



Chipping Campden Neighbourhood Development Plan 2023 - 2031

Regulation 14 Draft Version April 2024





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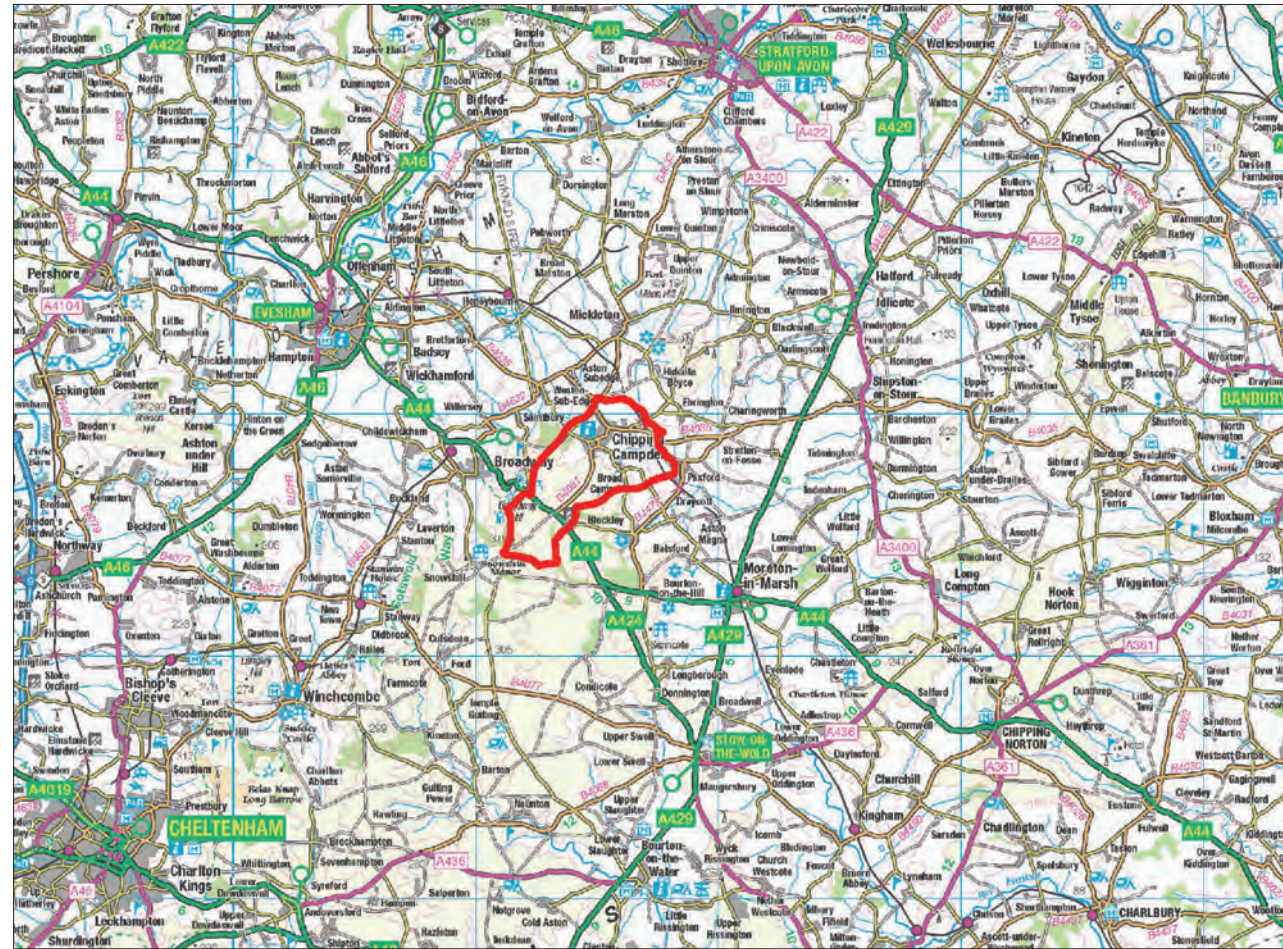
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Images: Chipping Campden Town Council is very grateful to the following for permission to use images:
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Graphic design by Loose Chippings

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





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

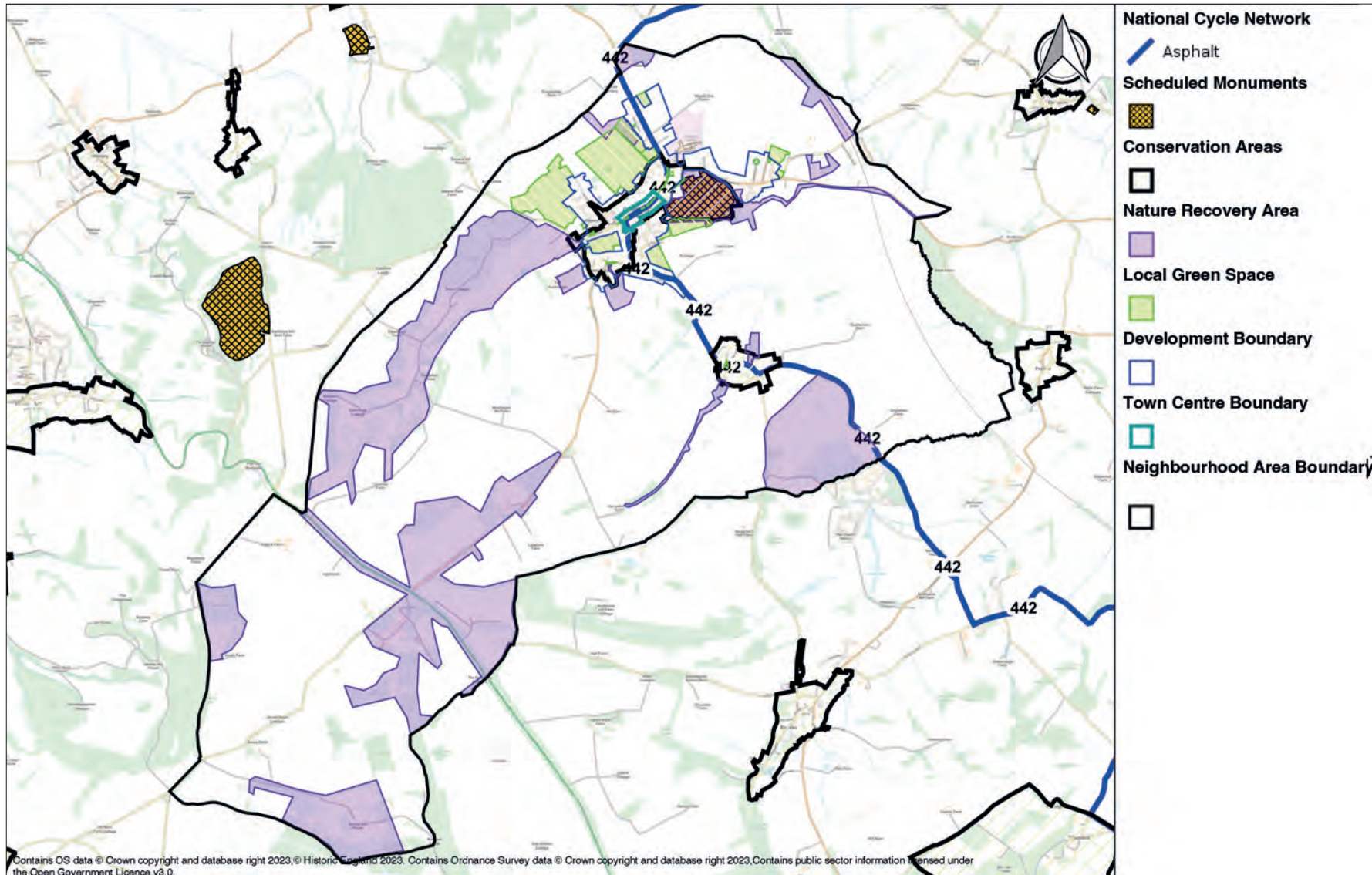
Consultation processes have included the following:

- “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 townfolk 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.

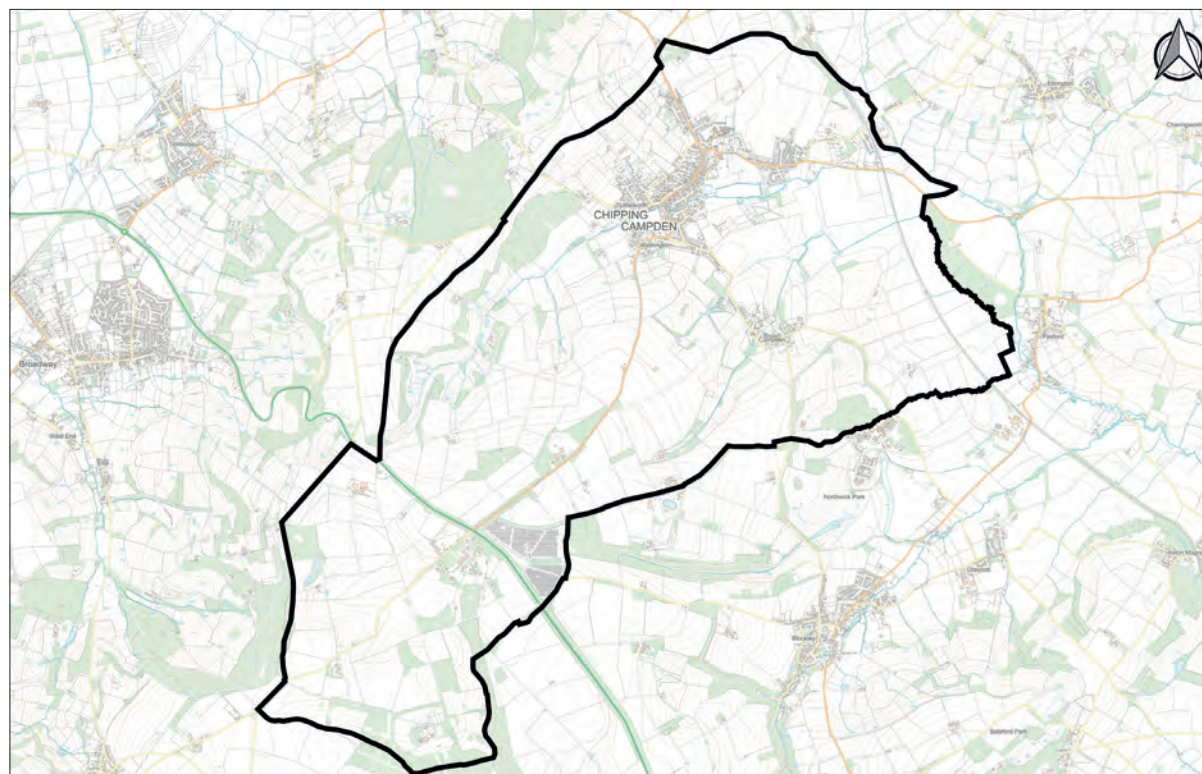
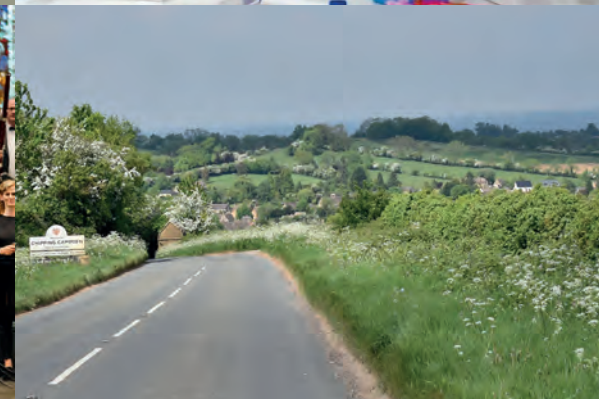


Fig 1. Chipping Campden Neighbourhood Area
Source: Andrea Pellegram Ltd, under OS licence AC0000808712



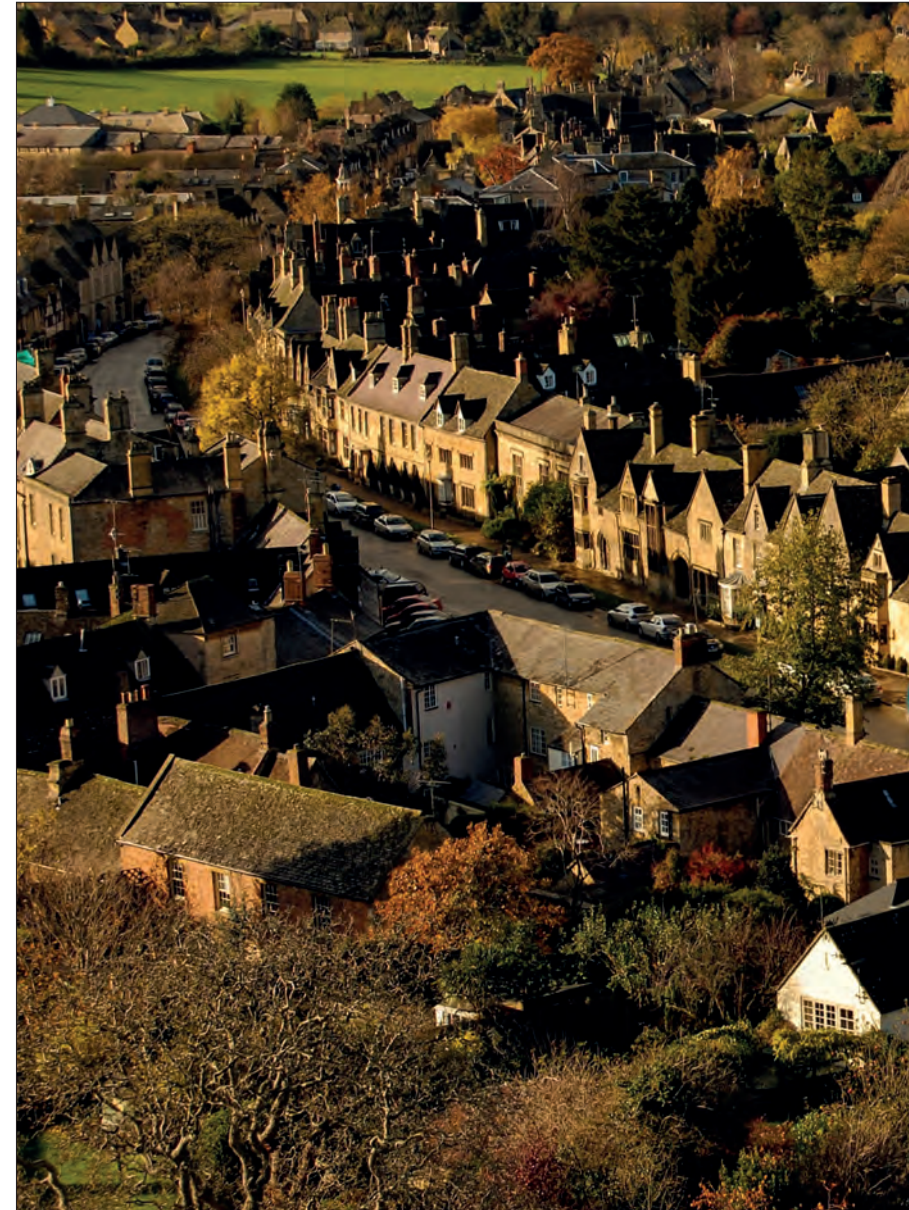


VISION FOR CHIPPING CAMPDEN



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.’





