the annual celebration of Guy Fawkes. 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 Recreation Ground Trust

Has the landowner already been consulted yes/no: No



Local Green Space 12. Bowling Green

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 Cotswold AONB.

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





Local Green Space 13. The Cricket Ground

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 Cotswold AONB.

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 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:



Local Green Space 14. Ernest Wilson Garden

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

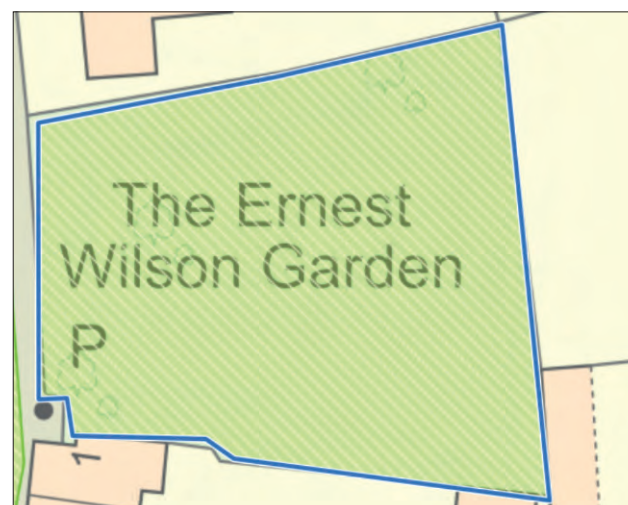
This 0.12 ha site lies within the Chipping Campden Conservation area and the Cotswold AONB.

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 1994. 'As you walk through the gate in the high stone wall you seem to enter a secret garden, a haven of tranquillity 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:





Local Green Space 15. Wold's End Orchard

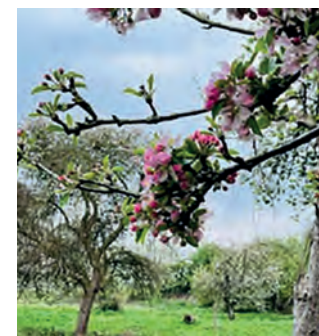
Corner Back Ends and Aston Road, Chipping Campden, Glos. GL55 6HR

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 cider and perry 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 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 ANOB of Cotswold District Council 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:



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.





Local Green Space 18. Allotments

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: Chipping Campden Town Council

Has the landowner already been consulted yes/no: No





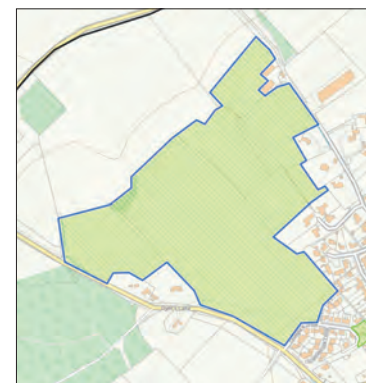
Local Green Space 19. The Hoo West

The part of the Hoo being land bounded to the NE by the houses/gardens along Hoo Lane, to the W and SW by Dyers Lane and the houses/gardens already built to the N and NE of Dyers Lane, to the SE by the houses/gardens off the SW side of Hoo Lane and by the houses/gardens of Littleworth, and to the NW by a line extending from the top of Hoo Lane (above the chicken sheds) along the field boundaries to Dyers Lane, below the land attached to Kingcombe.

The Hoo is an essential part of the rural environment within which the Town is set, and which gives the Town its specific character. In CDC Green Infrastructure August 2017 it is commented that the setting of the town is important to the whole of its aesthetics uniquely in that the built environment remains generally hidden in the folds of the landscape. The Cotswold Way runs up Hoo Lane from the centre of the town, and public footpath runs up Hoo Lane to the E and NE of the site and overlooks the site. Other public footpaths cross the site. The site is mostly open pasture, and forms part of the circular footpath route around the town, consistent with the CDC suggestion in the Cotswold Green Infrastructure Strategy March 2021 draft. The footpaths are used for walking, running, and dog walking.

Landowner: Peter Mackenzie

Has the landowner already been consulted yes/no: Yes. A letter of objection has been received.





Local Green Space 20. The Hoo East

Land bounded to the SW by the houses/gardens along Hoo Lane, to the SE by Back Ends and the houses/gardens already built to the N of Back Ends, to the NE by Wolds End Orchard, the Cley, and houses/gardens built to the W of Aston Road, and to the NW by a line extending from the path to the N of The Cley to Hoo Lane (above the chicken sheds).

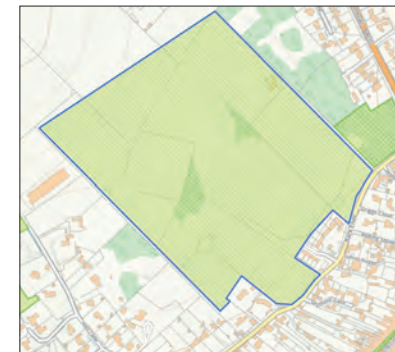
The site is a key part of the natural setting of the Town, is extensively walked (a footpath runs through it) and is part of the wildlife corridor from The Cley westwards. The Hoo provides the skyline views looking NW from most of the town and is also highly visible from approaches to the town. It is a key part of the green landscape within which the town nestles and includes ridge and furrow features which illustrate the agricultural history of the town. It is visible from National Footpaths such as the Cotswold Way and the Monarch's Way.

The Hoo is much walked by local residents and by visitors, and valued highly as being a truly rural environment within a few minutes' walk of the town centre. It is a key element of the rural setting of the town which is essential to its character.

Part of Hoo (East) was identified as an Amenity Green Space in the CDC's Green Infrastructure, Open Space and Play Space Strategy Aug 2017.

Landowner: Peter Mackenzie

Has the landowner already been consulted yes/no: Yes. A letter of objection has been received.



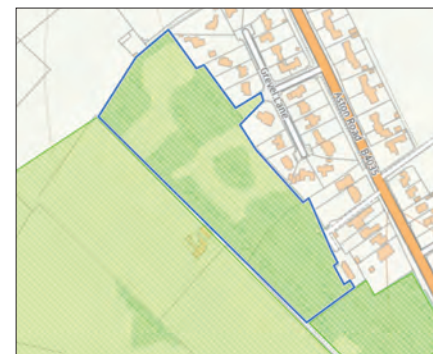


Local Green Space 21. The Cley

Grevel Lane, Chipping Campden GL55 6HS

This area of green space is an area of natural pasture and wild woodland, the last in the area, which occupies an elevated position. It is a notable feature on the approach to the town, providing a backdrop. It is visible to the public from the Aston Road and from the well used footpath along the northern boundary of the site, which connects the Aston Road to the Cotswold Way National Trail. DEFRA specifically categorises the site as “Priority Habitat Inventory Deciduous Woodland” with regard to biodiversity and habitats. In addition, it is in an area categorised as “Environmentally Sensitive” and is included in the “Ground Water Vulnerability Map”. The report from the Cotswold District Council Tree Officer to a meeting of the Cotswold District Council on the 20th October 2020 in support of the TPO on the site stated inter alia “Self-seeded trees grow as a result of natural regeneration, as opposed to being planted. A tree or trees that are self-seeded in such circumstances have grown naturally and are considered worthy of protection.” The land the subject of this submission is home to an extremely wide variety of wildlife including hares, rabbits, moles, fieldmice, muntjac deer, roe deer, foxes, badgers and a wide variety of birds, some of them rare species. It serves as a vital safe haven for protected species such as Pipistrellus pipistrellus (common pipistrelle bat.)

Landowner: Peter Mackenzie, Mackenzie-Miller Developments Ltd.
Has the landowner already been consulted yes/no: Yes, and they have sent a letter of objection





Local Green Space 22. 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.







Andrea Pellegram Ltd.

Prepared by Dr Andrea Pellegram MRTPI
December 2023



Representation to the Chipping Campden Neighbourhood Plan

Regulation 14 consultation

Please find below comments from **Cotswold District Council** (CDC) on the Chipping Campden Neighbourhood Plan (the Plan).

CDC acknowledges the work that has been put in by the team behind this Plan and commend the team on a well presented and attractive document, which should engage residents and other stakeholders.

The following comments, observations and suggested amendments have been written to try to identify either points which may not meet the Basic Conditions against which the NDP will be assessed, or where the wording used may be open to interpretation during the development management process. We hope these suggestions will enhance the policies and the plan, and assist in moving in forward to submission and examination.

p.14, Objectives, Environment and Sustainability. The second objective here - 'to conserve and enhance the natural setting that characterises the town' feels like it would be equally applicable to the village of Broad Campden. We would suggest a light touch review to ensure the wording is inclusive of the two settlements/parish hinterland where applicable. Picking up on this, we commend the summary information pp20-22 celebrating the distinction between the village and the town.

p.15 and beyond, reference to Cotswold Area of Outstanding Natural Beauty. The Cotswolds AONB is now formally referred to as the Cotswold National Landscape – so this paragraph and subsequent references should be updated for clarity.

p.19 fig 2, p.21 fig 3, p.22 fig 4 – noting that there is explanation in the supporting text, it would be useful if a key could be added to these maps to enhance comprehension.

Pp19-20 The reference to historic “features of Chipping Campden” actually refers to designated heritage assets – listed buildings, SAMs, Con Areas and the like. ‘Features’ is a word usually used to refer to parts of assets e.g. ‘the windows form a significant feature of the listed building’, so we’d suggest a rewording. This section does not cover non-designated heritage assets – some brief reflection on the positive impact of such could round out the pen picture of the town, and provide a neat ‘hook’ in this introduction to the focus of policy 4.

p.26 Final paragraph, correctly states – ‘There are no special designations such as sites of scientific interest in the parish though they are immediately outside.’ However, we note that there are some key wildlife sites within the parish – perhaps these could be referenced to enhance this section. Alternatively, the text could be adjusted to note that there are no nationally designated sites.

p.34 First paragraph, suggests that development on greenfield land is a consequence of poor use of previously developed land (PDL). We question the validity of this statement –

the simple fact is that there is a limited supply of PDL within the neighbourhood area and the wider district– and much of the land that might be considered PDL does not sit in comfortable proximity to existing settlements (for example old airfields).

p.44 Figure 8. We'd recommend a legend for this map, to be clear that these points are intended to be indicative, rather than allocative, in nature.

Policy 1: Chipping Campden Town Centre

p.52, final paragraph, and clause one of the policy states that appendix 3 should be considered as a 'baseline' for Local Plan Policy EC8. We're unclear what this means in practice - where and for what purpose does Policy EC8 use a baseline?

p.56 Paragraph 6. The wording rather infers that Local Plan policy drives permitted development rights, rather than these rights being directed by national regulation.

p.57, Paragraph 1 notes correctly that movement between short-term lets and principal residential use is not subject to planning control, but it may be worth noting that Government consulted last year of introducing a new use class, and recently in February issued a press release suggesting this would be taken forward. We may not see further movement on this within the formative period of the neighbourhood plan, but can expect to see progress certainly within the plan period, so a reference might be useful - [Short-term lets rules to protect communities and keep homes available - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available)

p.57, paragraph 2, final sentence. We'd suggest avoiding imperative language outside of policies - this sentence is phrased to provide direction, but doesn't have weight outside of a policy.

p.60 Policy 1, Clause 2. The adopted Local Plan Key Centre boundary has been tested through an examination in public and has been found to be justified and 'sound'. Whilst, in principle, an alteration to the town centre boundary could be made by an NDP, it is incorrect for Policy 1 to say that the boundary is not justified.

Annex 2 of the NPPF (December 2023) provides the following definition of a town centre and main town centre uses:

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. (added emphasis)

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Note, main town centre uses do not include C3 dwellings.

p.60 Policy 1, Clause 3. We understand the ambition, but we wonder how the test in the clause would be interpreted. How does allowing visitor accommodation damage 'vibrancy'? Visitor accommodation could easily be argued to be more vibrant than residential!

We wonder whether a workable alternative might be along the lines of policies seeking to prevent overconcentration of Houses of Multiple Occupation (HMOs). There are quite a few examples, principally from university towns - Cirencester NDP has presented a policy at a recent Regulation 14 consultation you might wish to consider. On a point of detail, visitor accommodation, in the form of hotels, is considered already as a town centre use

As observed at p.57, the planning regime currently does not currently recognise short term lets as a use class, so a rather narrow reading of 'visitor accommodation' may need to be taken. It is difficult to draft policy to take account of changes yet to come, but it may be worth expanding on the reference here either in the policy or supporting text to be clear that short term lets should be read into the definition if they are recognised as a new use class – see DLUHC press release 19 Feb 2024 - <https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available>.

p.60 Policy 1, clause 4. What does 'to alleviate congestion' add to the policy? It is unclear from the current wording whether this applies to the school site and 'elsewhere', or to 'elsewhere' only. We suggestion deletion of this wording - congestion and parking capacity are two disparate issues – and providing parking may well attract traffic movement and increase, not decrease congestion.

p.62. Table 6. The removal or installation of defibrillators isn't generally going to require a planning determination, so planning policy will rarely be an effective tool to retain these facilities. We note that the emerging Local Plan policy SD4 (3) as drafted looks to introduce a requirement on major developments to install defibrillators.

Elsewhere in the table, a number of shops are identified, and a private spa facility. The nature of the commercial offer at these locations could change substantially without requiring development consent – the table can exist at a statement of current fact, but please be aware the policy will not prevent loss of these facilities where development consent is not required.

Policy 2: Social and community infrastructure.

p.65 We support the identification of assets that could be considered under INF2. However, a number of the assets would not require development consent for the community benefit to be lost/changed. Commercial properties with a current use considered to be of community value could easily change to another commercial use - dentist, post office, Co-op, optician. It may be helpful to reflect this fully in supporting text, to manage community expectations.

Please explain how this list is pertinent to EC8.

p.65 Policy 2: Social and community Infrastructure, clause 2. What are the criteria for suitability? We already recognise this as a legitimate land use, so how does this affect any decisions? Perhaps consider - proximity to the town - to enable active travel - parking and road access, to improve access, tranquillity, retention of tree cover.

p.66 Building with Nature is a benchmark for green infrastructure rather than biodiversity net gain and therefore its use will not necessarily assist in delivering BNG. It should also be noted that there is now a national GI framework prepared by Natural England, with its own design guidance.

<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Design%20Guide%20-%20Green%20Infrastructure%20Framework.pdf>

Policy 3: Design of the built and natural environment.

Comments on the Design Code at the end of this document

p.68, The intention is sound, but the wording is unclear when this requirement actually applies - we would suggest 'Planning Proposals requiring D&A...' or similar.

Building with Nature is a great initiative but it is a commercial product and therefore should not be the only alternative is deciding whether GI is well-designed. Suggest change in wording to -

'Planning...and should 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.

p.69 The text refers to features and also assets – normally features are part of an asset. While there is no reason why some of these smaller objects such as post boxes cannot be defined as assets (designated or non-designated), it is more problematic when you get down to those small features that form part of a wider building or asset, such as a boot scraper as these have no planning control.

It is somewhat confusing that the NDP sets out a list of criteria for NDHAs, but also refers to the criteria in the Local Plan. It would provide more consistency and robustness if the NDP simply used the Local Plan criteria.

p.71 CDC welcomes the inclusion of an NDHA policy – it is a great way to celebrate local assets, and to seek to give them appropriate recognition in any planning determinations. However we note a lot of the features singled out are fixtures on buildings which have heritage listing already, and thus cannot be NDHAs. This means that those features /fittings are already protected by the listing - important fixtures and fittings will require LBC for their removal – as the plan recognises at p.56. This is already a higher degree of protection that an NDHA policy can confer.

In addition, some modern assets have been included such as the Millennium sign and the Cotswold Way marker. Although obviously of great community importance they cannot really be considered as a NDHA.

We can't see how the Plan can directly offer more protection to already listed assets, beyond their existing statutory listing, and the design guide which should help protect the wider setting, but the evidence base, cataloguing the sundials and boot scrapers could sit in the Plan to highlight these unusual features, telling the unique story of Chipping Campden, and raising awareness amongst owners and the general public that they are listed and thus protected. On that point, we commend the clear and visually appealing information shared at Appendix 6. We encourage you to provide a location map for these assets/features. This will enable all parties and particularly the LPA to be sure that these NDHAs are fully taken into account in the planning process.

If they are features of non-listed buildings (and therefore not covered by the LBC regime), the removal of some of these features e.g. a bootscraper, would not be development and therefore their removal would not form part of the planning process. It may be appropriate to put those building forward as NDHAs, and identify those features specifically – it would go to

the justification of their inclusion as NDHAs, and explain the particular features most worthy of preservation where possible.

It would be useful to make an addition to the text that states that additional NDHAs may be identified in the future, for example through the planning process.

Policy 5: Environment and Biodiversity Net Gain

p.72 This will have to be updated to reflect the implementation of the Environment Act and also ongoing work on the Gloucestershire Local Nature recovery Strategy.

The text states that 10% BNG applies to all development – this is not strictly correct, there are several exemptions, for example householder applications.

The text is slightly confusing in places – is the NDP providing information that is being fed into the countywide LNRS or putting forward a nature recovery strategy of its own? There are already nature recovery plans for the Cotswolds National Landscape and the Cotswold Water Park, so there is no reason why a parish level nature recovery plan is not appropriate, noting that it should definitely feed into the county-wide work. We suggest it would be better not to call it a ‘nature recovery strategy’ as that may create confusion with the county level work. There is a lot of detail here, for example it may not be necessary to mention the national guidance particularly given its focus on local nature recovery strategies rather than local nature recovery per se. We suggest some changes to the text below:

The Environment Act also introduced Local Nature Recovery Strategies (LNRS).