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.



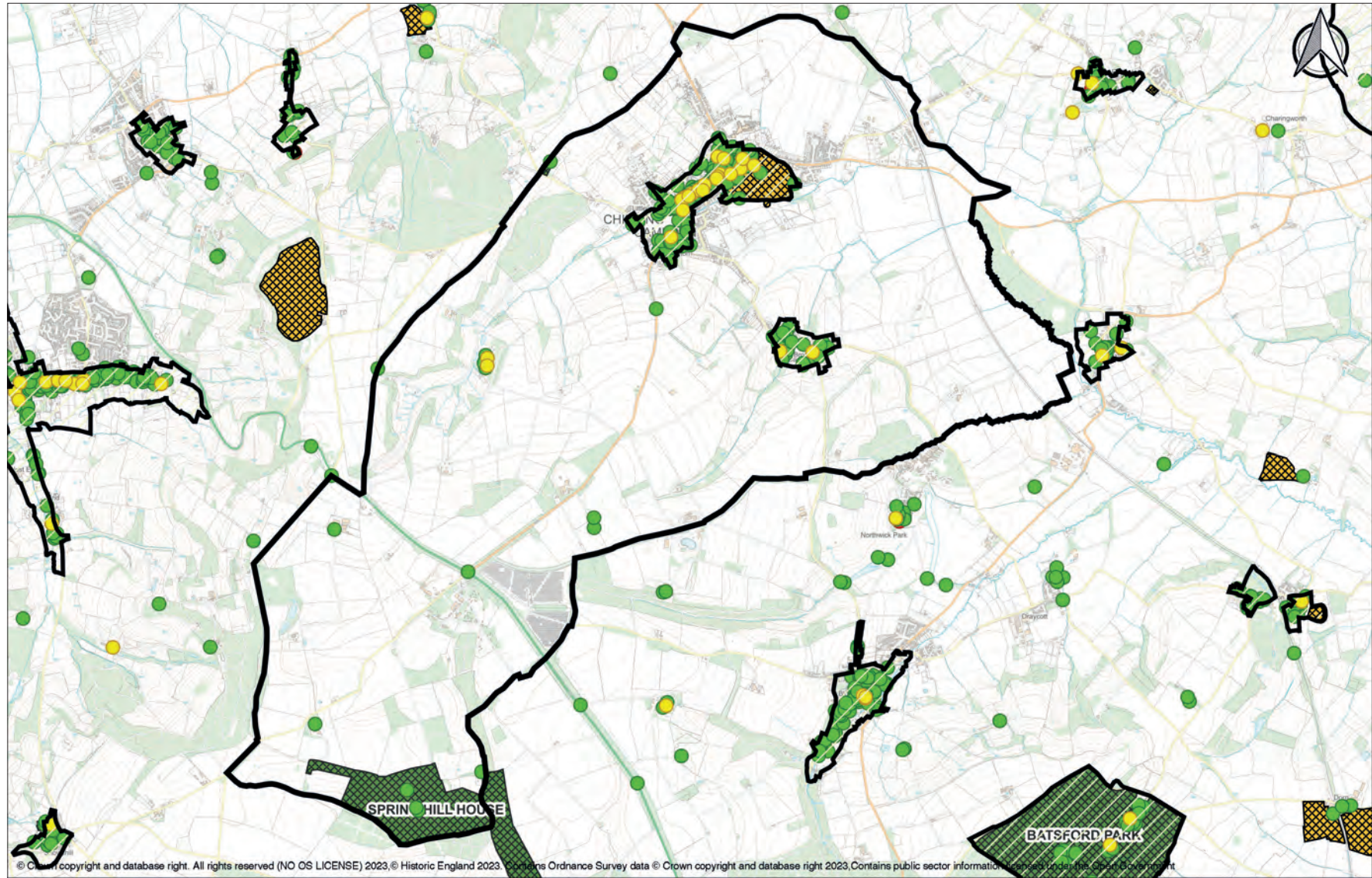


Figure 2: Chipping Campden Parish historic features
 Source: Andrea Pellegram Ltd, under OS licence AC0000808712





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 Camden 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



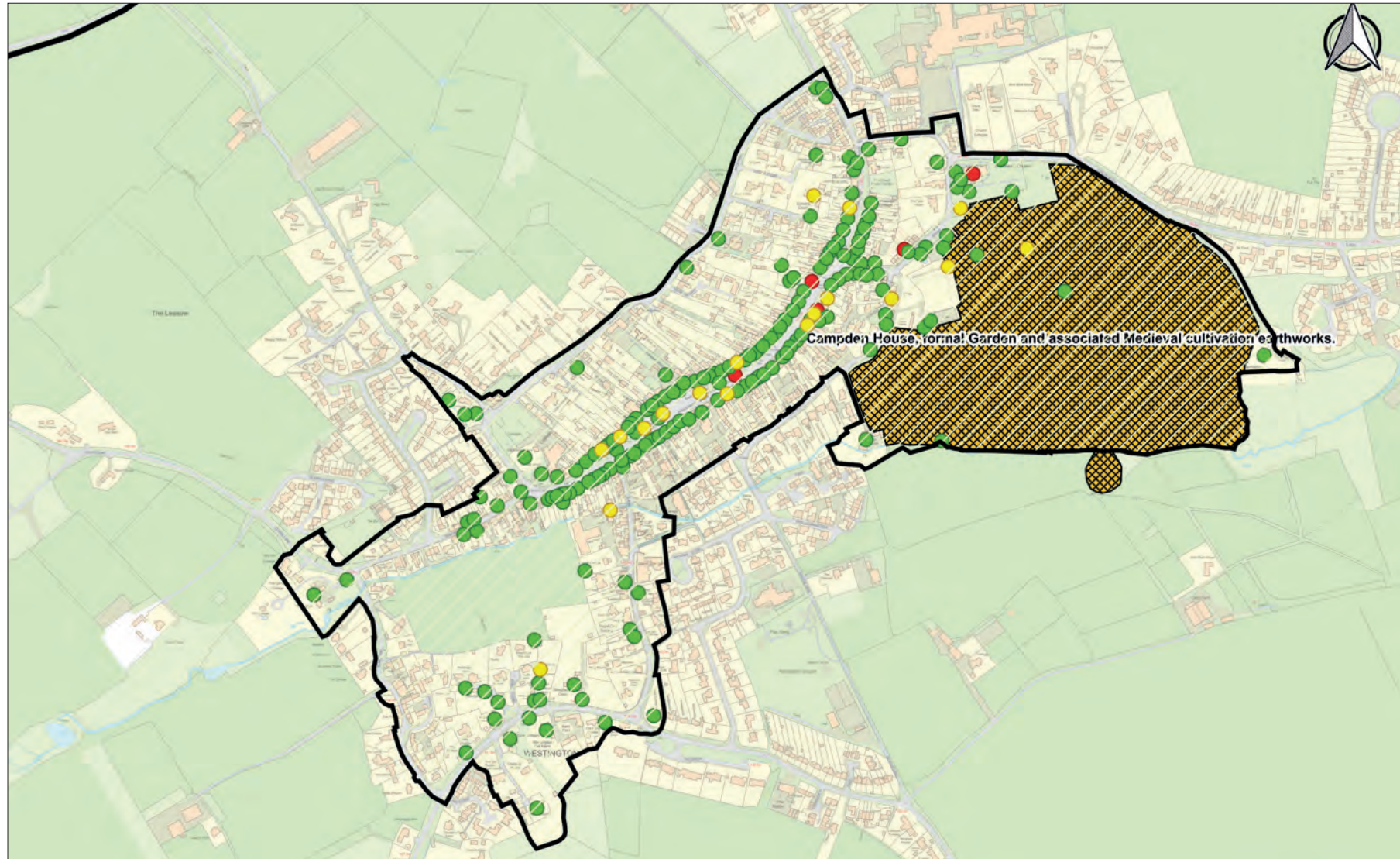


Figure 3: Historic Features – Chipping Campden
 Source: Andrea Pellegram Ltd, under OS licence AC0000808712





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.

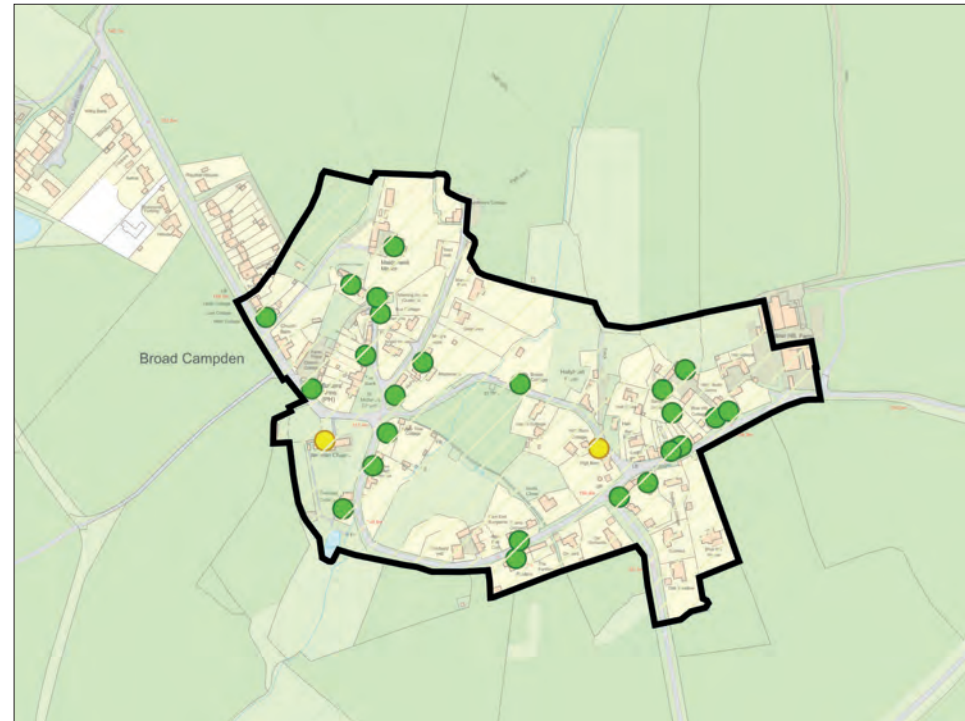


Figure 4: Historic Features – Broad Campden
Source: Andrea Pellegram Ltd, under OS licence AC0000808712



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.

¹ www.chippingcampdenonline.org/
² www.campdenbri.co.uk



www.creativecampden.co.uk







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

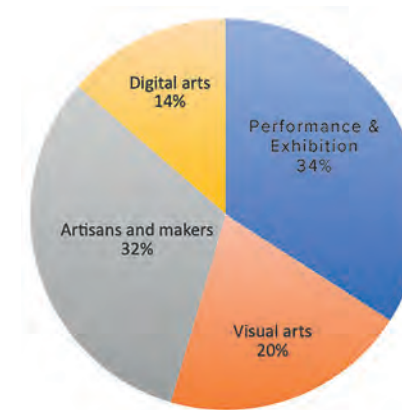
Many Chipping Campden residents are artisans and makers in the “art of things”: floristry, bespoke shoe-making, jewellers, printing, fabric design, glass making and pottery. In 2023, there is also a thriving performance and exhibition community.

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.



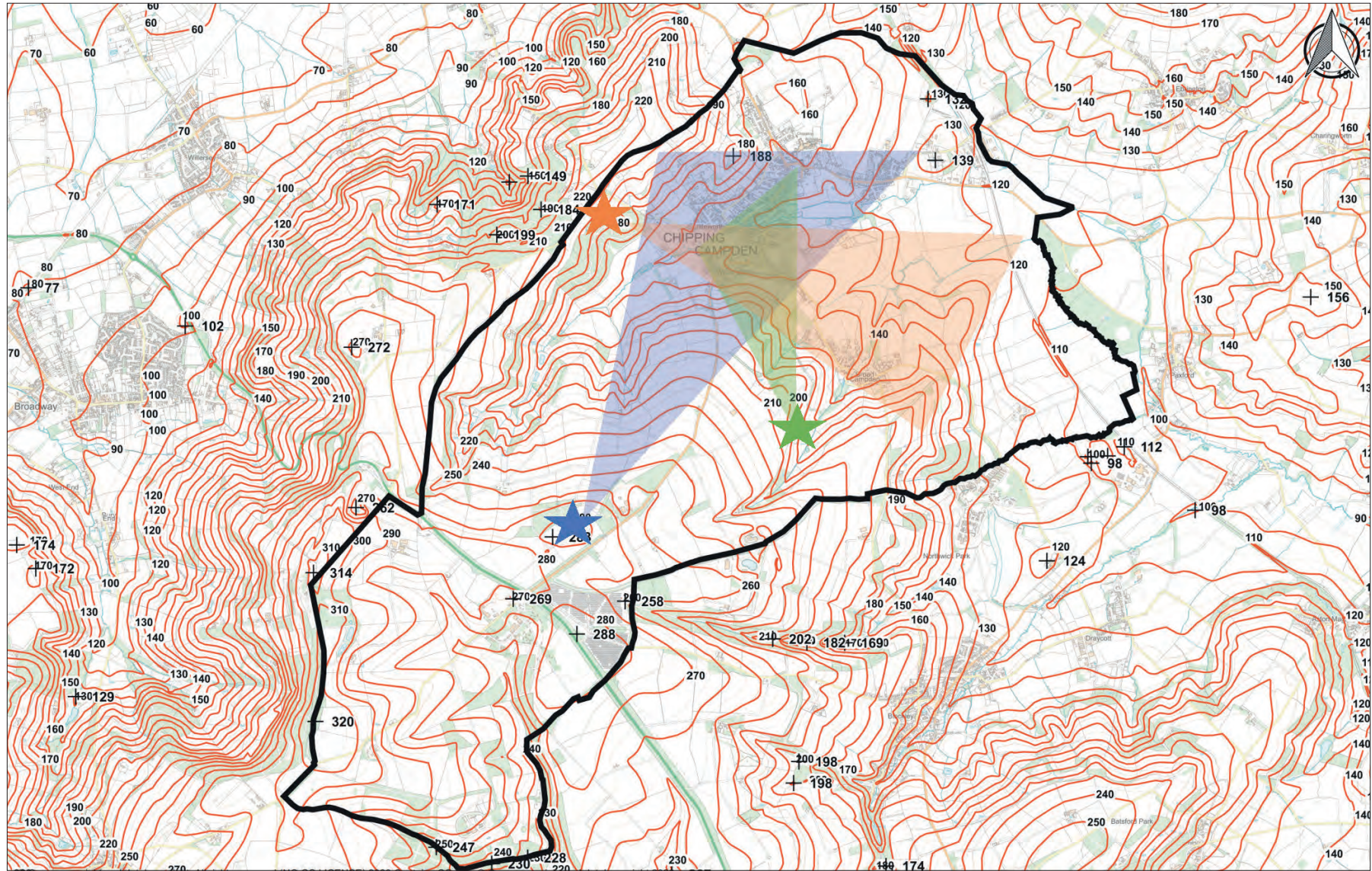


Figure 5: Topographical map of Chipping Campden neighbourhood with key views
 Source: Andrea Pellegram Ltd, under OS licence AC0000808712



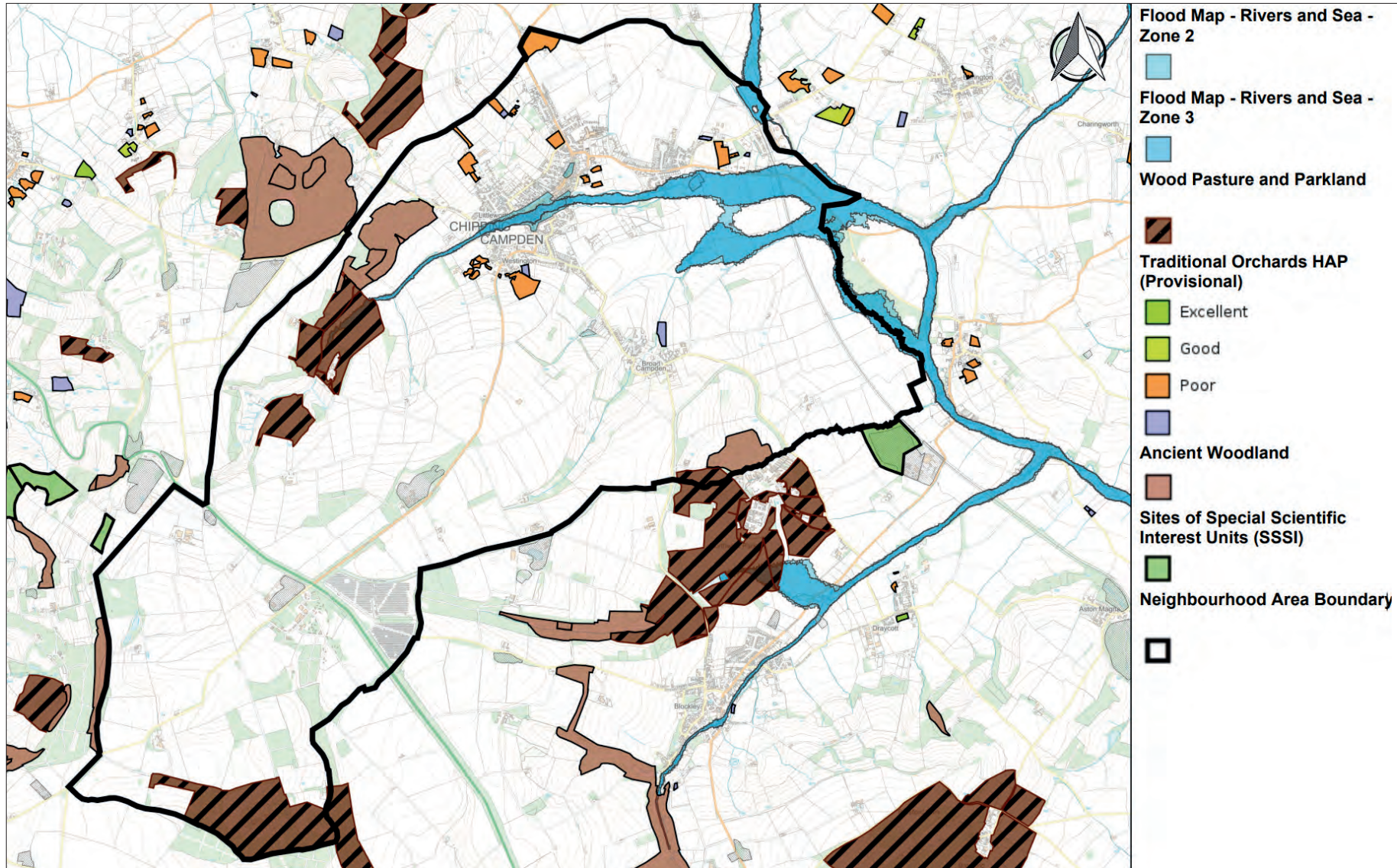


Figure 6: Flooding and woodlands in Chipping Campden.
 Source: Andrea Pellegam Ltd, under OS licence AC0000808712



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

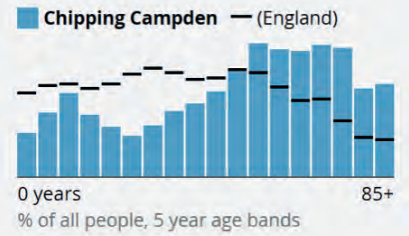
be discussed below. Chipping Campden shows a lower level of economic activity than for England (Chipping Campden has 49% of the population as economically active compared with 57% for England) and 41% of these people work mainly from home. For those who travel to work, the majority tend to work locally.

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.

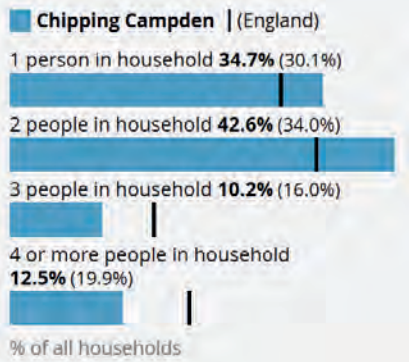


The following tables (collectively Table 1) show key indicators from the Census 2021 comparing Chipping Campden with England
 Source: www.ons.gov.uk/visualisations/customprofiles/build/

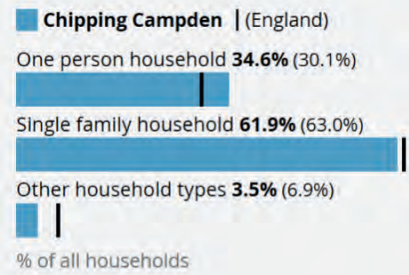
Age Profile



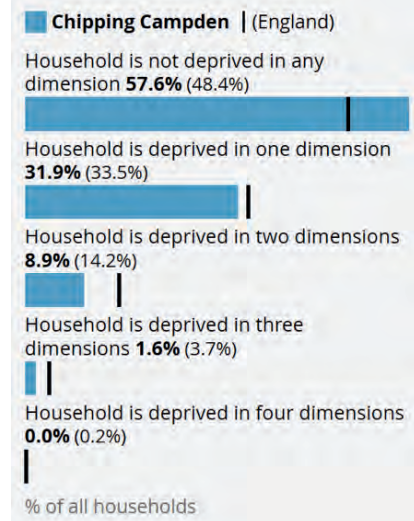
Household Size



Household Composition



Household Deprivation



General Health

Chipping Campden | (England)

Very good health **45.0%** (48.5%)

Good health **38.1%** (33.7%)

Fair health **12.0%** (12.7%)

Bad health **3.7%** (4.0%)

Very bad health **1.2%** (1.2%)

% of all people

Number of Bedrooms

Chipping Campden | (England)

1 bedroom **7.9%** (11.6%)

2 bedrooms **22.6%** (27.3%)

3 bedrooms **36.7%** (40.0%)

4 or more bedrooms **32.8%** (21.1%)

% of all households

Occupancy Rating for Bedrooms

Chipping Campden | (England)

+2 or more **55.5%** (35.6%)

+1 **28.1%** (33.2%)

0 **15.7%** (26.8%)

-1 **0.5%** (3.6%)

-2 or less **0.1%** (0.7%)

% of all households

Tenure of Household

Chipping Campden | (England)

Owns outright **48.8%** (32.5%)

Owns with a mortgage or loan or shared ownership **22.4%** (29.8%)

Social rented **16.0%** (17.1%)

Private rented or lives rent free **12.8%** (20.6%)

% of all households





Economic Activity Status

Chipping Campden | (England)

Economically active: In employment **48.8%** (57.4%)

Economically active: Unemployed **1.9%** (3.5%)

Economically inactive **49.3%** (39.1%)

% of people aged 16 years and over

Distance Travelled to Work

Chipping Campden | (England)

Less than 10km **20.7%** (35.4%)

10km to less than 30km **14.5%** (14.4%)

30km and over **9.3%** (4.3%)

Works mainly from home **41.5%** (31.5%)

Other **13.9%** (14.5%)

% of people aged 16 years and over in employment

Occupation

Chipping Campden | (England)

1. Managers, directors and senior officials **24.6%** (12.9%)

2. Professional occupations **18.1%** (20.3%)

3. Associate professional and technical occupations **12.1%** (13.3%)

4. Administrative and secretarial occupations **7.0%** (9.3%)

5. Skilled trades occupations **13.3%** (10.2%)

6. Caring, leisure and other service occupations **6.5%** (9.3%)

7. Sales and customer service occupations **5.8%** (7.5%)

8. Process, plant and machine operatives **3.9%** (6.9%)

9. Elementary occupations **8.7%** (10.5%)

% of people aged 16 years and over in employment

Socio-Economic Classification (NS-SeC)

Chipping Campden | (England)

L1, L2 and L3: Higher managerial, administrative and professional occupations **20.9%** (13.2%)

L4, L5 and L6: Lower managerial, administrative and professional occupations **23.8%** (19.9%)

L7: Intermediate occupations **9.7%** (11.4%)

L8 and L9: Small employers and own account workers **18.4%** (10.6%)

L10 and L11: Lower supervisory and technical occupations **4.1%** (5.3%)

L12: Semi-routine occupations **7.2%** (11.3%)

L13: Routine occupations **7.1%** (12.0%)

L14.1 and L14.2: Never worked and long-term unemployed **4.9%** (8.5%)

L15: Full-time students **3.9%** (7.7%)

% of people aged 16 years and over





Housing Completions and Type

Since 2012 Chipping Campden has seen substantial housing development: 288 houses have been built, with another 76 in the Local Plan proposed for the Aston Road development (see Local Plan 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

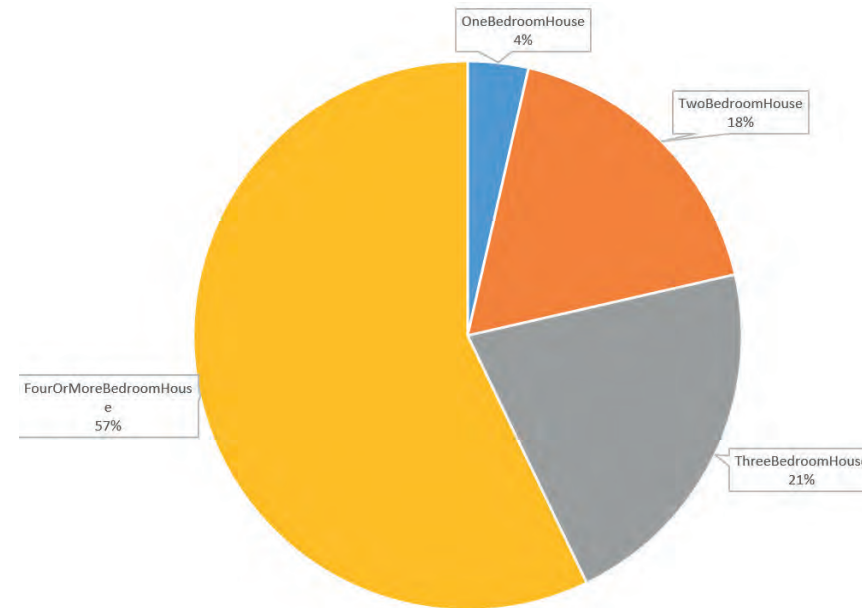


Figure 7: Residential completions in 2022/23 by number of bedrooms
Source: Cotswold District Council





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





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.