These National guidance on local nature recovery (LNR) was issued by DEFRA on 23 March 2023 and continues to be provided in advice notes and other materials. Local nature recovery strategies are a nationwide system of spatial strategies to help reverse the decline of biodiversity. There will be approximately 50 strategy areas covering the whole of England with no gaps or overlaps. Preparation of each strategy will be locally led by a ‘responsible authority’, in this case Gloucestershire County Council (GCC), **as the “responsible authority” is preparing the Gloucestershire LNRS, and has commissioned the Gloucestershire Local Nature Partnership to assist with this work.** ~~–will be working with Gloucestershire Wildlife Trust (GWT) and the Gloucestershire Environmental Records Centre to deliver the LNR for Chipping Campden.~~ As the responsible authority, GCC **will be** 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.

~~In this case,~~ the CCNDP is setting out **a series of sites (fig 15), which are the optimum locations within the parish to deliver nature recovery, because either they are already important for biodiversity in their own right, for their ecological connectivity function or because they have good potential to increase in biodiversity value or connectivity. These are based on data provided by the Gloucestershire Wildlife Trust. (appendix 7)** ~~a local land use strategy for inclusion in the wider LNR strategy when that is prepared. Section 106 of the Environment Act 2021 requires that all local nature recovery strategies must contain a statement of biodiversity priorities and local habitat map and lists what both must include. In this case, the LNR strategy has not been prepared and in anticipation, the Town Council has commissioned the Gloucestershire Wildlife Trust, to prepare maps of habitats and~~

~~ecological data for local input into the preparation of the LNR, probably as part of the local habitat map for Gloucestershire. The Environment Act 2021 requires that all statements of biodiversity priorities set out: • a description of the strategy area and its biodiversity • a description of the opportunities for recovering or enhancing biodiversity in the strategy areas • the priorities for recovering or enhancing biodiversity • proposals as to potential measures relating to those priorities~~ The strategy area The strategy area is the neighbourhood area. Appendix 7 provides detailed habitat maps describing the local baseline which **is being put forward for inclusion** ~~may be included in the LNR strategy for Gloucestershire LNRS. The maps show areas of particular importance for biodiversity, either because of their existing designations, they are locally important or have potential for improvement. Figure 15 shows potential areas of importance.~~

p.74 paragraph 4. It is not clear if the map at fig 15 is simply showing all the areas that are included within the relevant appendix. Might be helpful to distinguish between areas that are of existing ecological value and those that would be suitable for enhancement.

p.75 paragraph 1. It is not clear why there is a reference to planning permission - It is not necessary at the application stage (or at determination of the application) for the applicant to be completely clear where they will deliver their BNG –they can simply say that it will be delivered off site, although the LPA are encouraging applicants to provide as much information as possible.

BNG delivery will not be limited to the Gloucestershire Nature and Climate Fund. These paragraphs need re-working to make them clearer. Is the NDP the appropriate place to set out areas that the local community want to put forward for inclusion in the county wide LNRS? It is very valuable information but we wonder whether it should be in the NDP – given that it needs to be taken forward through other avenues.

We suggest re-wording:

Opportunities and priorities for recovering and enhancing biodiversity

Not only should the sites identified on figure 15 be included within the Gloucestershire LNRS but they also provide the most ecologically meaningful local locations for any off-site Biodiversity net gain that arises from development within the Parish to be located. ~~DEFRA advice is that some changes in land use or management may require a separate consent before they can be undertaken, such as planning permission. Responsible authorities do not need the relevant consents to be in place before including areas that could become of particular importance in their local habitat map. It is therefore appropriate and possible for the CCNDP to indicate where biodiversity net gain and habitat improvement could be directed to be finally determined at planning application stage, when the details of a specific proposal can be fully explored. DEFRA guidance states that the priorities identified by every local nature recovery strategy should reflect local circumstances, including the most important issues to local people and organisations. The CCNDP is therefore setting out local priorities to assist in the preparation of the wider LNR strategy. Figure 15 and the more detailed evidence in Appendix 2 and Appendix 7 shows that there are already existing habitats that could benefit from protection and improvement, marked 4-13. Table 7 indicates how biodiversity gain and habitat improvement could be achieved in each~~ **of the locations identified in fig 15.** ~~area. It is important to note that~~

identification as a local nature recovery area on figure 15 does not preclude development. Existing land use policies will remain in place. The delivery of off-site BNG at these nature recovery areas could be via the Gloucestershire Nature and Climate Fund or other mechanisms. However there are also other sources of funding that could support nature recovery, for example ~~What will change however is that the identified sites will be put forward as local nature recovery strategy options. 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 Fund¹, 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.~~

p.78. Policy 5: Environment and Biodiversity Net Gain

Noting the extensive comment on the Reasoned Justification, please be assured that we welcome the ambition in this policy - and the intention to wrestle with this issue. We haven't had other NDPs in our area pick this up to this extent, so we're keen to help you make the most of this.

The first section of the policy as drafted is not a land use policy, as it is simply stating that these areas will be put forward as suggestions for inclusion in the county wide LNRS – and indeed they may or may not be included in the final LNRS, dependent on a range of evidence.

It is also important to bear in mind that even where areas are identified in the LNRS they are not necessarily where off-site BNG will happen. They are likely to affect the BNG scores by providing strategic significance multipliers but that does not force the BNG to those locations. Strategic significance multipliers for Gloucestershire are set out in our BNG guidance - <https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/>

That said, we aren't convinced that it is within the legal purview of a neighbourhood plan to designate land as a Local Nature Recovery area - these areas will be designated in the Local Nature Recovery Strategy – if that is what they end up being called in the strategy, which isn't a district level planning function. That document should take account of parish views and the evidence base, so we think the evidence and intention can absolutely be presented in the NDP, but we aren't convinced that this clause can go forward as policy.

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

(a) Contact Cotswold District Council to determine whether work has been done towards the preparation of the Gloucestershire Local Nature Recovery Strategy regarding the proposal site, its relationship with the Gloucestershire Local Nature Recovery map, and seek advice on how best to deliver local nature recovery and biodiversity net gain within that context.'

This is not policy, so much as explanatory text. A Local Planning Authority could not refuse an application because the applicant had not done this. We'd suggest you move this to the supporting text.

(b) Where biodiversity net gain cannot be delivered on site, applicants must work with Cotswold District Council to identify ways that off-site biodiversity net gain can be delivered in Chipping Campden Parish.

We suggest a rewording, to make sure this is a test to be satisfied at the time of planning determination – something along the lines of “Where BNG cannot be delivered on the development site, off-site BNG should be delivered within Chipping Campden Parish unless sufficient justification is provided to show that this is not possible.” There is a risk that this policy will not meet the Government guidance, as the BNG metric already includes a factor for proximity to the development site. This point notwithstanding, we believe it is an appropriate policy issue for an NDP, and we have tried to emphasise this issue in the Local Plan Reg. 18 consultation biodiversity policies -

Off-site BNG should be delivered in locations that contribute to the Gloucestershire Nature Recovery Network and that are as close to the development site as possible.

(c) Where off-site biodiversity gain is proposed, this should be focused on the nature recovery areas shown in Figure 15 or the Gloucestershire Local Nature Recovery Map.

Perhaps absorb this into the policy above –

“Where BNG cannot be delivered on the development site, off-site BNG should be delivered within the Chipping Campden Local Nature Recovery Areas as the first option or elsewhere within Chipping Campden Parish or in locations that contribute to the Gloucestershire Local Nature Recovery Strategy unless sufficient justification is provided to show that this is not possible.

(d) 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.

That is not required as it forms part of the legal requirements for BNG anyway

(e) Only where off-site biodiversity improvements can be proven impossible to deliver within the parish can off-site and out-of-parish biodiversity improvements be considered.

That is implicit – BNG is a requirement, and the policy already stresses the preference for ‘on-site’ or local and is also covered in the clauses above.

(f) Planning proposals must demonstrate that landowners of sites where biodiversity net gain is proposed agree to the proposals and will cooperate in their delivery.

That is not required, you cannot deliver off-site BNG unless the land-owner is partner to that process so this clause is not necessary.

Policy 6: Local Green Spaces

p.82, and Appendix 8.

This is a relatively large number of sites, which collectively may be considered to almost encircle the town and constrain growth - which may undermine the process.

We note that a number of sites are already subject to constraints making development challenging - for example development on the Bratches Allotments, Bowling Green and Cricket pitch would require alternative provision to be made, so amenity is protected already. You may wish to consider and articulate the extent to which these sites are demonstrably special, beyond this amenity value.

Sites 19 and 20, individually and together are large tracts of land on the periphery of the town, without extensive formal access rights, and subdivided by a number of field boundaries. NPPF para 106 c) requires that an LGS is 'local in character and is not an extensive tract of land'. Typically, sites which are primarily agricultural in nature require a strong justification to meet the NPPF criteria. Please see Planning Practice Guidance, Paragraph: 011 Reference ID: 37-011-20140306 and Paragraph: 015 Reference ID: 37-015-20140306, <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>.

We would strongly encourage you to ensure site owners are aware of these proposal – the onus is upon the qualifying body to consult with the site owners – and examiners have upon occasion sought confirmation of this. Paragraph: 019 Reference ID: 37-019-20140306 <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

There are a few sites where ownership appears uncertain - predominantly these are the smaller verges and informal public open space. We do not object to their inclusion but note that given their important function within the townscape/conservation areas, there's little risk to these sites from development.

Appendix 2

These maps are not easy to read even when zoomed. The maps are dated 2017 - information of this type is being constantly updated so it is highly likely that if this map was requested again that it would be different. Noting the challenge of trying to reference data that is regularly updated, one option might be to acknowledge that the map is likely to be out of date / become outdated, and to be clear that the data will change over time.

Chipping Campden Design Guide

p.5. We note that the Design Guide references MHCLG as the sponsoring Government department. MHCLG was rebranded as DLUHC, the Department for Levelling Up, Homes and Communities in 2021.

p.9. The national design guide is no longer a draft.

We would expect to see reference to the National GI Framework prepared by Natural England, with its own design guidance.

<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Design%20Guide%20-%20Green%20Infrastructure%20Framework.pdf>

We encourage you to add web references for all these documents to make access easier.

p.13. As per our comment on the main NDP document, please change AONB references to National Landscape.

The design guide seems very focused on architectural design, rather than landscape/ecological etc design.

p.43. We would encourage some consideration of decarbonisation as well as energy efficiency.

p.40. We wonder if the photos are all meant to be exemplars, or simply examples of particular design features – e.g. the stone mullion windows in the photo on this page are not great. There are other examples where the images do not necessarily show great design but are illustrative. Perhaps there is some scope to reflect this nuance in the picture referencing, to encourage developers to respond to context and the direction of the design guide, and improve on current practice, rather than replicate the acceptable.

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Agenda Item 3



COTSWOLD
DISTRICT COUNCIL

Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET MEMBER FOR PLANNING AND REGULATORY SERVICES DECISION MEETING – 9 MAY 2024
Subject	NEIGHBOURHOOD PLANNING: REGULATION 18 DECISION ON THE STOW-ON-THE-WOLD AND THE SWELLS NEIGHBOURHOOD DEVELOPMENT PLAN
Wards affected	Stow
Accountable member	Juliet Layton, Cabinet Member for Planning and Regulatory Services Email: juliet.layton@cotswold.gov.uk
Accountable officer	Charlie Jackson, Assistant Director, Planning and Sustainability Email: Democratic@Cotswold.gov.uk
Report author	Joseph Walker, Community Partnerships Officer Email: joseph.walker@cotswold.gov.uk
Summary/Purpose	To consider whether the Stow-on-the-Wold and the Swells Neighbourhood Development Plan, as modified, meets the Basic Conditions required by the Localism Act, and therefore should proceed to referendum
Annexes	Annex A: Examiner's Report Annex B: Table of Modifications
Recommendation(s)	That the Cabinet Member for Planning and Regulatory Services: I. Considers the recommendations of the examiner, and the proposed modifications, and agrees that the Plan meets the Basic Conditions



Corporate priorities	<p>Responding to the Climate Emergency Delivering Housing Supporting Communities Supporting the Economy</p> <p>Neighbourhood Plans are prepared by or on behalf of parish councils, and express their priorities, albeit that they need to be in general conformity with the policies of the Local Plan. In this instance, the ambitions of the Plan, as modified, echo the Council's Corporate Priorities, supporting greener development.</p>
Key Decision	NO
Exempt	NO
Consultees/ Consultation	<p>The Plan has been consulted on by Stow Town Council, and subsequently by the District Council, in line with the statutory process for neighbourhood plans. Local residents, businesses and a range of statutory and non-statutory organisations have participated in these consultations.</p>

1. EXECUTIVE SUMMARY

- 1.1** This report updates on progress with the Stow-on-the-Wold and the Swells Neighbourhood Plan, and the outcome of the independent examination, which the Council is required in law to consider.

2. BACKGROUND

- 2.1** Stow Town Council (STC) initially submitted a request for area designation to this Council in 2012, when their parish boundaries were designated as a Neighbourhood Area. In 2015, at the joint request of STC and Swell Parish Council (SPC), this designation was revoked, and a new area encompassing the full extent of both parishes was designated, Stow and the Swells (SSNP). The Neighbourhood Planning Regulations 2012 require that in a multi-parish area, one parish takes on the role of qualifying body, that is, the organisation legally capable of presenting a neighbourhood plan to the Local Planning Authority. STC took on this role. Since then, local residents, and more recently, professional planning consultancy support have been developing the evidence base and draft policies for this Neighbourhood Plan. The Plan was duly consulted upon in early 2023 – a consultation to which this Council responded – and representations were considered in preparing a submission draft. Following submission to the Council, ‘the Regulation 16’ consultation was launched on 14 November 2023, closing on 5 January 2024. The Independent Examination commenced immediately thereafter. On the 2 April 2024 the Independent Examiner issued his report, a decision on which is the subject of this report.

3. MAIN POINTS

- 3.1** Following the prescribed process for neighbourhood plans, Cotswold District Council launched Regulation 16 consultation last year, closing on 5 January 2024. As the consultation ran over the Christmas period, the window for comments was extended beyond 6 calendar weeks to accommodate the non-working days. Over 300 representations were made, from statutory bodies, landowner/developer representatives and local residents.
- 3.2** CDC procured an independent examination of the SSNDP from an experienced examiner, Andrew Mead (‘the Examiner’). This examination process is typically carried out using written representations, so is effectively a desk-based exercise, supplemented with a visit to the neighbourhood area. The examiner issued his final report on 2 April 2024.
- 3.3** The examiner concluded that the NDP, as modified following his recommendations, meets the Basic Conditions laid out in law for neighbourhood plans, and should proceed to referendum, and that the referendum covers the area of the plan, that is, Stow-on-the-Wold and Swell civil parishes.
- 3.4** It is the role of this Council to make the changes recommended by the examiner, in consultation with the qualifying body. It should be noted that the examiner’s recommendations are exactly that, and are not binding, but any material variation from these modifications would require a further consultation period. These recommendations (contained in the examiner’s report at Annex A) and subsequent modifications are highlighted



in table form at Annex B. It should be noted that the examiner also noted a number of non-material changes could sensibly be made, to reflect: the modifications in the supporting text; changing circumstances, and; observations made in representations at the Regulation 16 stage.

- 3.5** Subject to the decision on this report, the SSNDP as modified is expected to proceed to referendum in July 2024. This timeframe is within the usual window for a neighbourhood plan to proceed to referendum.

4. ALTERNATIVE OPTIONS

- 4.1** The Localism Act 2012, and subsequent regulations and guidance place a duty upon the Council to make a decision upon the Examiner's report. The Council is empowered not to agree with the Examiner's recommendations, which would trigger a further consultation stage, but there are no identified grounds to do so.
- 4.2** Ordinarily, this decision is expected to take place within 5 weeks. However, in this instance, given the significance of some of the modifications, STC requested that the Council gave them opportunity to consider whether they still wished to proceed with the NDP. STC formally agreed to proceed on 26 April 2024.

5. CONCLUSIONS

- 5.1** The Examiner's Report at Annex A provides the perspective of a suitably qualified independent person on the SSNDP. Agreeing to his recommendations will allow a modified draft of the SSNDP to progress to public referendum, and subject to public support, take on full weight in the planning system.

6. FINANCIAL IMPLICATIONS

- 6.1** In previous years, this decision point has enabled the Council to draw down grant from the Department of Levelling Up, Communities and Housing, issued under the 'New Burdens' doctrine. The continuation of grant support for 2024-25 has not been confirmed.

7. LEGAL IMPLICATIONS

- 7.1** Making a decision on this report is a statutory duty. While the Council is expected to take on board the examiner's findings, these are non-binding, and the decision is the Council's. This decision will give the plan significant weight in planning decisions, as noted above, but will still need to be subject to a referendum and a final, formal decision to make the plan.

8. RISK ASSESSMENT

- 8.1** This is part of a statutory process and a decision that must be made. To mitigate the risk that there is a challenge to the Council's decision, the Council has participated fully in this process to ensure that the presented plan and the preparatory process is technically and legally robust.

9. EQUALITIES IMPACT

- 9.1** Not required for this decision, but it should be noted that the Examiner has considered Human Rights requirements in his report, and concluded that he is satisfied that the policies will not have a discriminatory impact on any particular group of individuals.

10. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

- 10.1** None directly for this decision. The policies of the SSNDP, notably SSNP13 will play a role in the design and layout of any new development, helping to mitigate the environmental impact.

11. BACKGROUND PAPERS

- 11.1** None.

(END)

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Report on the Stow on the Wold & the Swells Neighbourhood Plan 2023 – 2031

An Examination undertaken by an Independent Examiner appointed by Cotswold District Council, with the agreement of Stow on the Wold Town Council and Swell Parish Council, on the September 2023 submission version of the Plan.