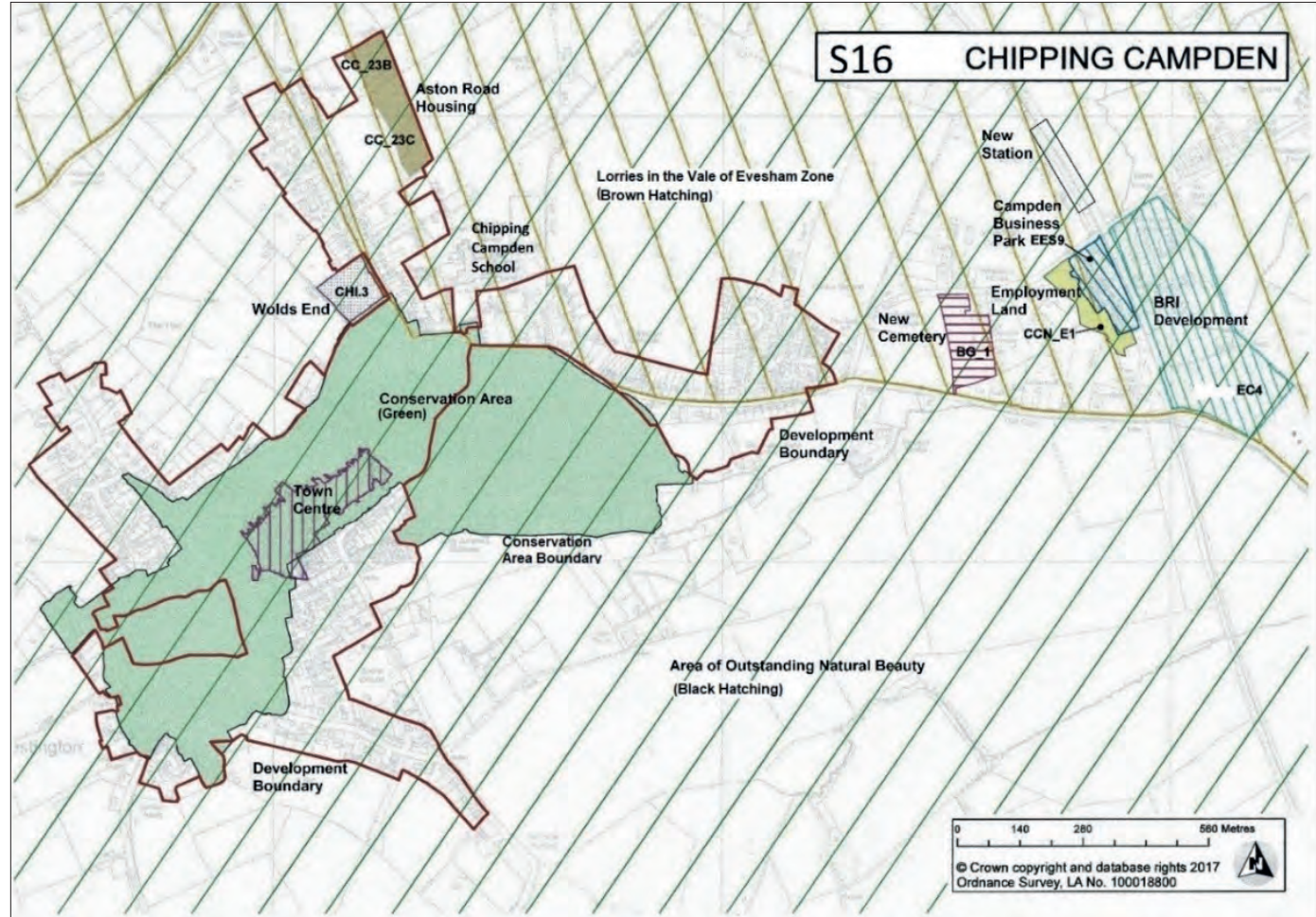
- Policy SA3 in relation to INF1 identified the strategic infrastructure requirement for the expansion of Chipping Campden Secondary School.

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 to 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.



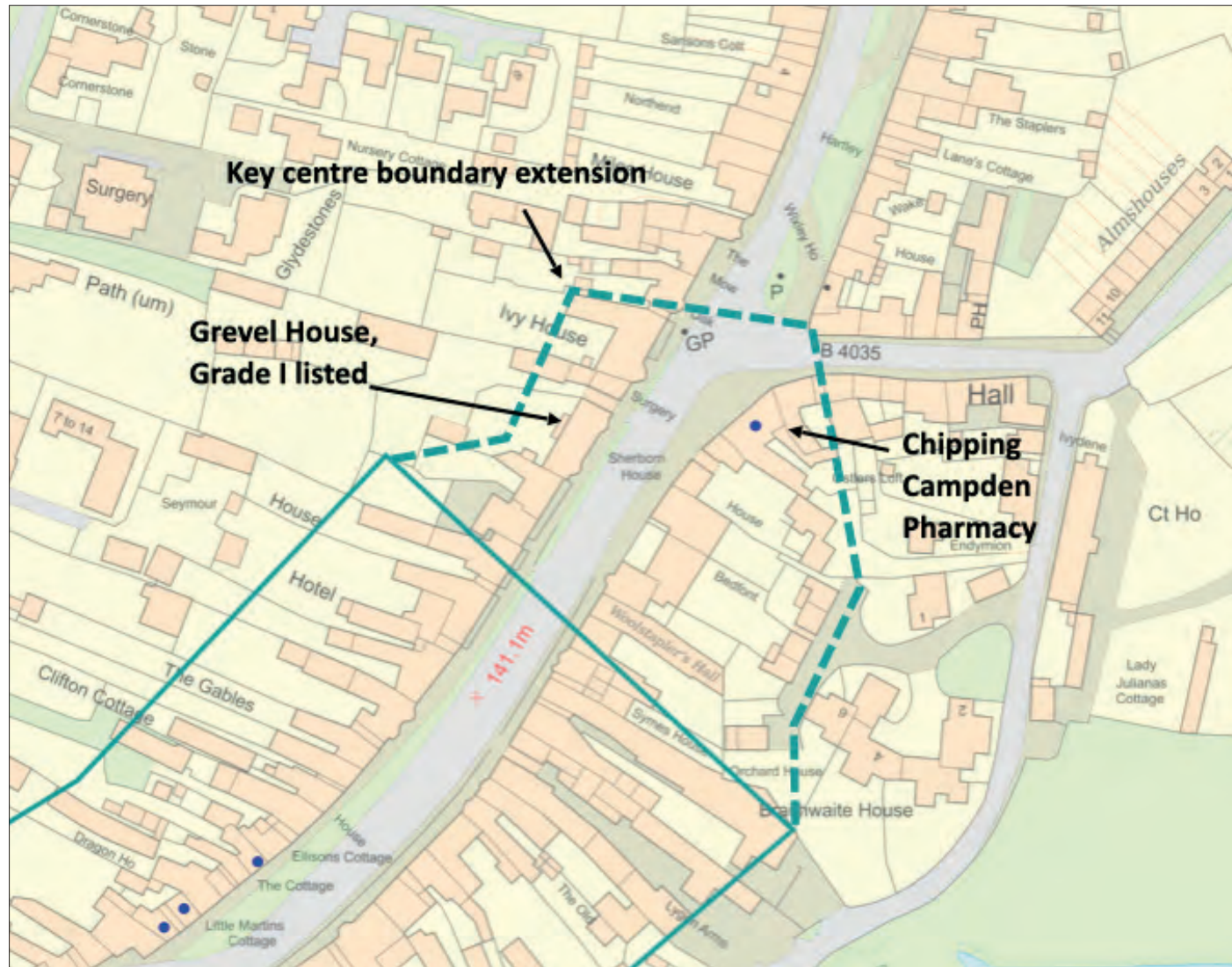


Figure 13: Revised Key Centre Boundary (Local Plan Policy EC7)
 Source: Andrea Pellegram Ltd, under OS licence AC0000808712





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.

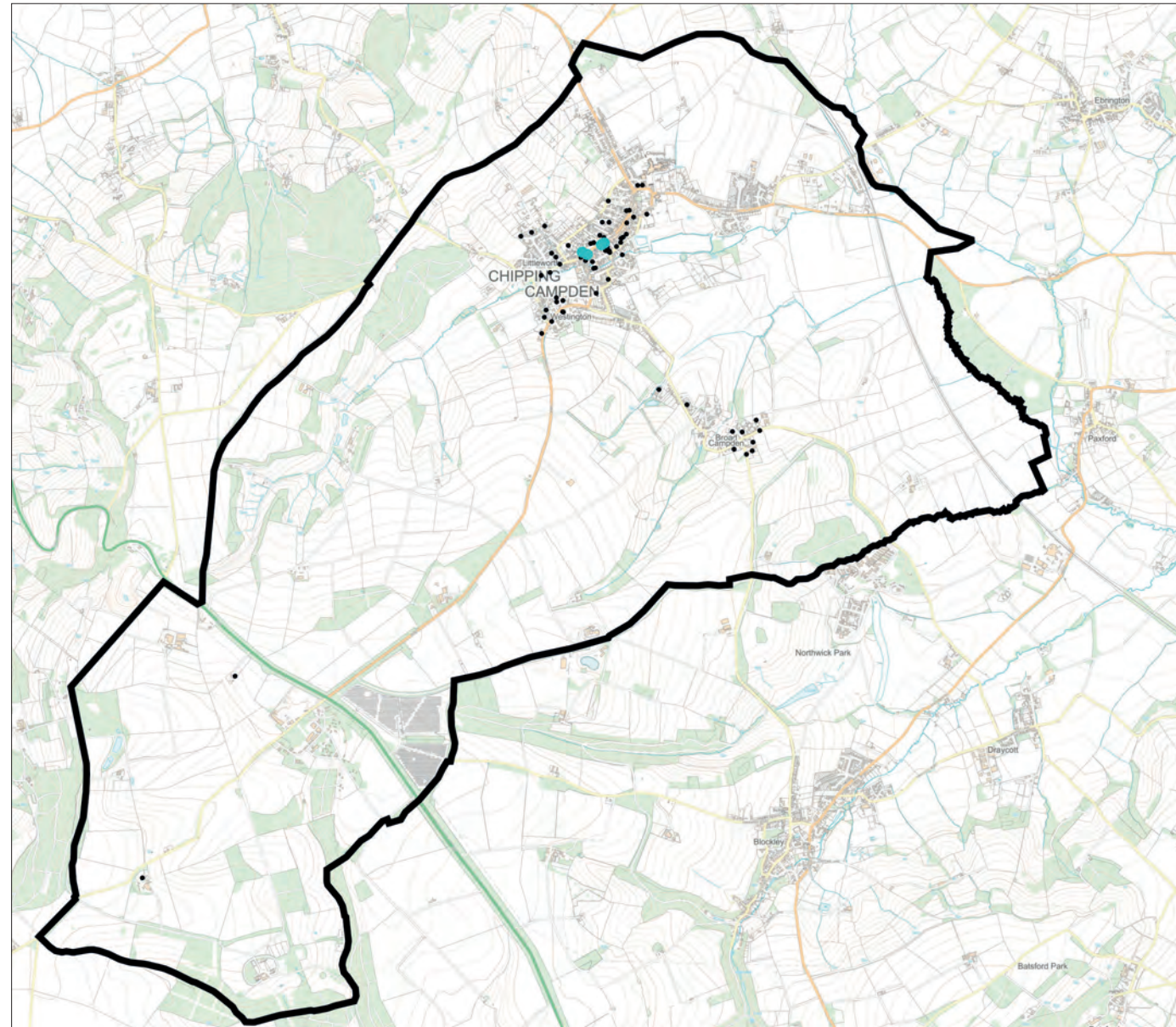




Since there is no planning control to regulate changes from residential uses to AirBnB type uses, planning control is limited to change under listed building consents and perhaps the change of use of shops to tourism accommodation which falls under Local Plan Policy EC8.

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

<p>Allotments</p> <ul style="list-style-type: none"> Chipping Campden Allotments - F2 <p>Care Homes</p> <ul style="list-style-type: none"> Mill House Care Home - C2 Jecca's House C2 <p>Churches</p> <ul style="list-style-type: none"> St James Church - F1f Chipping Campden Baptist Church - F1f St Catherine's Church - F1f St Michael and All Angels Church - F1f Friends (Quaker) Meeting House - F1f <p>Defibrillators</p> <ul style="list-style-type: none"> Berrington Road telephone kiosk Broad Campden telephone kiosk Leisure Centre Chipping Campden Pharmacy Post Office St Catharine's School <p>Dentists</p> <p>Today's Dental Care - Ee Ashbee Dental Care - Ee</p>	<p>Doctors' Surgeries</p> <ul style="list-style-type: none"> Chipping Campden Surgery - Ee <p>Gardens and parks</p> <ul style="list-style-type: none"> Ernest Wilson Gardens - F2c Wolds End Orchard - F2c <p>Fire Stations</p> <ul style="list-style-type: none"> Fire Station <p>Meeting Rooms</p> <ul style="list-style-type: none"> Church Rooms - F2c Town Hall - F2c Old Police Station - F2c Koti Autotalli - F2c Broad Campden Village Hall - F2c Scout Hut - F2c <p>Opticians</p> <ul style="list-style-type: none"> Dr C.P. Grey - Ee <p>Play areas</p> <ul style="list-style-type: none"> Recreation Ground Play Area (George Lane) - F2 Castle Gardens Play Area - F2 Recreation Ground Play Area (Olimpick Drive) - F2 	<p>Post Offices</p> <ul style="list-style-type: none"> Post Office - F2a <p>Public Houses</p> <ul style="list-style-type: none"> The Eight Bells The Lygon Arms Hotel The Noel Arms Hotel The Red Lion The Volunteer Inn The Bakers Arms Cotswold House Hotel <p>Schools</p> <ul style="list-style-type: none"> Chipping Campden School - F1a St James and Ebrington C of E Primary School - F1a St Catharine's Catholic Primary School - F1a <p>Shops</p> <ul style="list-style-type: none"> The Co-operative (Co op) - Ea Fillet & Bone - Ea The One Stop Shop - Ea <p>Spas</p> <p>Cotswold House Spa Ed</p>	<p>Sports Facilities</p> <ul style="list-style-type: none"> Recreation Ground - F2c Bowling Green - F2c Chipping Campden Bowling Club - F2c Chipping Campden Cricket Club - F2c Chipping Campden Tennis Club - F2c Chipping Campden Leisure Centre - F2c <p>Toilets</p> <ul style="list-style-type: none"> Sheep Street Public Convenience - F2 Visitor Centre - F2 <p>Theatres, museums and library</p> <ul style="list-style-type: none"> Court Barn Museum - F1c Cidermill Theatre The Old Silk Mill - F1c Chipping Campden Library - F1d Visitor information centre - F2a
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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 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.

application discussions with the parish council are strongly advised.