Independent Examiner: Andrew Mead BSc (Hons) MRTPI MIQ

Date of Report: 2 April 2024

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Main Findings - Executive Summary

From my examination of the Stow on the Wold & the Swells Neighbourhood Plan (SSNP/the Plan) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Stow on the Wold Town Council;
- The Plan has been prepared for an area properly designated – the Stow on the Wold and Swells Neighbourhood Area as shown on Plan A on page 7 of the Neighbourhood Plan;
- The Plan specifies the period during which it is to take effect: 2023 - 2031; and
- The policies relate to the development and use of land for a designated neighbourhood plan area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Stow on the Wold & the Swells Neighbourhood Plan 2023–2031

- 1.1 Stow on the Wold is located within the Cotswolds National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) about 30km to the north-east of Cirencester and 7km south of Moreton in Marsh, all three towns connected by the A429, the Roman *Fosse Way*. The attractive and compact market town is set in rural, agricultural surroundings, characteristic of the plateau landscape of the upper Cotswolds. The two small villages of Lower Swell and Upper Swell lie to the west on lower ground in the valley of the River Dikler. In 2021, the combined population of the Stow and Swells Council areas was about 2,328.¹
- 1.2 The first preparation of a neighbourhood plan for Stow on the Wold was paused in 2013, at the suggestion of Cotswold District Council (CDC). However, progress resumed in 2014 and a steering group was formed, evidence was collected, and consultations were held during the subsequent years. The Plan was finally submitted to CDC in October 2023, representing well over 10 years work for those involved.

¹ 2021 Census.

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the SSNP by CDC with the agreement of Stow Town Council (STC) and support of Swell Parish Council.
- 1.4 I am a chartered town planner and former government Planning Inspector and have experience of examining neighbourhood plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the Plan.

The Scope of the Examination

- 1.5 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.

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- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').
- 1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

- 1.8 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the development plan for the area;
 - be compatible with and not breach European Union (EU) obligations (under retained EU law)²; and
 - meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.³

2. Approach to the Examination

Planning Policy Context

- 2.1 The current Development Plan for the Stow on the Wold and Swells area, excluding policies relating to minerals and waste development, principally comprises the Cotswold District Local Plan 2011–2031 (CDLP) which was adopted in August 2018.

² The existing body of environmental regulation is retained in UK law.

³ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

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- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF).⁴ In addition, the Planning Practice Guidance (PPG) offers advice on how the NPPF should be implemented.
- 2.3 The CDLP is being partially updated. Consultation on Issues and Options took place in 2022 and CDC is presently seeking public comments on the Local Plan Update: Regulation 18 Consultation.⁵ Therefore, it is presently at a relatively early stage in its preparation. Whilst there is no requirement for the Neighbourhood Plan to be in general conformity with any strategic policies in the emerging update of the Local Plan, there is an expectation that CDC and the Town and Parish Councils will work together to produce complementary plans.⁶ In addition, "Guidance for major development in the Cotswolds Area of Outstanding Natural Beauty" (National Landscape) was published for consultation in 2023 by CDC.⁷

Submitted Documents

- 2.4 I have considered all policy, guidance and other reference documents I consider relevant to the examination, as well as those submitted which include:
- the draft Stow on the Wold & the Swells Neighbourhood Plan 2023 – 2031, September 2023 submission version;
 - the map on page 7 of the Plan which identifies the area to which the proposed Neighbourhood Plan relates;
 - the Consultation Statement, dated September 2023;
 - the Basic Conditions Statement, dated May 2023;
 - the Strategic Environmental and Habitats Regulations Assessment screening report, dated October 2020;
 - the Strategic Environmental Assessment (SEA) Environmental Report Update, dated June 2023;
 - the Stow on the Wold and the Swells Design Code, dated September 2023;
 - all the representations that have been made in accordance with the Regulation 16 consultation;⁸ and
 - the responses dated 8 February 2024 from STC and dated 9 February from CDC to the questions in my letter of 22 January 2024.

⁴ A new version of the NPPF was published on 19 December 2023 (and updated on 20 December 2023). All references in this report read across to the latest December 2023 version.

⁵ Regulation 18 Statutory Consultation (1 February 2024 to 7 April 2024): [Local Plan update and supporting information - Cotswold District Council](#)

⁶ PPG Reference ID: 41-009-20160211.

⁷ View at: <https://siteallocationsmethodology.commonplace.is/en-GB/proposals/document-library>

⁸ View all the documents at: <https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/stow-on-the-wold-and-the-swells-neighbourhood-plan/>

My consideration has also included the Stow on the Wold and the Swells Neighbourhood Plan Housing Needs Assessment (HNA) March 2022⁹, which was referenced in the Regulation 16 representations.

Site Visit

- 2.5 I made an unaccompanied site inspection to the SSNP Area on 26 January 2024 to familiarise myself with it and visit relevant locations referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.6 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum. No requests for a hearing session were received.

Modifications

- 2.7 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix to this report.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The SSNP has been prepared and submitted for examination by the Stow on the Wold Town Council (STC), which is a qualifying body. The SSNP extends over all the area, including that covered by Swell Parish Council, and was designated by CDC in April 2015.

Plan Period

- 3.2 The Plan period is from 2023 to 2031 as clearly stated on the front cover.

Neighbourhood Development Plan Preparation and Consultation

- 3.3 The comprehensive Consultation Statement (CS) describes the thorough preparation of the Plan with involvement of the public and various stakeholders at many stages of the process. The Community Consultations on pages 2 to 4 of the CS lists the many events at which the

⁹ View at: <https://stowonthewold-tc.gov.uk/wp-content/uploads/2023/02/AECOMS-Stow-on-the-Wold-and-the-Swells-Housing-Needs-Assessment-final-report-March-2022.pdf>

Plan was publicised, covering the period from 2015 until 2023, when the pre-submission consultation took place.

- 3.4 The pre-submission Plan was published for consultation under Regulation 14 of the 2012 Regulations from 6 February until 20 March 2023. The analysis of responses made by statutory consultees and members of the public and the points made are summarised on pages 6 to 11 of the CS. The comments of the Steering Group and any resulting changes to the Plan are described on pages 11 to 26 of the CS.
- 3.5 The Plan was submitted to CDC on 2 October 2023. Consultation in accordance with Regulation 16 was carried out from 14 November 2023 until 5 January 2024. Many representations were received together with comments from CDC about the Plan. I am satisfied that a transparent, fair and inclusive consultation process has been followed for the SSNP, that has had regard to advice in the PPG on plan preparation and engagement and is procedurally compliant in accordance with the legal requirements.

Development and Use of Land

- 3.6 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.7 The Plan does not include provisions and policies for 'excluded development'.¹⁰

Human Rights

- 3.8 I have read the Basic Conditions Statement (BCS) which states that the Councils have been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and considers that the Plan complies with the Human Rights Act 1998. I am aware from the CS that considerable emphasis was placed throughout the consultation process to ensure that no sections of the community were isolated or excluded. I have considered this matter independently and I am satisfied that the policies will not have a discriminatory impact on any particular group of individuals.

¹⁰ See section 61K of the 1990 Act.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Basic Conditions Statement notes that CDC screened the Plan and confirmed in October 2020 that a Strategic Environmental Assessment (SEA), under EU Directive 2001/42/EC and The Environmental Assessment of Plans and Programmes Regulations (2004), was necessary. The SEA concluded that the Plan would have significant negative and positive effects, mostly associated with the site allocation proposed under Policy SSNP7 and made recommendations about securing high quality design focussed on mitigating the landscape and heritage constraints. The screening report determined that a Habitats Regulations Assessment (HRA), under EC Habitats Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010 (*sic*)¹¹, was not required because there would be no likely significant effect upon any European designated sites. The statutory consultees did not dissent from these conclusions.¹² I have read the SEA Environmental Report and the SEA and HRA screening report and the other information provided and, having considered the matter independently, I also agree with the conclusions. Therefore, I am satisfied that the SSNP is compatible with EU obligations as retained in UK law.

Main Issues

- 4.2 Having considered whether the Plan complies with various procedural and legal requirements, it is now necessary to deal with whether it complies with the remaining Basic Conditions, particularly the regard it pays to national policy and guidance, the contribution it makes to the achievement of sustainable development and whether it is in general conformity with strategic Development Plan policies. I test the Plan against the Basic Conditions by considering specific issues of compliance of all the Plan's policies.
- 4.3 As part of that assessment, I consider whether the policies are sufficiently clear and unambiguous, having regard to advice in the PPG. A neighbourhood plan policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.¹³
- 4.4 Accordingly, having regard to the Stow and the Swells Neighbourhood Plan, the consultation responses, other evidence and the site visit, I consider that the main issues in this examination are whether the SSNP policies (i) have regard to national policy and guidance; (ii) are in general

¹¹ 2017 (SI No. 1012).

¹² Details in the Strategic Environmental and Habitats Regulations Assessment (screening report): October 2020.

¹³ PPG Reference ID: 41-041-20140306.

conformity with the adopted strategic planning policies; and (iii) would contribute to the achievement of sustainable development? I shall assess these issues by considering the various policies in the Plan beginning with Policy SSNP7 which allocates land for a variety of uses, but mostly residential at the north eastern corner of Stow and is by far the most controversial topic.

Updated NPPF

4.5 Chapter 3 summarises the relevant national planning policy but is out-of-date because a revised version of the NPPF was published in December 2023. Although changes to the NPPF (as they relate to the SSNP) were minimal, it is nevertheless important that references to the NPPF reflect the contents of the most recent edition. This is particularly notable in paragraph 3.2 of the Plan as follows:

- Planning larger scale housing development (paragraph 73) - now NPPF paragraph 74.
- Ensuring the vitality of town centres (paragraph 86) - now paragraph 90.
- Promoting healthy and safe communities (paragraph 92) - now paragraph 96.
- Local green spaces (paragraph 102) - now paragraph 106.
- Promoting sustainable transport (paragraph 106) - now paragraph 110.
- Supporting high quality communications (paragraph 115) - now paragraph 119.
- Achieving well-designed places (paragraph 127 and paragraph 129) - now paragraphs 132 and 134.
- Conserving and enhancing AONBs (paragraph 176 and paragraph 177) - now paragraphs 182 and 183.
- Conserving and enhancing the historic environment (paragraph 190) - now paragraph 196.

Other references I note include Plan paragraphs 5.9 (NPPF paragraph 80 is now 84); 5.27 (paragraph 177 is now 183); 5.42 (paragraph 102 is now 106); 5.46 (paragraph 203 is now 209); and paragraph 5.49 (paragraphs 152-154 are now 157-159). Policy SSNP6 which refers to NPPF paragraph 177 should now reference NPPF paragraph 183. The reference in Appendix A to paragraph 102 should also be changed to paragraph 106. To that end, I recommend that all references to the NPPF in the SSNP relate to the latest December 2023 version **(PM1)**.

Vision and Objectives

4.6 The overall vision for the SSNP is described in paragraph 5.1 on page 21 of the Plan. The vision is then used to develop 4 objectives listed in paragraph 5.2 which set the context for the 16 subsequent land use policies.

Policy SSNP7: Land North-East of Stow

- 4.7 The Plan allocates about 10ha of land for about 170 homes of which about 40% would be affordable, a community hub for a mixture of local community facilities and managed workspaces, together with approximately 150 public car parking spaces. The allocation adjoins the built-up area of Stow to the north-east, is within open countryside and in the Cotswold National Landscape (formerly known as AONB). NPPF paragraph 182 advises that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. This statement is echoed in Policy EN5 of the CDLP. The NPPF also advises that the scale and extent of development within them (National Landscapes) should be limited.
- 4.8 The Plan (Appendix E page 68) acknowledges that the proposal constitutes major development within the National Landscape and that the land is visible to long views from the east, as confirmed on my visit to the area, especially the lanes in and around the Evenlode valley.
- 4.9 The site assessment note at Appendix E of the Plan considers how the allocation performs against tests derived from paragraph 183 of the NPPF when considering applications for development in designated areas including National Landscapes: the need for the development; the absence of alternatives; and moderating detrimental effects. In passing, I note that CDC has already discounted this site (S61) in their Strategic Land Availability Assessment as being unsuitable for allocation in the Local Plan.
- 4.10 I accept that the allocation in the Neighbourhood Plan could deliver about 70 affordable homes, but the prospective development of 37 affordable houses on land north of Oddington Road, Stow¹⁴ significantly undermines any claim for the need for more as an exceptional circumstance, especially as the 2022 Housing Needs Assessment (HNA) referred to in the SEA estimates a minimum requirement for 37 affordable homes over the plan period to 2031.¹⁵ Similarly, the need for additional market housing is addressed in the housing strategy of the CDLP which, although defining Stow as a Principal Settlement, does not make housing allocations here due to the constraints of the location of the town in the Cotswold National Landscape.
- 4.11 So far as the scope for developing outside the designated area (the National Landscape) is concerned or meeting the need for the development in some other way, the SEA is not exhaustive. Although the focus is understandably on Stow, there is scant reference to other nearby towns assisting in meeting the need for affordable homes. Nor is there significant recognition of the potential offered by developing rural exception sites at or near Stow enabled by Policy H3 of the CDLP.

¹⁴ Ref: 23/01513/FUL permitted, subject to the completion of a legal obligation.

¹⁵ SEA: page 9, paragraph 5.4.

Nevertheless, even if the alternatives offered minimal scope for the development of affordable housing, I do not accept that the harm to the landscape which would occur under Policy SSNP7 would be justified.

- 4.12 I note the other public benefits which the development would bring which include the relocation of the Town Council offices, the mixture of workspaces, the community hall (which could be used for a variety of indoor recreational and social purposes), and the new car park. However, these benefits have to be balanced against the harm which would occur.
- 4.13 The moderation of any detrimental effects of the new buildings would be very limited due to the hilltop location of Stow and the prominence of the site from the east. Biodiversity enhancements would be possible, as would the increase of recreational opportunities, but these benefits would not outweigh the damage to the scenic beauty of the National Landscape.
- 4.14 Therefore, there is no doubt in my mind that the landscape and scenic beauty of the National Landscape here would not be conserved or enhanced by the construction of the houses and the community hub and that the adverse effects significantly and demonstrably outweigh any benefits which might accrue from the development. I therefore agree with CDC (and many others) that the allocation would not have regard to national guidance¹⁶ and would not generally conform with Policy EN5 of the CDLP. Consequently, Policy SSNP7 does not meet the Basic Conditions and I shall recommend its deletion, along with paragraphs 5.25 – 5.34, Plan D and related Appendices C, E and F. **(PM2)**

Policy SSNP1: The Stow on the Wold Development Boundary

- 4.15 Policy SSNP1 defines the development boundary for Stow as shown on the Policies Maps (The Stow on the Wold Inset and the Stow on the Wold Town Centre Inset). Given my recommendation about Policy SSNP7, it follows that the development boundary should exclude the proposed allocation on land to the north east of Stow. Therefore, the development boundary would remain the same as that shown in the Local Plan. In order to avoid duplication of plans showing the development boundary which could result in unnecessary and avoidable ambiguity, I shall recommend the deletion of the policy. **(PM3)**

Policy SSNP2: Development in The Swells and the Countryside

- 4.16 Policy SSNP2 identifies Lower Swell as a small village and Upper Swell as a hamlet, the former suited only to small scale residential development, the latter not suited to small scale residential development. Although I agree with the descriptions of these non-principal settlements as a small village and hamlet, drawing on paragraph 6.3.1 of the CDLP, I consider that the phrases "... is suited to ..." and "... is not suited to small scale residential development" are too specific and I recommend that these

¹⁶ NPPF: paragraphs 180 & 182.

should be reframed. In Clause C of the policy, the phrase "... Rural Area ..." should be altered to "... open countryside ...". Additionally, the final sentence of the policy does not have regard to paragraph 84(e) of the NPPF and should be deleted. With these recommendations, Policy SSNP2 would then have regard to national guidance¹⁷, would generally conform with Policy DS3 of the CDLP and would meet the Basic Conditions. **(PM4)**

Policy SSNP3: Housing Mix

- 4.17 Policy SSNP3 considers affordable dwellings and housing mix and comprises two clauses: A and B. I consider that Clause A would have regard to national guidance¹⁸, would generally conform with Policy H2 of the CDLP and would meet the Basic Conditions subject to the clarification of "local connection". I shall recommend this to be modified to accord with the definition recommended by CDC and based on the Gloucestershire – wide Homeseeker Plus, which aims to allocate affordable housing in a fair and transparent way whilst complying with the many legal requirements. I shall also recommend the deletion of Clause B which lacks flexibility and the substitution of a more general phrase which would still enable an appropriate housing mix to be achieved on a case-by-case basis. **(PM5)**

Policy SSNP4: Principal Residence

- 4.18 Policy SSNP4 will only support new open market housing if there is a restriction to ensure its occupancy as a Principal Residence, which are defined as those occupied as the residents' sole or main residence where the residents spend the majority of their time when not working away from home. The evidence quoted in the Plan supporting the policy is that in 2011 17% of the housing stock were second homes. The CDC answer to my question about second home ownership suggests that in 2023, only 71 properties in Stow were second homes which represents 5.54% of the total property count of 1,282, but I recognise that the 2011 Census and the CDC Council Tax Department may have different methodologies leading to varying results.
- 4.19 Nevertheless, the 2023 CDC Council Tax data shows that Stow is ranked 46 out of 114 parishes for second home ownership within Cotswold District. If the 25 properties in Swell Parish are included, the number increases to 96, ranking it at 36. Therefore, I do not accept that the second homes issue is so exceptional in the Plan area that Policy SSNP4 is justified. Should a Principal Residence policy be deemed necessary to assist in the affordability of housing provision for local residents, it seems to me that it should be assessed on a District wide basis through the Local Plan. Accordingly, I consider that the restrictions created by Policy SSNP4 are not justified and the policy does not have regard to national guidance¹⁹, does not generally have regard to Policy DS1 of the CDLP and

¹⁷ NPPF: paragraphs 83 & 84.