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

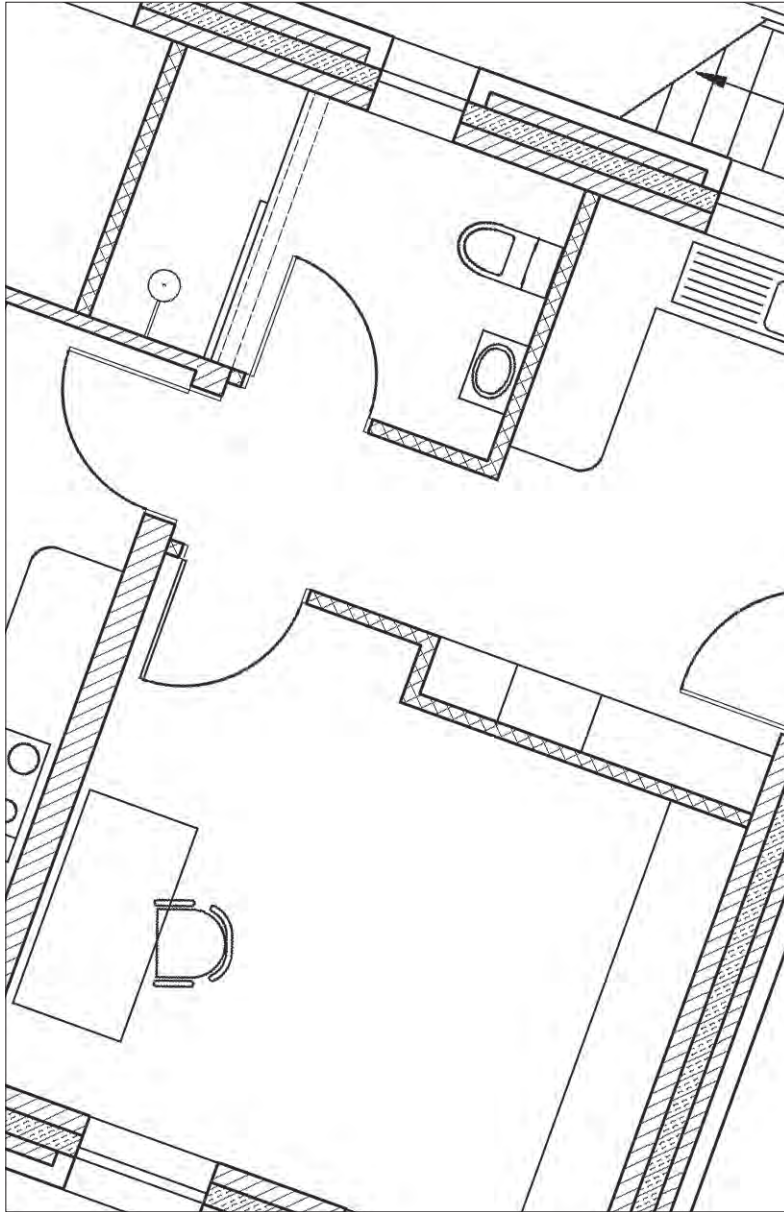
However, neither of these important documents are specific to Chipping Campden or Broad Campden and for this reason, the Town Council commissioned AECOM to prepare The Chipping Campden Design Guide,

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-

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.

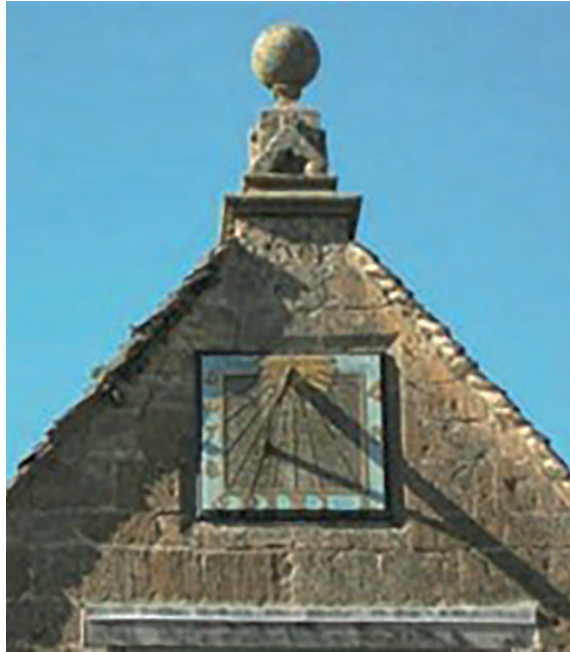
The main criteria that have been used to select these features derive from Local Plan Table 6, Buildings and structures, namely:

- 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.



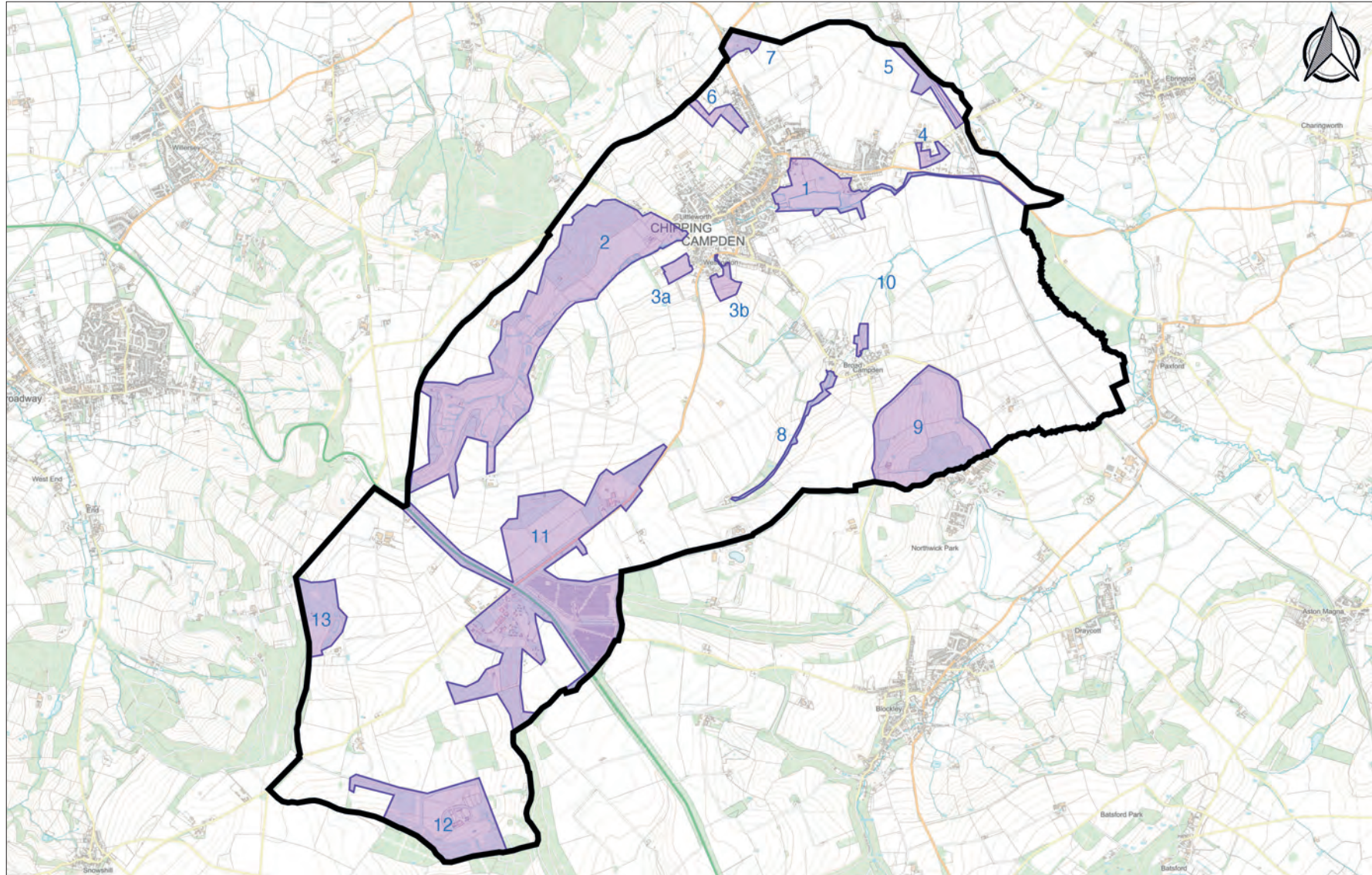


Figure 15: Nature recovery priority areas
 Source: Andrea Pellegam Ltd, under OS licence AC0000808712





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:

- in reasonably close proximity to the community it serves;
- 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
- 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.



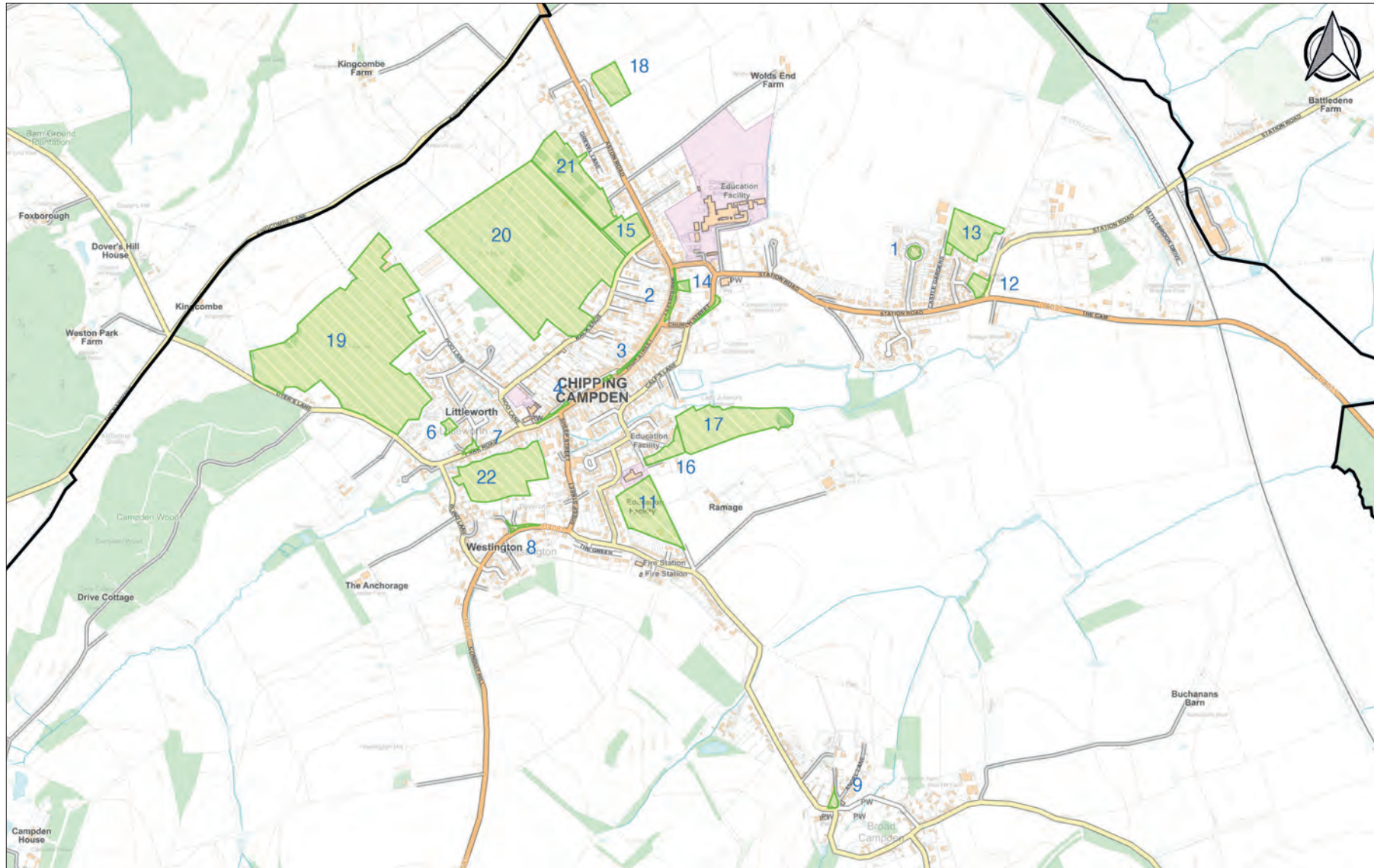


Figure 16: Local Green Spaces in Chipping Campden
 Source: Andrea Pellegram Ltd, under OS licence AC0000808712





Policy 6: Local Green Spaces

Land identified in Figure16, 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

courtbar.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

redlionspub.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

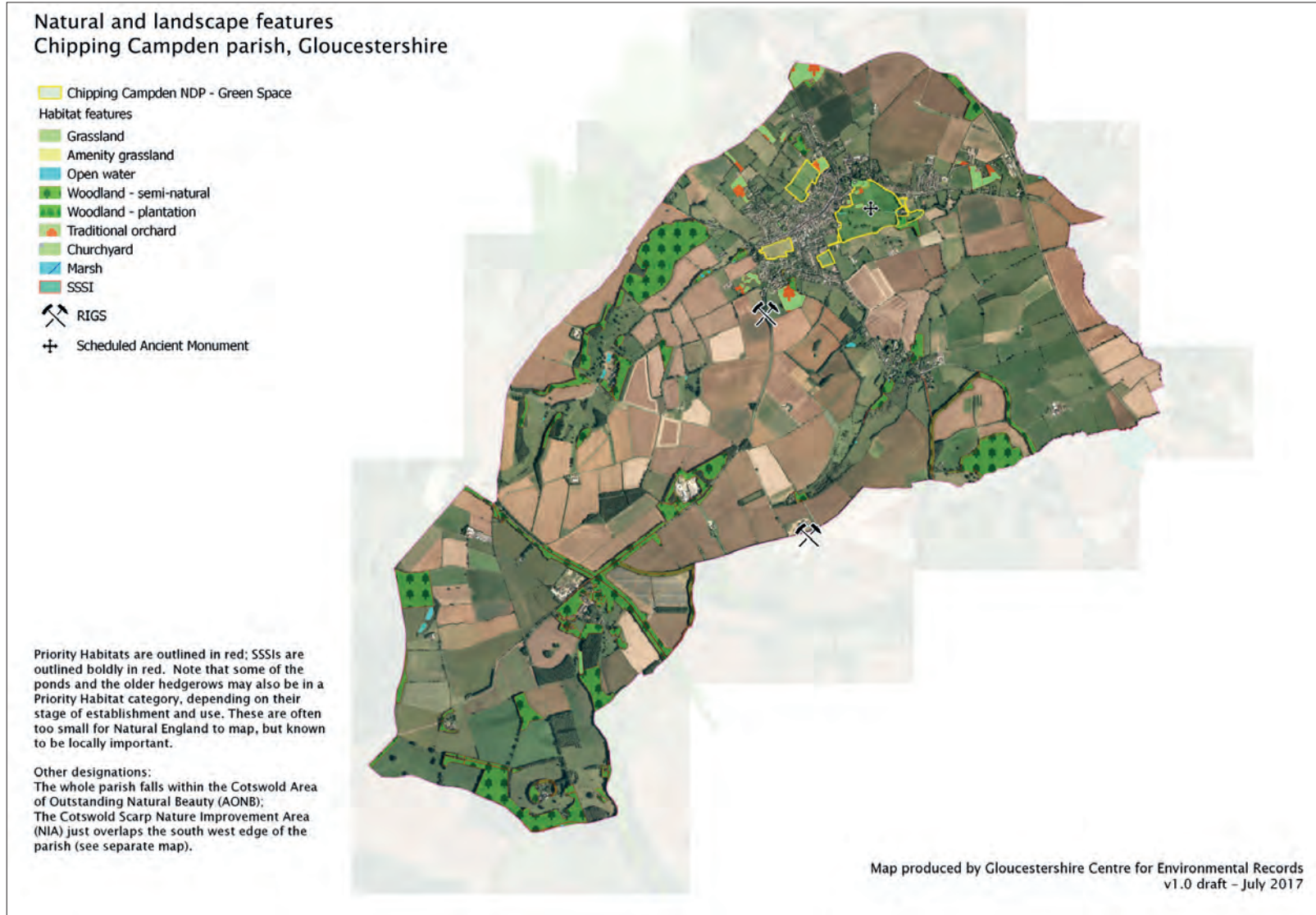
42nd East

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

See the associated spreadsheet for a list of numbered features.