¹⁸ NPPF: paragraphs 60, 63 – 65.

¹⁹ NPPF: paragraph 54.

fails to meet the Basic Conditions. Therefore, I shall recommend that the policy should be deleted. **(PM6)**

Policy SSNP5: Specialist Accommodation for Older People in Stow

- 4.20 Policy SSNP5 seeks to restrict development for specialist accommodation for older people to those which are small scale, delivered as affordable housing for households with a local connection and deliver no more than 40 units of this type over the plan period. Subject to the recommended deletion of the cap of 40 units, and the inclusion of the definition of “local connection” to that recommended above in Policy SSNP4, the policy would have regard to national guidance²⁰, would generally conform with Policy H4 of the CDLP and meet the Basic Conditions. **(PM7)** The reason for the deletion of the cap at 40 is that Stow is defined as a Principal Settlement where there is an expectation that people may be expected to live without any limitations, whether of origin or of age, together with the investment in appropriate infrastructure as provided for in Policy DS1 of the CDLP and explained in Delivering the Strategy of the Local Plan. In addition, the cap of 40 appears to be arbitrary and may just as well have been 30, 50 or more.
- 4.21 Representations referred to including an area of land adjacent to Tewkesbury Road as an allocation for an extension to an existing integrated retirement community. However, my role as an independent examiner is limited to testing whether or not the draft Neighbourhood Plan, as submitted, meets the Basic Conditions. The scope of the Neighbourhood Plan is up to the neighbourhood planning body.²¹ Therefore, whatever the merits or demerits of the scheme, I have no reason to consider its allocation.

Policy SSNP6: Health and Well Being

- 4.22 Policy SSNP6 requires housing development to demonstrate how it will support the community’s physical and mental health networks. The policy has regard to national guidance²², generally conforms with Policies EN1, INF2 and INF3 of the CDLP and meets the Basic Conditions, subject to the updated reference to the paragraph in the NPPF. **(PM8)**

Policy SSNP8: Stow Town Centre & Market Square

- 4.23 Policy SSNP8 defines the Town Centre of Stow on the Policies Map and describes policies which will apply within it through seven Clauses, the last of which, Clause G, supports proposals which would lead to a reduction in the overall vehicular parking space in the Market Square. This element was the subject of many objections in the representations and, despite the proviso in Clause G that the number of car parking spaces which could

²⁰ NPPF: paragraph 60.

²¹ PPG Reference ID: 41-040-20160211.

²² NPPF: paragraphs 96 & 97.

be lost should not undermine the commercial viability of the Market Square, I agree with CDC that it is unclear on how this should be assessed and without the additional spaces proposed in Policy SSNP7 such an approach could reduce footfall and economic vitality. In any event, on street parking is a matter for Gloucester County Council. Therefore, I propose the deletion of Clause G in order that Policy SSNP8 would have regard to national guidance²³, would generally conform with Policies EC7 and EC8 of the CDLP and would meet the Basic Conditions. **(PM9)**

Policy SSNP9: Playing Field Facilities

- 4.24 SSNP9 supports proposals to upgrade, extend or replace the pavilion facilities at the Queen Elizabeth Field in Stow and also supports proposals to provide a new pavilion to serve the King George's Playing Fields at Stow, both schemes are subject to detailed criteria considering their location in proposed Local Green Spaces under Policy SSNP10. Policy SSNP9 generally has regard to national guidance²⁴, generally conforms with Policy INF2 of the CDLP and meets the Basic Conditions.

Policy SSNP10: Local Green Spaces

- 4.25 Policy SSNP10 designates 9 Local Green Spaces (LGS). LGS 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.²⁵ LGS should also be capable of enduring beyond the end of the Plan period.²⁶
- 4.26 I visited each LGS on my inspection of the area and I agree that each LGS meets the designation criteria. I consider the phrase in the final sentence of the policy enables the nuances of Green Belt policy imported into LGS policy by the NPPF to be implemented in development management. Therefore, the policy has regard to national guidance²⁷, generally conforms with Policy EN3 of the CDLP and meets the Basic Conditions.

Policy SSNP11: Stow and the Swells Design Code

- 4.27 Policy SSNP11 requires that development in the Plan area must accord with the Stow and the Swells Design Code (SSDC). The Plan notes (paragraph 5.43) that the aim of the Code is to supplement the Cotswold Design Code (CDesC) and it has been written to sit alongside the CDesC

²³ NPPF: paragraphs 90 & 108.

²⁴ NPPF: paragraph 102.

²⁵ NPPF: paragraph 106.

²⁶ NPPF: paragraph 105.

²⁷ NPPF: paragraphs 105-107; PPG Reference IDs: 37-005-20140306 to 37-022-20140306.

so that they can be read together. Having read the Codes, I consider they are both well drafted and complement each other. CDC commented that the SSDC was occasionally too prescriptive and I suggested that the Councils might wish to confer in order to agree wording where necessary.

- 4.28 However, having considered the response by each Council to this suggestion, my view is that the SSDC has sufficient flexibility in paragraph 2.5 *"As with all design guidance, the principles should be regarded as setting the design brief for a proposal but the applicant may depart from the Code where it can be justified in the circumstances."* One of those circumstances may be where the developer chooses, with justifiable reasons, to follow advice in the CDesC rather than the SSDC if there is a point of difference applicable to the proposed development. Therefore, I consider that Policy SSNP11 has regard to national guidance²⁸, generally conforms with Policy EN2 of the CDLP and meets the Basic Conditions.

Policy SSNP12: Non-Designated Heritage Assets

- 4.29 Policy SSNP12 considers non-designated heritage assets (NDHAs) which are listed in Appendix B of the Plan. The policy requires that for any proposal which may affect a NDHA, the demonstration of any harm to or loss of the heritage value of the asset would be outweighed by the benefits. The policy has regard to national guidance²⁹, generally conforms with Policy EN12 of the CDLP and meets the Basic Conditions.

Policy SSNP13: Zero Carbon Buildings

- 4.30 Policy SSNP13 is intended to deliver a radical reduction in carbon emissions from new development. The policy comprises five clauses (A – E). Clause A applies to all development proposals, which I consider to be unreasonable and I will recommend the substitution of "all new buildings". **(PM10)** Subject to that modification, the policy would have regard to national guidance³⁰, would generally conform with the CDLP which seeks to take into account the potential impact of climate change in planning for all new development, both in terms of location and design³¹, and would meet the Basic Conditions.
- 4.31 Clause B introduces the concept of a Post Occupancy Evaluation Report which is explained in paragraphs 5.51 and 5.52 of the Plan and in Appendix D and proposes an enforcement regime to which CDC do not dissent, despite possible issues of the reasonableness of the planning conditions which would be required and the resource cost to CDC of implementing the regime. I note that the made Cassington Neighbourhood

²⁸ NPPF: Section 12 Achieving well-designed and beautiful places.

²⁹ NPPF: paragraph 209.

³⁰ NPPF: paragraphs 162 & 164; PPG Reference ID: 6-009-20150327.

³¹ CDLP: paragraph 3.0.14.

Plan (West Oxfordshire District Council)³² includes a similar policy, but the accompanying text comments that this is a temporary measure as in due course it is expected that the new Local Plan, if not national policy itself, would make such provisions across the District. The same could be said of this Neighbourhood Plan.

Policy SSNP14: Walking & Cycling in the Town and Parish

- 4.32 Policy SSNP14 seeks to improve the network of footpaths and cycleways through and out of Stow on the Wold. The policy has regard to national guidance³³, generally conforms with Policy INF3 of the CDLP and meets the Basic Conditions.

Policy SSNP15: Vehicle Parking

- 4.33 Policy SSNP15 considers off street parking in Stow and Lower Swell. The policy has regard to national guidance³⁴, generally conforms with Policy INF5 of the CDLP and meets the Basic Conditions.

Policy SSNP16: Digital Communication Infrastructure

- 4.34 Policy SSNP16 considers access to digital communication infrastructure in the Cotswold National Landscape. The policy has regard to national guidance³⁵, generally conforms with Policy INF9 of the CDLP and meets the Basic Conditions.

Implementation

- 4.35 Section 6 of the Plan deals with implementation and includes a short section on non-planning matters at paragraph 6.4. These ideas for improving or addressing current problems in the area, including additional car parking and an increase in public EV charging points in Lower Swell, cannot be delivered through planning policies, which would not have been considered as part of the examination and which would not have formed part of the statutory Development Plan. Nevertheless, they represent aspirations which would benefit the community and demonstrate an attribute of the neighbourhood planning process.³⁶

Overview

- 4.36 Therefore, on the evidence before me, with the recommended modifications, I consider that the policies within the SSNP are in general conformity with the strategic policies of the CDLP, have regard to national

³² See Policy CAS8: <https://www.westoxon.gov.uk/media/wkojqf3/made-cassington-neighbourhood-plan-for-web.pdf>

³³ NPPF: paragraph 110.