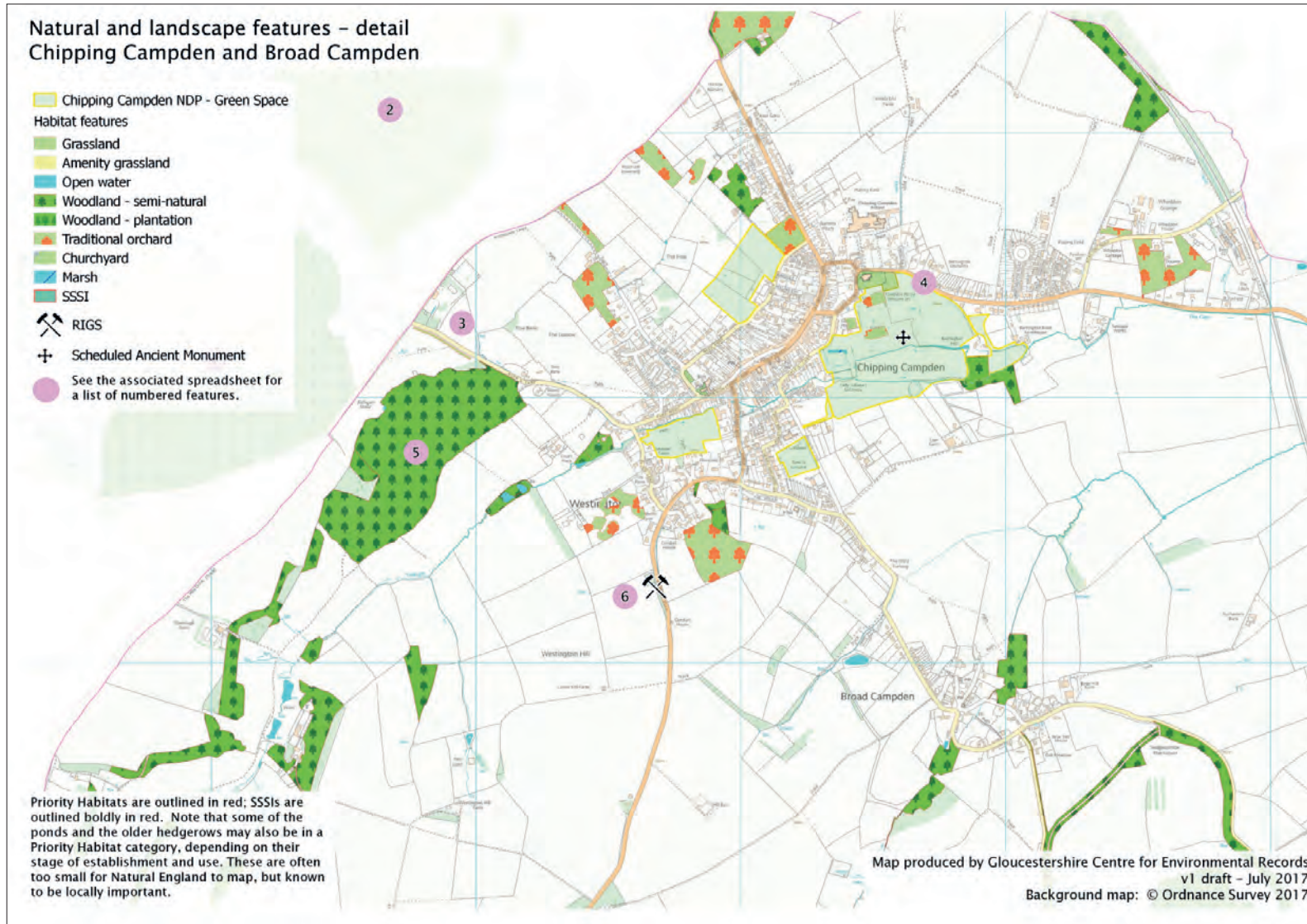


Priority Habitats are outlined in red; SSSIs are outlined boldly in red. Note that some of the ponds and the older hedgerows may also be in a Priority Habitat category, depending on their stage of establishment and use. These are often too small for Natural England to map, but known to be locally important.

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







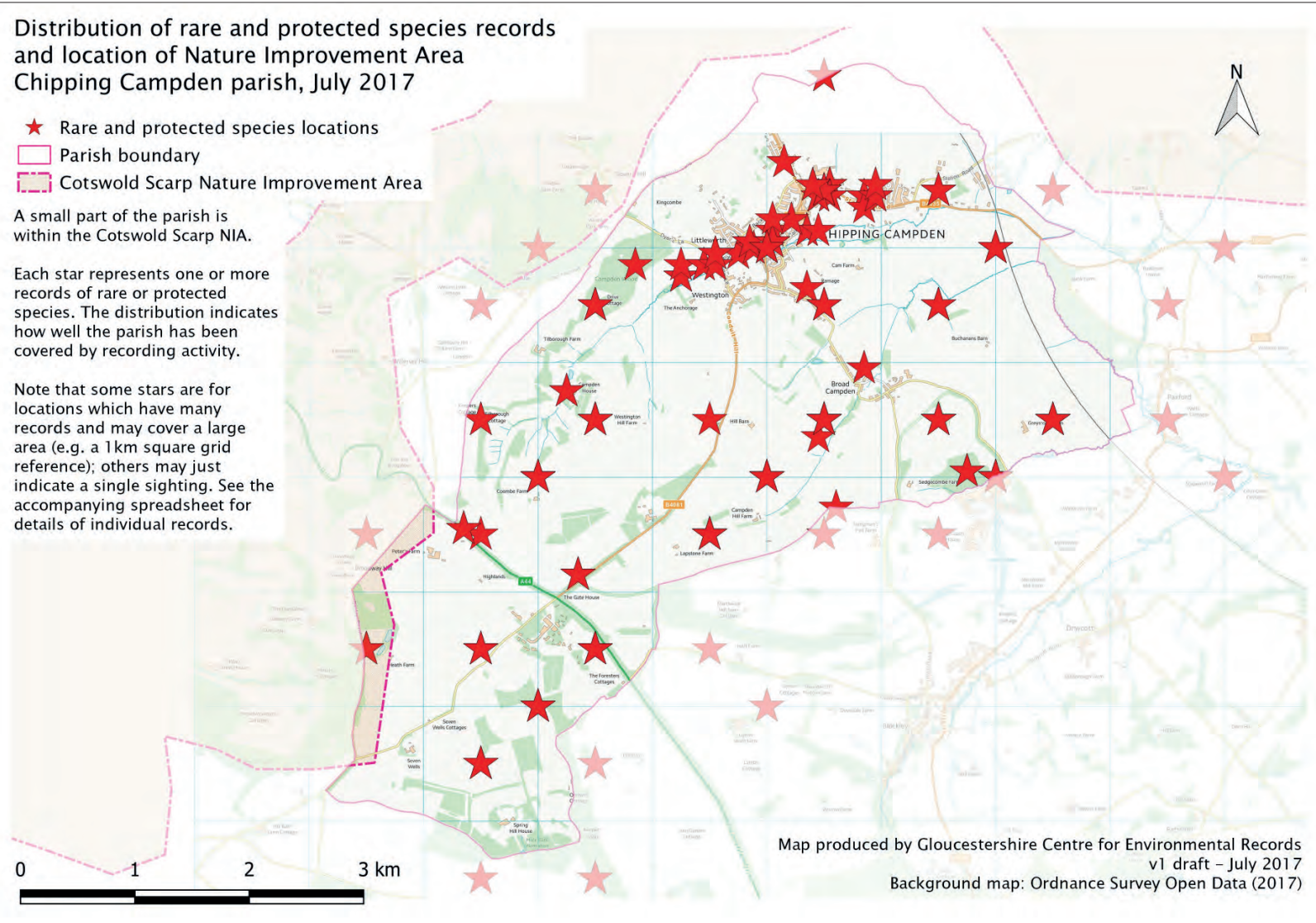
Distribution of rare and protected species records and location of Nature Improvement Area Chipping Campden parish, July 2017

- ★ 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.



Map produced by Gloucestershire Centre for Environmental Records
v1 draft - July 2017
Background map: Ordnance Survey Open Data (2017)





Number	Name	Type	Status	Comments	Hectares	Source
1	Weston Park KWS	Deciduous woodland	Key Wildlife Site, Priority Habitat	Ancient semi-natural broad-leaved woodland (just outside the parish boundary)	74.61987	GCER KWS layer
2	Dover's Hill KWS	Grassland	Key Wildlife Site, Priority Habitat	Large National Trust area of fields and woodland (just outside the parish boundary). Invertebrate interest.	73.68912	GCER KWS layer
3	Chipping Campden (Dyer's Lane) CRV	Grassland	Conservation Road Verge	Rank grass bank with very small population of sweet cicely, adjacent to Campden Wood KWS	0.18140	GCER CRV layer
4	Campden House	Garden, Medieval earthworks	Scheduled Ancient Monument	Campden House, formal Garden and associated Medieval cultivation earthworks.		English Heritage download
5	Campden Wood KWS	Deciduous woodland	Key Wildlife Site, Priority Habitat	Ancient semi-natural broad-leaved woodland site larger than 2 ha	26.03183	GCER KWS layer
6	Holt Quarry	Good exposure of the 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





CHIPPING CAMPDEN





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

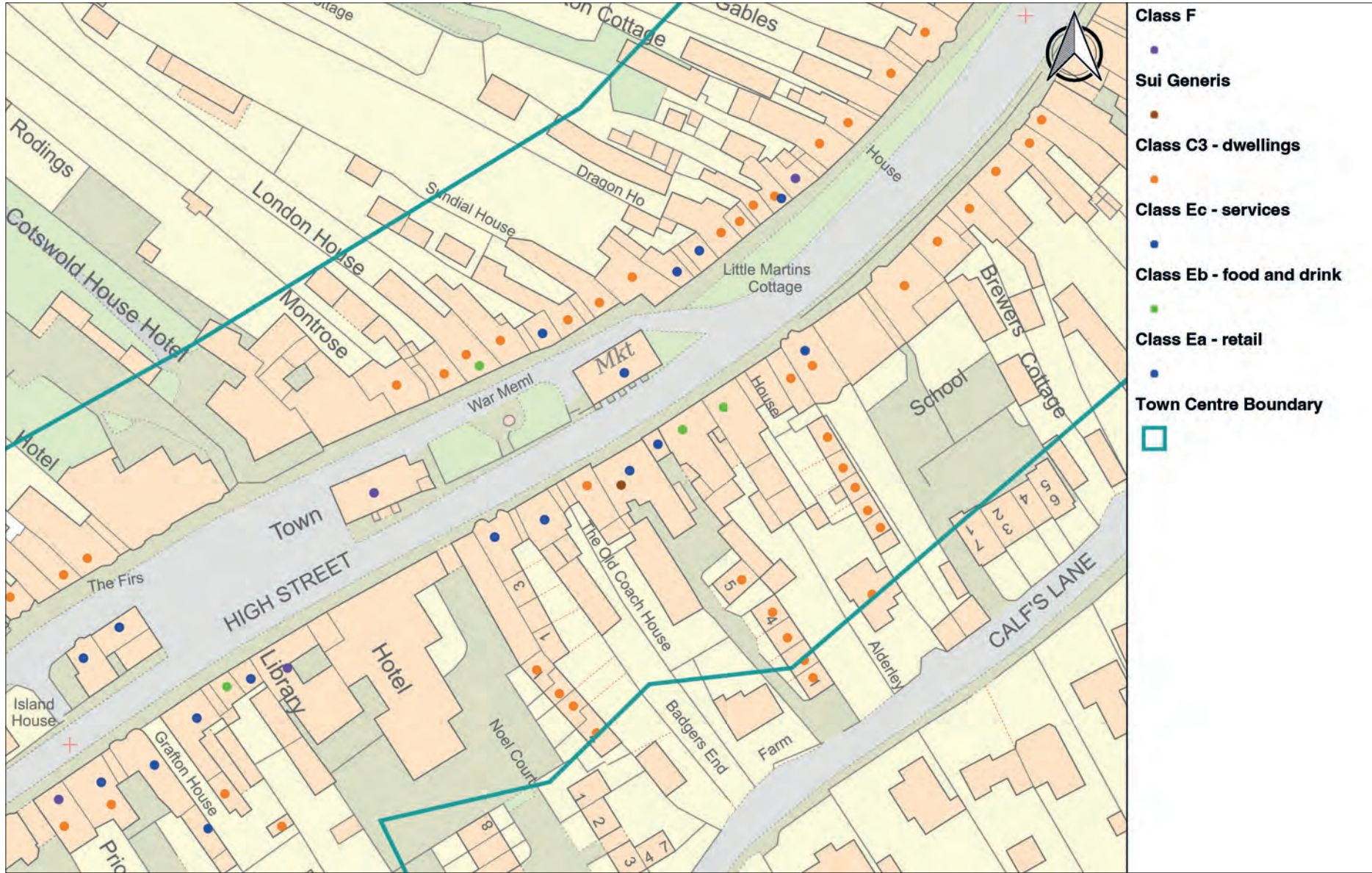
Town Hall F1

Memorial Green - start of Cotswold Way

The Market Hall National Trust









- Class F**
-
- Class C3 - dwellings**
-
- Class Ec - services**
-
- Class Eb - food and drink**
-
- Class Ea - retail**
-
- Town Centre Boundary**
-





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





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 Olimpick Drive.



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

Play Area

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

Post Offices



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

Post Office

Provides a range of post-office 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 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.





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 Ashurst in 1977. It is aesthetically interesting and one of the landmarks on the High Street.





NDHA 12
Graham Greene Blue Plaque



Little Orchard Cottage, Hoo Lane, GL55 6AZ

Plaque commemorating previous resident

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

NDHA 13
Grevel'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 old boot-scrapers, of historic and architectural interest.





NDHA 24
Boot-scraper Baptist Church



Baptist Church,
Lower High Street, GL55 6AL

Boot-scraper

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

NDHA 25
Boot-scraper The Martins



The Martins,
High Street, GL55 6AG

Boot-scraper

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

NDHA 26
Boot-scraper Trinder House



Trinder House,
High Street, GL55 6AG

Boot-scraper

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

NDHA 27
Boot-scraper Westcote House



Westcote House,
High Street, GL55 6AG

Boot-scraper

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





NDHA 28
Boot-scraper Ivy House



Ivy House,
High Street, GL55 6AG

Boot-scraper

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

NDHA 29
Boot-scraper Woolstaplers



Woolstaplers Hall,
High Street, GL55 6HB

Boot-scraper

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

NDHA 30
Boot-scraper Dovers House



Dovers House,
High Street, GL55 6HB

Boot-scraper

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

NDHA 31
Boot-scraper The Bantam



Bantam Tearooms,
High Street, GL55 6HB

Boot-scraper

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





Appendix 7. Local Nature Recovery Areas

1. River Cam corridor

Improvement focus

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

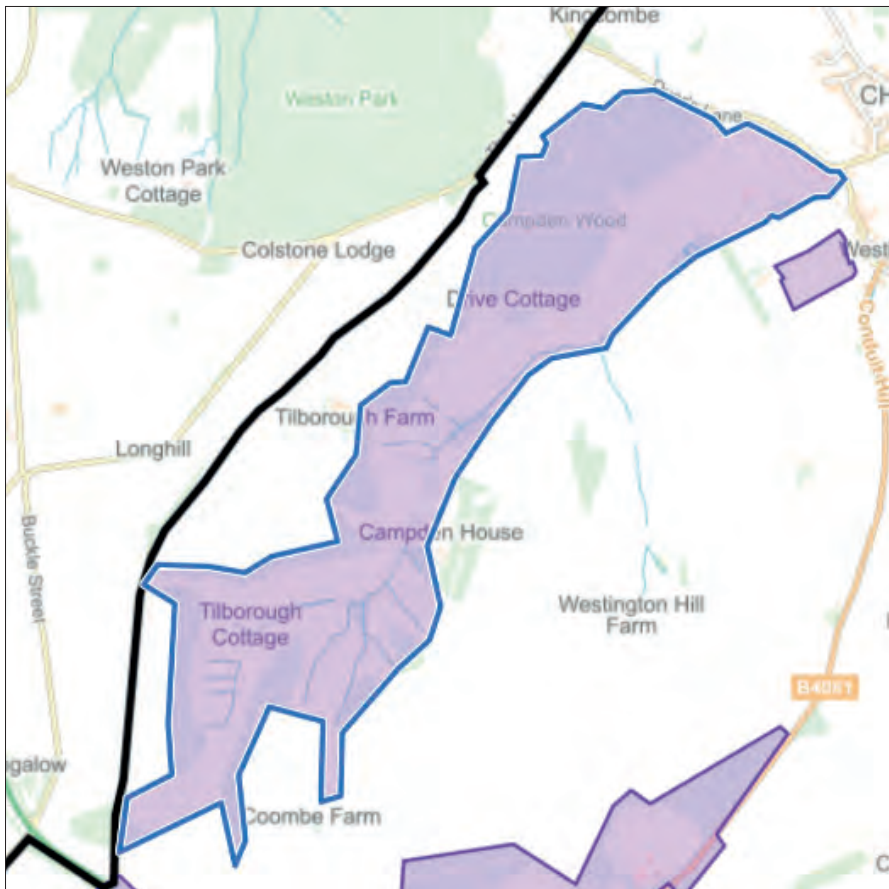




2. River Cam and Camden Wood

Improvement focus

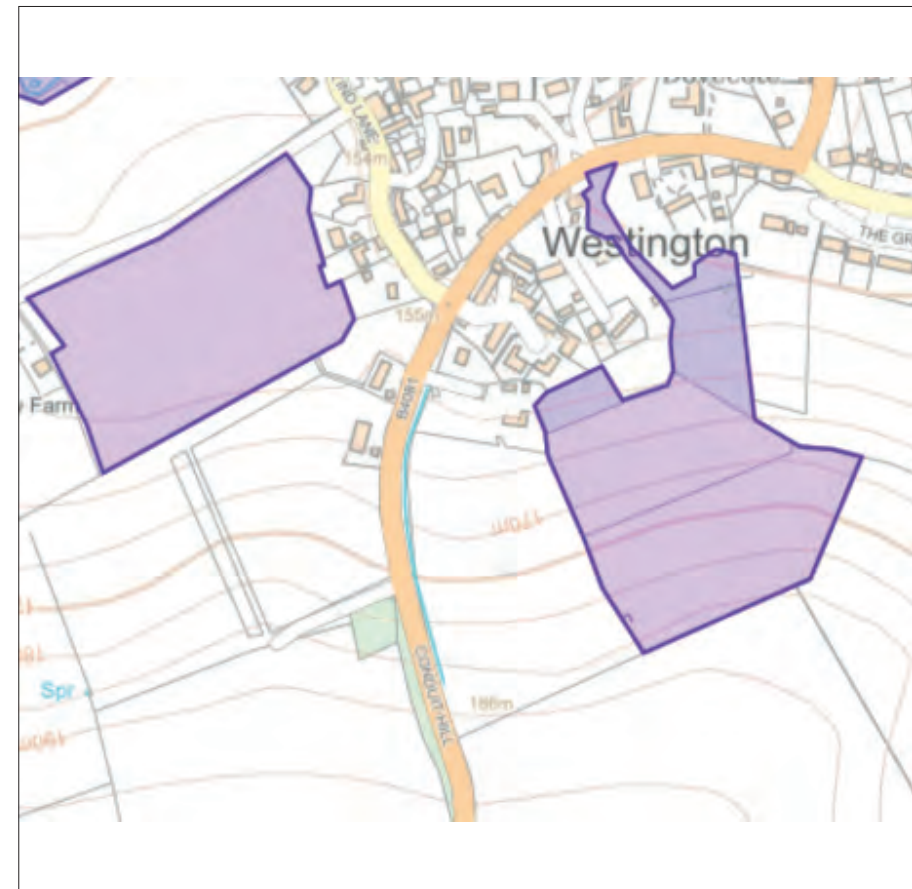
- Riparian habitat
- Woodland



3. West Chipping Camden, Leasows Farm, Westington

Improvement focus

- Traditional orchard





4. Dounor House

Improvement focus

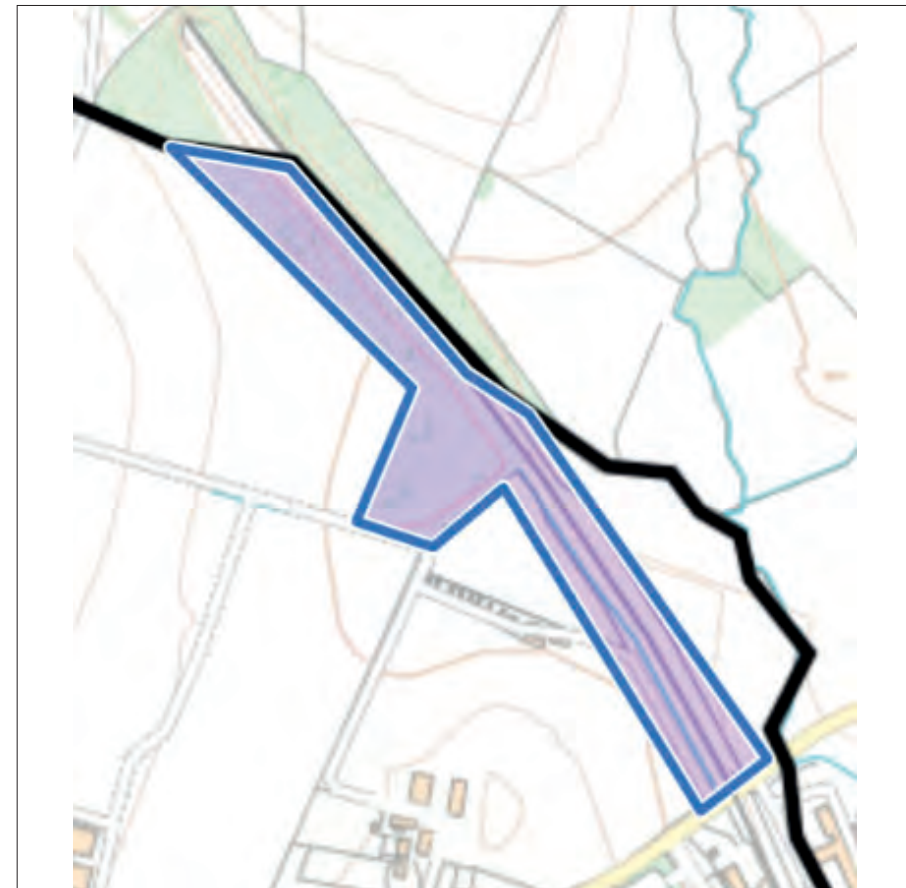
- Traditional orchard



5. Mickleton woodland