³⁴ NPPF: paragraphs 111 & 112.

³⁵ NPPF: paragraphs 118, 119 & 183.

³⁶ PPG Reference ID: 41-004-20190509.

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guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

- 4.37 A consequence of the acceptance of the recommended modifications would be that amendments will have to be made to the explanation within the Plan in order to make it logical and suitable for the referendum. The amendments would include the vision. Further amendments might also include incorporating factual updates such as references, correcting minor inaccuracies, any text improvements suggested helpfully by CDC in their Regulation 16 consultation and any paragraph renumbering. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.³⁷

5. Conclusions

Summary

- 5.1 The Stow and the Swells Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the SSNP, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify policies to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The SSNP, as modified, has no policy or proposal which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.
- 5.4 As an observation, in the event that my recommendation to delete SSNP7 is not be accepted, I would highlight that the Parish of Broadwell would be significantly affected by the proposal to develop the land to the North East of Stow. Therefore, in such circumstances, consideration would need to be given to the potential extension of any future referendum area to include the Parish of Broadwell. Similarly, I note that Evenlode Parish has also asked to be included in the referendum and their representation further suggests including Oddington and Donnington parishes as well. However,

³⁷ PPG Reference ID: 41-106-20190509.

given I recommend the deletion of SSNP7, it is not for me to make a contingent recommendation in this regard. I cannot pre-empt the outcome of the consideration of my recommendations by CDC, which will be the next stage in the statutory process.

Concluding Comments

- 5.5 The STC and Swell Parish Council, the Steering Group and other voluntary contributors, such as the SSNP Champions, are to be commended for their efforts in producing a concise but very comprehensive Plan. The Plan is very informative and well-illustrated. I enjoyed examining it and visiting the area. The Consultation Statement and the Basic Conditions Statement were extremely useful. The Plan benefitted from taking care not to duplicate policies³⁸ found elsewhere in the Development Plan (see paragraph 5.4 of the Plan), the comprehensive and constructive Regulation 16 comments from CDC and the helpful responses from STC and CDC to my questions.
- 5.6 Subject to the recommended modifications, the SSNP will make a positive contribution to the Development Plan for the area and should enable the attractive character and appearance of Stow and the Swells to be maintained whilst enabling sustainable development to proceed.

Andrew Mead

Examiner

³⁸ NPPF: paragraph 16 f).

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Appendix: Modifications

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Throughout the document	Refer to the December 2023 version of the NPPF and update paragraph references where they have changed (see paragraph 4.5 of my report for an indication in this regard).
PM2	Policy SSNP7	Delete Policy SSNP7, paragraphs 5.25 – 5.34, Plan D and Appendices C, E and F.
PM3	Policy SSNP1	Delete Policy SSNP1 and paragraphs 5.6 and 5.7.
PM4	Policy SSNP2	<p>Clause A. Delete: "... that is suited only to ..."</p> <p>and insert: "... which may be suited to no more than ...".</p> <p>Clause B. Delete: "... not suited to ..."</p> <p>and insert: "... likely to be unsuitable for ...".</p> <p>Clause C. Delete: "... Rural Area ..."</p> <p>in the first sentence and insert: "... open countryside ...".</p> <p>Delete the second sentence.</p>
PM5	Policy SSNP3	<p>Clause A. Delete: "... to the Neighbourhood Area and its immediate surroundings ..."</p> <p>and insert: "... as defined by the Homeseeker Plus Common allocations policy document ...".</p> <p>Clause B. Delete the clause and insert: "Within the Stow on the Wold Development Boundary proposals for residential schemes of 6 or more dwellings will be required to demonstrate that the mix of dwelling types and sizes is appropriate to meets the needs of current and future households."</p>
PM6	Policy SSNP4	Delete the policy.
PM7	Policy SSNP5	<p>Insert the following additional text in the first bullet point: "... households with a local connection as defined by the Homeseeker Plus Common allocations policy;"</p> <p>Delete the second bullet pointed phrase.</p>
PM8	Policy SSNP6	Delete: "... NPPF paragraph 177 ..." and insert: " ... NPPF paragraph 183 and footnote 64, ..." .

PM9	Policy SSNP8	Delete Clause G.
PM10	Policy SSNP13	Clause A. Delete: "Development proposals..." and insert: "All new buildings..." .

Annex B

Proposed modification no. (PM)	Page no./ other reference	Examiner's proposed Modification	Officer Recommendation
PM1	Throughout the document	Refer to the December 2023 version of the NPPF and update paragraph references where they have changed (see paragraph 4.5 of my report for an indication in this regard).	Agree. Simple modification that enhances clarity, brings the document up to date and does not change meaning or intention.
PM2	Policy SSNP7	Delete Policy SSNP7, paragraphs 5.25 – 5.34, Plan D and Appendices C, E and F.	<p>Agree. This is a significant modification, deleting the site allocation, which alters the strategy of the Plan. However, it accords with the case put forward in the Council's own representation.</p> <p>This policy also elicited a large response from the neighbourhood area and neighbouring parishes.</p>
PM3	Policy SSNP1	Delete Policy SSNP1 and paragraphs 5.6 and 5.7.	Agree. The policy as drafted extended the Development Boundary to encompass the site allocated in SSNP7 above. Without the allocation, the Policy duplicates the Local Plan, and thus does not meet the requirements of the NPPF para 16.
PM4	Policy SSNP2	<p>Clause A. Delete: "... that is suited only to ..." and insert: "... which may be suited to no more than ...".</p> <p>Clause B. Delete: "... not suited to ..." and insert: "... likely to be unsuitable for ...".</p>	Agree. CDC made the case in its representation that the unmodified wording was not in general conformity.

		<p>Clause C. Delete: "... Rural Area ..." in the first sentence and insert: "... open countryside ...".</p> <p>Delete the second sentence.</p>	<p>Agree. CDC made the case in its representation that this clause did not have regard to the NPPF.</p>
PM5	Policy SSNP3	<p>Clause A. Delete: "... to the Neighbourhood Area and its immediate surroundings ..." and insert: "... as defined by the Homeseeker Plus Common allocations policy document ...".</p> <p>Clause B. Delete the clause and insert: "Within the Stow on the Wold Development Boundary proposals for residential schemes of 6 or more dwellings will be required to demonstrate that the mix of dwelling types and sizes is appropriate to meets the needs of current and future households."</p>	<p>Agree. Modification in line position articulated by CDC in its representation and response to clarifications questions. This ensures consistency with local policy and housing allocation practice.</p> <p>Agree. The revised wording gives weight to the evidence presented by Stow, but ensures appropriate flexibility to negotiate the housing mix to meet local needs and more up to date evidence in the future.</p>
PM6	Policy SSNP4	Delete the policy.	<p>Agree. This modification accords with CDC's representation, which identified challenges with the effective implementation of this policy, in the context of a changed approach to short term lets and second homes in national policy and guidance.</p>
PM7	Policy SSNP5	<p>Insert the following additional text in the first bullet point: "... households with a local connection as defined by the Homeseeker Plus Common allocations policy;"</p>	<p>Agree. As with Policy 3 above, this ensures a good reading across from this policy into the CDC approach to housing allocations.</p>

		Delete the second bullet pointed phrase.	The second phrase was insufficiently justified by evidence, so would have proven difficult to justify.
PM8	Policy SSNP6	Delete: " ... NPPF paragraph 177 ..." and insert: " ... NPPF paragraph 183 and footnote 64, ... ".	Agree. This updates the policy to reflect the latest version of the NPPF, and also, helpfully directs to supporting information in the footnote.
PM9	Policy SSNP8	Delete Clause G.	Agree. This amendment reflects the deletion of the site allocation, and the additional car parking capacity that the allocation was expected to supply.
PM10	Policy SSNP13	Clause A. Delete: "Development proposals..." and insert: " All new buildings... ".	Agree. This simple change ensures the workability of the project - it would have been difficult to insist on the policy requirements for all forms of development.
Consequential Amendments	Throughout	'A consequence of the acceptance of the recommended modifications would be that amendments will have to be made to the explanation within the Plan in order to make it logical and suitable for the referendum. The amendments would include the vision. Further amendments might also include incorporating factual updates such as references, correcting minor inaccuracies, any text improvements suggested helpfully by CDC in their Regulation 16 consultation and any paragraph renumbering. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.'	As recommended by the Examiner, the above modifications have been made throughout the supporting text. Alterations have been kept to the minimum, to retain in so far as is possible, the wording presented by Stow Town Council. These changes have been shared with STC, who have also been invited to share proposed alterations to the introduction and vision, as these should reflect the ambitions of the town council, and set the tone for the document, as modified.

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