Improvement focus

- Woodland
- Riparian habitat

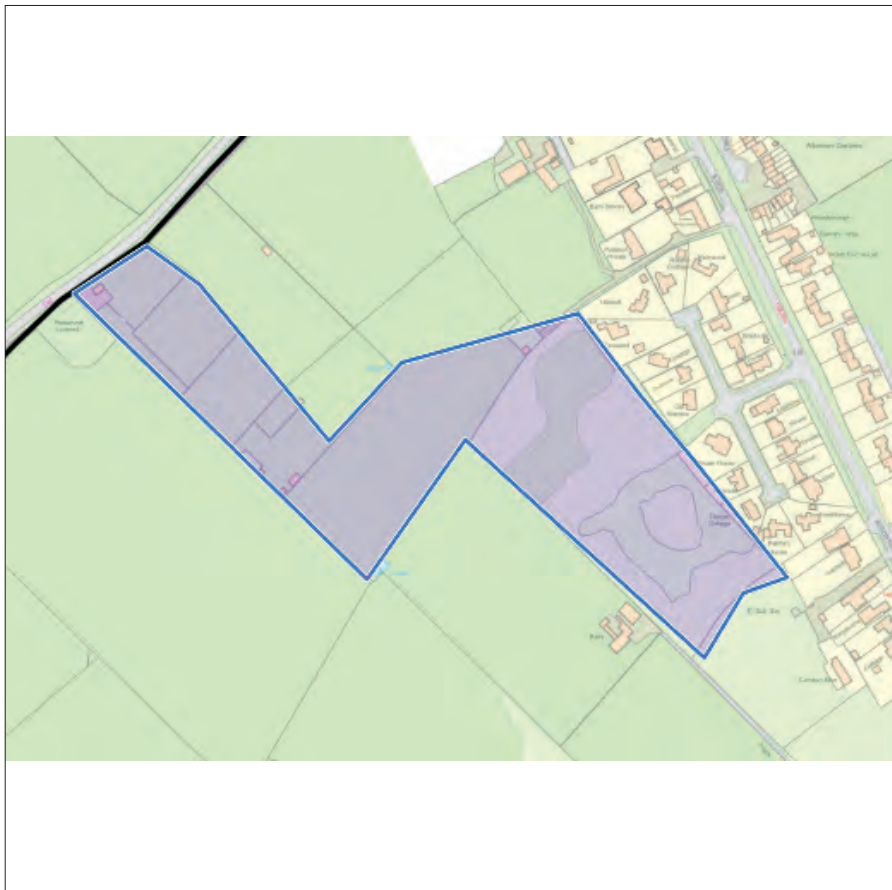




6. Kingscome Lane

Improvement focus

- Traditional orchard
- Woodland



7. Hillsdown Farm

Improvement focus

- Traditional orchard

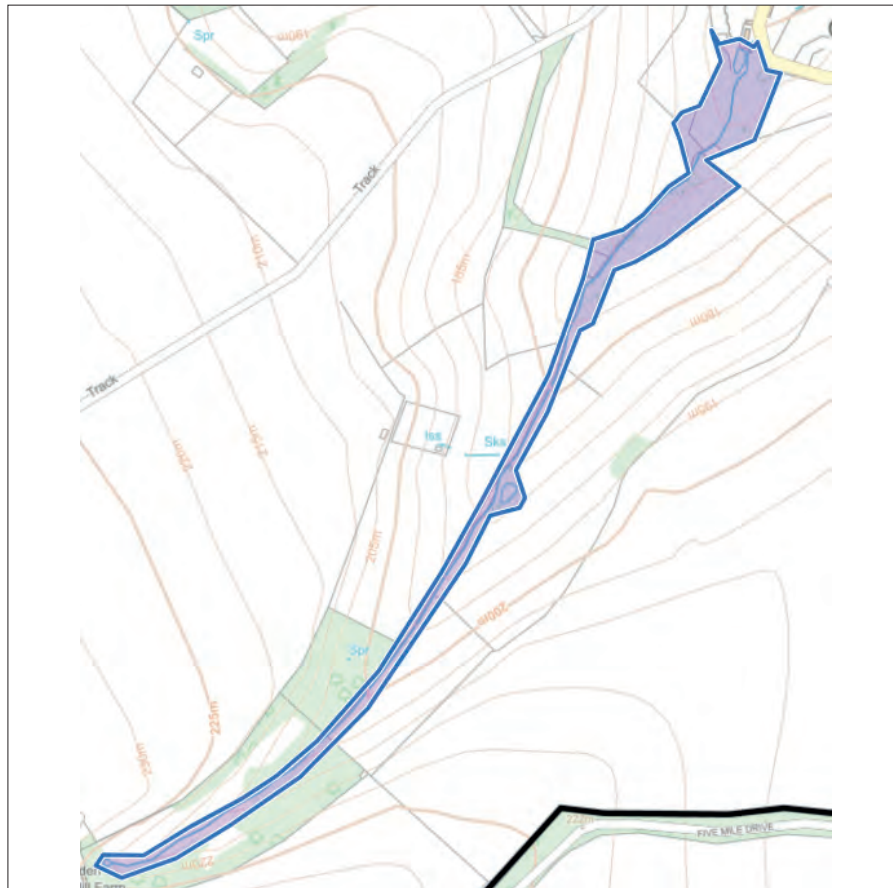




8. Broad Campden south

Improvement focus

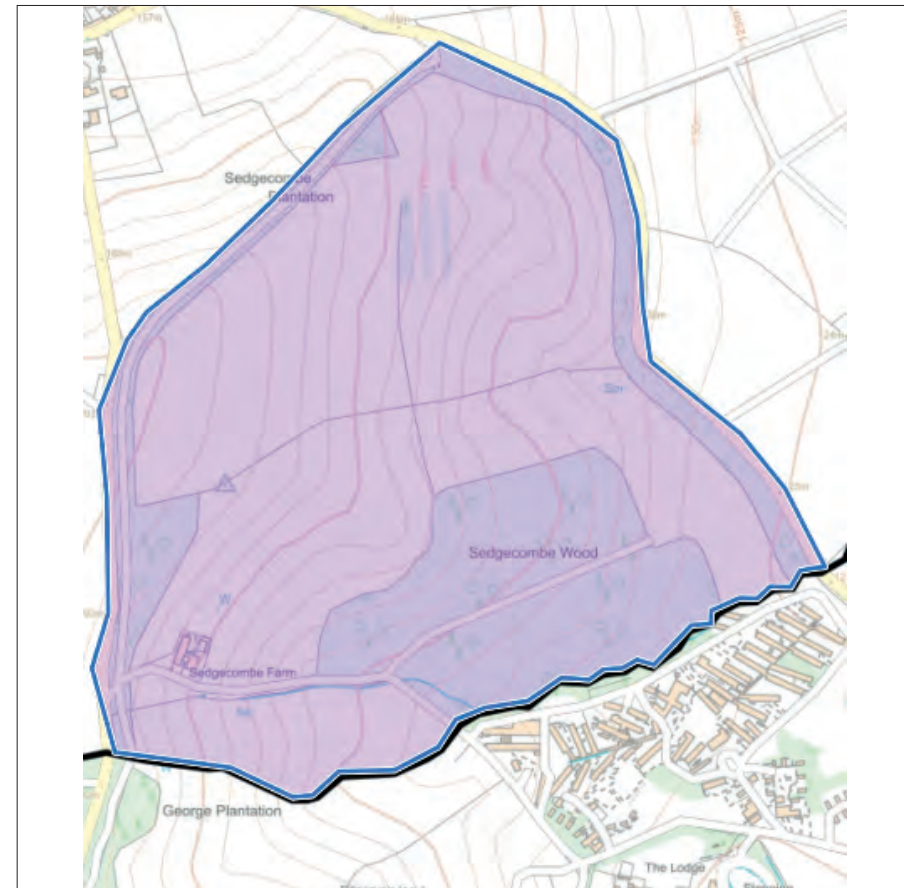
- Riparian corridor
- Traditional orchard



9. Sedgcombe

Improvement focus

- Woodland
- Wildlife corridor (verges)

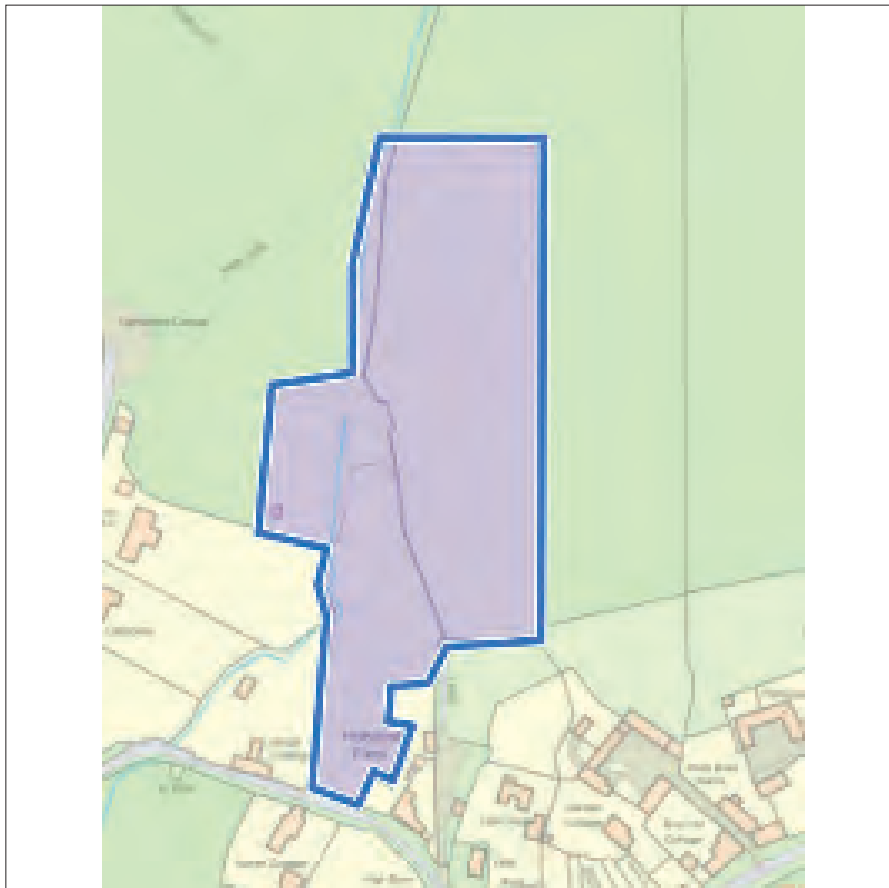




10. Hollybush Farm

Improvement focus

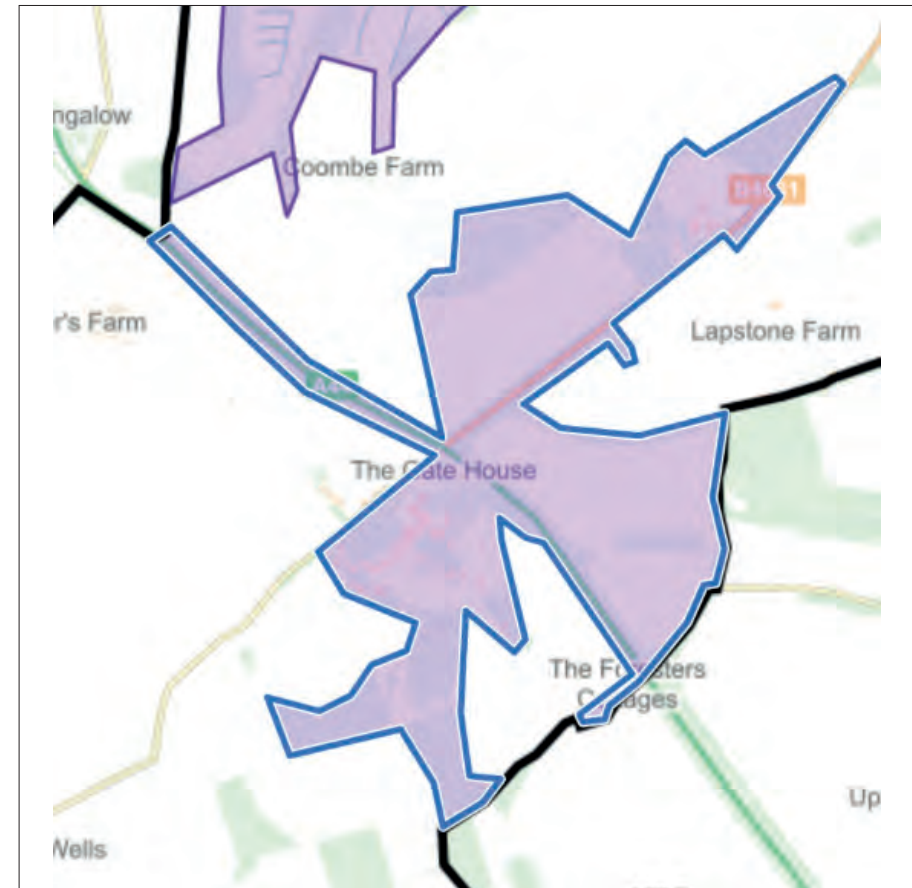
- Woodland
- Riparian corridor



11. The Gate House/ B4081/ Westington Quarry

Improvement focus

- Opportunities to enhance wildlife corridors and connectivity
- Woodlands

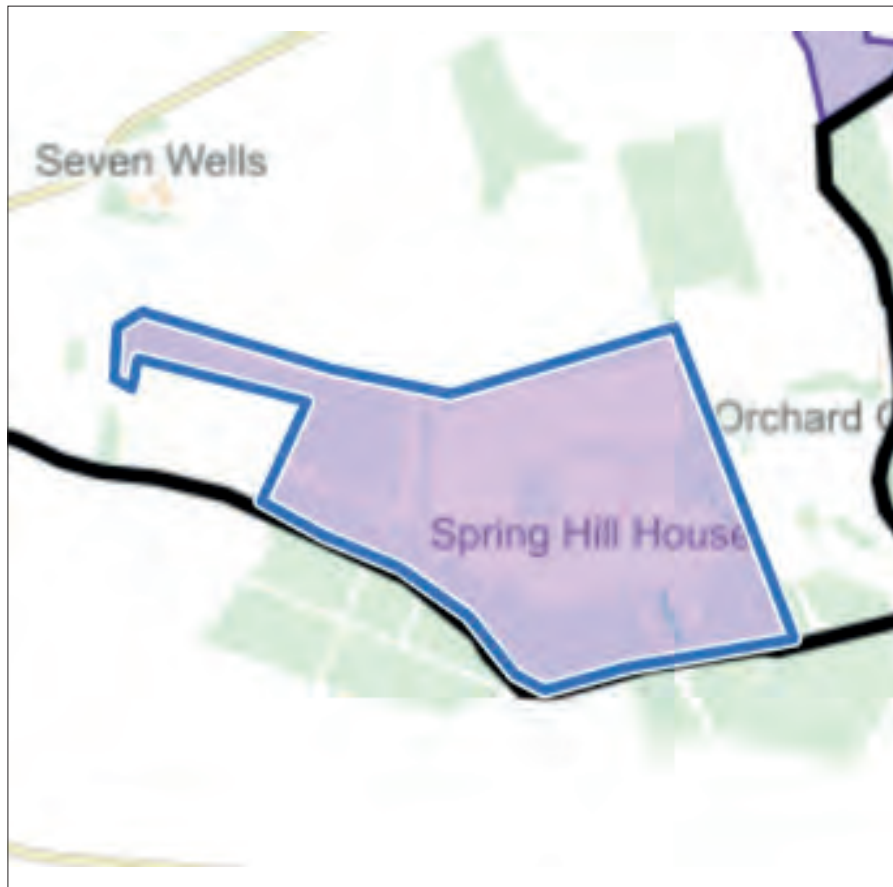




12. Hare Park Plantation

Improvement focus

- Opportunities to enhance wildlife corridors and connectivity
- Woodlands



13. Sally Beds

Improvement focus

- Woodland
- Riparian habitat



Appendix 8. Local Green Spaces

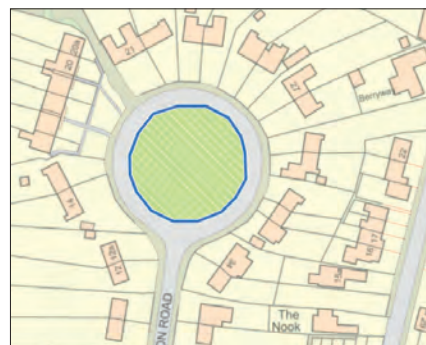
Local Green Space 1. Berrington Road

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





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. Olimpick Drive Play Area

Olimpick Drive, Chipping Campden, GL55 6BL

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

Landowner: Developers – Lagan Homes

Has the landowner already been consulted yes/no: No



Local Green Space 7. Littleworth

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

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

Landowner:

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

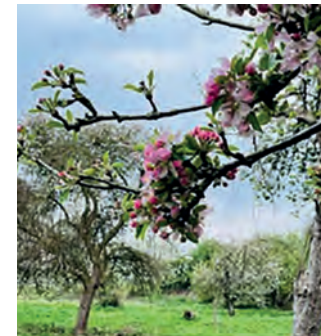
Corner Back Ends and Aston Road, Chipping Campden, Glos. GL55 6HR

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





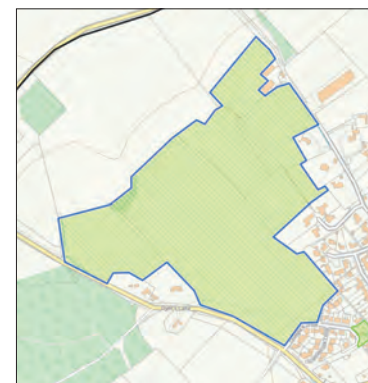
Local Green Space 19. The Hoo West

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

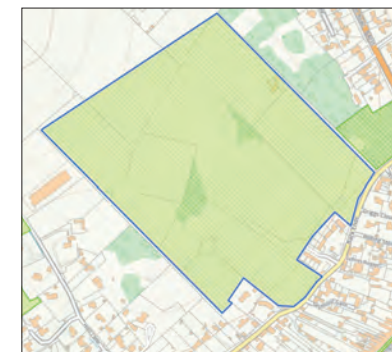
Land bounded to the SW by the houses/gardens along Hoo Lane, to the SE by Back Ends and the houses/gardens already built to the N of Back Ends, to the NE by Wolds End Orchard, the Cley, and houses/gardens built to the W of Aston Road, and to the NW by a line extending from the path to the N of The Cley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

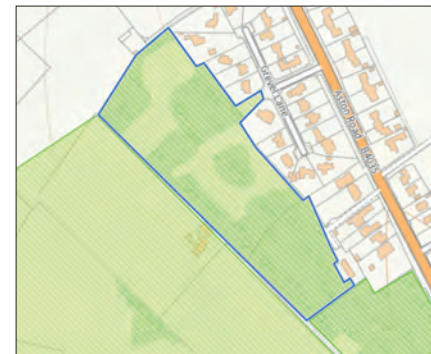


Local Green Space 21. The Cley

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

